

Lorelei H. Oviatt, AICP, Director
2700 "M" Street, Suite 100
Bakersfield, CA 93301-2323
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Fax: (661) 862-8601 TTY Relay 1-800-735-2929
Email: planning@kerncounty.com
Web Address: <http://kernplanning.com/>



**PLANNING AND NATURAL
RESOURCES DEPARTMENT**

Planning
Community Development
Administrative Operations

DATE: January 11, 2022

TO: See Attached Mailing List

FROM: Kern County Planning and Natural
Resources Department
Attn: Cindi Hoover
2700 "M" Street, Suite 100
Bakersfield, CA 93301
(661)862-8629; hooverc@kerncounty.com

SUBJECT: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE WARE MALCOMB INDUSTRIAL PROJECT BY WARE MALCOMB

The Kern County Planning and Natural Resources Department as Lead Agency (per CEQA Guidelines Section 15062) has determined that preparation of an Environmental Impact Report (per CEQA Guidelines 15161) is necessary for the proposed project identified below. The Planning and Natural Resources Department solicits the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval of the project.

You are invited to view the NOP and submit written comments regarding the scope and content of the environmental information in connection with the proposed project should you wish to do so. Due to the limits mandated by State law, your response must be received by **February 9, 2022 at 5:00 p.m.** Comments can be submitted to the Kern County Planning and Natural Resources Department at the address shown above or to hooverc@kerncounty.com. A Scoping meeting will be held on **Friday, February 4, 2022 at 1:30 p.m.**

PROJECT TITLE: Ware Malcomb Industrial Project by Ware Malcomb (PP22117); GPA No. 21, Map No. 142; ZCC No. 69, Map No. 142; PDP No. 3, Map 142; CUP No. 75, Map No. 142; Ag Preserve No. 3 Exclusion No. 10; and VTPM 12449

PROJECT LOCATION: The proposed project is located in unincorporated Kern County at the intersection of Houghton Road and Wible Road, approximately 1.25 miles west of State Route 99, at the southern end of the San Joaquin Valley.

The project site is located in Section 13 of Township 31 South, Range 27 East in the Mount Diablo Base and Meridian (MDB&M).

PROJECT DESCRIPTION:

The Ware Malcomb Industrial Project, as proposed by Ware Malcomb would develop a 3,417,199-square-foot multi-story warehouse and distribution facility and related improvements, on approximately 69 acres of privately-owned land. The proposed facility would have a first-floor footprint of approximately 649,650 square feet (including approximately 33,000 square feet of office space, and break and ancillary space) that would primarily facilitate material handling equipment and warehouse uses. The project's permanent

facilities would include, but are not limited to, perimeter security fencing and nighttime directional lighting at the on-site warehouse and distribution facility, new pavement, curb and gutter, and sidewalk on frontage roads with associated signing and markings, office, break and ancillary space, and Robotic Storage Platforms (RSP) that would house a large, automated storage retrieval system with shelf-like storage units (pods) that are moved by low-profile robots. Implementation of the project as proposed includes the following requests:

- a) General Plan Amendment from R-IA (Resource- Intensive Agriculture) to LI (Light Industrial).
- b) Zoning Classification Change from A (Exclusive Agriculture) to M-1 PD (Medium Industrial/Precise Development Plan).
- c) Precise Development Plan for conformity with the requested Zone Classification Change to M-1 PD.
- d) Conditional Use Permit to allow for the construction and operation of a temporary concrete batch plant pursuant to 19.36.030 C. 1 and a permanent on-site wastewater treatment facility, pursuant to Chapter 19.36.030 H of the Kern County Zoning Ordinance. A Conditional Use Permit would also be required for the construction and operation of the proposed substation pursuant to Chapter 19.36.030.G.
- e) Vesting Tentative Parcel Map which may be processed concurrently with or subsequent to the other project entitlements.

Documents can be viewed online at: <https://kernplanning.com/planning/notices-of-preparation/>

Signature:
Name:



Cindi Hoover, Supervising Planner

**I:\Planning\WORKGRPS\PLN\Advanced
Planning\EIR\Active\Ware Malcomb
Industrial Project\NOP\Distribution
Applicant: Ware Malcomb
AT:1/05/2022**

City of Arvin
P.O. Box 548
Arvin, CA 93203

Bakersfield City Planning Dept
1715 Chester Avenue
Bakersfield, CA 93301

Bakersfield City Public Works Dept
1501 Truxtun Avenue
Bakersfield, CA 93301

California City Planning Dept
21000 Hacienda Blvd.
California City, CA 93515

Delano City Planning Dept
P.O. Box 3010
Delano, CA 93216

City of Maricopa
P.O. Box 548
Maricopa, CA 93252

City of McFarland
401 West Kern Avenue
McFarland, CA 93250

City of Ridgecrest
100 West California Avenue
Ridgecrest, CA 93555

City of Shafter
336 Pacific Avenue
Shafter, CA 93263

City of Taft
Planning & Building
209 East Kern Street
Taft, CA 93268

City of Tehachapi
Attn: John Schlosser
115 South Robinson Street
Tehachapi, CA 93561-1722

City of Wasco
764 E Street
Wasco, CA 93280

Inyo County Planning Dept
P.O. Drawer "L"
Independence, CA 93526

Kings County Planning Agency
1400 West Lacey Blvd, Bldg 6
Hanford, CA 93230

Los Angeles Co Reg Planning Dept
320 West Temple Street
Los Angeles, CA 90012

San Bernardino Co Planning Dept
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

San Luis Obispo Co Planning Dept
Planning and Building
976 Osos Street
San Luis Obispo, CA 93408

Santa Barbara Co Resource Mgt Dept
123 East Anapamu Street
Santa Barbara, CA 93101

Tulare County Planning & Dev Dept
5961 South Mooney Boulevard
Visalia, CA 93291

Ventura County RMA Planning Div
800 South Victoria Avenue, L1740
Ventura, CA 93009-1740

U.S. Bureau of Land Management
Caliente/Bakersfield
3801 Pegasus Drive
Bakersfield, CA 93308-6837

U. S. Fish & Wildlife Service
Division of Ecological Services
2800 Cottage Way #W-2605
Sacramento, CA 95825-1846

Environmental Protection Agency
Region IX Office
75 Hawthorn Street
San Francisco, CA 94105

U.S. Dept of Agriculture/NRCS
5080 California Avenue, Ste 150
Bakersfield, CA 93309-0711

State Air Resources Board
Stationary Resource Division
P.O. Box 2815
Sacramento, CA 95812

So. San Joaquin Valley Arch Info Ctr
California State University of Bkfd
9001 Stockdale Highway
Bakersfield, CA 93311

Caltrans/Dist 6
Planning/Land Bank Bldg.
P.O. Box 12616
Fresno, CA 93778

State Dept of Conservation
Director's Office
801 "K" Street, MS 24-01
Sacramento, CA 95814-3528

State Dept of Conservation
Geologic Energy Management Division
4800 Stockdale Highway, Ste 108
Bakersfield, CA 93309

State Dept of Conservation
Office of Land Conservation
801 "K" Street, MS 18-01
Sacramento, CA 95814

California Fish & Wildlife
1234 East Shaw Avenue
Fresno, CA 93710

California Highway Patrol
Planning & Analysis Division
P.O. Box 942898
Sacramento, CA 94298-0001

California Regional Water Quality
Control Board/Central Valley Region
1685 E Street
Fresno, CA 93706-2020

Kern County
Agriculture Department

Kern County Administrative Officer

Kern County Public Works Department/
Building & Development/Floodplain

Kern County Public Works Department/
Building & Development/Survey

Kern County
Env Health Services Department

Kern County Fire Dept
Cary Wright, Fire Marshall

Kern County Library/Beale
Local History Room

Kern County Library/Beale
Andie Sullivan

Kern County Parks & Recreation

Kern County Sheriff's Dept
Administration

Kern County Public Works Department/
Building & Development/Development
Review

Kern County Public Works
Department/Operations &
Maintenance/Regulatory Monitoring &
Reporting

General Shafter School Dist
1825 Shafter Road
Bakersfield, CA 93313

Panama-Buena Vista School Dist
4200 Ashe Road
Bakersfield, CA 93313

Kern High School Dist
5801 Sundale Avenue
Bakersfield, CA 93309

Kern County Superintendent of Schools
Attention School District Facility Services
1300 - 17th Street
Bakersfield, CA 93301

KernCOG
1401 19th Street - Suite 300
Bakersfield, CA 93301

California Water Service Co
3725 South "H" Street
Bakersfield, CA 93304

Kern County Water Agency
P.O. Box 58
Bakersfield, CA 93302-0058

San Joaquin Valley
Air Pollution Control District
1990 East Gettysburg Avenue
Fresno, CA 93726

Kern Mosquito Abatement Dist
4705 Allen Road
Bakersfield, CA 93314

Adams, Broadwell, Joseph & Cardozo
Attention: Janet M. Laurain
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080

AT&T California
OSP Engineering/Right-of-Way
4901 Ashe Road
Bakersfield, CA 93313

Center on Race, Poverty
& the Environment
Attn: Marissa Alexander
1999 Harrison Street – Suite 650
San Francisco, CA 94612

Center on Race, Poverty
& the Environmental/
CA Rural Legal Assistance Foundation
1012 Jefferson Street
Delano, CA 93215

Defenders of Wildlife/
Kim Delfino, California Dir
980 - 9th Street, Suite 1730
Sacramento, CA 95814

Native American Heritage Council
of Kern County
Attn: Gene Albitre
3401 Aslin Street
Bakersfield, CA 93312

Pacific Gas & Electric Co
Matt Coleman, Land Mgt
1918 "H" Street
Bakersfield, CA 93301-4319

Sierra Club/Kern Kaweah Chapter
P.O. Box 3357
Bakersfield, CA 93385

Chumash Council of Bakersfield
2421 "O" Street
Bakersfield, CA 93301-2441

David Laughing Horse Robinson
P.O. Box 20849
Bakersfield, CA 93390

Kern Valley Indian Council
Attn: Robert Robinson, Chairperson
P.O. Box 401
Weldon, CA 93283

Kern Valley Indian Council
Historic Preservation Office
P.O. Box 401
Weldon, CA 93283

Tejon Indian Tribe
Octavio Escobedo, Chairperson
1731 Hasti-acres Drive, Suite 108
Bakersfield, CA 93309

Kitanemuk & Yowlumne Tejon Indians
Chairperson
115 Radio Street
Bakersfield, CA 93305

San Manuel Band of Mission Indians
Attn: Cultural Resources Analyst
26569 Community Center Drive
Highland, CA 92346

Tejon Indian Tribe
Attn: Collin Rambo, Cultural Resource
Management Technician
1731 Hasti Acres Dr., Suite 108
Bakersfield, CA 93309

Torres Martinez Desert Cahuilla Indians
Attn: Michael Mirelez, Cultural
Resources Coordinator
P.O. Box 1160
Thermal, CA 92274

Twenty-Nine Palms Band of
Mission Indians
Attn: Darrell Mike, Tribal Chairman
46-200 Harrison Place
Coachella, CA 92236

Twenty-Nine Palms Band of Mission Indians
Attn: Anthony Madrigal Jr., Tribal Grants
Administrator
46-200 Harrison Place
Coachella, CA 92236

Big Pine Paiute Tribe of the Owens Valley
Attn: Danielle Gutierrez, Tribal Historic
Preservation Officer
P.O. Box 700
Big Pine, CA 93513

Big Pine Paiute Tribe of the
Owens Valley
Attn: James Rambeau, Chairperson
P.O. Box 700
Big Pine, CA 93513

Big Pine Paiute Tribe of the Owens Valley
Attn: Sally Manning,
Environmental Director
P.O. Box 700
Big Pine, CA 93513

Chumash Council of Bakersfield
Attn: Julio Quair, Chairperson
720 Texas Street
Bakersfield, CA 93307

Tule River Indian Tribe
Attn: Neil Peyron, Chairperson
P.O. Box 589
Porterville, CA 93258

Kern River Groundwater Sustainability
Agency
City of Bakersfield
1600 Truxtun Avenue
Bakersfield, CA 93301

LIUNA
Attn: Danny Zaragoza
2201 "H" Street
Bakersfield, CA 93301

Lozeau Drury LLP
Attn: Molly Greene
1939 Harrison Street, Suite 150
Oakland, CA 94612

Lozeau Drury LLP
Attn: Richard Drury
1939 Harrison Street, Suite 150
Oakland, CA 94612

Lozeau Drury LLP
Attn: Stacey Osborne
1939 Harrison Street, Suite 150
Oakland, CA 94612

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Web Address: <http://kernplanning.com/>



**PLANNING AND NATURAL
RESOURCES DEPARTMENT**

Planning
Community Development
Administrative Operations

DATE: January 11, 2022

TO: Surrounding Property Owners within
1,000 Feet of Project Boundary; and,
Interested Parties

FROM: Kern County Planning and Natural
Resources Department
2700 "M" Street, Suite 100
Bakersfield, CA 93301

SUBJECT: Notice of Preparation of an Environmental Impact Report – Ware Malcomb
Industrial Project by Ware Malcomb (PP22117)

Dear Sir or Madam:

The Kern County Planning and Natural Resources Department has determined that preparation of an Environmental Impact Report (EIR) is necessary for the proposed project identified below. The purpose of this letter is to notify interested parties and surrounding property owners within 1,000 feet of the project boundaries of this determination. A copy of the Initial Study/Notice of Preparation (IS/NOP) prepared for this proposed project is available for viewing at the following Kern County website:

<https://kernplanning.com/planning/notices-of-preparation/>

The purpose of the IS/NOP is to describe the proposed project, specify the project location, and to identify the potential environmental impacts of the project so that Responsible Agencies and interested persons can provide a meaningful response related to potential environmental concerns that should be analyzed in the Environmental Impact Report.

You are invited to view the NOP and submit written comments regarding the scope and content of the environmental information in connection with the proposed project should you wish to do so. Due to the limits mandated by State law, your response must be received by **February 9, 2022 at 5:00 p.m.** Comments can be submitted to the Kern County Planning and Natural Resources Department at the address shown above or to hooverc@kerncounty.com. A Scoping meeting will be held on **Friday, February 4, 2022 at 1:30 p.m.**, at the address listed above.

Please be advised that any comments received after the dates listed above will still be included in the public record for this project and made available to decision makers when this project is scheduled for consideration at a public hearing. Please also be advised that you will receive an additional notice in the mail once a public hearing date is scheduled for this project. You will also be provided additional opportunities to submit comments at that time.

PROJECT TITLE: Ware Malcomb Industrial Project by Ware Malcomb (PP22117); GPA No. 21, Map No. 142; ZCC No. 69, Map No. 142; PDP No. 3, Map 142; CUP No. 75, Map No. 142; Ag Preserve No. 3 Exclusion No. 10; and VTPM 12449

PROJECT LOCATION: The proposed project is located in unincorporated Kern County at the intersection of Houghton Road and Wible Road, approximately 1.25 miles west of State Route 99, at the southern end of the San Joaquin Valley.

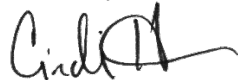
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- b) Zoning Classification Change from A (Exclusive Agriculture) to M-1 PD (Medium Industrial/Precise Development Plan).
- c) Precise Development Plan for conformity with the requested Zone Classification Change to M-1 PD.
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- e) Vesting Tentative Parcel Map which may be processed concurrently with or subsequent to the other project entitlements.

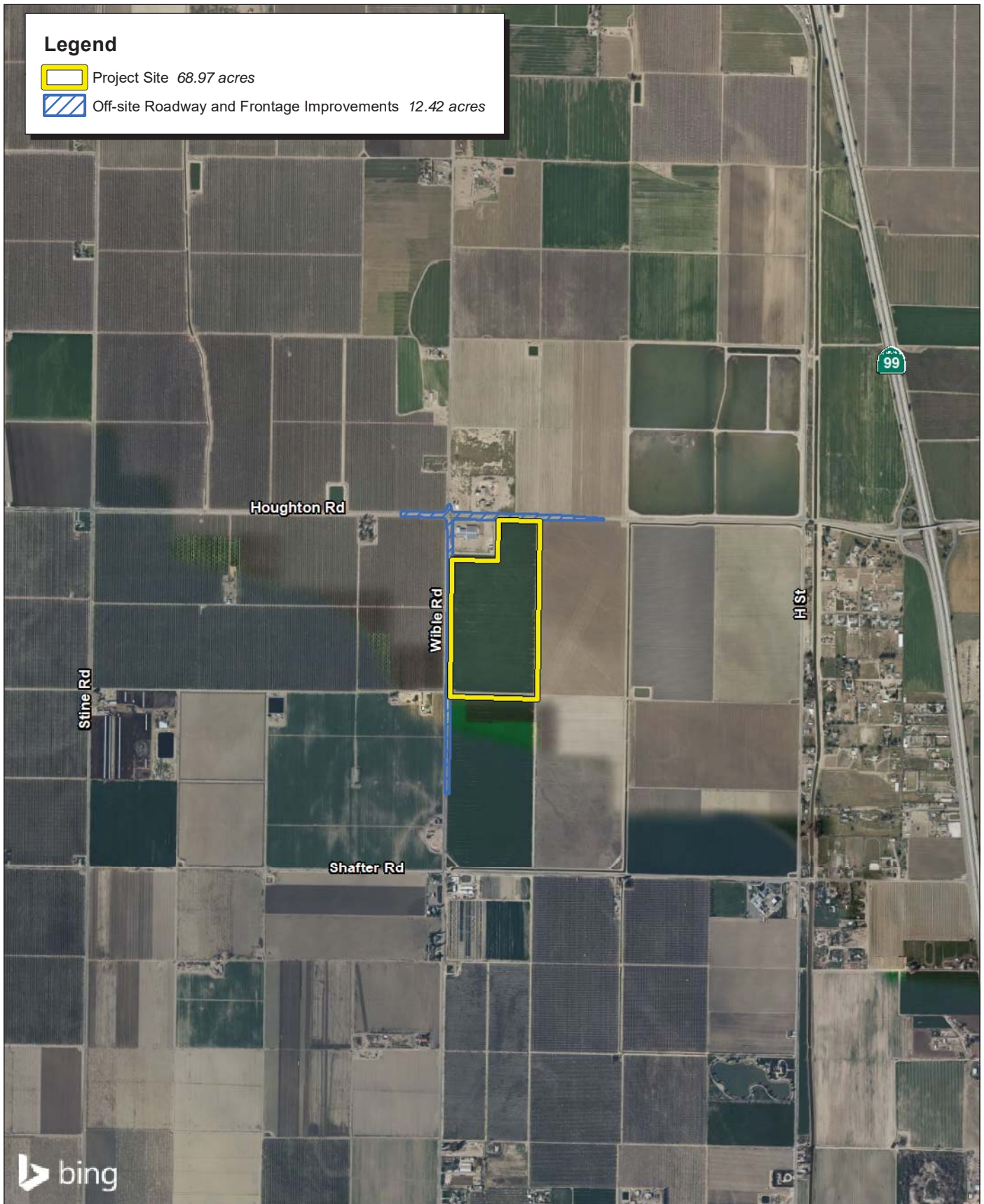
Should you have any questions regarding this project, or the Initial Study/Notice of Preparation, please feel free to contact me at (661) 862-8629 or hooverc@kerncounty.com

Sincerely,



Cindi Hoover, Supervising Planner
Advanced Planning Division

Attachments: Figure 2 – Local Vicinity Map



Source: Bing Aerial Imagery.



Figure 2
Local Vicinity Map

Ware Malcomb Industrial Project
I:\Planning\WORKGRPS\WP\LABELS\Ware Malcomb.docx
cc 01/05/2022

185 381 22 00 0
ALMEJO RODRIGO & NORMA
13136 S H ST
BAKERSFIELD CA 93313

185 381 35 00 8
ANCHONDO FAMILY TRUST
1560 KUHIO ST
BAKERSFIELD CA 93313-9687

185 381 41 00 5
ANGUIANO MARIO & ANGELICA M
1639 KUHIO ST
BAKERSFIELD CA 93313-9564

184 391 12 00 7
ARBURUA MARTIN J
514 VIA DE LA VALLE STE 301
SOLANA BEACH CA 92075-2718

185 381 10 00 5
AULD JERRY & COLLINS JACKIE
4021 S FAIRFAX RD
BAKERSFIELD CA 93307-8912

185 381 28 00 8
BAKER TONY & PATRICIA
1345 DE HARVEY AV
BAKERSFIELD CA 93313-9750

185 381 32 00 9
BEDINGFIELD JOHN & LAURA
13252 THOROUGHbred ST
BAKERSFIELD CA 93313-9604

185 382 44 00 1
BENITES LUZ ELENA CABELLO
1528 FINSTER CT
BAKERSFIELD CA 93313-9565

185 381 39 00 0
BERTOLUCCI VERONICA RENEE &
JEFFREY JOEL
3504 RAVEN OAK CT
BAKERSFIELD CA 93311-2443

185 381 20 00 4
BORBA JOHN A & JANA
13500 S H ST
BAKERSFIELD CA 93313

185 381 18 00 9
BORK GEORGE A JR & CAROLYN F
1500 DE HARVEY AV
BAKERSFIELD CA 93313

185 382 32 00 6
BULLARD RICKY A
1600 SHAFTER RD
BAKERSFIELD CA 93313-9548

184 392 29 00 4
CAPITOL TRUCK LINES INC
5608 BARBADOS AV
BAKERSFIELD CA 93313

184 391 10 00 1
CERRO JULIA ANN FAMILY TRUST
3110 CORMIER DR
BAKERSFIELD CA 93311-2948

184 391 23 00 9
CERRO JULIA ANN FAMILY TRUST
13711 WIBLE RD
BAKERSFIELD CA 93313-9790

184 391 05 00 7
CERRO PHILIP JOHN II & LISA JO
3110 CORMIER DR
BAKERSFIELD CA 93311-2948

185 510 02 02 0
CHICHESTER LIVING TRUST
1645 SHAFTER RD
BAKERSFIELD CA 93313-9545

184 392 11 01 0
CLASON DONNA D REV LIV TRUST
14801 WIBLE RD
BAKERSFIELD CA 93313-9602

185 510 06 02 2
CROSS FAMILY TRUST
14711 MC CAFFREY ST
BAKERSFIELD CA 93313

185 381 33 00 2
DE ALBA FAMILY TRUST
1518 KUHIO ST
BAKERSFIELD CA 93313

185 382 23 00 0
DE LA GARZA JESUS ET AL
13900 S H ST
BAKERSFIELD CA 93313-9553

185 381 36 00 1
DEVIN FAMILY TRUST
13210 THOROUGHbred ST
BAKERSFIELD CA 93313

185 381 37 00 4
**DUPI:\Planning\WORKGRPS\WP\LAB
ELS\Ware Malcomb.docx**
DEVIN FAMILY TRUST
13252 THOROUGHbred ST
BAKERSFIELD CA 93313

185 381 12 00 1
DEVIN SKYLER D & DANNON A
13080 THOROUGHbred ST
BAKERSFIELD CA 93313-9604

185 510 01 01 8
EDWARDS NINA J
14520 S H ST
BAKERSFIELD CA 93313

184 392 08 00 3
EYRAUD FARM PROP INC
5638 SHAFTER RD
BAKERSFIELD CA 93313-9795

184 392 70 00 2
FAMILY TREE FARMS LLC
11721 STINE RD
BAKERSFIELD CA 93313-9642

185 382 28 00 5
FORBUS REV LIVING TRUST
14200 S H ST
BAKERSFIELD CA 93313-9784

184 392 51 00 7
GENERAL SHAFTER SCHOOL DIST
1316 SHAFTER RD
BAKERSFIELD CA 93313

185 382 21 00 4
GONZALEZ PEDRO & GUILLERMINA
14128 CHEVALIER RD
BAKERSFIELD CA 93307-8901

185 381 40 00 2
GUARDADO LUIS
13406 BILLIE ST
BAKERSFIELD CA 93313

185 381 26 00 2
GUTIERREZ ABEL & MARIA
13630 BILLIE ST
BAKERSFIELD CA 93313

184 392 09 00 6
GUTIERREZ JOSE R & MARGARITA
14541 WIBLE RD
BAKERSFIELD CA 93313-9602

185 381 27 00 5
GUTIERREZ MAGDALENO & MARIA
ENGRACIA
1505 DE HARVEY AV
BAKERSFIELD CA 93313-9691

185 381 11 00 8
HAYCOCK DUSTIN N & STEPHANIE
13031 THOROUGHbred ST
BAKERSFIELD CA 93313-9604

184 150 52 00 6
HOUGHTON HIGH FARMS LLC
3500 SHELL ST
BAKERSFIELD CA 93308

185 381 44 00 4
HOWELL KENNETH M & SYLVIA J
1523 KUHIO ST
BAKERSFIELD CA 93313-9563

185 381 24 00 6
HYLTON JEANNE C
13162 THOROUGHbred ST
BAKERSFIELD CA 93313-9604

184 392 10 00 8
JIMENEZ MARIA
14655 WIBLE RD
BAKERSFIELD CA 93313

184 150 05 00 0
KERN DELTA WATER DIST
2001 22ND ST STE 100
BAKERSFIELD CA 93301

185 381 09 00 3
LARA RAFAEL & ANDREA S
1641 HOUGHTON RD
BAKERSFIELD CA 93313-9701

185 382 26 00 9
LONG REVOCABLE TRUST
14052 OLD RIVER RD
BAKERSFIELD CA 93311

184 150 53 00 9
MARTIN MICHAEL RAY
3844 MONROE ST
RIVERSIDE CA 92504

185 510 04 02 6
MENDIOLA WALTER C & CHRISTINA
M DI MAGGIO
1501 SHAFTER RD
BAKERSFIELD CA 93313-9631

185 382 45 00 4
NEGRETE JORGE VILLA
13930 BILLIE ST
BAKERSFIELD CA 93313

185 382 19 00 9
NUNO JESUS ROBLES
13700 S H ST
BAKERSFIELD CA 93313-9552

185 510 05 00 1
ORTEGA RAMON & MARIA ISABEL
1455 SHAFTER RD
BAKERSFIELD CA 93313-9631

185 382 18 00 6
PARKER GLENN E & CATHERINE A
13708 BILLIE ST
BAKERSFIELD CA 93313

185 381 34 00 5
PINA MAX S JR & MICHELLE L
13106 BILLIE ST
BAKERSFIELD CA 93313

185 140 05 00 4
PINHEIRO FAMILY L P
5021 E BEAR MOUNTAIN BL
BAKERSFIELD CA 93307-9760

185 381 17 00 6
PORTILLO JESUS REYNALDO JR
4901 PANDORA PL
BAKERSFIELD CA 93304

185 381 45 00 7
RAMIREZ ISRAEL & GRACIELA
1555 KUHIO ST
BAKERSFIELD CA 93313-9563

185 510 07 01 6
REDFEAIRN RICK L
P O BOX 41444
BAKERSFIELD CA 93384-1444

185 382 39 00 7
ROSE JUDY V TR
PO BOX 78808
BAKERSFIELD CA 93389

184 230 11 00 0
RUCKMAN ROBERT & GLORIA
LINDA
9342 BRECKENRIDGE RD
BAKERSFIELD CA 93306-6948

185 382 16 00 0
SAYABUAOVONG FAMILY TRUST
1444 PORTY AV
BAKERSFIELD CA 93313-9541

185 382 17 00 3
SCHARPENBERG CHARLES C
5880 DISTRICT BL STE 11
BAKERSFIELD CA 93313

185 382 53 00 7
SINGH INDERJIT
5015 COOL RUSH TR
BAKERSFIELD CA 93313-5836

184 392 73 00 1
TAYYEB FARMS LLC
10400 REDBRIDGE WY
BAKERSFIELD CA 93311-2914

184 391 08 00 6
TBS PROP LLC
10457 VAN HORN RD
BAKERSFIELD CA 93313

185 510 03 02 3
WATTS JARED ALLEN & SARAH
DANIELLE
1601 SHAFER RD
BAKERSFIELD CA 93313-9545

184 230 08 00 2
WILDWOOD FARMS LLC
PO BOX 9729
BAKERSFIELD CA 93389-9729

185 382 33 00 9
WOODFIN MATTHEW
14424 S H ST
BAKERSFIELD CA 93313-9784

185 382 22 00 7
WRIGHT JACK E
2804 BEAR MOUNTAIN BL
BAKERSFIELD CA 93313-9772

185 381 42 00 8
ADAMS LESTER G & MARY D FMLY
WEALTH PRES TR
1555 KUHIO ST
BAKERSFIELD CA 93313-9563

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Ware Malcomb Industrial Project by Ware Malcomb

Lead Agency: Kern County Planning and Natural Resources Department Contact Person: Cindi Hoover

Mailing Address: 2700 "M" Street Suite 100 Phone: (661) 862-8629

City: Bakersfield Zip: 93301 County: Kern

Project Location: County: Kern City/Nearest Community: City of Bakersfield

Cross Streets: Houghton Road & Wible Road Zip Code: 93313

Lat. / Long.: 35° 14.19042' N, 119° 2.27736' W Total Acres: 68.98

Assessor's Parcel No.: 184-391-08 Section: 13 Twp.: 31 S Range: 27 E Base: MDB&M

Within 2 Miles: State Hwy #: 99 Waterways: N/A

Airports: N/A Railways: N/A Schools: Gen. Shafter Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other _____
 Mit Neg Dec Other _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: PD Plan, Ag Preserve Excl.

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 3,417,199 Acres 68.98 Employees 1,439 Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other GHG, Wildfire, Tribal Cultural Resources, Energy

Present Land Use/Zoning/General Plan Designation:

Agricultural Land/Zoning: A (Exclusive Agriculture)/General Plan: R-IA (Intensive Agriculture)

Project Description: The Ware Malcomb Industrial Project, as proposed by Ware Malcomb would develop an approximately 3,417,199-square-foot multi-story high-cube warehouse and related improvements, on approximately 69 acres of privately-owned land. The project site consists of 1 site located on 1 parcel. The proposed facility would have a first-floor footprint of approximately 649,650 square feet (including approximately 33,000 square feet of office space, and break and ancillary space) that would primarily facilitate material handling equipment and warehouse uses. The project's permanent facilities would include, but are not limited to, perimeter security fencing and nighttime directional lighting at the on-site warehouse and distribution facility, new pavement, curb and gutter, and sidewalk on frontage roads with associated signing and markings, office, break and ancillary space, and Robotic Storage Platforms (RSP) that would house a large, automated storage retrieval system with shelf-like storage units (pods) that are moved by low-profile robots.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input checked="" type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District # <u>6</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # <u>Lahontan</u> |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>Fresno</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date January 11, 2022 Ending Date February 9, 2022

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone _____
Phone: _____	

Signature of Lead Agency Representative: _____ */s/* _____ **Date:** 01/11/2022
Cindi Hoover, Supervising Planner

NOTICE OF PREPARATION/INITIAL STUDY

Ware Malcomb Industrial Project by Ware Malcomb

General Plan Amendment No. 21, Map No. 142
Zone Change Case No. 69, Map No. 142
Precise Development Plan No. 3, Map No. 142
Conditional Use Permit No. 75, Map No. 142
Exclusion No. 3, Agricultural Preserve No. 10
Vesting Tentative Parcel Map No. 12449

LEAD AGENCY:



Kern County Planning and Natural Resources Department
2700 M Street, Suite 100
Bakersfield, CA 93301-2370

Contact:

Cindi Hoover, Supervising Planner
(661) 862-8629; hooverc@kerncounty.com

January 2022



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PROJECT DESCRIPTION

Project Location

Ware Malcomb (project applicant) proposes to develop the Ware Malcomb Industrial Project (proposed project), which involves a warehouse and distribution facility. The proposed project includes the development of an approximately 3,417,199-square-foot multi-story high-cube warehouse and related improvements (Figure 3 and Figure 4).

Table 1: Project Summary

Acreage (approximately)	Proposed End Use	Maximum Building Height	Truck Docks	Automobile Parking Spaces	Truck Trailer Spaces
68.98 acres	Approximately 3,417,199 square feet high-cube warehouse	+/-109 feet	60	1,367 stalls	332 stalls
Source: Ware Malcomb 2021.					

The project site is approximately 68.98 acres in size, and is located at the southern end of the San Joaquin Valley, in unincorporated Kern County, California; refer to Figure 1. The project site is bounded by Wible Road (west), Houghton Road (north), and agricultural land (south and east). The Assessor’s Parcel Number (APN) for the project site is APN 184-391-08.

Figure 1 illustrates the location and surrounding vicinity of the proposed project.

The project site is located on the *Connor, California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map, Township 31 South, Range 27 East, Section 13 (Latitude 35° 14’ 0” North; Longitude 119° 2’ 0” West). The project site is approximately 10 miles south of downtown Bakersfield, in unincorporated Kern County (refer to Figure 1 and Figure 2). The project site is along Houghton Road, approximately 1.25 miles west of State Route (SR) 99 and 8.75 miles east of Interstate 5 (I-5).

The project vicinity is characterized by cultivated agricultural uses (row crops and orchards) as well as agricultural processing facilities.

The project site can be reached by traveling from SR-99, west along Houghton Road, for approximately 1 mile.

Existing land uses in the region include a mix of agricultural production, agricultural grazing, undeveloped land, mining, utility facilities, and highway commercial.

Environmental Setting

The project site is situated in the southern end of the San Joaquin Valley, in unincorporated Kern County. Kern County is California’s third largest County in land area and encompasses approximately 8,202 square miles. The County’s geography includes, among other features, mountainous areas, agricultural lands, and



deserts. Bakersfield is the largest city in Kern County and has a current estimated population of 397,392 residents (California Department of Finance [DOF]). The County’s current estimated population is 914,193 residents.

The project site is located along Houghton Road, approximately 1.25 miles west of SR-99 and 8.75 miles east of I-5. A cluster of unincorporated residences are located approximately 1 mile east of the project site. The project site ranges in elevation from roughly 1,000 to 1,300 feet above mean sea level (AMSL), with elevation sloping gradually upward from north to south. While this area may be generally characterized as “open flats,” outside of leveled fields and orchards, it is better described as an uneven plain consisting of extensive alluvial fans, debris flows and over-bank deposits.

Vegetation on the valley floor is predominated by modern cultigens and other nonnative species, such as Russian thistle (tumbleweed) and grasses, but also includes cheatgrass and doveweed. The project vicinity is characterized by cultivated agricultural uses (row crops and orchards) as well as agricultural processing facilities.

The project site is within the jurisdictional boundaries of the Kern County General Plan, and, as shown in **Figure 5** is designated as Map Code 8.1 Intensive Agriculture (Min 20-Acres). As shown in **Figure 6**, the project site is currently located within the A (Exclusive Agriculture) zone district. The proposed project would require a General Plan Amendment to change the site’s designation to Light Industrial (LI) (**Figure 7**), and a Zoning Classification Change to change the site’s zoning designation to Medium Industrial/Precise Development Plan (M-1 PD) (**Figure 8**). Current use of the site is primarily for row crops. The project site is bordered to the east, west, and south by agricultural property. Houghton Road and Martin Feed Inc. are located north of the project site. In addition, Kern High School District approved a new high school that is proposed at the intersection of Panama Lane and Cottonwood Road, located approximately three miles northeast of the project site.

Surrounding Land Uses

Surrounding land uses include the following:

North Houghton Road and Martin Feed Inc, an agricultural processing facility, are located north of the project site on the opposite side of Houghton Road. The facility contains several large agricultural structures and is surrounded by a fence.

South An agricultural property used for row crops is located immediately south of the project site.

West Wible Road and Martin Feed Inc, an agricultural processing facility, are located immediately west of the project site. The facility includes a canopy that covers processing equipment. An agricultural property used for orchards is located on the west side of Wible Road.

East An agricultural property used for row crops is located immediately east of the project site.

Land uses in the region consist largely of agriculture with a mix of row crops and grazing land.

The immediate project area has few nearby residences. The nearest residence is approximately 0.21 mile to the west. **Table 2** presents the existing land uses, General Plan designations, and Zoning classification for the project site and surrounding area.



Table 2: Project Site and Surrounding Land Uses

	Existing Land Use	Existing Map Code Designation	Existing Zone Classification
Project Site	Agriculture	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
North	Agriculture, Agriculture Processing, Animal Feed Storage	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
East	Agriculture, Residential, Private School	Intensive Agriculture (R-IA), Rural Residential (RR), Public and Private Schools (PS)	Limited Agriculture (A-1), Limited Agriculture/Mobile Home (A-1-MH), Exclusive Agriculture (A)
South	Agriculture, Public School	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
West	Agriculture, Residential	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)

As shown in **Figure 9**, the project site is designated as Zone “A” on the Flood Insurance Rate Map (FIRM) as issued by the Federal Emergency Management Agency (FEMA), which indicates the site is in an area of flood hazard. The project site is not identified as a wetland area on the National Wetlands Inventory. There are no identified State-designated Alquist-Priolo Earthquake Fault Zones on the project site. The nearest active fault is the Edison Fault, which is located approximately 14 miles to the east of the project site.

The project site is located within the boundary of Agricultural Preserve Number 10, which is the standard practice in Kern County for any land that is zoned A (Exclusive Agriculture). The site is designated as Prime Farmland and Unique Farmland by the Department of Conservation Farmland Mapping and Monitoring Program (FMMP).

The project site is not designated as a mineral resource zone. Based on a review of records maintained by the California Department of Conservation/California Department of Conservation Geologic Energy Management Division (CalGEM), two canceled wells are located on the project site. Mineral rights within the proposed project site are owned separate from the surface rights.

The proposed project would be served by the Kern County Sheriff’s Office (KCSO) for law enforcement and public safety, Kern County Fire Department (KCFD) for fire protection, and Kern County Medical Emergency Service for emergency medical and rescue services. The nearest KCSO substation that would serve the project is the Lamont Substation located approximately 7.62 miles southwest of the project site at 12022 Main Street in the community of Lamont. The nearest KCFD fire station that would serve the project is Station No. 53, located at 9443 Taft Highway, approximately 4.4 miles from the project site. The nearest hospitals are Mercy Hospital Southwest, located approximately 9 miles northwest in the City of Bakersfield, Mercy Hospital, located 9.26 miles north in the City of Bakersfield, and San Joaquin Community Hospital, located approximately 10.21 miles north in the City of Bakersfield. The nearest school to the project is General Shafter Elementary School, located approximately 1.9 miles (driving) southeast of the project site.

The proposed project is not located within an Airport Sphere of Influence (SOI) of any existing airport, per the Kern County Airport Land Use Compatibility Plan (ALUCP). The closest public airport is the



Bakersfield Municipal Airport, approximately 13.25 miles to the north. The closest private airport, Skydive San Joaquin Valley Airport, is located in Bakersfield approximately 10.12 miles southwest of the project site.

Project Description

Project Overview

The project applicant is proposing to develop an approximately 3,417,199-square-foot multi-story warehouse and distribution facility and related improvements. Cold storage is not proposed as part of the project.

Table 3: Project Summary

Acreage (approximately)	Proposed End Use	Maximum Building Height	Truck Docks	Automobile Parking Spaces	Truck Trailer Spaces
68.98 acres	Approximately 3,417,199 square feet high-cube warehouse	+/-109 feet	6	1,367 stalls	332 stalls

Source: Ware Malcomb 2021.

The proposed project would include the following components:

- A 3,417,199-square-foot multi-story warehouse and distribution facility.
- Perimeter security fencing and nighttime directional lighting at the on-site warehouse and distribution facility.
- New pavement, curb and gutter, and sidewalk on frontage roads with associated signing and markings.
- Office, break and ancillary space.
- Robotic Storage Platforms (RSP) that would house a large, automated storage retrieval system with shelf-like storage units (pods) that are moved by low-profile robots.

Figure 2 shows the boundaries of the proposed project. The proposed project consists of one development area and would be completed in one phase.

Implementation of the project as proposed include the following requests:

- General Plan Amendment from R-IA (Resource- Intensive Agriculture) to LI (Light Industrial)
- Zoning Classification Change from A (Exclusive Agriculture) to M-1 PD (Medium Industrial/Precise Development Plan)
- Precise Development Plan for conformity with the requested Zone Classification Change to M-1 PD.



- Conditional Use Permit to allow for the construction and operation of a temporary concrete batch plant pursuant to 19.36.030 C. 1 and a permanent on-site wastewater treatment facility, pursuant to Chapter 19.36.030 H of the Kern County Zoning Ordinance. A Conditional Use Permit would also be required for the construction and operation of the proposed substation pursuant to Chapter 19.36.030.G.
- Vesting Tentative Parcel Map which may be processed concurrently with or subsequent to the other project entitlements.

Construction Activities

Grading of the proposed project is anticipated to start in July 2022, should commencement of construction be delayed, the utilization of July 2022 represents a conservative analysis for the purposes of this Initial Study. Grading of the project site would take approximately 20 days. Construction would be completed in one phase, beginning in September 2022, and concluding in November 2023. The proposed project would be operational in 2023.

During construction, a temporary on-site batch plant would be assembled to manufacture and necessary to construct the facility and related improvements. This on-site batch plant will be de-assembled after construction is complete.

The on-site construction workforce is expected to peak at up to 100 individuals; however, the average daily workforce would vary depending upon the stage in construction. It is anticipated that the construction workforce would commute to the project site each day from local communities and report to the designated construction staging yards prior to the beginning of each workday.

The project frontage along Houghton Road and Wible Road would be improved to meet applicable Kern County standards. The frontage roads, classified as major arterials, would be improved with new pavement, raised median, curb and gutter, and sidewalk. Additionally, signing and marking would be constructed for the new pavement delineations (**Figure 4**).

Project Operations and Maintenance

The proposed facility has a first-floor footprint of approximately 649,653 square feet (including approximately 33,017 square feet of office space, and break and ancillary space) that would primarily facilitate material handling equipment and warehouse uses. The remaining second, third, fourth, and fifth floors, known as the RSP would house a large, automated storage retrieval system with shelf-like storage units (pods) that are moved by low-profile robots. The RSP levels would consist of approximately 85 percent non-occupiable/unmanned space surrounded by a secure fence for the robotic retrieval system with the remainder 15 percent of space utilized for warehouse employees picking orders and stowing product at the perimeter. The low-profile robots would move through the storage area and bring pods with consumer products to associates at the floor perimeter to fulfill customer's orders and stow more product. Once items are retrieved or stowed, the robot would return the pod to a storage location in the unmanned portion of the respective floor and the associate places the ordered item(s) in a tote that is conveyed to the ground level where sorting, combining, packaging, and shipping occurs. The total occupiable space in the proposed facility would be roughly 925,840 square feet.

The warehouse would be exclusively truck-served, meaning it would be utilized by delivery trucks. **Table 3** is a summary of the assignment of truck doors by type.



Table 4: Truck Door Summary

Type	Doors (approximately)
Dock-High	60
Ground Level	2
Total	62

Project Site Access

New roads would be constructed along the eastern and southern perimeter of the project site to link Houghton Road and Wible Road. Each road would be two lanes and designed to accommodate heavy trucks. The new intersection of Houghton Road and the new eastern perimeter road would be signalized. In addition, the intersection of Wible Road and Houghton Road would be signalized.

Ingress to the proposed project would be taken from Wible Road and the new southern perimeter road. The Wible Road driveways would serve the employee parking lot while the southern perimeter road access would serve as the truck entrance. The latter entrance would feature a main guardhouse. Truck egress would occur at an exit-only point on Wible Road, which would also feature a secondary guardhouse. Each guard house would be approximately 260 square feet.

Utilities and Infrastructure

The proposed project would be served with potable water provided by California Water Service (Cal Water). Because the project site does not contain any structures, it is not currently served by wet or dry utilities. Cal Water District has an existing water main located in Wible Road, and PG&E has limited dry utility infrastructure in this area. Service laterals would be extended from an existing water line located within Wible Road. The proposed project would be served by a private wastewater collection and treatment package system located on-site to accommodate the wastewater needs. A substation would be located at the southeast corner of the project site and would serve for power generation for the on-site building.

Electricity and natural gas service would be provided by Pacific Gas and Electric Company (PG&E). Service laterals would be extended to the project from existing facilities along Houghton Road and Wible Road.

Site Security

Site security would include two security guardhouses—one main guardhouse along the new southern perimeter road for truck entry and a secondary guardhouse on the eastern side of the proposed warehouse serving the exit-only point to Wible Road. Each guardhouse would have security gates. Associate access would be provided by three access points on Wible Road and one additional access point on the new southern perimeter road.

Project Objectives

The proposed project has the following primary objectives for the project:

- Develop an innovative industrial use on land with ready access to infrastructure and a major transportation corridor.
- Meet regional demand for new high-cube warehouse facilities near SR-99 to reduce local and regional traffic congestion and air emissions.



- Develop a visually appealing industrial project that is consistent with the provisions of the Kern County Zoning Ordinance, Land Division Ordinance, and Development Standards.
- Promote land use compatibility with adjacent agricultural uses by developing a compatible industrial project with a secure perimeter.
- Positively contribute to the local economy through new capital investment, the creation of new employment opportunities, expansion of the tax base, economic growth and development.
- Improve circulation through the construction of new roads and improvement of existing roads west of SR-99.
- Site an industrial project in a location that minimizes conflicts with residential, conservation, and agricultural land uses.

Proposed Discretionary Actions/Approvals

To implement this project, the following discretionary and ministerial permits/approvals may be required, including but not limited to the following:

Kern County

Kern County, as Lead Agency for the proposed project, has primary discretionary authority over the proposed project. As noted above, construction and operation of the proposed project would require certain discretionary actions and approvals from the County consisting of the following:

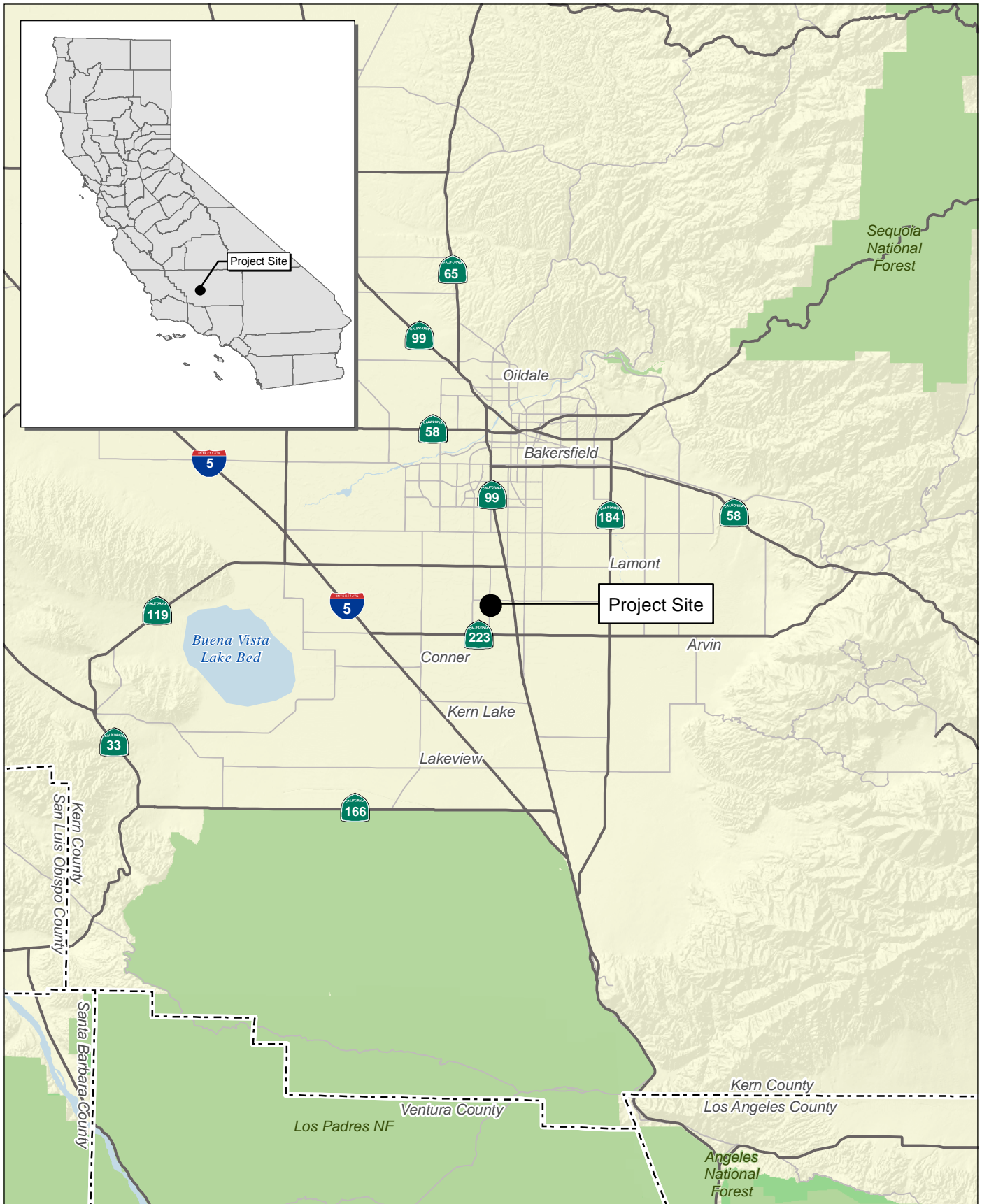
- Certification of Final Environmental Impact Report.
- Adoption of 15091 Findings of Fact and 15093 Statement of Overriding Considerations.
- Adoption of Mitigation Monitoring and Reporting Program.
- Approval by the Kern County Board of Supervisors for the proposed General Plan Map Code Designation Amendment.
- Approval by the Kern County Board of Supervisors for the proposed Change in Zone Classification.
- Approval by the Kern County Board of Supervisors for the proposed Precise Development Plan.
- Approval by the Kern County Board of Supervisors for the proposed Conditional Use Permit.
- Approval by the Kern County Board of Supervisors for the proposed Exclusion of the project site from Agricultural Preserve No. 10.
- Approval by the Kern County Board of Supervisors for the proposed Vesting Tentative Parcel Map.
- Kern County Grading Permits.
- Kern County Building Permits.
- Kern County Fire Safety Plan.



Other Responsible Agency Approval

- Central Valley Regional Water Quality Control Board (RWQCB) Water Quality Certification (401 Permit), Waste Discharge Requirements, and National Pollutant Discharge Elimination System (NPDES) Construction General Permit.
- California Department of Transportation (Caltrans) Right-of-Way Encroachment Permit, and Oversized Loads Permit.
- California Department of Fish and Wildlife (CDFW) Section 1600 *et seq.* permits (Streambed Alteration Agreements) and Section 2081 Permit (State-listed endangered species).
- San Joaquin Valley Air Pollution Control District (Valley Air District) Permits.
- Any other permits as required.

Other additional permits or approvals from responsible agencies may be required for the proposed project.

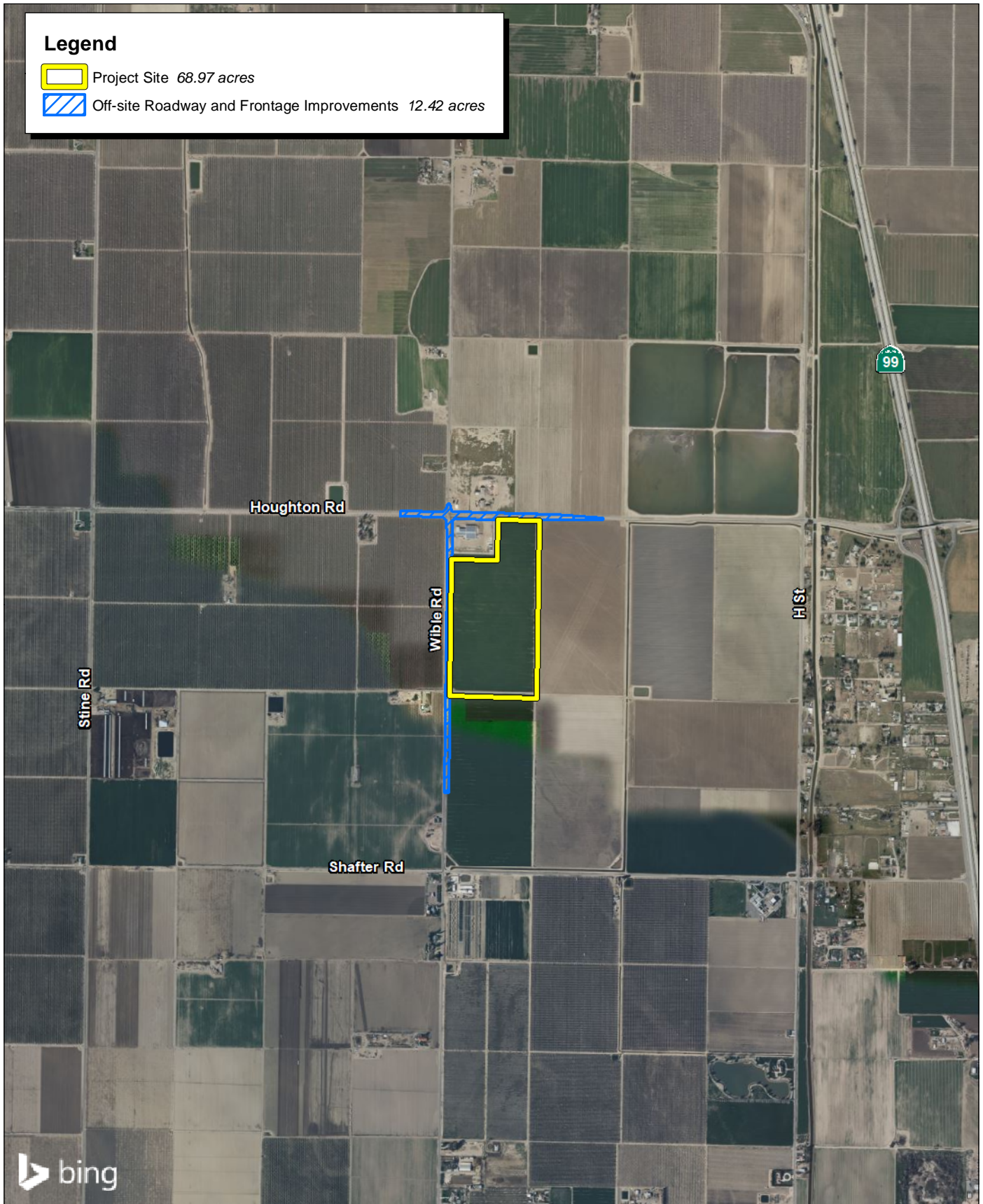


Source: Census 2000 Data, The California Spatial Information Library (CaSIL).



Figure 1
Regional Location Map

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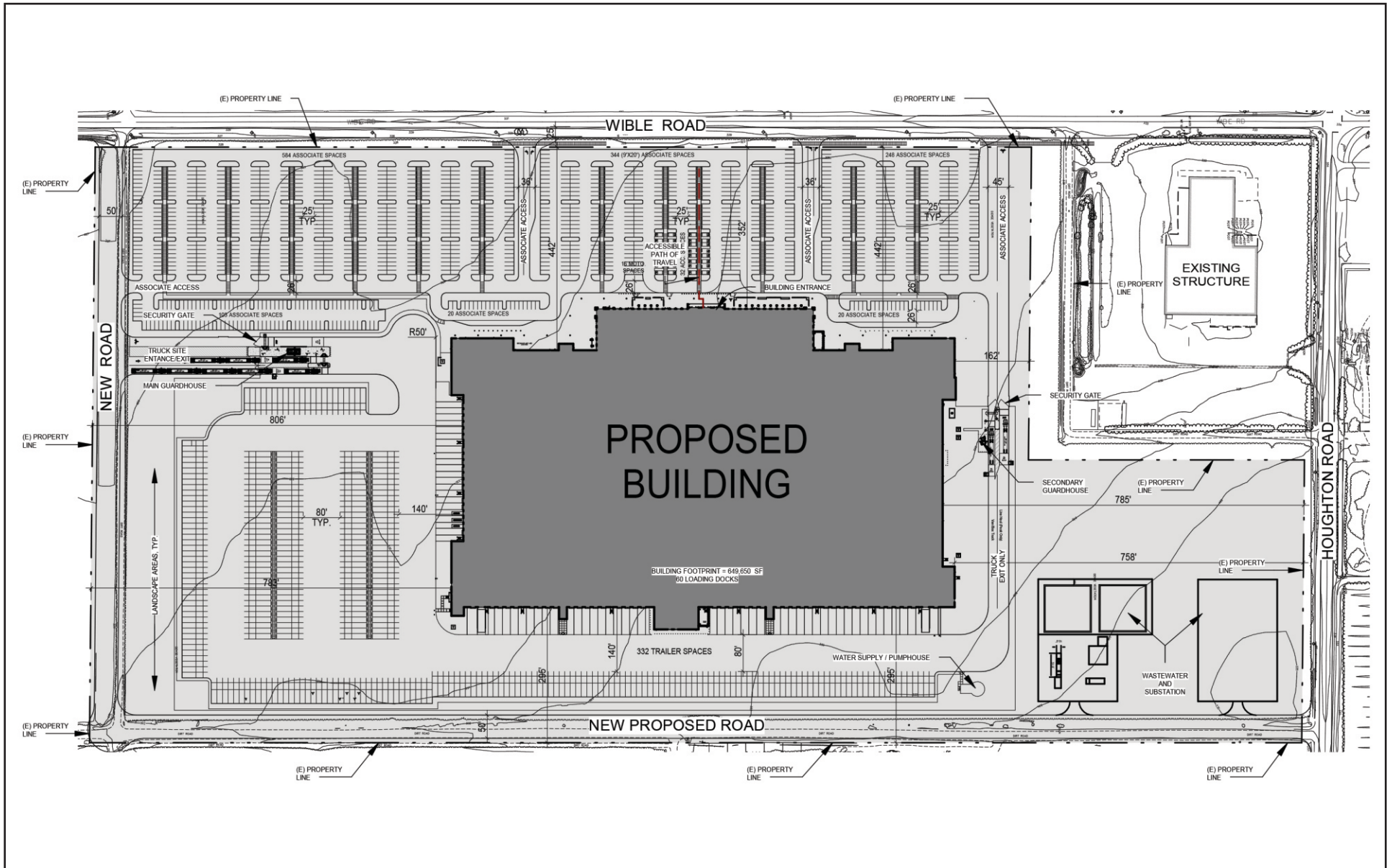


Source: Bing Aerial Imagery.



Figure 2
Local Vicinity Map

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Source: Kimley-Horn, Ware Malcomb, 12/2021.



Figure 3
Proposed Site Plan

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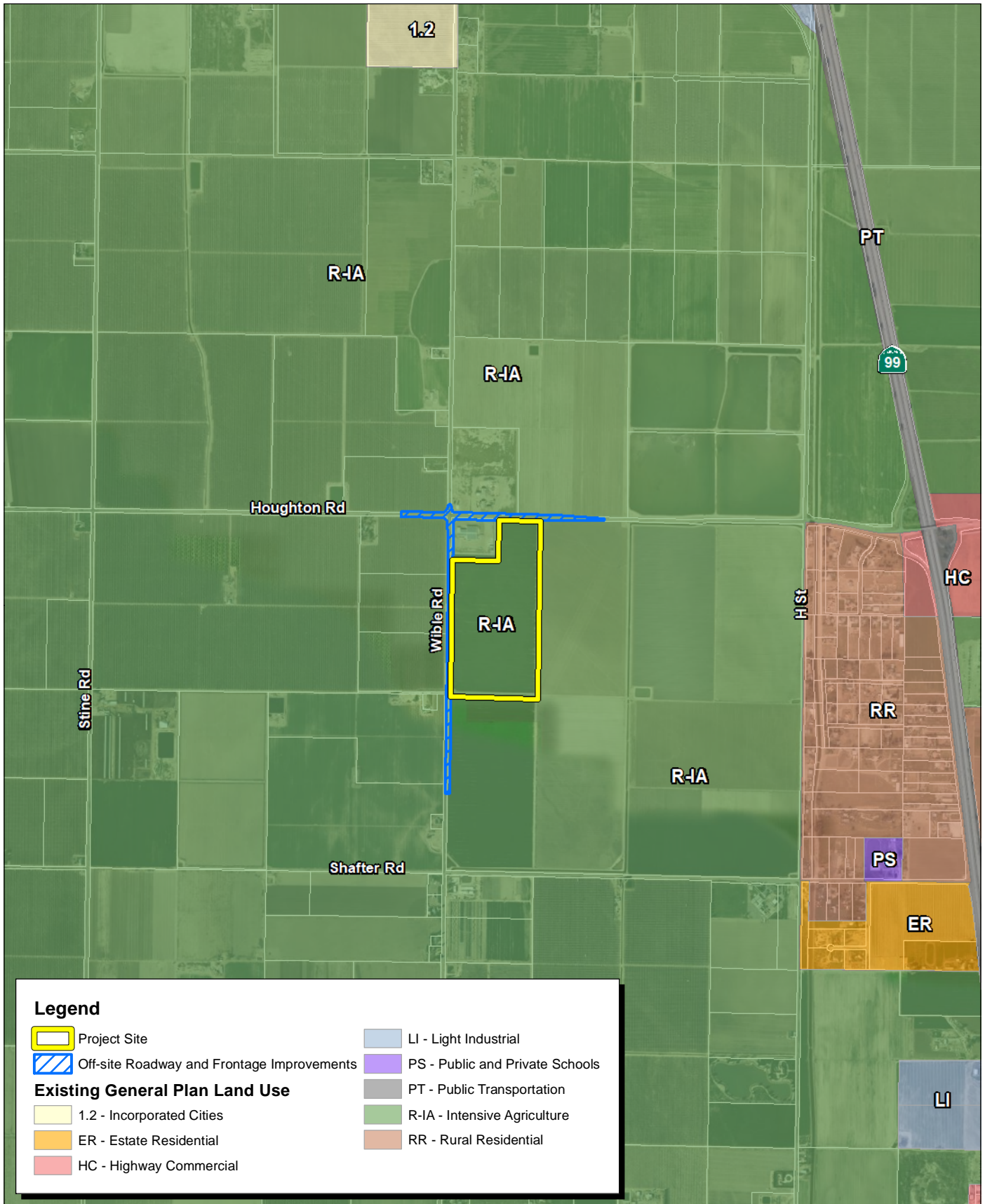


Source: Bing Aerial Imagery. Kimley-Horn, 12/2021.



Figure 4
Project Off-site Roadway
and Frontage Improvements

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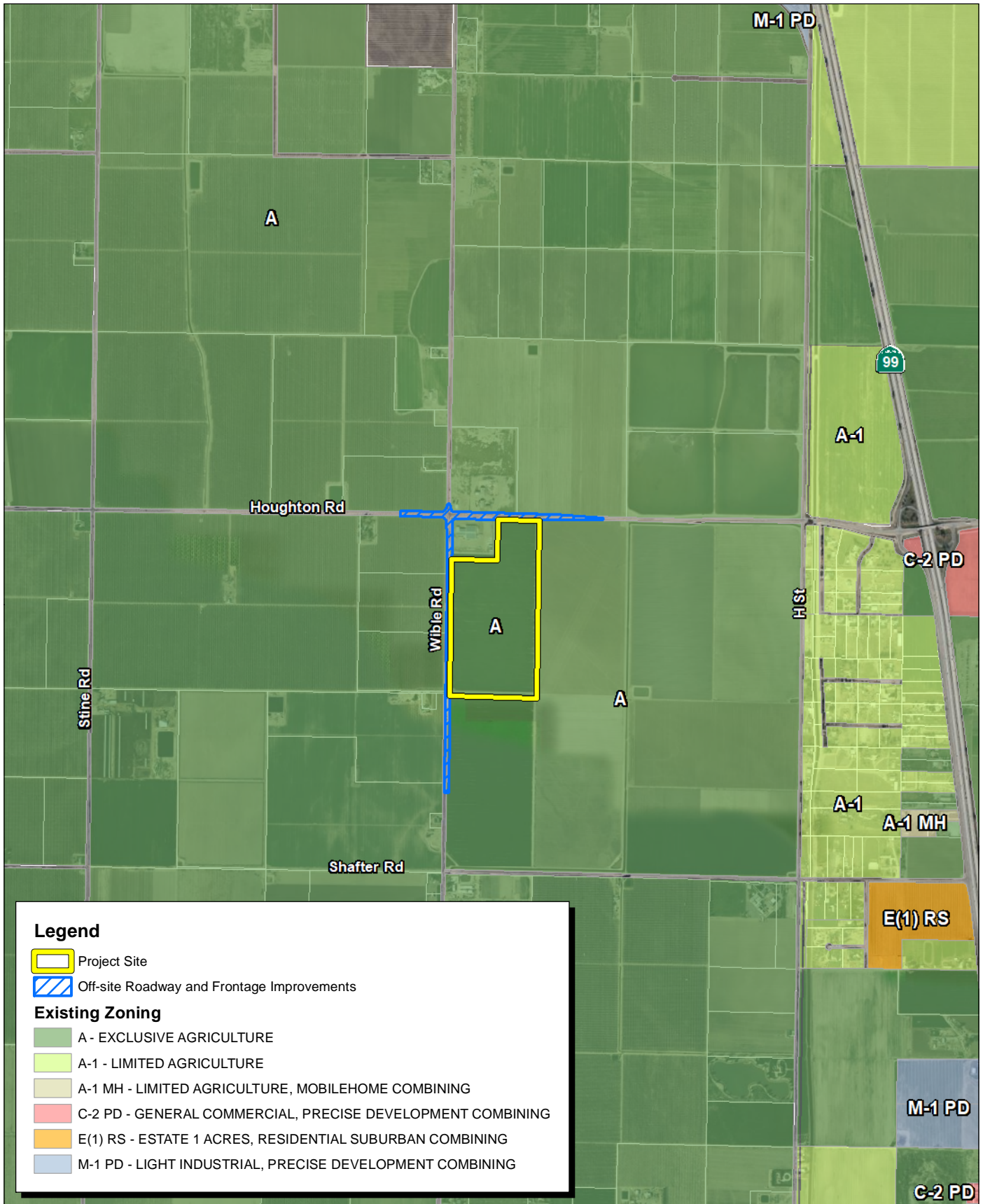


Source: Bing Aerial Imagery. Kern County GIS Data.



Figure 5
Existing General Plan Land Use Designations

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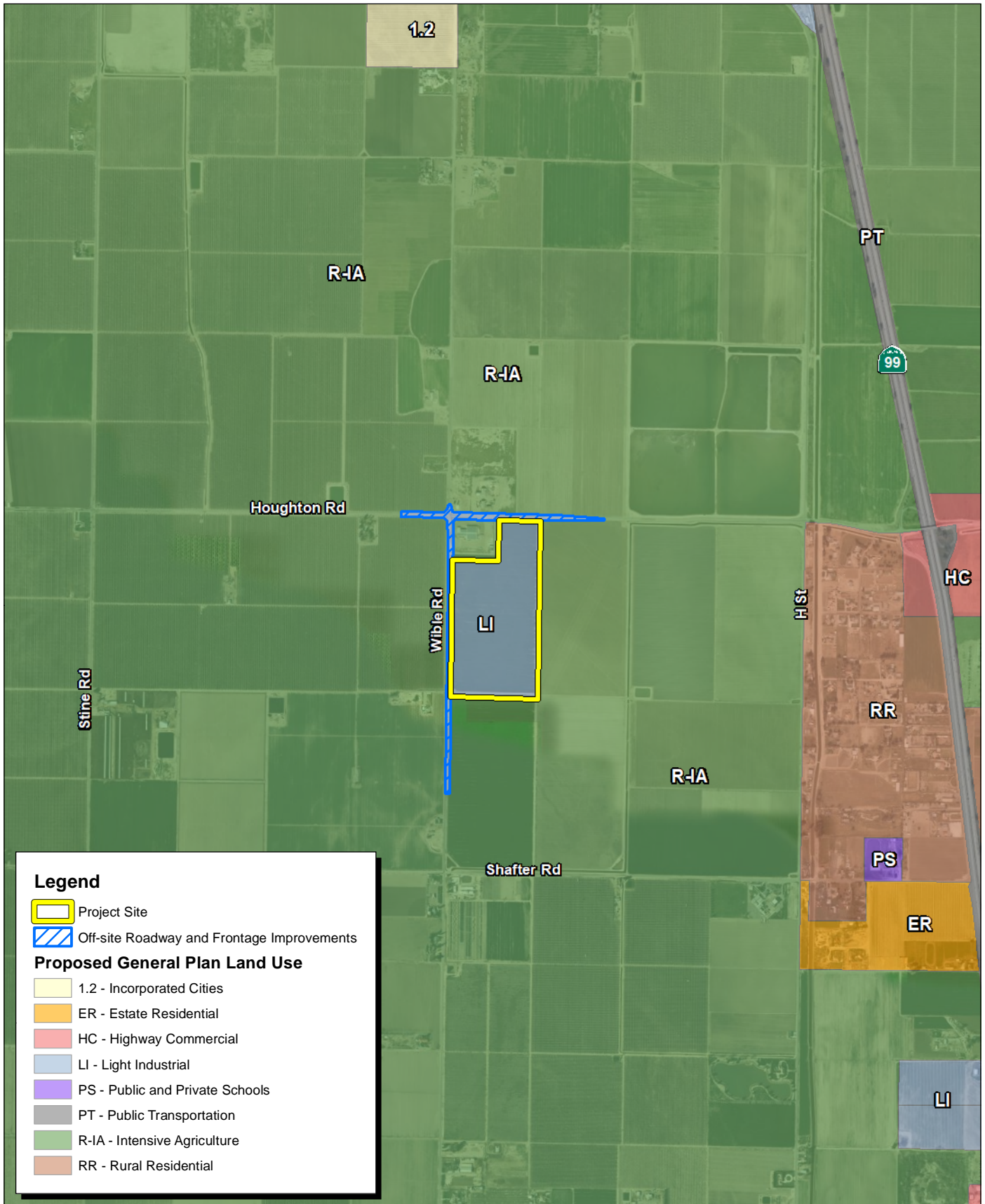


Source: Bing Aerial Imagery. Kern County GIS Data.



Figure 6
Existing Zoning

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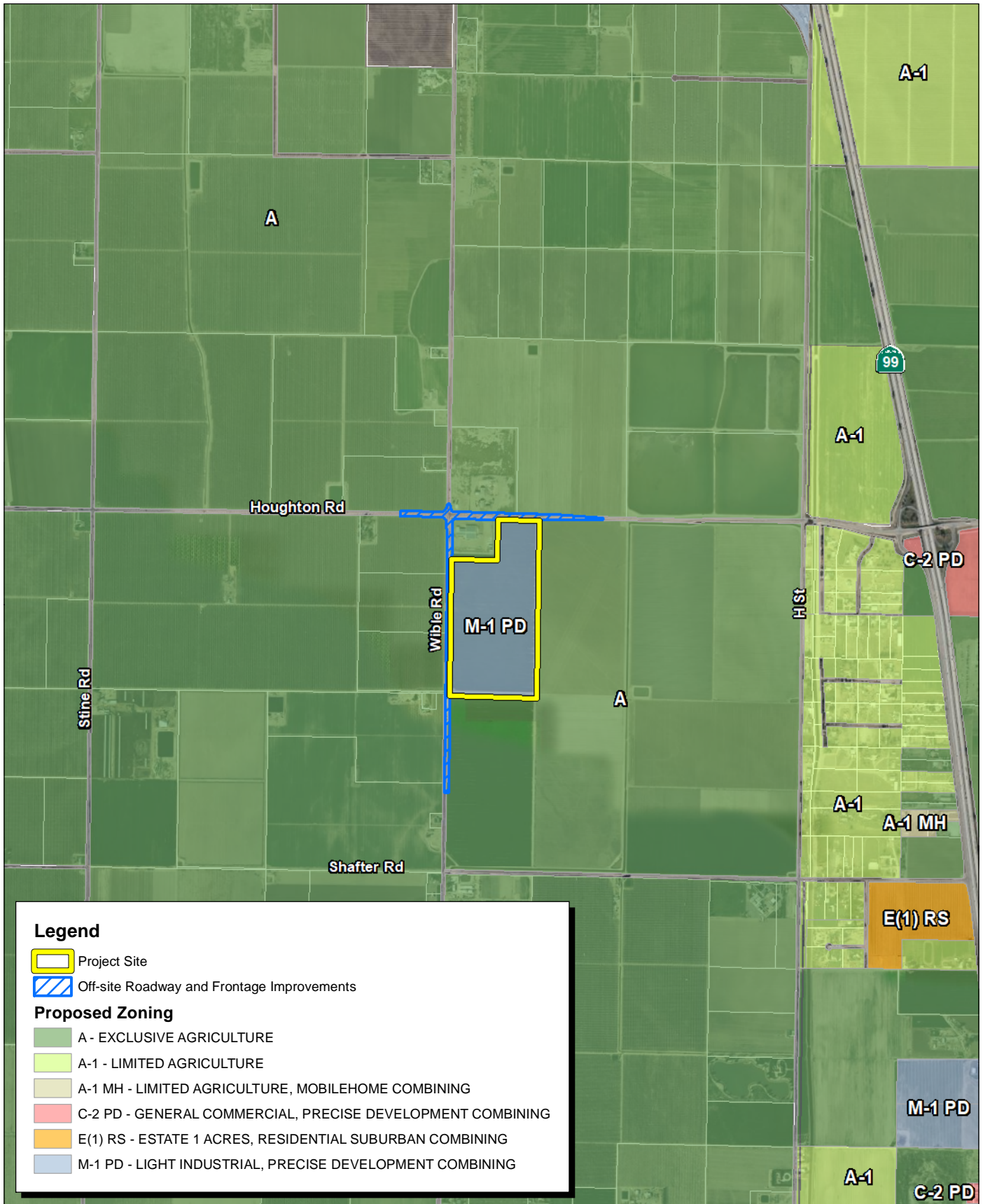


Source: Bing Aerial Imagery. Kern County GIS Data.



Figure 7
Proposed General Plan Land Use Designations

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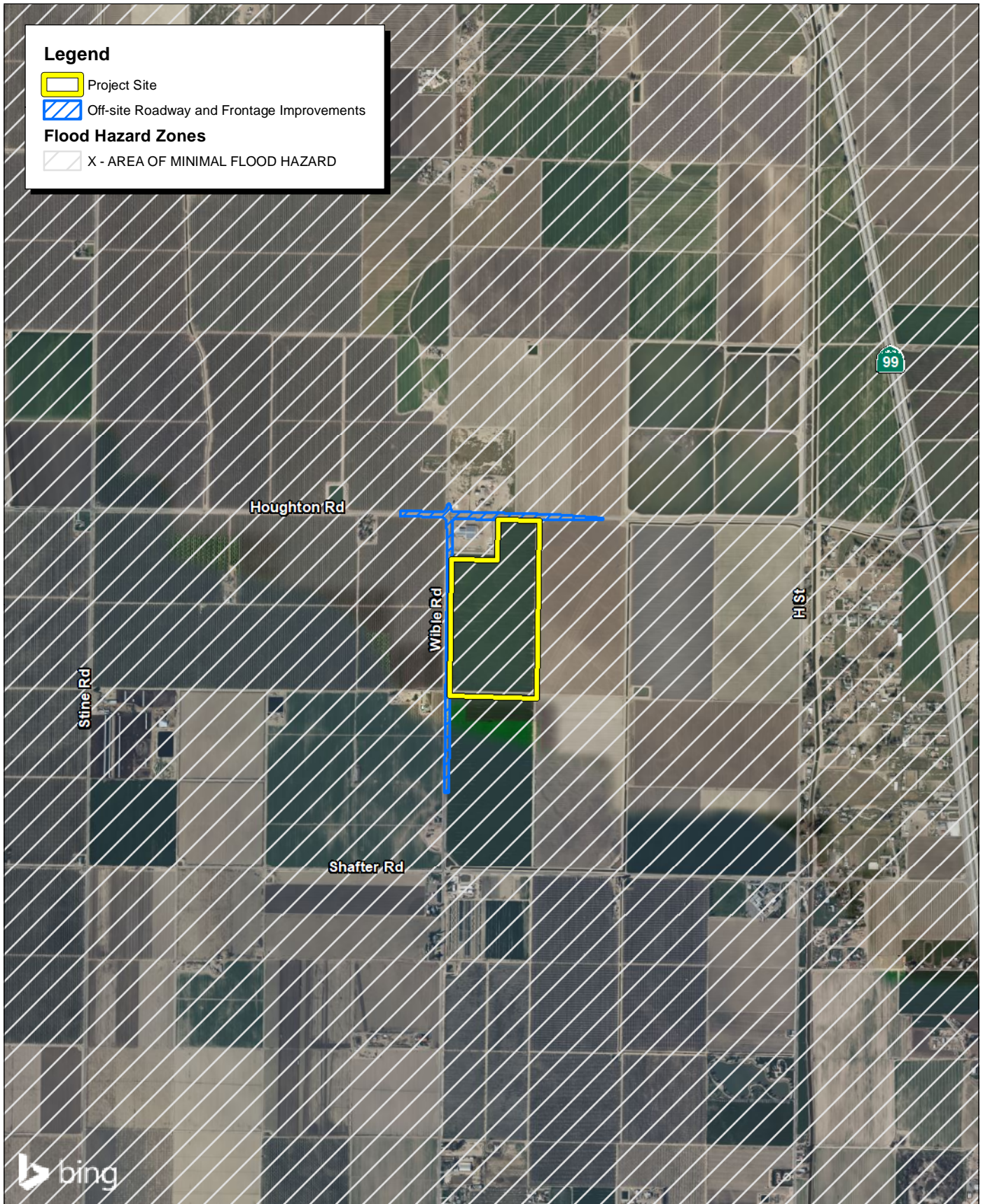


Source: Bing Aerial Imagery. Kern County GIS Data.



Figure 8
Proposed Zoning

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Source: Bing Aerial Imagery. Kern County GIS Data. FEMA National Flood Hazard Layer (NFHL)



Figure 9
Flood Hazard Zone Map

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KERN COUNTY ENVIRONMENTAL CHECKLIST FORM

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a Potentially Significant Impact" as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture/Forestry
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & 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

DETERMINATION. (To be completed by the Lead Agency)

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 (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT IMPACT REPORT (EIR) is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 Signature
 Cindi Hoover
 Printed Name

 January 11, 2022
 Date
 Supervising Planner
 Title



EVALUATION OF ENVIRONMENTAL IMPACTS

- (1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- (2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- (3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (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 measure 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 California Environmental Quality Act (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) The adopted guidelines state “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.” Kern County has adopted this format and included all questions from Appendix G.
- (9) The explanation of each issue should identify:
 - (a) The significance criteria or threshold, if any, used to evaluate each question; and
 - (b) The mitigation measure identified, if any, to reduce the impact to less than significance



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS

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 outcroppings, and historic buildings within a State Scenic Highway?
- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points) 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 daytime or nighttime views in the area?

RESPONSES:

- a) A scenic vista is an area identified or known for high scenic quality. Scenic vistas may be designated by a federal, State, or local agency and may also include an area that is designated, signed, and accessible to the public for the express purposes of viewing and sightseeing. The California Department of Transportation (Caltrans) states that a highway may be designated scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscapes, and the extent to which development intrudes upon the traveler’s enjoyment of the view. While not designated as scenic highways, the SR-99 and I-5 have views of the Tehachapi Mountains to the southeast and the San Emigdio Mountains to the southwest which are known for their high scenic quality, when traveling southbound on them, and could be identified as scenic vistas. There are potential effects on scenic vistas from SR-99 and I-5 and other perspectives. Therefore, further analysis is warranted in the EIR.
- b) There are currently no designated State Scenic Highways throughout the County; however, the California Scenic Highways Master Plan designates three State Highways in Kern County as “Eligible State Scenic Highway(s).” Route 1 consists of SR-14 and State Highway 395 from north of Mojave and continues to the Inyo County line. Route 2 consists of SR-58 between Mojave and Boron. Route 3 consists of 5 miles of SR-41 in northwest Kern County. As the proposed project is not in the vicinity of any designated State Scenic Highways nor eligible State Scenic Highways,



impacts to scenic resources within State Scenic Highways are not anticipated to occur; however, this topic will be further evaluated in the EIR.

- c) The project site is located in a sparsely developed, area of Kern County. The project site is primarily surrounded by agricultural land, consisting of row crops and orchards in addition to the Martin Feed Inc. facility to the north of the project site, which contains several large agricultural structures. The existing visual character of the area also includes the rolling foothills at the base of the Tehachapi Mountains as well as the silhouetted trees atop the mountainous ridgeline. The proposed project itself is located on a flat alluvial fan and is currently used as an active agricultural field. Placement of the warehouse and distribution facility and associated infrastructure on the project site would not only alter the existing visual character of the area but may also be visible from publicly accessible vantage points. As a result of development of the proposed project, impacts to the existing visual character and quality of public views of the site and its surroundings are anticipated. Therefore, further analysis is warranted in the EIR.
- d) All lighting at the proposed project would be designed to meet Kern County Zoning Ordinance Chapter 19.81- Outdoor Lighting-Dark Skies Ordinance requirements. However, further analysis of the specific lighting and effects of nighttime light and glare from the proposed project will be provided in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FOREST RESOURCES

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 non-agricultural use? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or Williamson Act contract? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined in 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Result in the cancelation of an open space contract made pursuant to the California Land Conservation Act of 1965 or Farmland Security Zone Contract for any parcel of 100 or more acres (Section 15206(b)(3)) Public Resources Code? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

RESPONSES:

- a) According to the California Department of Conservation California Important Farmland Finder, the project site contains Prime Farmland and Unique Farmland. No Farmland of Statewide Importance has been identified within the boundaries of the proposed project. Surrounding properties are designated as either: (a) “Non-agricultural and Natural Vegetation”; (b) “Prime Farmland”; (c) “Farmland of Statewide Importance”; or (d) “Unique Farmland” (California Department of Conservation 2016). Given that the project site is designated as Prime and Unique Farmland, and



construction and/or operation of the proposed project would result in the conversion of designated farmland to a non-agricultural use, the proposed project may have a potentially significant impact unless mitigated. Therefore, further analysis is warranted in the EIR.

- b) The project site is currently zoned A (Exclusive Agriculture) with a land use designation of R-IA (Intensive Agriculture) by the Metropolitan Bakersfield General Plan. The project would require a zone change to light industrial use. The project site is not encumbered by an active Williamson Act contract. While the previous Williamson Act Land Use Contract was filed for nonrenewal in 2010, it expired in 2019. However, surrounding land near the project site is encumbered by an active Williamson Act contract and therefore, further analysis is warranted in the EIR.
- c) No lands within or immediately adjacent to the proposed project are zoned forest land or timberland or timberland zoned Timberland Production; thus, the proposed project would not conflict with existing zoning for any of the aforementioned zoning designations and no impact is anticipated; however, this topic will be further discussed in the EIR.
- d) As noted above, no lands within or immediately adjacent to the project are zoned forest land or timberland and do not contain any forested areas. Due to a lack of forest land on the site, the proposed project does not involve any changes to the existing environment that, due to their location or nature, could result in impacts resulting in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact is anticipated; however, this topic will be further discussed in the EIR.
- e) There is designated Prime Farmland and Unique Farmland within the project site. Surrounding properties are also designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. Thus, there are potential changes to the existing environment stemming from the proposed project and potential conversion of surrounding Farmland to non-agricultural. Therefore, further analysis is warranted in the EIR.
- f) The project site is not encumbered by an active Williamson Act Land Use Contract. The contract was filed for nonrenewal in 2010 and expired in 2019. However, surrounding land near the project site is encumbered by an active Williamson Act contract and therefore, further analysis is warranted in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY

The significance criteria established by the applicable Air pollution control district shall be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input checked="" type="checkbox"/> | <input 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 nonattainment under an applicable federal or State ambient air quality standard? Specifically, would implementation of the project (in a specific location) exceed any of the following adopted thresholds: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

i. San Joaquin Valley Unified Air Pollution Control District:

Operational and Area Sources

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Reactive Organic Gases (ROG)
10 tons per year. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Oxides of Nitrogen (NO _x)
10 tons per year. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Particulate Matter (PM ₁₀)
15 tons per year. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Stationary Sources as determined by District Rules

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| Severe Nonattainment
25 tons per year. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Extreme Nonattainment
10 tons per year. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY

(Continued)

ii. Eastern Kern Air Pollution Control District.

Operational and Area Sources

Reactive Organic Gases (ROG)
25 tons per year.

Oxides of nitrogen (NO_x)
25 tons per year.

Particulate Matter (PM₁₀)
15 tons per year.

Stationary Sources as determined by District Rules

25 tons per year.

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.

RESPONSES:

a-d) The project site is located entirely within the jurisdiction of the San Joaquin Valley Air Pollution Control District (Valley Air District) and the San Joaquin Valley Air Basin, which is designated as nonattainment (level of a criteria air pollutant is higher than the level allowed by the State standards) for ozone (1-hour), ozone (8-hour), and PM₁₀ and PM_{2.5} pollutants under State Ambient Air Quality Standards (AAQS). The air basin is also in nonattainment for ozone (8-hour) and PM_{2.5} pollutants under federal AAQS. Construction stemming from the proposed project could generate emissions that could result in exceedance of significance thresholds established by the applicable districts and result in significant impacts to air quality in the area and violations of adopted air quality standards. 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 and, if so, to determine the reasonable and feasible mitigation measures that could be imposed. An Air Quality and Greenhouse Gas Analysis is being prepared for the project and further analysis is warranted in the EIR.



Issues (and Supporting Information Sources):	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 United States Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input 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 United States Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**RESPONSES:**

- a) A database query of the CDFW California Natural Diversity Database (CNDDDB) and the California Native Plant Society's (CNPS) Online Inventory of Rare and Endangered Plants revealed several special-status species that occur in the region including tricolored blackbird (*Agelaius tricolor*), burrowing owl (*Athene cunicularia*), and Swainson's hawk (*Buteo swainsoni*). Based upon the literature review, field survey, and professional experience, no special-status plant species are expected to occur on the project site due to the absence of suitable habitat, previous land use, and the extent and frequency of ground disturbance. In addition, no fish, amphibians or other aquatic and semi-aquatic species are expected to occur on-site due to the lack of suitable water features on-site. However, further analysis is warranted in the EIR. .
- b) The project site primarily consists of active agricultural fields and has been physically disturbed by previous human activity. Ruderal/disturbed habitat can be found along the margins of the project site's agricultural fields, including the shoulders along Houghton Road, Wible Road and the dirt access roads that border the eastern, southern, and northwestern edges of the project site, covering approximately 1 acre (0.97 acre) of the total project site. The project site does not contain any sensitive natural communities such as riparian habitats. However, impacts on any species identified as a candidate, sensitive, or special-status species and potential habitat modifications will be identified further in the EIR. Riparian habitats are found along rivers, creeks, streams, and lakes and generally consist of plant communities of woody vegetation. Therefore, impacts are anticipated to be less than significant; however, further analysis is warranted in the EIR.
- c) The National Wetlands Inventory (NWI) provided by the United States Fish and Wildlife Service (USFWS), and the Watershed Assessment, Tracking, and Environmental Results System (WATERS) provided by the United States Environmental Protection Agency (EPA) do not identify any potentially jurisdictional waterbodies or wetlands within the project site or adjacent to the project site. Therefore, impacts are anticipated to be less than significant; however, further analysis is warranted in the EIR.
- d) The project site consists of active agriculture fields and does not contain habitat features such as riparian corridors or waterways that could function as wildlife corridors. The project site is also surrounded by roads, highways, and a detention basin, as well as urban development that limits wildlife movement. Therefore, impacts are anticipated to be less than significant; however, potential impacts will be further evaluated in the EIR.
- e) The Kern County General Plan includes oak tree conservation policies. There are no oak trees present on the project site. As proposed, the project is not anticipated to conflict with any local policies or ordinances protecting biological resources, but potential impacts will be further evaluated in the EIR.
- f) The proposed project is not situated within the boundaries of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan (HCP), including the locally adopted Metropolitan Bakersfield HCP. Therefore, impacts are anticipated to be less than significant; however, potential impacts will be further evaluated in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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V. CULTURAL RESOURCES

Would the project:

- | | | | | |
|--|---|---|---|---|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5? | ☒ | ☐ | ☐ | ☐ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? | ☒ | ☐ | ☐ | ☐ |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | ☒ | ☐ | ☐ | ☐ |

RESPONSES:

(a-c) The proposed project consists of currently undeveloped land. Development of the proposed project would require ground disturbance for grading, excavation, and clearing and installation of utilities; this development could potentially impact historical resources and archaeological resources. A cultural resources survey will be conducted for the project. Therefore, further analysis is warranted in the EIR. Construction of the proposed project would require ground-disturbing activities including, but not limited to excavation, grading, and clearing to implement project components. As ground-disturbing activities may result in the possible disturbance of human remains, impacts and mitigation will be further evaluated in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?

RESPONSES:

a) Construction of the proposed project would involve on-site energy demand and consumption related to use of fossil fuels in the form of gasoline and diesel fuel for construction worker vehicle trips, hauling and materials delivery truck trips, and operation of off-road construction equipment. In addition, diesel-fueled portable generators may be necessary to provide additional electricity demands for temporary on-site lighting, welding, and for supplying energy to areas of the site where energy supply cannot be met via a hookup to the existing electricity grid.

Energy use associated with operation of the proposed project would be typical of a warehouse facility. Operation of the project will result in on-site energy consumption for heating, cooling, lighting, and water use. In addition to on-site energy use, the proposed project would result in transportation energy use associated with employee vehicle trips and truck trips generated by the proposed project. Further analysis is warranted in the EIR.

b) Due to the increased on-site consumption of energy during construction and operation, the project may have the potential to conflict with or obstruct a State or local plan for energy efficiency unless mitigated. Further analysis is warranted in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (19914), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**RESPONSES:**

- a)
- (i) There are no active fault zones or seismic hazard zones within the project site as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map. The nearest active fault is the Edison Vista Fault, located approximately 14 miles east from the proposed project. Construction of the proposed project would be subject to all applicable ordinances of the Kern County Building Code (Chapter 17.08). Kern County has adopted the California Building Standards Code (CBC) 2016 Edition (California Code of Regulations [CCR] Title 24) effective January 1, 2017, which imposes substantially the same requirements as the International Building Code (IBC), 2015 Edition, with some modifications and amendments. Adherence to all applicable regulations would mitigate any potential impacts associated with the proposed project. Impacts are expected to be less than significant; however, further analysis is warranted in the EIR.
 - (ii) Due to the location of active faults in the general region, strong seismic ground shaking could occur at the project site, resulting in damage to structures if they are not properly designed to withstand strong ground shaking. Should strong seismic ground shaking occur, damage to the multi-story warehouse and distribution facility could result. However, construction of the proposed project would be subject to all applicable ordinances of the Kern County Building Code (Chapter 17.08), IBC, and CBC earthquake construction standards, including those relating to soil characteristics. Impacts are expected to be less than significant; however, further analysis is warranted in the EIR.
 - (iii) Liquefaction potential occurs when there is a combination of unconsolidated soil type and high groundwater combined with high potential seismic activity. The potential for substantial adverse effects to the project due to seismic-related ground failure, including liquefaction, will be examined. Therefore, further analysis is warranted in the EIR.
 - (iv) The project site is not considered a high-risk area for landslides, as it is relatively flat and is not subject to movement of rock, debris, or soil. However, further analysis is warranted in the EIR.
- b) The proposed project would require grading and filling over most of the site. As a result, project construction would have the potential to result in erosion, sedimentation, and discharge of construction debris from the site. Vegetation clearing and grading activities, for example, could lead to exposed or stockpiled soils susceptible to peak stormwater runoff flows and wind forces. The compaction of soils by heavy equipment may minimally reduce the infiltration capacity of soils (exposed during construction) and increase runoff or erosion potential. A Storm Water Pollution Prevention Plan (SWPPP) and/or Drainage Control Plan would be prepared that specifies Best Management Practices (BMPs) to prevent construction pollutants, including eroded soils (such as topsoil), from moving off the site. Impacts are anticipated to be less than significant with implementation of the project applicant's approach to site preparation and the County and State requirements. However, further analysis is warranted in the EIR.
- c) The project lies in a relatively flat-lying plain where landslides, lateral spreading, subsidence, liquefaction, and collapse are not expected to occur. Liquefaction potential occurs when there is a combination of unconsolidated soil type and high groundwater combined with high potential seismic activity. Impacts related to geologic instability are not anticipated to occur or pose a hazard to the proposed project or surrounding area; however, further analysis is warranted in the EIR.



- d) Expansive soils are fine-grained soils (generally high plasticity clays) that can undergo a significant increase in volume with an increase in water content and a significant decrease in volume with a decrease in water content. Changes in the water content of a highly expansive soil can result in severe distress to structures constructed on or against the soil. The EIR will confirm the presence or absence of expansive soils within the project area. Accordingly, further analysis is warranted in the EIR.
- e) Portable bathroom facilities would be utilized only during construction. The proposed project would employ approximately 1,439 employees per shift in peak season and approximately 937 employees per shift in non-peak season. The proposed project would be served by a private wastewater collection and treatment package system located on-site to accommodate the wastewater needs. Thus, no impact is anticipated; however, further analysis is warranted in the EIR.
- f) Kern County is rich in paleontological resources. However, the project-specific paleontological records search indicates that no paleontological localities were found. The project site is located on undivided Holocene fan deposits that are too young to be fossiliferous; hence, they have no paleontological potential or sensitivity. Neither a paleontological walk-over survey of the site nor paleontological monitoring is recommended because project-related excavations are not expected to disturb any pre-Holocene deposits. However, further analysis is warranted in the EIR .



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

RESPONSES:

a-b) Greenhouse gas (GHG) emissions emitted by human activity are implicated in global climate change or global warming. The principal GHGs are CO₂, methane (CH₄), NO_x, ozone, water vapor, and fluorinated gases. California has passed several bills and the governor has signed at least three Executive Orders regarding GHGs. Assembly Bill (AB) 32 (the Global Warming Solutions Act) was passed by the California legislature on August 31, 2006, which now requires the State’s global warming emissions to be reduced to 40 percent below 1990 levels by 2030. The temporary construction activities associated with the proposed project, which would involve operation of heavy off-road equipment, on-road trucks (for deliveries and hauling), and construction worker commute trips, would generate GHGs. As a warehouse facility, the proposed project would generate GHG emissions from both on-site stationary electricity consumption as well as from mobile source emissions associated with employee trips and truck trips using the warehouse. Therefore, further analysis is warranted in the EIR.

Implementation of the proposed project would result in GHG emissions from construction and operation of the project (from both stationary source and mobile source emissions) and may have the potential to exceed established thresholds that are designed to ensure compliance with plans adopted for the purpose of reducing GHG emissions. Therefore, further analysis is warranted in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 1/4 mile of an existing or proposed school? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within the adopted Kern County Airport Land Use Compatibility Plan, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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"/> |



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. HAZARDS AND HAZARDOUS MATERIALS

(Continued)

h) Would implementation of the project generate vectors (flies, mosquitoes, rodents, etc.) or have a component that includes agricultural waste?

Specifically, would the project exceed the following qualitative threshold:

The presence of domestic flies, mosquitoes, cockroaches, rodents, and/or any other vectors associated with the project is significant when the applicable enforcement agency determines that any of the vectors:

i. Occur as immature stages and adults in numbers considerably in excess of those found in the surrounding environment; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Are associated with design, layout, and management of project operations; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Disseminate widely from the property; and	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Cause detrimental effects on the public health or well-being of the majority of the surrounding population.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES:

a) The proposed project would not involve the routine transport, use, or disposal of hazardous materials as defined by the Hazardous Materials Transportation Uniform Safety Act and is not expected to create a significant hazard to the public or the environment. During construction, the project would include the transport of general construction materials (i.e., concrete, wood, metal, and fuel, etc.). Project-related infrastructure would not emit hazardous materials, or be constructed of acutely hazardous materials or substances that could adversely impact the public or on-site workers. Wastes to be generated during construction of the project would also be non-hazardous, and are expected to consist of cardboard, wood pallets, copper wire, scrap steel, common trash, and wood wire spools. Although field equipment used during construction activities could contain various hazardous materials (i.e., hydraulic oil, diesel fuel, grease, lubricants, solvents, adhesives, and paints, etc.), these materials are not considered acutely hazardous and would be used in accordance with the manufacturers' specifications and all applicable regulations.



The proposed project would be subject to all local, State, and federal laws pertaining to the use of hazardous materials on the site and would be subject to review by the Kern County Public Health Services Department/Environmental Health Services Division. Impacts resulting from the transport, use or disposal of hazardous materials during construction and operation of the proposed project will be further analyzed in the EIR.

- b) The proposed project would be subject to all local, State, and federal laws pertaining to the use of hazardous materials on the site and would be subject to review by the Kern County Environmental Health Services Division. However, construction and operation of the proposed project may include the accidental release of storage materials, such as cleaning fluids and petroleum products including lubricants, fuels, and solvents. Also, implementation of established construction controls and safety procedures would reduce the risk of hazardous materials spills and releases during project construction. Implementation of BMPs would ensure that hazardous materials used on-site during operation would neither be released into the environment nor expose operational personnel to hazardous materials. However, further analysis is warranted in the EIR.
- c) The nearest school to the project is General Shafter Elementary School, located approximately 1.9 miles (driving) southeast of the project site. It is unlikely that the project would emit hazardous materials or involve handling hazardous or acutely hazardous materials or substances in proximity to this school. However, further analysis is warranted in the EIR.
- d) A review of the California Environmental Protection Agency (Cal/EPA), Department of Toxic Substances Control (DTSC) latest list of parcels relating to hazardous wastes pursuant to Section 65962.5 of the California Government Code will be conducted to determine whether the project site is listed. Therefore, further analysis is warranted in the EIR.
- e) The nearest public airport identified by the Kern County ALUCP is the Bakersfield Municipal Airport, located approximately 13.25 miles north of the project site. The project site is not within the SOI of any airport identified by the Kern County ALUCP. Therefore, the impacts are anticipated to be less than significant; however, further analysis is warranted in the EIR.
- f) The proposed project would not interfere with any known existing emergency response plans, emergency vehicle access, or personnel access to the project site. The project site is located in a remote area with two access roads available to access the property in the event of an emergency. Therefore, no impacts related to impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan are anticipated. However, this topic will be further analyzed in the EIR.
- g) Construction and operation of the proposed project would not result in increased risk of wildfires in the area. The proposed project would comply with all applicable wildland fire management plans and policies established by the California Department of Forestry and Fire Protection (CAL FIRE) and the KCFD. Accordingly, the proposed project is not expected to expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Impacts are expected to be less than significant; however, further analysis is warranted in the EIR.



- h) (i.-iv.) Project-related infrastructure is not expected to result in features or conditions that could potentially provide habitat for vectors such as mosquitoes, flies, cockroaches, or rodents (such as standing water, agricultural products, or agricultural waste). The project site would produce a small amount of solid waste from construction activities. This may include paper, wood, glass, plastics from packing material, waste lumber, insulation, scrap metal and concrete, empty non-hazardous containers, and vegetation waste. These wastes would be segregated, where practical, for recycling. Non-recyclable wastes would be placed in covered dumpsters and removed on a regular basis by a certified waste-handling contractor for disposal at a Class III landfill. Therefore, impacts that could potentially occur are anticipated to be less than significant; however, further analysis is warranted in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. result in a substantial erosion or siltation on or off-site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



RESPONSES:

- a) The project site is within the Central Valley Regional Water Quality Control Board’s (RWQCB’s) jurisdiction. Project construction activities have the potential to result in erosion, sedimentation, and discharge of construction debris, and could result in the discharge of wastewater and urban runoff at the project site. If not properly managed, this wastewater could violate the water quality standards or waste discharge requirements of the RWQCB. However, the construction contractor would be required to incorporate BMPs consistent with the County zoning ordinance and with guidelines provided in the California Stormwater Quality Association’s (CASQA) Construction Best Management Practice Handbook, including the preparation of a SWPPP to reduce potential impacts related to construction of the proposed project.

Project construction activities (such as grading) could potentially degrade water quality through erosion and subsequent sedimentation of drainage routes. The project would not contain facilities that would be considered a substantial source of polluted runoff. Accidental release of potentially harmful materials, such as engine oil, diesel fuel, and cement slurry could degrade the water quality of nearby streams. However, a SWPPP and/or Drainage Control Plan, as necessary, would be prepared for the project, and the project would implement BMPs that would reduce the impact of project activities on surrounding water quality. Potential impacts to water quality will be further analyzed in the EIR.

- b) During construction of the proposed project, water would be required for common construction-related purposes including but not limited to dust suppression, soil compaction, and grading. Dust control water may be used for ingress and egress of on-site construction vehicle equipment traffic. A sanitary water supply would not be required during construction because restroom facilities would be provided by portable units to be serviced by licensed providers. During construction, the water used is anticipated to be purchased from Cal Water Service. The proposed project would employ approximately 1,439 employees per shift in peak season and approximately 937 employees per shift in non-peak season. A water supply assessment will be completed for the project to analyze potential impacts to groundwater. Therefore, further analysis is warranted in the EIR.
- c) (i-iv) The proposed project would require significant soil disturbance within the site during project construction. .

A SWPPP and/or Drainage Control Plan, as necessary, would be prepared for the proposed project. The project site does not contain any potentially jurisdictional waterbodies or wetlands, nor does it lie adjacent to any potentially jurisdictional water body. However, a hydrology study will be prepared for the project to analyze potential impacts to drainage patterns.

Development of the project site would increase the impervious surface area of the project site, and could result in increased sheet flow across the site. A drainage control plan would be prepared, if necessary, that would incorporate BMPs to limit erosion during construction and operation of the project. A SWPPP would be prepared that would provide recommendations on the proper control and treatment of any stormwater prior to discharge. The project would alter drainage patterns at the site by developing a previously undeveloped site. With adherence to site-specific BMPs, potential pollutants would be minimized to the extent practicable and should not exceed numeric thresholds for water quality protection.

According to the FEMA FIRM the project site is designated as Flood Zone A. Flood Zone A indicates a 1 percent annual chance flood. The proposed project would be reviewed by the Kern County Public Works Department for adherence to all floodplain management standards. Therefore, further analysis is warranted in the EIR.



- d) The proposed project is not located near an ocean or enclosed body of water, and therefore would not be subject to inundation by seiche or tsunamis. Mudflows are a type of mass wasting or landslide, where earth and surface materials are rapidly transported downhill under the force of gravity, and are often triggered by heavy rainfall and soil that is not able to sufficiently drain or absorb water and the super-saturation results in soil and rock materials to become unstable and slide away. Due to the relatively flat topography of the project and surrounding area, the potential to be inundated by mudflow is considered remote. However, the FEMA FIRM designates the project site as Flood Zone A. Flood Zone A indicates a 1 percent annual chance flood. The proposed project would be reviewed by the Kern County Public Works Department for adherence to all floodplain management standards. Therefore, further analysis is warranted in the EIR.

- e) Relative to a sustainable groundwater management plan, the project site is located within the San Joaquin Valley Groundwater Basin. The San Joaquin Valley Groundwater Basin is classified as a high priority groundwater basin and, therefore, is required to prepare a sustainable groundwater management plan by the California Department of Water Resources (DWR 2019). The project would not utilize groundwater for construction or operation. Water for the proposed project is anticipated to be purchased from Cal Water District. A water supply assessment will be completed for the project to analyze potential impacts to groundwater. Therefore, further analysis is warranted in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?

RESPONSES:

- a) The proposed project would be developed on primarily open, undeveloped land that has been historically used for agricultural purposes. The surrounding area is primarily open grazing land, or land in agricultural production. There are scattered rural residences in the project vicinity, the nearest of which is .21 miles away. The project site is approximately 1 miles west of a developed community. The proposed project would not physically divide or restrict access to the residential development or any other community. Therefore, impacts related to the physical division of an established community are anticipated to be less than significant; however, this issue will be further analyzed in the EIR.
- b) The project site is located within the Kern County General Plan area and has a land use designation of "R-1A-Intensive Agricultural." The site is zoned Exclusive Agriculture (A) by the Kern County Zoning Code. The proposed project would require a General Plan Amendment (GPA) and rezone to change the designations to Light Industrial. Therefore, further analysis is warranted in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XII. MINERAL RESOURCES

Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

RESPONSES:

- a) The project site is not located in a mineral resource zone according to the Kern County GIS Mapper. Based on a review of records maintained by CalGEM, two canceled wells were identified on the project site (<https://maps.conservation.ca.gov/doggr/wellfinder/#close>). Construction and operation of the proposed project is not anticipated to interfere with mineral extraction and processing, and would not have significant impacts on future mineral development. However, further analysis is warranted in the EIR.
- b) Based on a review of records maintained by CalGEM, two canceled wells were identified on the project site (<https://maps.conservation.ca.gov/doggr/wellfinder/#close>). Impacts are expected to be less than significant; however, further analysis of this issue will be analyzed in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. NOISE

Would the project result in:

a) Generation of a substantial temporary or permanent increase in the 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of, excessive ground borne vibration or ground borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project located within the vicinity of a private airstrip or Kern County Airport Land Use Compatibility Plan, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES:

- a) Land uses determined to be “sensitive” to noise as defined by the Kern County General Plan include residential areas, schools, convalescent and acute care hospitals, parks and recreational areas, and churches. The nearest residence is located approximately 0.21 miles west of the project site. The nearest school is located approximately 1.9 miles southeast of the project site.

Construction activity associated with the operation of heavy equipment has the potential for creating temporary increases in noise in the project vicinity. Operation of the project would result in new stationary noise sources, including mechanical equipment operations, parking lot activity, and loading and unloading activity, which would result in permanent increases in noise levels in the project vicinity. The proposed project will also result in an increase in vehicle trips which would also result in an increase in traffic noise levels along access roadways in the project vicinity. A noise analysis will be included in the EIR to determine the proposed project's consistency with the Kern County Noise Ordinance (Kern County Code of Ordinances, Title 8, Chapter 8.36), as well as the Metropolitan Bakersfield General Plan (Chapter VII - Noise Element, Noise Implementation Measure 4), and any other applicable regulations. Thus, further analysis is warranted in the EIR.

- b) Groundborne vibration and groundborne noise could originate from the operation of heavy off-road equipment during the construction phase of the proposed project. The proposed project would be expected to comply with all applicable requirements for long-term operation, as well as with measures to reduce excessive groundborne vibration and noise to ensure that the proposed project



would not expose persons or structures to excessive groundborne vibration. Further analysis of ground borne vibration and groundborne noise during construction and operation will be included in the EIR.

- c) Due to the nature of the proposed project, project operation would result in an increase in traffic on local roadways and introduce new stationary noise sources, including mechanical equipment operations, to the ambient noise environment in the project vicinity. Traffic during the operational phase of warehouse facility would primarily consist of delivery vehicles and employees. The potential for a substantial increase in ambient noise levels resulting from these noise sources will be analyzed in in the EIR to determine the project's consistency with the Kern County Noise Ordinance (Kern County Code of Ordinances, Title 8, Chapter 8.36) and any other applicable regulations. Thus, further analysis is warranted in the EIR.
- d) The project site is not located within the SOI of any airport as identified by the Kern County ALUCP. Thus, impacts are anticipated to be less than significant, however further evaluation will be included in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?

RESPONSES:

- a) The proposed project would provide new employment to the project vicinity. The number of construction workers needed during any given time period would largely depend on the specific stage of construction, but would likely range between a few dozen workers to nearly one hundred. Construction is anticipated to occur between September 2022 and November 2023, with grading anticipated to start in July 2022.

The proposed project would employ approximately 1,439 employees per shift (2 shifts, for a total of 2,878 employees) in peak season and approximately 937 employees per shift (2 shifts for a total of 1,874 employees) in non-peak season when fully operational at buildout.

The proposed facility would operate 24 hours a day, 365 days a year and typically consist of both day and night shifts. The employees are expected to come from Kern County residents. Therefore, the proposed project would not directly or indirectly induce the development of any new housing or businesses.

It is anticipated that the construction workforce would commute to the site from various local communities and the number of workers expected to relocate to the surrounding area is not expected to be substantial. If temporary housing should be necessary, it is expected that accommodations would be available in the nearby hotels. Therefore, the proposed project would not directly or indirectly induce the development of any new housing or business.

Typical established local thresholds of significance for housing and population growth pursuant to the CEQA Guidelines, Section 15064.7, include effects that would induce substantial growth or concentration of a population beyond County projections, alter the location, distribution, density, or growth rate of the population beyond that projected in the General Plan Housing Element, result in a substantial increase in demand for additional housing, or create a development that significantly reduces the ability of the County to meet housing objectives set forth in the General Plan Housing Element. The effects of the project in relation to these local thresholds are minimal. Therefore, impacts regarding substantial population growth are anticipated to be less than significant; however, this topic will be further analyzed in the EIR.



- b) The proposed project is located on existing agricultural land with no existing housing, however, a residential development is located approximately a quarter mile east of the project site. As such, the proposed project could potentially create an environmental impact such that it would necessitate the construction of replacement housing elsewhere. Therefore, displacement of existing housing is not expected, however, this topic will be further analyzed in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. PUBLIC SERVICES

Would the project :

- 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 to other performance objectives for any of the public services:

i. Fire Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Police Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES:

a) (i) **Fire Protection:** Fire suppression and emergency medical services are provided by the KCFD. The nearest KCFD fire station that would serve the project is Station No. 53, located at 9443 Taft Highway, approximately 4.4 miles from the project site. Adherence to all applicable regulations would reduce wildfire ignitions and prevent the spread of wildfires. However, proposed project construction and operation activities may result in increased need for fire-fighting personnel and facilities. Given the location of the project in the rural environment and KCFD’s obligation to respond to all structure fires in their jurisdiction, fire-fighting capacity in the project area could result in potential impacts on fire services from construction and operation of the proposed project. Therefore, further analysis is warranted in the EIR.

(ii) **Police Protection:** Law enforcement services in the project area are provided by the KCSO. The nearest KCSO that would serve the project is the Lamont Substation located approximately 7.62 miles southwest of the project site. Although the potential is low, the proposed project may attract vandals or other security risks, and construction activities would result in increases in traffic volumes along surrounding roads, which could increase demand on law enforcement services. Access would be limited to the project site during construction and operation, thereby minimizing the need for police services; nonetheless, the proposed project’s impacts on Sheriff services are potentially significant. Therefore, further analysis is warranted in the EIR.



(iii) **Schools:** The proposed facility will be operated with approximately 1,439 employees per shift (2 shifts, for a total of 2,878 employees) in peak season and approximately 937 employees per shift (2 shifts for a total of 1,874 employees) in non-peak season with the majority of employees occupying the ground floor for processing of packages/orders. Project employees would work both day and night shifts. Grading of the site would start in July 2022, and construction would occur between September 2022 and November 2023. There is potential for the proposed project to employ up to 100 construction workers on-site. It is expected most of these workers would live in the region and would commute to the project site from where their children are already enrolled in school. Even if workers came from out of the area, they would likely return to their out-of-town residences once the facilities were built and would not take their children out of their current schooling situation. Therefore, temporary increases in population are not expected to adversely affect local school populations. Additionally, operation of the proposed project would not require any full-time workers. Employees would likely commute to the project site from their existing permanent residences; however, even if employees were hired from out of the area and had to relocate to southern Kern County, the resulting addition of potential families to this area is not anticipated to result in a substantial increase in the number of users of local schools; however, this topic will be further analyzed in the EIR.

(iv-v) **Parks and Other Public Facilities:** The temporary workers during the construction period would not result in a substantial additional demand for parks or other public facilities such as post office, courthouse, and/or library services. Operation of the proposed project would include approximately 1,439 employees per shift (2 shifts, for a total of 2,878 employees) in peak season and approximately 937 employees per shift (2 shifts for a total of 1,874 employees) in non-peak season. Employees would likely commute to the project site from their existing permanent residences; however, even if the employees were hired from out of the area and relocated to southern Kern County, the resulting potential addition of families to the area is not anticipated to result in a substantial increase in the number of users of local parks. This topic will be further analyzed in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?

RESPONSES:

a-b) The proposed project does not include new recreational facilities, and is not anticipated to appreciably increase demands on existing facilities. As mentioned previously, the number of construction workers needed during any given time period would largely depend on the specific stage of construction, but would likely range between a few dozen workers to nearly one hundred. The temporary increase in use of recreation facilities during construction that might be caused by an influx of workers would be minimal. Operation of the proposed project would include approximately 1,439 employees per shift (2 shifts, for a total of 2,878 employees) in peak season and approximately 937 employees per shift (2 shifts for a total of 1,874 employees) in non-peak season, but would likely be drawn from the local labor force and would commute from their existing permanent residences to the project site during those times. However, even if the employees were hired from out of the area and relocated to Kern County, the resulting addition of families to this area would not result in a substantial increase in the number of users at local parks. As a result, there is not anticipated to be a detectable increase in the use of parks or other recreational facilities; however, this will be further analyzed in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. TRANSPORTATION AND TRAFFIC

Would the project:

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 (b)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

RESPONSES:

- a) Construction activities associated with the proposed project would temporarily contribute to traffic volumes on nearby roadways. Worker commute vehicles would account for the majority of traffic trips to and from the site. During the construction phase, it is estimated there would be an increase in workers commuting to and from the project site. Operation of the proposed project would include approximately 1,439 employees per shift (2 shifts, for a total of 2,878 employees) in peak season and approximately 937 employees per shift (2 shifts for a total of 1,874 employees) in non-peak season. Project-generated traffic would result in an increase of Vehicle Miles Traveled (VMT) and will therefore need to be analyzed for consistency with State and local guidance. In addition the proposed project could conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, further analysis is warranted in the EIR.
- b) The project site is located in unincorporated Kern County. Construction of the proposed project would result in an increase in truck traffic at the site. Implementation of the proposed project would generate traffic on the existing roadway network. As such, impacts are considered potentially significant unless mitigated. Therefore, further analysis is warranted in the EIR.
- c) The project proposes access from existing roads. The project site would be accessed from Wible Road, Houghton Road, and new roads constructed along the eastern and southern perimeter of the project site linking to Houghton Road and Wible Road. Each road would be two lanes and designed to accommodate heavy trucks. The new intersection of Houghton Road and the new eastern perimeter road would be signalized. In addition, the intersection of Wible Road and Houghton Road would be signalized. The proposed project would not include the development of sharp curves, dangerous intersections, or other hazardous design features. The proposed project would be set



back from roadways as required by the Kern County Zoning Ordinance. Additionally, all roadways, including off-site improvements, constructed in association with the proposed project would be subject to existing zoning standards and safety specifications for roadways. However, the average daily workforce during construction of the project would be dependent upon the state of construction, but would likely range between a few dozen to nearly one hundred workers. Therefore, construction of the proposed project would temporarily increase non-agricultural traffic on Houghton Road, Wible Road, Shafter Road, and Stine Road that may increase hazards during construction from incompatible uses. As such, impacts are considered potentially significant unless mitigated. Therefore, further analysis is warranted in the EIR.

- d) As described in item (a) above, construction of the proposed project would generate VMT, which could temporarily increase the daily traffic volumes on local roadways and intersections. However, the proposed project would not physically impede the existing emergency response plans, emergency vehicle access, or personnel access to the site. The project site and vicinity are accessible via a number of existing roads, with alternative access roads allowing easy access in the event of an emergency. Therefore, no adverse impacts related to emergency access is anticipated. Impacts are considered less than significant, but will be analyzed in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources defined in Public Resources Code Section 5020.1 (k) or
- ii. A recourse determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native America tribe.

RESPONSES:

a) (i-ii)The proposed project could potentially impact tribal cultural resources. All tribes with possible cultural affiliation and that have expressed, in writing, their interest in projects located within the project area will be notified, per AB 52. Therefore, further analysis is warranted in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES:

a) Portable toilet facilities, serviced by licensed providers, would be delivered to the project site for the construction period. They would be pumped out periodically and waste would be held in holding tanks until disposed of off-site in an appropriate manner by the contracted sanitary service provider. Impacts related to wastewater treatment facilities will be further addressed in the EIR. The proposed project would create additional impervious surfaces on the project site and may require water for dust suppression during construction and washing of vehicles during operation. These changes would not substantially increase the amount of stormwater runoff. The pattern and concentration of runoff could be altered by project activities, such as grading of the site and roads. However, a drainage plan would be required to be approved by the Kern County Public Works Department/Floodplain Management Section prior to issuance of building permits. With adherence to all applicable regulations, it is anticipated that the proposed project would not require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the



construction of which could cause significant environmental effects. However, further analysis is warranted in the EIR.

- b) During construction of the proposed project, water would be required for common construction-related purposes including but not limited to dust suppression, soil compaction, and grading. Dust control water may be used for ingress and egress of on-site construction vehicle equipment traffic. A sanitary water supply would not be required during construction because restroom facilities would be provided by portable units to be serviced by licensed providers. During construction, the water used is anticipated to be purchased from Cal Water Service. However, a water supply assessment will be completed and further analysis will be analyzed in the EIR.
- c) The proposed project would be served by a private wastewater collection and treatment package system located on-site to accommodate the wastewater needs. Therefore the proposed project is not expected to generate a significant amount of wastewater which would exceed the capacity of wastewater treatment providers for the project's service area. However, further analysis is warranted in the EIR.
- d) The proposed project is not expected to generate a significant amount of waste that would exceed the capacity of local landfills. Materials brought to the project site would be used to construct facilities, and few residual materials are expected. Non-hazardous construction refuse and solid waste would be either collected and recycled or disposed of at a local Class III landfill, while any hazardous waste generated during construction would be disposed of at an approved location. The closest Class III municipal landfill is the Bena Sanitary Landfill located in Bakersfield approximately 17.00 miles northeast of the project site. It is not anticipated that the amount of solid waste generated by the proposed project would exceed the capacity of local landfills. However, further analysis is warranted in the EIR.
- e) The proposed project would generate solid waste during construction and operation, thus requiring the consideration of waste reduction and recycling measures. The 1989 California Integrated Waste Management Act (AB 939) requires Kern County to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires expanded or new development projects to incorporate storage areas for recycling bins into the proposed project design. The proposed project would be required to comply with the 1989 California Integrated Waste Management Act and the 1991 California Solid Waste Reuse and Recycling Access Act of 1991. Further analysis is warranted in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XX. WILDFIRE

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, or other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

RESPONSES:

- a) The proposed project is not classified as a high fire hazard severity zone and is not anticipated to physically impede the existing emergency response plans, emergency vehicle access, or personnel access to the site. The site is located in a rural, sparsely developed area with limited population. The project site is not located along an identified emergency evacuation route and is not identified in any adopted emergency evacuation plan. Therefore, less than significant impacts related to impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan are anticipated. Nevertheless, further analysis is warranted in the EIR.
- b) Given the project site’s flat topography, the project site is not anticipated to expose future occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds and other factors, or pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Nevertheless, further analysis is warranted in the EIR.
- c) The proposed project would develop a multi-story warehouse and distribution facility. New roads would be constructed along the eastern and southern perimeter of the project site to link Houghton Road and Wible Road. Each road would be two lanes and designed to accommodate heavy trucks.



The new intersection of Houghton Road and the new eastern perimeter road would be signalized. In addition, the intersection of Wible Road and Houghton Road would be signalized. Due to the installation of new roads and utilities, the proposed project may have the potential to exacerbate fire risk. Therefore, further analysis is warranted in the EIR.

- d) The project site is not considered a high-risk area for landslides as it is relatively flat and is not subject to post-fire slope instability, or drainage changes that would expose people or structures to significant risks. However, this topic will be further analyzed in the EIR.



Issues (and Supporting Information Sources):	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XXI. MANDATORY SIGNIFICANCE FINDINGS OF				
a) Does the project 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, 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESPONSES:

- a) The EIRs biological, cultural and tribal cultural resources sections shall discuss specific project impacts on plants and wildlife including avian species and impacts to cultural and tribal cultural resources and applicable mitigation. The document shall also evaluate the proposed project’s contribution to cumulative biological, cultural and tribal cultural resources impacts and propose mitigation that would reduce the impacts to less than significant levels, where necessary and feasible.
- b) The proposed project may have the potential to cumulatively contribute to aesthetics, air quality, biological resources, cultural resources, tribal cultural resources, greenhouse gas emissions, and traffic impacts. The EIR will evaluate the proposed project’s contribution to cumulative impacts in these and other areas, as appropriate.
- c) The proposed project could result in the long-term operation of an emission source that would adversely affect nearby sensitive receptors. Furthermore, short-term construction activities could result in temporary increases in pollutant concentrations. Pollutants of primary concern commonly associated with construction-related activities include toxic air contaminants (i.e., diesel particulate matter [DPM]), asbestos, and fugitive dust. Within the project area, the potential for increased occurrences of Valley Fever is also of concern. Human health impacts from the proposed project’s short-term cumulative contribution to air quality impacts will be further evaluated in the EIR.