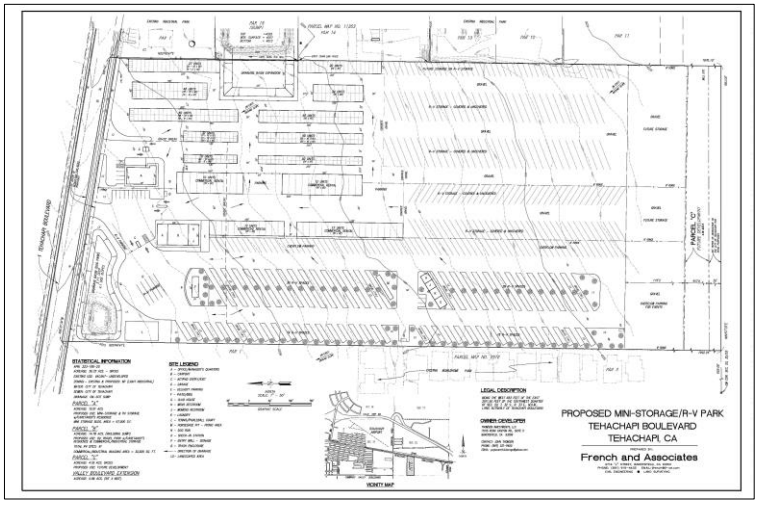

NEGATIVE DECLARATION

25-Acre Mini-Storage / RV Travel Park

January 2022

PREPARED FOR:

CITY OF TEHACHAPI CALIFORNIA

City of Tehachapi
115 S. Robinson St.
Tehachapi, CA 93561

PREPARED BY:

Crawford & Bowen Planning, Inc.
113 N. Church Street, Suite 302
Visalia, CA 93291

Initial Study / Negative Declaration

25-Acre Mini-Storage / RV Travel Park

Prepared for:

City of Tehachapi
115 S. Robinson St.
Tehachapi, CA 93561
(661) 822-2200 ext. 118
Contact: Kim Burnell, Senior Planner
kburnell@tehachapicity.com

Prepared by:

Crawford & Bowen Planning, Inc.
113 N. Church Street, Suite 302
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(559) 840-4414
Contact: Travis Crawford, AICP

January 2022

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Chapter 1

INTRODUCTION

INTRODUCTION

1.1 Project Summary

This document is the Initial Study / Negative Declaration (IS/ND) on the potential environmental effects of the proposed 25-Acre Mini Storage and Recreational Vehicle (RV) Travel Park Facility (Project). The Project Applicant intends to construct up to 391 Mini-Storage units (of various sizes totaling 57,000 sq. ft.), up to 51 commercial/industrial storage units (of various sizes totaling 32,825 sq. ft.), 91 RV spaces and two caretaker's units (one for the Mini-Storage and one for the RV Travel Park). The Project also includes areas for RV storage (covered and uncovered). A drainage basin is proposed at the northwest corner of the site in addition to expansion of an existing basin located adjacent to the site near the northeast corner of the site. The approximately 25-acre site is located adjacent to and south of Tehachapi Boulevard and approximately 600 feet east of Dennison Road.

The proposed Project is more fully described in Chapter Two – Project Description.

The City of Tehachapi will act as the Lead Agency for this project pursuant to the *California Environmental Quality Act (CEQA)* and the *CEQA Guidelines.*

1.2 Document Format

This IS/ND contains five chapters, and appendices. Section 1, Introduction, provides an overview of the project and the CEQA environmental documentation process. Chapter 2, Project Description, provides a detailed description of project objectives and components. Chapter 3, Initial Study Checklist, presents the CEQA checklist and environmental analysis for all impact areas, mandatory findings of significance, and feasible mitigation measures. If the proposed project does not have the potential to significantly impact a given issue area, the relevant section provides a brief discussion of the reasons why no impacts are expected. If the project could have a potentially significant impact on a resource, the issue area discussion provides a description of potential impacts, and appropriate mitigation measures and/or permit requirements that would reduce those impacts to a less than significant level. Chapter 4, List of Preparers, provides a list of key personnel involved in the preparation of the IS/ND.

Environmental impacts are separated into the following categories:

Potentially Significant Impact. This category is applicable if there is substantial evidence that an effect may be significant, and no feasible mitigation measures can be identified to reduce

impacts to a less than significant level. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

Less Than Significant After Mitigation Incorporated. This category applies where the incorporation of mitigation measures would reduce an effect from a "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measure(s), and briefly explain how they would reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).

Less Than Significant Impact. This category is identified when the project would result in impacts below the threshold of significance, and no mitigation measures are required.

No Impact. This category applies when a project would not create an impact in the specific environmental issue area. "No Impact" answers do not require a detailed explanation if they are adequately supported by the information sources cited by the lead agency, which show that the impact does not apply to the specific project (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.)

Regardless of the type of CEQA document that must be prepared, the basic purpose of the CEQA process as set forth in the CEQA Guidelines Section 15002(a) is to:

(1) Inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities.
(2) Identify ways that environmental damage can be avoided or significantly reduced.
(3) Prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible.
(4) Disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

According to Section 15070(b), a Negative or Mitigated Negative Declaration is appropriate if it is determined that:

(1) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or

(2) The initial study identifies potentially significant effects, but:

a. Revisions in the project plans or proposals made by or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
b. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

The Initial Study contained in Section Three of this document has determined that the environmental impacts are less than significant and therefore a Negative Declaration will be adopted.

Chapter 2

PROJECT DESCRIPTION

Project Description

2.1 Project Location and Surrounding Land Use

The approximately 25-acre site is located adjacent to and south of Tehachapi Boulevard and approximately 600 feet east of Dennison Road. The site is comprised of Assessor's Parcel Number 223-190-20 and is within the limits of the City of Tehachapi. The site has been designated by the City's General Plan as M-1 (Light Industrial), such as the proposed Project. The site is within the Tehachapi USGS Quadrangle, Township 32S, Range 33E, Section 22. See Figure 1 – Vicinity Map.

Land uses and zoning designations of adjacent parcels surrounding the site are as follows:

Surrounding Land Use and Zoning

Location	Existing Land Use	Current Zoning Classification
North	Heavy Industrial	M-2 (Light Industrial)
South	Vacant	T-4 (Neighborhood General)
West	Light Industrial and Mobile Home Park	M-1 (Light Industrial) and MP (Mobile Home Park)
East	Vacant	M-1 (Light Industrial)

2.2 Project Description

The Project Applicant is proposing to develop approximately 25-acres of land into a Mini-Storage and RV Travel Park which will consist of the following:

Parcel "A"

- 10.51 acres of Mini-Storage
  - 57,000 square feet of mini-storage building area with 391 storage units
  - Caretaker's residence

Parcel "B"

- 14.78 of RV Park and Commercial Storage
  - 91 RV Sites
  - 32,825 square feet of commercial/industrial storage with 51 storage units
  - Caretaker's residence

Parcel "C"

- 4.18 acres of future development (not part of this analysis)

When complete, the Project would result in up to 391 Mini-Storage units (of various sizes totaling 57,000 sq. ft.), up to 51 commercial/industrial storage units (of various sizes totaling 32,825 sq. ft.), 91 RV Travel Park spaces, an office, restrooms, laundry facilities, a clubhouse, and two caretaker's units (one for the Mini-Storage and one for the RV Travel Park). The Project also includes areas for RV storage (covered and uncovered). A drainage basin is proposed at the northwest corner of the site in addition to expansion of an existing basin located adjacent to the site near the northeast corner of the site. Refer to Figure 2 – Proposed Site Plan.

Existing City services (water, sewer and stormwater) are located in adjacent roadways and the Project Applicant will be required to tie into these existing facilities. Construction is expected to begin in 2022 and will take approximately 12 months to complete.

2.3 Objectives

The following are the primary objectives of the 25-Acre Mini Storage / RV Travel Park Project:

- To create an economically sustainable mini-storage and recreational vehicle travel park facility that will provide economic opportunities within the City of Tehachapi.
- Ensure the provision of self-storage services needed to accommodate the residents of Tehachapi and the surrounding areas.
- To provide additional recreational vehicle park facilities to serve travelers moving through the area.

2.4 Other Required Approvals

The proposed Project would include, but not be limited to, the following regulatory requirements:

City of Tehachapi

The City of Tehachapi will be the Lead Agency for the proposed Project, pursuant to the California Environmental Quality Act (CEQA). The following approvals will be required:

- Adoption of the Negative Declaration and associated findings
- Architectural Design and Site Plan Approval
- Issuance of grading, encroachment and building permits

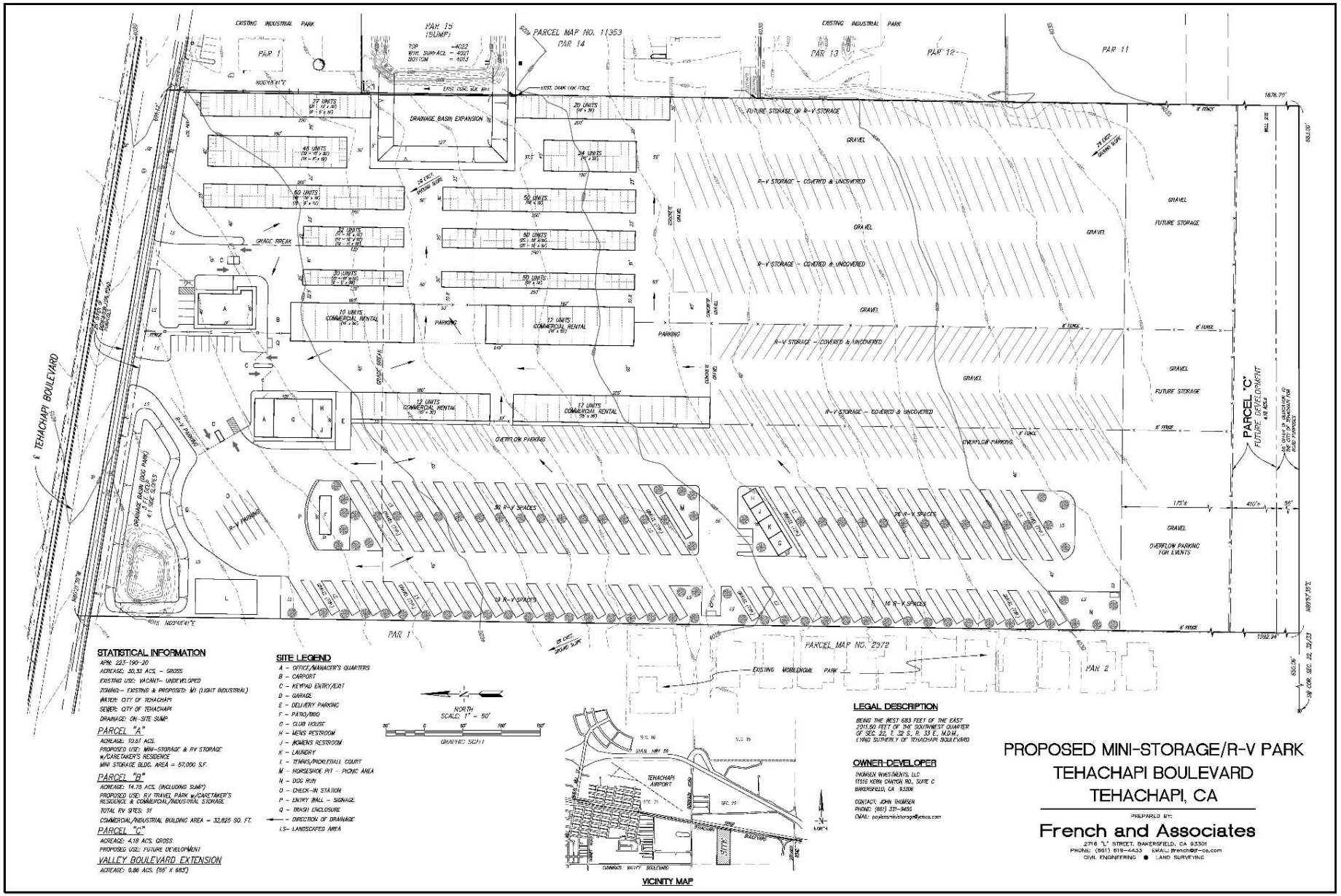
Other Public Agencies

The Project will require various permits and/or entitlements from regulatory agencies. These may include, but not be limited to the following:

- Eastern Kern Air Pollution Control District – approval of construction and/or operational air quality permits
- Storm Water Pollution Prevention Plan
- Regional Water Quality Control Board
- Kern County Fire Department

Figure 1
Vicinity Map

Figure 2
Proposed Site Plan



Chapter 3

IMPACT ANALYSIS

Initial Study Checklist

3.1 Environmental Checklist Form

Project title:

25-Acre Mini-Storage / RV Travel Park

Lead agency name and address:

City of Tehachapi
115 S. Robinson Street
Tehachapi, CA 93561

Contact person and phone number:

Kim Burnell, Senior Planner
City of Tehachapi
661.822.2200 ext. 118
kburnell@tehachapicityhall.com

Project location:

The approximately 25-acre site is located adjacent to and south of Tehachapi Boulevard and approximately 600 feet east of Dennison Road. The site is comprised of Assessor's Parcel Number 223-190-20 and is within the limits of the City of Tehachapi.

Project sponsor's name/address:

Thomsen Investments, LLC
11015 Kern Canyon Road, Suite C
Bakersfield, CA 93306

General plan designation:

5A – Freeway Corridor

Zoning:

M-1 (Light Industrial)

Description of project:

See Section Two – Project Description.

Surrounding land uses/setting:

See Section Two – Project Description.

Other public agencies whose approval or consultation is required (e.g., permits, financing approval, participation agreements):

- Eastern Kern Air Pollution Control District
- Regional Water Quality Control Board (SWPPP)
- Kern County Fire Department

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

The City provided AB 52 consultation letters to the appropriate Native American Tribes. As of January 15, 2022, the City has not received any project-specific requests from any Tribes for further consultation associated with the proposed Project. Refer to Section 3.18 – Tribal Cultural Resources for more information.

3.2 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 and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Tribal Cultural Resources	☐ Utilities/Service Systems

☐ Mandatory Findings of Significance

3.3 Determination

On the basis of this initial evaluation:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an

ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (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.

Kim Burnell — Date

Senior Planner

City of Tehachapi

I. AESTHETICS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

SETTING

Environmental Setting

The proposed Project is located in the eastern area of Tehachapi, Kern County, California. The Project area consists of approximately 25 acres and is currently vacant with some grasses and scrub brush.

The site is located in an area that is planned for industrial uses. Nearby development includes a mobile home park and commercial facilities to the west; commercial facilities to the east; vacant land to the south; and Tehachapi Boulevard (and vacant land) to the north. The visual features of the existing visual environment in the proposed Project area are relatively uniform, consisting mainly of commercial developments and vacant parcels generally void of vegetation. The existing structures in the area are typical of a commercial/industrial area (warehouses and small commercial buildings), but the area can be considered "under-built" at this point because only a small portion of this specific area is occupied. There is no existing lighting on the Project site. Site photos were taken in December 2021 by Travis Crawford, Environmental Consultant (Crawford & Bowen Planning, Inc.) for Tehachapi.

View from Tehachapi Boulevard looking south

View from Tehachapi Boulevard looking southwest

View from Tehachapi Boulevard looking east

Regulatory Setting

Federal

Aesthetic resources are protected by several federal regulations, none of which are relevant to the proposed Project because it will not be located on lands administered by a federal agency, and the proposed Project applicant is not requesting federal funding or a federal permit.

State

Nighttime Sky – Title 24 Outdoor Lighting Standards

The Energy Commission adopted changes to Title 24, Parts 1 and 6, Building Energy Efficiency Standards (Standards), on April 23, 2008. These new Standards became effective on January 1, 2010. Requirements for outdoor lighting remained consistent with past Standards and the requirements vary according to which "Lighting Zone" the equipment is in. The Standards contain lighting power allowances for newly installed equipment and specific alterations that are dependent on which Lighting Zone the Project is located in. Existing outdoor lighting systems are not required to meet these lighting power allowances. However, alterations that increase the connected load, or replace more than 50% of the existing luminaires, for each outdoor lighting application that is

regulated by the Standards, must meet the lighting power allowances for newly installed equipment.

An important part of the Standards is to base the lighting power that is allowed on how bright the surrounding conditions are. The eyes adapt to darker surrounding conditions, and less light is needed to properly see; when the surrounding conditions get brighter, more light is needed to see. The least amount of power is allowed in Lighting Zone 1 and increasingly more power is allowed in Lighting Zones 2, 3, and 4.

The Energy Commission defines the boundaries of Lighting Zones based on U.S. Census Bureau boundaries for urban and rural areas as well as the legal boundaries of wilderness and park areas. By default, government designated parks, recreation areas and wildlife preserves are Lighting Zone 1; rural areas are Lighting Zone 2; and urban areas are Lighting Zone 3. Lighting Zone 4 is a special use district that may be adopted by a local government.

California Scenic Highway Program

The Scenic Highway Program allows county and city governments to apply to the California Department of Transportation (Caltrans) to establish a scenic corridor protection program which was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263.

RESPONSES

a. Have a substantial adverse effect on a scenic vista?

Less than Significant Impact. Site construction will result in up to 319 mini-storage units, 51 commercial/industrial storage unit, and 91 RV sites. In addition, the Project includes an office, two caretaker's residences, restrooms, laundry facilities, RV storage areas and related improvements such as a parking lot, site landscaping, and driveways. The structures will be a single story in height and will conform to design standards set forth by the City's General Plan and Zoning Ordinance. The proposed Project site is located in an area that is partially developed with commercial/industrial uses and will not result in a use that is visually incompatible with the surrounding area.

The City of Tehachapi General Plan does not identify any scenic vistas within the proposed Project area. A scenic vista is generally considered a view of an area that has remarkable scenery or a resource that is

indigenous to the area. The Project is located in an area of minimal topographic relief, and views of or from the site can easily be obscured by buildings and other structures. Neither the Project area nor any surrounding land use contains features typically associated with scenic vistas (e.g., ridgelines, peaks, overlooks).

Construction activities will occur over a single phase and will be visible from the adjacent roadsides; however, the construction activities will be temporary in nature and will not affect a scenic vista. The impact will be ***less than significant***.

Mitigation Measures: None are required.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

Less than Significant Impact. See Response to Impact a, above. There are no trees, rock outcroppings or historic buildings located on or near the site. In addition, there are three state highways within Kern County that are listed as an "Eligible State Scenic Highway," however none are located near the proposed Project site. These are Highways 395, 14 and 58 (east of Highway 14)[1]. The section of SR 58 that is eligible for designation is approximately 14 miles east of the Project site and is not visible from the site. Any impacts would be considered ***less than significant***.

Mitigation Measures: None are required.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Less than Significant Impact. Site construction will result in up to 319 mini-storage units, 51 commercial/industrial storage unit, and 91 RV sites. In addition, the Project includes an office, two caretaker's residences, restrooms, laundry facilities, RV storage areas and related improvements such as a parking lot, site landscaping, and driveways. The facility's structures will be a single story in height and will conform to design standards set forth by the City's General Plan, Zoning Ordinance and adopted Architectural Design Guidelines. The proposed Project site is located in an area that is partially developed with commercial/industrial uses and will not result in a use that is visually incompatible with the surrounding area. In addition, the area is planned for other industrial uses (as most of the

[1] http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/ (accessed July 2016).

surrounding parcels are zoned for industrial use with the exception of land to the south which is designated as T-4, Neighborhood General) and therefore the Project will have similar visual character to other commercial and industrial uses in the area. Thus, the proposed Project will not substantially degrade the existing visual character or quality of the area or its surroundings.

The impact will be ***less than significant***.

Mitigation Measures: None are required.

d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Nighttime lighting is necessary to provide and maintain safe, secure, and attractive environments; however, these lights have the potential to produce spillover light and glare and waste energy, and if designed incorrectly, could be considered unattractive. Light that falls beyond the intended area is referred to as "light trespass." Types of light trespass include spillover light and glare. Minimizing all these forms of obtrusive light is an important environmental consideration. A less obtrusive and well-designed energy efficient fixture would face downward, emit the correct intensity of light for the use, and incorporate energy timers.

Spillover light is light emitted by a lighting installation that falls outside the boundaries of the property on which the installation is sited. Spillover light can adversely affect light-sensitive uses, such as residential neighborhoods at nighttime. Because light dissipates as it travels from the source, the intensity of a light fixture is often increased at the source to compensate for the dissipated light. This can further increase the amount of light that illuminates adjacent uses. Spillover light can be minimized by using only the level of light necessary, and by using cutoff type fixtures or shielded light fixtures, or a combination of fixture types.

Glare results when a light source directly in the field of vision is brighter than the eye can comfortably accept. Squinting or turning away from a light source is an indication of glare. The presence of a bright light in an otherwise dark setting may be distracting or annoying, referred to as discomfort glare, or it may diminish the ability to see other objects in the darkened environment, referred to as disability glare. Glare can be reduced by design features that block direct line of sight to the light source and that direct light downward, with little or no light emitted at high (near horizontal) angles, since this light would travel long distances. Cutoff-type light fixtures minimize glare because they emit relatively low-intensity light at these angles.

Currently the sources of light in the Project area are from streetlights, the vehicles traveling along Tehachapi Boulevard, and security lighting at the neighboring commercial/industrial buildings and the existing mobile home park. The Project would include nighttime lighting for building and parking lot security. However, compliance with the City's General Plan Policies as well as City Ordinance Code Section 4.40.090 will ensure that impacts remain less than significant. Lighting fixtures for security would be designed with "cutoff" type fixtures or shielded light fixtures, or a combination of fixture types to cast light downward, thereby providing lighting at the ground level for safety while reducing glare to adjacent properties. Accordingly, the Project would not create substantial new sources of light or glare. Potential impacts are ***less than significant***.

Mitigation Measures: None are required.

II. AGRICULTURE AND FOREST RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

SETTING

Environmental Setting

The proposed Project site is located in an area of the City considered urban, built up land by the State Farmland Mapping and Monitoring Program. The Project area consists of approximately 25 acres and is currently vacant with some grasses and scrub brush.

Regulatory Setting

Federal

Federal regulations for agriculture and forest resources are not relevant to the proposed Project because it is not a federal undertaking (the Project site is not located on lands administered by a federal agency, and the Project applicant is not requesting federal funding or a federal permit).

State

State regulations for agriculture and forest resources are not relevant to the proposed Project because no agricultural resources exist on the site.

RESPONSES

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?

No Impact. The Project site is located in an area of the City considered urban, built up land by the State Farmland Mapping and Monitoring Program and the site has been designated by the City of Tehachapi's General Plan for light industrial uses. The Project is located in an area that is planned for industrial uses and there are no agriculturally-designated lands surrounding the site; as such, the proposed Project will not result in the conversion of Prime Farmland to non-agricultural uses. No land under the Williamson Act contract occurs in the Project area. The proposed Project does not have the potential to result in conversion or loss of forestland uses to non-forestland. There is ***less than significant impact***.

Mitigation Measures: None are required.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Project site is zoned as M-1 Light Industrial. Since the site is not zoned for agriculture, and is not covered by a Williamson Act contract, there is ***no impact***.

Mitigation Measures: None are required.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The Project is not zoned for forestland and does not propose any zone changes related to forest or timberland. There is ***no impact***.

Mitigation Measures: None are required.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. No conversion of forestland, as defined under Public Resource Code or General Code, as referenced above, would occur as a result of the Project. There is ***no impact***.

Mitigation Measures: None are required.

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?

Less than Significant Impact. No land conversion from Farmland would occur for the Project. The Project is located in an area that is planned for industrial uses and there are no agricultural lands surrounding the site. As such, the proposed Project does not have the potential to result in the conversion of Farmland to non-agricultural uses or forestland uses to non-forestland. There is ***less than significant impact***.

Mitigation Measures: None are required.

III. AIR QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

SETTING

Environmental Setting

The proposed Project is located in Kern County within the westernmost portion of the Mojave Desert Air Basin (MDAB), where the Eastern Kern Air Pollution Control District (EKAPCD) acts as the regulatory agency for air pollution control and is the local agency empowered to regulate air pollutant emissions within the proposed project area.

The MDAB includes the desert portions of Los Angeles and San Bernardino Counties, the eastern portion of Kern County and the northeastern desert portion of Riverside County. Key topographical features that

define the MDAB are the Tehachapi Mountains to the west, the San Gabriel Mountains to the south, and the southern end of the Sierra Nevada Mountains to the north. These features surround the desert floor with peak elevations from between 7,000 and 10,000 feet and effectively remove most of the precipitable water from the atmosphere before it reaches the region.[2]

Climate of the proposed project area is a continentally modified Mediterranean type, characterized by cool, moderately wet winters and warm, dry summers. Because of the elevation, colder winters occur than are typical of the Mediterranean climate. Mean monthly temperature for the year is reported to be 54°F with extremes of 105°F and –4°F. The growing season at the floor averages 168 days (April 28 – October 13). The mean annual precipitation in Tehachapi is 10.2 inches, 85 percent of which falls during the November through April period. Annual precipitation at higher elevations approaches 20 inches. Snowfall commonly occurs from December through March. Summer storms are infrequent, but rainfall may exceed 2 inches per 24 hours in August and September.

Regulatory Setting

Federal

Clean Air Act

The federal Clean Air Act of 1970 (as amended in 1990) required the U.S. Environmental Protection Agency (EPA) to develop standards for pollutants considered harmful to public health or the environment. Two types of National Ambient Air Quality Standards (NAAQS) were established. Primary standards protect public health, while secondary standards protect public welfare, by including protection against decreased visibility, and damage to animals, crops, landscaping and vegetation, or buildings. NAAQS have been established for six "criteria" pollutants: carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), ozone (O_3), particulate matter (PM_{10} and $PM_{2.5}$), and lead (Pb).

State

California Air Resources Board

The California Air Resources Board (CARB) is the state agency responsible for implementing the federal and state Clean Air Acts. CARB has established California Ambient Air Quality Standards (CAAQS), which include all criteria pollutants established by the NAAQS, but with additional regulations for Visibility Reducing Particles, sulfates, hydrogen Sulfide (H_2S), and vinyl chloride.

[2] City of Tehachapi General Plan Draft EIR. Page 4.3-1.

Under the provisions of the U.S. Clean Air Act, the Kern County portion of the MDAB has been classified as non-attainment, attainment, unclassified/attainment or unclassified under the established National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) for various criteria pollutants. Table 3.3-1 provides the EKAPCD's designation and classification based on the various criteria pollutants under both NAAQS and CAAQS. Table 3.3-2 provides the NAAQS and CAAQS.

Table 3.3-1
EKAPCD Attainment Status

Pollutant	Designation/Classification			
	National Ambient Air Quality Standards (NAAQS)			State Ambient Air Quality Standards
	EKAPCD	Kern River / Cummings Valley[1,2]	Indian Wells Valley[3,4,5]	
Ozone – 1 Hour	Attainment[6,7]	Part of EKAPCD Area	Part of EKAPCD Area	Nonattainment
Ozone – 8 Hour[8]	Nonattainment/ Marginal	Part of EKAPCD Area	Unclassifiable/ Attainment	Nonattainment
PM10	Unclassifiable/ Attainment	Serious Nonattainment	Attainment Maintenance	Nonattainment
PM2.5	Unclassifiable/ Attainment	Part of EKAPCD Area	Part of EKAPCD Area	Unclassified
Carbon Monoxide	Unclassifiable/ Attainment	Part of EKAPCD Area	Part of EKAPCD Area	Unclassified
Nitrogen Dioxide	Unclassified	Part of EKAPCD Area	Part of EKAPCD Area	Attainment
Sulfur Dioxide	Unclassified	Part of EKAPCD Area	Part of EKAPCD Area	Attainment
Lead Particulates	Unclassifiable/ Attainment	Part of EKAPCD Area	Part of EKAPCD Area	Attainment

Source: Eastern Kern Air Pollution Control District (EKAPCD). 2016. Eastern Kern APCD Attainment Status. http://www.kernair.org/Documents/Reports/EKAPCD%20Attainment%20Status%2011-20-14.pdf Website accessed by Molly Saso of Insight Environmental Consultants in April 2016.

Notes:
[1] Kern River Valley, Bear Valley, and Cummings Valley were previously included in the federally designated San Joaquin Valley PM10 Serious Nonattainment Area but were made a separate Nonattainment area in 2008.
[2] Kern River Valley, Bear Valley, and Cummings Valley are included in EKAPCD for all NAAQS other than PM10.
[3] Indian Wells Valley is a separate planning area from the rest of EKAPCD for PM10 NAAQS.
[4] Indian Wells Valley is a separate area for the 1997 and 2008 8-hour ozone NAAQS (0.08 & 0.075 ppm).
[5] Indian Wells Valley is included in EKAPCD for all NAAQS other than PM10 and 8-hour ozone.
[6] 1-hour ozone NAAQS was revoked effective June 15, 2004.
[7] EKAPCD was in attainment for 1-hour ozone NAAQS at time of revocation; the proposed Attainment Maintenance designation's effective date.
[8] Attainment for 1997 8-hour Ozone NAAQS (0.08 ppm), Nonattainment/Marginal for 2008 NAAQS (0.075 ppm), and Nonattainment State 8-hour standard (0.070 ppm)

Table 3.3-2
Federal & California Standards

		NAAQS	CAAQS
Pollutant	**Averaging Time**	**Concentration**	
O_3	8-Hour	0.070 ppm (137 µg/m^3) [c]	0.070 ppm (137 µg/m^3)
	1-Hour	[a]	0.09 ppm (180 µg/m^3)
CO	8-Hour	9 ppm (10 mg/m^3)	9 ppm (10 mg/m^3)
	1-Hour	35 ppm (40 mg/m^3)	20 ppm (23 mg/m^3)
NO_2	Annual Average	53 ppb (100 µg/m^3)	0.030 ppm (56 µg/m^3)
	1-Hour	100 ppb (188.68 µg/m^3)	0.18 ppm (338 µg/m^3)
SO_2	3-Hour	0.5 ppm (1,300 µg/m^3)	
	24 Hour	0.14 ppm (365 µg/m^3)	0.04 ppm (105 µg/m^3)
	1-Hour	75 ppb (196 µg/m^3)	0.25 ppm (655 µg/m^3)
Particulate Matter (PM10)	Annual Arithmetic Mean	[b]	20 µg/m^3
	24-Hour	150 µg/m^3	50 µg/m^3
Fine Particulate Matter (PM2.5)	Annual Arithmetic Mean	12 µg/m^3	12 µg/m^3
	24-Hour	35 µg/m^3	
Sulfates	24-Hour		25 µg/m^3
Pb [d]	Rolling Three-Month Average	0.15 µg/m^3	
	30 Day Average		1.5 µg/m^3
H_2S	1-Hour		0.03 ppm (42 µg/m^3)
Vinyl Chloride (chloroethene)	24-Hour		0.010 ppm (26 µg/m^3)
Visibility Reducing particles	8 Hour (1000 to 1800 PST)		[e]

ppm = parts per million ppb = parts per billion	mg/m3 = milligrams per cubic meter	µg/m ^{3}= micrograms per cubic meter

Source: San Joaquin Valley Air Pollution Control District (SJVAPCD). 2016. "Flat Griddle – Hamburger & Steak" Spreadsheet. February 25, 2016 and California Air Resources Board (CARB). Background Emissions Data http://www.arb.ca.gov/homepage.htm

Notes:
[a] 1-Hour O_3 standard revoked effective June 15, 2005.
[b]Annual PM 10 standard revoked effective December 18, 2006.
[c] EPA finalized the revised (2008) 8-hour O_3 standard of 0.075 ppm on March 27, 2008. The 1997 8-hour O_3 standard of 0.08 ppm has not been revoked. In the January 19, 2010 Federal Register, EPA proposed to revise the 2008 O_3 NAAQS of 0.075 ppm to a NAAQS in

the range of 0.060 to 0.070 ppm. EPA expects to finalize the revised NAAQS, which will replace the 0.075 ppm NAAQS, by July 29, 2011.
[d] On October 15, 2008, EPA strengthened the Pb standard.
[e] Statewide Visibility Reducing Particle Standard (except Lake Tahoe Air Basin): Particles in sufficient amount to produce an extinction coefficient of 0.23 per kilometer when the relative humidity is less than 70 percent. This standard is intended to limit the frequency and severity of visibility impairment due to regional haze and is equivalent to a 10-mile nominal visual range.

Additional State regulations include:

CARB Portable Equipment Registration Program – This program was designed to allow owners and operators of portable engines and other common construction or farming equipment to register their equipment under a statewide program so they may operate it statewide without the need to obtain a permit from the local air district.

U.S. EPA/CARB Off-Road Mobile Sources Emission Reduction Program – The California Clean Air Act (CCAA) requires CARB to achieve a maximum degree of emissions reductions from off-road mobile sources to attain State Ambient Air Quality Standards (SAAQS); off- road mobile sources include most construction equipment. Tier 1 standards for large compression-ignition engines used in off-road mobile sources went into effect in California in 1996. These standards, along with ongoing rulemaking, address emissions of nitrogen oxides (NOX) and toxic particulate matter from diesel engines. CARB is currently developing a control measure to reduce diesel PM and NOX emissions from existing off-road diesel equipment throughout the state.

California Global Warming Solutions Act – Established in 2006, Assembly Bill 32 (AB 32) requires that California's GHG emissions be reduced to 1990 levels by the year 2020. This will be implemented through a statewide cap on GHG emissions, which will be phased in beginning in 2012. AB 32 requires CARB to develop regulations and a mandatory reporting system to monitor global warming emissions levels.

Thresholds Adopted for the Evaluation of Air Quality Impacts Under CEQA

In order to maintain consistency with CEQA, the EKACPD adopted guidelines to assist applicants in complying with the various requirements. According to the EKAPCD's Guidelines[3], a proposed Project does not have significant air quality impacts on the environment, if operation of the project will:

- Emit (from all projects sources subject to EKAPCD Rule 201) less than offsets trigger levels set forth in Subsection III.B.3 of EKAPCD's Rule 210.1 (New and Modified Source Review Rule);

[3] Eastern Kern Air Pollution Control District (EKAPCD). 1996. Rule 208.2 "Criteria for Finding of No Significant Environmental Impact (California Environmental Quality Act). Revised May 2, 1996.

- Emit less than 137 pounds per day (25 tons per year) of NO_X or Reactive Organic Compounds from motor vehicle trips (indirect sources only);
- Not cause or contribute to an exceedance of any California or National Ambient Air Quality Standard;
- Not exceed the District health risk public notification thresholds adopted by the EKAPCD Board;
- Be consistent with adopted Federal and State Air Quality Attainment Plans.

The guideline thresholds are designed to implement the general criteria for air quality emissions as required in the State CEQA Guidelines, Appendix G, Paragraph III and CEQA (State of California CEQA Guidelines, §15064.7). As such, EKAPCD thresholds provide a means by which the general standards set forth by Appendix G may be used to quantitatively measure the air quality impacts of a specific project. According to the EKAPCD Guidelines and Thresholds of Significance for the City of Tehachapi, a proposed project would result in a significant impact if it exceeds any of the thresholds are presented in Table 3.3-3.

Table 3.3-3
EKAPCD CEQA Thresholds of Significance

Criteria Pollutant	Significance Level	
	Daily (Indirect Mobile Only)	Annual
NOx	137 lbs/day	25 tons/yr
ROG	137 lbs/day	25 tons/yr
SOx	-	27 tons/yr
PM10	-	15 tons/yr
PM2.5	-	15 tons/yr

In addition, the proposed Project is being evaluated pursuant to CEQA.

RESPONSES

a. Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. As discussed in Impact c), below, predicted construction and operational emissions would not exceed the EKAPCD significance thresholds for ROG, NOx, PM_{10}, and $PM_{2.5}$. As a result, the Project uses would not conflict with emissions inventories contained in regional air quality

attainment plans, and would not result in a significant contribution to the region's air quality non-attainment status. Additionally, the Project would comply with all applicable rules and regulations. Therefore, this impact is ***less than significant.***

Mitigation Measures: None are required.

b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less than Significant Impact. Because ozone is a regional pollutant, the pollutants of concern for localized impacts are CO and fugitive PM_{10} dust from construction. Ozone and PM_{10} exhaust impacts are addressed under Impact c), below. The proposed Project would not result in localized CO hotspots or PM_{10} impacts, as discussed below. Therefore, the proposed Project would not violate an air quality standard or contribute to a violation of an air quality standard in the Project area. Impacts are considered ***less than significant***.

Mitigation Measures: None are required.

c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less than Significant Impact. The estimated annual operational emissions are shown below. The California Emissions Estimator (CalEEMod), Version 2016.3.1, was used to estimate construction and operational (vehicle trips) emissions resulting from the proposed Project. For purposes of calculating project-related air emissions, it is assumed that the Project will be constructed and operational by 2023. The modeling results are provided in Table 3.3-4 (Construction Emissions) and 3.3-5 (Operational Emissions) and the CalEEMod output files are provided in Appendix A.

Table 3.3-4
Short-Term Project Emissions (Construction)

Emissions Source	Pollutant (tons/year)[1]					
	ROG	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Unmitigated						
Construction 2022, 2023	1.13	2.43	2.33	4.7700e-003	0.25	0.16
Is Threshold Exceeded For a Single Year?	**NO**	**NO**	**NO**	**NO**	NO	NO

Source: Crawford & Bowen Planning, Inc. 2022
Notes: 1) Emissions equaling 0.00 could represent emissions <0.005.
2) The EKAPCD has no established threshold.

Table 3.3-5
Operational Emissions

Emissions Source	Pollutant (tons/year)[1]					
	ROG	**NO_x**	**CO**	**SO_2**	**PM_{10}**	**$PM_{2.5}$**
Unmitigated						
Operational (Full Buildout) 2019	0.76	1.86	1.78	0.01	0.59	0.18
Is Threshold Exceeded?	**NO**	**NO**	**NO**	**NO**	NO	NO

Source: Crawford & Bowen Planning, Inc. 2022
Notes: 1) Emissions equaling 0.00 could represent emissions <0.005.
2) The EKAPCD has no established threshold.

As shown in Tables 3.3-4 and 3.3-5, the Project would not exceed any air emissions thresholds. Therefore, any impacts would be considered ***less than significant***.

Mitigation Measures: None are required.

d. Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. The proposed Project would not expose sensitive receptors to substantial concentrations of localized PM_{10}, carbon monoxide, diesel particulate matter, or hazardous pollutants, naturally occurring asbestos, or valley fever, as discussed below.

Localized PM_{10}

As shown in Response III-b, above, the Project would not generate a significant impact for construction-generated, localized PM_{10}. Therefore, the Project would not expose sensitive receptors to unhealthy levels of PM_{10}.

PM Hotspot

A $PM_{2.5}$ and PM_{10} Hotpot Analysis is not required for the Project because it is not a Project of Air Quality Concern (POAQC).

Carbon Monoxide Hotspot

As shown in Impact b), above, the Project would not generate a CO hotspot. In addition, the existing background concentrations of CO are low and any CO emissions would disperse rapidly. Therefore, the Project would not expose sensitive receptors to unhealthy levels of CO.

e. Create objectionable odors affecting a substantial number of people?

Less than Significant Impact. An evaluation is typically conducted for both of the following situations: 1) a potential source of objectionable odors is proposed for a location near existing sensitive receptors, and 2) sensitive receptors are proposed to be located near an existing source of objectionable odors. The criteria for this evaluation are based on the Lead Agency's determination of the proximity to one another of the proposed project and the sensitive receptors. A sensitive receptor is a location where human populations, especially children, senior citizens and sick persons, are present, and where there is a reasonable expectation of continuous human exposure to pollutants, according to the averaging period for ambient air quality standards, i.e. the 24-hour, 8-hour or 1-hour standards. Commercial and industrial sources are not considered sensitive receptors.

The proposed Project is not considered a source of objectionable odors or odorous compounds. Furthermore, there does not appear to be any significant source of objectionable odors in close proximity that may adversely impact the Project site when it is in operation. Additionally, the dispersion modeling presented in this analysis indicates that emissions from the project site is not expected to adversely impact surrounding receptors. As such, the proposed Project will not be a source of any odorous compounds nor will it likely be impacted by any odorous source. Any impacts would be ***less than significant***.

Mitigation Measures: None are required.

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐

e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

SETTING

Environmental Setting

The Tehachapi Valley is rich in environmental resources, both within town and in the surrounding areas of the Valley. These resources range from the flora and fauna and ecosystems of the Tehachapi Mountains to the south end of the Sierra Nevada Mountains. Between the natural mountainsides, foothills, and the town of Tehachapi itself, agriculture provides a potential source of locally grown food, as well as a physical transition and economic resource for the town and surrounding communities.

Vegetation

Major terrestrial communities in the City of Tehachapi include foothill pine oak woodland, non-native grassland, scrub oak chaparral. Other vegetation types in the City of Tehachapi include urban, agriculture, riparian, and wetland types.

The proposed Project site is routinely disked for weed control and as such, it supports relatively low species richness of wild, native plants. No aquatic or wetland features occur on the proposed Project site; therefore, jurisdictional waters are considered absent from the site.

Regulatory Setting

Federal

Endangered Species Act

The Federal Endangered Species Act (FESA) protects plants and wildlife that are listed as endangered or threatened by the USFWS and National Oceanic and Atmospheric Administration (NOAA) Fisheries.

Section 9 of the FESA prohibits the taking of listed wildlife, where taking is defined as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in such conduct" (50 CFR 17.3). For plants, this statute governs removing, possessing, maliciously damaging, or destroying any listed plant on federal land and removing, cutting, digging-up, damaging, or destroying any listed plant on non-federal land in knowing violation of state law (16USC1538). Pursuant to Section 7 of the FESA, federal agencies are required to consult with the USFWS if their actions, including permit approvals or funding, could adversely affect a listed plant or wildlife species or its critical habitat. Through consultation and the issuance of a biological opinion, the USFWS may issue an incidental take statement allowing take of the species that is incidental to another authorized activity, provided the action will not jeopardize the continued existence of the species. Section 10 of the FESA provides for issuance of incidental take permits to private parties, provided a Habitat Conservation Plan (HCP) is developed.

Migratory Bird Treaty Act

The MBTA implements international treaties devised to protect migratory birds and any of their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping, unless expressly authorized in the regulations or by permit. As authorized by the MBTA, the USFWS issues permits to qualified applicants for the following types of activities: falconry, raptor propagation, scientific collecting, special purposes (rehabilitation, education, migratory game bird propagation, and salvage), take of depredating birds, taxidermy, and waterfowl sale and disposal. The regulations governing migratory bird permits are in 50 CFR part 13 General Permit Procedures and 50 CFR part 21 Migratory Bird Permits. The State of California has incorporated the protection of birds of prey in Sections 3800, 3513, and 3503.5 of the CDFG Code.

Federal Clean Water Act

The federal Clean Water Act's (CWA's) purpose is to "restore and maintain the chemical, physical, and biological integrity of the nation's waters." Section 404 of the CWA prohibits the discharge of dredged or fill material into waters of the United States without a permit from the U.S. Army Corps of Engineers (ACOE). The definition of waters of the United States includes rivers, streams, estuaries, the territorial seas, ponds, lakes, and wetlands. Wetlands are defined as those areas "that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions (33 CFR 328.3 7b)." The USEPA also has authority over wetlands and may override an ACOE permit. Substantial impacts to wetlands may require an individual permit. Projects that only minimally affect wetlands may meet the conditions of one of the existing Nationwide Permits. A Water Quality Certification or Waiver pursuant to Section 401 of the CWA is required for Section 404 permit actions; this certification or waiver is issued by the RWQCB.

State

California Endangered Species Act

The California Endangered Species Act (CESA) generally parallels the main provisions of the FESA, but unlike its federal counterpart, the CESA applies the take prohibitions to species proposed for listing (called candidates by the state). Section 2080 of the CDFG Code prohibits the taking, possession, purchase, sale, and import or export of endangered, threatened, or candidate species, unless otherwise authorized by permit or in the regulations. Take is defined in Section 86 of the CDFG Code as to "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." The CESA allows for take incidental to otherwise lawful development projects. State lead agencies are required to consult with the CDFG to ensure that any action they undertake is not likely to jeopardize the continued existence of any endangered, threatened, or candidate species or result in destruction or adverse modification of essential habitat. The CDFG administers the act and authorizes take through Section 2081 agreements (except for designated fully protected species).

Fully Protected Species

The State of California first began to designate species as fully protected prior to the creation of the CESA and FESA. Lists of fully protected species were initially developed to provide protection to those animals that were rare or faced possible extinction, and included fish, amphibians, reptiles, birds, and mammals. Most fully protected species have since been listed as threatened or endangered pursuant to the CESA and/or FESA. The regulations that implement the Fully Protected Species Statute (CDFG Code Section 4700) provide that fully protected species may not be taken or possessed at any time. Furthermore, the CDFG prohibits any state agency from issuing incidental take permits for fully protected species, except for necessary scientific research.

Native Plant Protection Act

Regarding listed rare and endangered plant species, the CESA defers to the California Native Plant Protection Act (NPPA) of 1977 (CDFG Code Sections 1900 to 1913), which prohibits importing of rare and endangered plants into California, and the taking and selling of rare and endangered plants. The CESA includes an additional listing category for threatened plants that are not protected pursuant to NPPA. In this case, plants listed as rare or endangered pursuant to the NPPA are not protected pursuant to CESA, but can be protected pursuant to the CEQA. In addition, plants that are not state listed, but that meet the standards for listing, are also protected pursuant to CEQA (Guidelines, Section 15380). In practice, this is generally interpreted to mean that all species on lists 1B and 2 of the CNPS Inventory potentially qualify for protection pursuant to CEQA, and some species on lists 3 and 4 of the CNPS Inventory may qualify for protection pursuant to CEQA. List 3 includes plants for which more

information is needed on taxonomy or distribution. Some of these are rare and endangered enough to qualify for protection pursuant to CEQA. List 4 includes plants of limited distribution that may qualify for protection if their abundance and distribution characteristics are found to meet the standards for listing.

California Lake and Streambed Alteration Agreement

Sections 1600 through 1616 of the CDFG Code require that a Lake and Streambed Alteration Program Notification Package be submitted to the CDFG for "any activity that may substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake." The CDFG reviews the proposed actions and, if necessary, submits to the applicant a proposal for measures to protect affected fish and wildlife resources. The final proposal on which the CDFG and the applicant agree is the Lake and Streambed Alteration Agreement. Often, projects that require a Lake and Streambed Alteration Agreement also require a permit from the ACOE pursuant to Section 404 of the CWA. In these instances, the conditions of the Section 404 permit and the Lake and Streambed Alteration Agreement may overlap.

In addition, the proposed Project is being evaluated pursuant to CEQA.

RESPONSES

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 Game or U.S. Fish and Wildlife Service?

Less than Significant Impact. A desktop review of literature resources and site visit was conducted to determine if the proposed Project would significantly impact sensitive biological resources such as state and/or federally-listed threatened and/or endangered species. A site visit (and photo documentation) was conducted in December 2021 by Travis Crawford, Environmental Consultant for the City (Crawford & Bowen Planning, Inc.).

View from Tehachapi Boulevard looking south

View from Tehachapi Boulevard looking southwest

View from Tehachapi Boulevard looking east

In addition, a review of a recent California Natural Diversity Database (CNDDB) search from the area was conducted (See Appendix B for the full results). A total of 23 species was identified as having the potential to occur within a 10-mile radius. Of those, three (3) of the species are either threatened, candidate threatened or endangered. No species of any kind were observed during the site visit.

The City of Tehachapi and its immediate surroundings retain an open character, and opportunity for movement between the Tehachapi and Sierra Nevada Ranges is likely to remain for medium and large-bodied mammal species tolerant of human development. However, development of State Route 58 has resulted in a disruption of traditional wildlife corridors in the area. Vacant lands such as those associated with the Project provide foraging opportunities for a suite of migratory and colonial bird species.[4]

The Project site is vacant, contains no trees or vegetation (other than scrub brush) and is routinely managed for weeds. The site has been previously graded thus has undergone extensive ground disturbance in the past. No species were observed during the site visit, and due to the routine disturbance, it is highly unlikely that there is a viable seed bank for any special status vegetation are

[4] City of Tehachapi General Plan DEIR. Page 4.4-2

present. Because of the lack of trees, there were no raptors or nests observed on site. However, several bird species known in the region are protected under the Migratory Bird Treaty Act. Migratory birds can typically be seen foraging in fallow fields and grassland habitats and they nest in dense vegetation. However, because of the highly-disturbed nature of the site, and lack of dense vegetation and lack of trees, it is not anticipated that the site provide suitable habitat for Migratory Birds.

Areas surrounding the site include similar vacant lands as well as commercial/industrial establishments. The Project will not have any impact to any plant or animal species in surrounding areas.

As such, impacts to sensitive species will be ***less than significant***.

Mitigation Measures: None are required.

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 Game or U.S. Fish and Wildlife Service?

Less than Significant Impact. There are no waterways or vegetation on the subject site and the area consists of an actively maintained vacant field along with paved areas nearby. There is no riparian habitat or other sensitive natural community on site or adjacent to the Project. As such, any impacts would be ***less than significant.***

Mitigation Measures: None are required.

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

Less than Significant Impact. There are no aquatic features in the area. No wetlands occur in or near the Project site. Impacts would be ***less than significant.***

Mitigation Measures: None are required.

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?

Less than Significant Impact. There are no waterways or vegetation on the subject site and the area consists of an actively maintained vacant field. The Tehachapi area wildlife corridor lies east and west of the proposed Project site; however, the site is not situated on any known substantial wildlife corridor, and the proposed actions have limited scope and would not obstruct wildlife movement.

A considerable amount of open space lands in the vicinity of the proposed Project would continue to be used by native species for home range and dispersal movements. As such, any impacts would be ***less than significant.***

Mitigation Measures: None are required.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The proposed Project site and the surrounding vicinity are not part of any local policies or ordinances protecting biological resources. As such, the construction and operation of the proposed Project would have ***no impact*** on any policies or ordinances.

Mitigation Measures: None are required.

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?

No Impact. The proposed Project site and the surrounding vicinity are not part of any adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. As such, the construction and operation of the proposed Project would have ***no impact*** on any adopted habitat conservation plan.

Mitigation Measures: None are required.

V. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☒	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

SETTING

Environmental Setting

The study area is located on the eastern area of Tehachapi, Kern County, California. This places it within Tehachapi Valley, a mountain valley within the Tehachapi Mountains, at an elevation of approximately 3,970-feet above mean sea level (amsl). The Tehachapi Mountains, with elevations ranging from 4,000 to 8,000-feet amsl are part of the Transverse Ranges of California and run southwest to northeast for approximately 40 miles.

The Project site consists of approximately 25 acres, bordered by established roadways, vacant land, a mobile home park and commercial/industrial establishments. The site is vacant, contains no trees or vegetation (other than scrub brush) and is routinely managed for weeds.

Regulatory Setting

Federal

Cultural resources are protected by several federal regulations, none of which are relevant to this proposed Project because it will not be located on lands administered by a federal agency and the Project applicant is not requesting federal funding.

State

The proposed Project is subject to CEQA which requires public or private projects financed or approved by public agencies to assess their effects on historical resources. CEQA uses the term "historical resources" to include buildings, sites, structures, objects or districts, each of which may have historical, prehistoric, architectural, archaeological, cultural, or scientific importance. CEQA states that if implementation of a project results in significant effects on historical resources, then alternative plans or mitigation measures must be considered; however, only significant historical resources need to be addressed (CCR 15064.5, 15126.4). For the purposes of this CEQA document, a significant impact would occur if project implementation:

- Causes a substantial change in the significance of a historical resource
- Causes a substantial adverse change in the significance of an archaeological resource
- Disturbs any human remains, including those interred outside of formal cemeteries

Therefore, before impacts and mitigation measures can be identified, the significance of historical resources must be determined. CEQA guidelines define three ways that a property may qualify as a historical resource for the purposes of CEQA review:

- If the resource is listed in or determined eligible for listing in the California Register of Historical Resources (CRHR)
- If the resource is included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the PRC unless the preponderance of evidence demonstrates that it is not historically or culturally significant
- The lead agency determines the resource to be significant as supported by substantial evidence in light of the whole record (CCR, Title 14, Division 6, Chapter 3, Section 15064.5(a))

Each of these ways of qualifying as a historical resource for the purpose of CEQA is related to the eligibility criteria for inclusion in the CRHR (PRC 5020.1(k), 5024.1, 5024.1(g)).

A historical resource may be eligible for inclusion in the CRHR if it:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage
- Is associated with the lives of persons important in our past
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
- Has yielded, or may be likely to yield, information important in prehistory or history Properties that area listed in or eligible for listing in the National Register of Historic Places are considered eligible for listing in the CRHR, and thus are significant historical resources for the purpose of CEQA (PRC Section 5024.1(d)(1)).

Public Resources Code §5097.5

California Public Resources Code §5097.5 prohibits excavation or removal of any "vertebrate paleontological site...or any other archaeological, paleontological or historical feature, situated on public lands, except with express permission of the public agency having jurisdiction over such lands." Public lands are defined to include lands owned by or under the jurisdiction of the state or any city, county, district, authority or public corporation, or any agency thereof. Section 5097.5 states that any unauthorized disturbance or removal of archaeological, historical, or paleontological materials or sites located on public lands is a misdemeanor.

Senate Bill 18

SB 18 requires cities and counties to contact, and consult with California Native American tribes prior to amending or adopting any general plan or specific plan, or designating land as open space.

Human Remains

Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant

(MLD) to inspect the site and provide recommendations for the proper and dignified treatment of the remains and associated grave artifacts.

Paleontological Resources

Paleontological resources are the fossilized remains of plants and animals and associated deposits. The Society of Vertebrate Paleontology has identified vertebrate fossils, their taphonomic and associated environmental indicators, and fossiliferous deposits as significant nonrenewable paleontological resources. Botanical and invertebrate fossils and assemblages may also be considered significant resources.

CEQA requires that a determination be made as to whether a project would directly or indirectly destroy a unique paleontological resource or site or unique geological feature (CEQA Appendix G(v)(c)). If an impact is significant, CEQA requires feasible measures to minimize the impact (CCR Title 14(3) §15126.4 (a)(1)). California Public Resources Code §5097.5 (see above) also applies to paleontological resources.

RESPONSES

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? and

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than Significant Impact. The Project site consists of approximately 25 acres, bordered by established roadways, vacant land, a mobile home park and commercial/industrial establishments. The site is vacant, contains no trees or vegetation (other than scrub brush) and is routinely managed for weeds. Due to routine maintenance (weed management), it is unlikely that any historical, cultural, or archaeological resources exist on the surface of the site. In addition, the City's General Plan EIR did not specifically identify the Project site as containing any cultural or historical resources, however, the General Plan EIR did identify measures to protect undiscovered cultural and historical resources as described below.

Subsurface construction activities associated with the proposed Project (grading, trenching, foundations, etc.) could potentially uncover previously undiscovered historic resources. This is considered a potentially significant impact; however, implementation of standard protective measures outlined in the City's General Plan EIR will ensure that significant impacts remain ***less than significant.*** These measures include the following:

- The City shall be notified immediately if any prehistoric, archaeologic, or fossil artifact or resource is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action.
- All construction must stop if any human remains are uncovered, and the Kern County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.

Mitigation Measures: None are required.

c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact. There are no unique geological features or known fossil-bearing sediments in the vicinity of the proposed Project site. However, there remains the possibility for previously unknown, buried paleontological resources or unique geological sites to be uncovered during subsurface construction activities. Implementation of the standard protective measures from the City's General Plan EIR (outlined in response a.) would require inadvertently discovery practices to be implemented should previously undiscovered paleontological resources be located. As such, impacts to undiscovered paleontological resources would be ***less than significant.***

Mitigation Measures: None are required.

d. Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. Although unlikely given the highly disturbed nature of the site, subsurface construction activities associated with the proposed Project could potentially disturb previously undiscovered human burial sites. The California Health and Safety Code Section 7050.5 states that if human remains are discovered on-site, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition. If the Coroner determines that the remains are not subject to his or her authority and if the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the NAHC. The NAHC shall identify the person or persons it believes to be the "most likely descendant" (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of

treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resource Code Section 5097.98.

Although considered unlikely, subsurface construction activities could cause a potentially significant impact to previously undiscovered human burial sites. Implementation of the standard protective measures from the City's General Plan EIR (outlined in response a.) would require inadvertently discovery practices to be implemented should human remains be found during construction activities. Compliance with the City's General Plan EIR would ensure this impact remains ***less than significant.***

Mitigation Measures: None are required.

VI. ENERGY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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. 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?

Less Than Significant Impact. The proposed Project involves the construction of up to 918 Mini-Storage units and 72 RV storage spaces. During construction, the Project would consume energy in two general forms: (1) the fuel energy consumed by construction vehicles and equipment; and (2) bound energy in construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass. Title 24 Building Energy Efficiency Standards would provide guidance on construction techniques for the plant house to maximize energy conservation and it is expected that contractors have a strong financial incentive to use recycled materials and products originating from nearby sources in order to reduce materials costs. As such, it is anticipated that materials used in construction and construction vehicle fuel energy would not involve the wasteful, inefficient, or unnecessary consumption of energy.

Operational Project energy consumption would be minimal, as energy would be consumed for electricity (Office facility, Caretaker's facilities, site security lighting, RV Park and other minor electrical uses) and natural gas for heating associated with the Office and Caretaker's facilities. Operational energy in the form of fuel would also be consumed during each vehicle trip associated with the proposed Project.

As discussed in Impact XVII – Transportation/Traffic, the proposed Project would generate approximately 646 vehicle trips per day. The length of these trips and the individual vehicle fuel efficiencies are not known; therefore, the resulting energy consumption cannot be accurately calculated. Adopted federal vehicle fuel standards have continually improved since their original adoption in 1975 and assists in avoiding the inefficient, wasteful, and unnecessary use of energy by vehicles.

As discussed previously, the proposed Project would be required to implement and be consistent with existing energy design standards at the local and state level, such as Title 24. The Project would also be subject to energy conservation requirements in the California Energy Code and CALGreen for the new plant house. Adherence to state code requirements would ensure that the Project would not result in wasteful and inefficient use of non-renewable resources due to operation.

Therefore, any impacts are ***less than significant***.

Mitigation Measures: None are required.

VII. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the most recently	☐	☐	☒	☐

	adopted Uniform Building Code creating substantial risks to life or property?			
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

SETTING

Environmental Setting

The proposed Project is located in the eastern area of Tehachapi, Kern County, California. The Project area consists of approximately 25 acres and is currently vacant with some grasses and scrub brush. The site is relatively flat and is in the general vicinity of commercial/industrial land uses. According to the USDA Soils Report, the site consists of Havala sandy loam, 0 to 2 percent slopes.

The Project site and watershed are primarily Hydrologic Soil Group C. Soil Group C includes soils having a slow infiltration rate when thoroughly wet with layers which impede the downward movement of water or soils of moderately fine texture or fine texture.[5]

The Project site is approximately 15 miles from the White Wolf fault and 6 miles from the Garlock fault (not ruptured in recorded history). In 1952, Tehachapi experienced a 7.5 earthquake on the White Wolf fault.[6]

Faulting and Seismicity

The proposed Project site is located in a seismically active area, as is the majority of southern California. The numerous faults in southern California include active, potentially active, and inactive faults. As defined by the California Geological Survey (CGS), active faults are faults that have ruptured within Holocene time, or within approximately the last 11,000 years. Potentially active faults are those that show evidence of movement during Quaternary time (approximately the last 1.6 million years), but for which

[5] USDA Natural Resources Conservation – Web Soil Survey. Accessed January 2022.

[6] Tehachapi General Plan, page 2-106.

evidence of Holocene movement has not been established. Inactive faults have not moved in the last approximately 1.6 million years.

The ground surface in the vicinity of the proposed Project site is not transected by known active or potentially active faults. The site is not located within a State of California Seismic Hazards Zone considered susceptible to liquefaction. The site is not located within an Earthquake Fault Zone (formerly Alquist-Priolo Special Studies Zone, Hart and Bryant, 1997). However, the site is located in a seismically active area, and the potential for strong ground motion at the site is considered significant.

The active Garlock (West) fault is located approximately 6 miles southeast of the site. Based on the proximity and number of known active and potentially active faults within the general region, it is reasonable to expect a strong ground motion seismic event during the lifetime of structures for the proposed project. In general, potential hazards associated with seismic activity include strong ground motion, ground surface rupture, seismically induced liquefaction, and landsliding.

Soils

According to the USDA Soils Report, the site consists of Havala sandy loam, 0 to 2 percent slopes.

Regulatory Setting

Federal

Federal regulations for geology and soils are not relevant to the proposed Project because it is not a federal undertaking (the Project site is not located on lands administered by a federal agency, and the Project applicant is not requesting federal funding or a federal permit).

State

Uniform Building Code

The California Code of Regulations (CCR) Title 24 is assigned to the California Building Standards Commission, which, by law, is responsible for coordinating all building standards. The California Building Code incorporates by reference the Uniform Building Code with necessary California amendments. The Uniform Building Code is a widely adopted model building code in the United States published by the International Conference of Building Officials. About one-third of the text within the California Building Code has been tailored for California earthquake conditions.

Alquist-Priolo Earthquake Fault Zoning Act

"The Alquist-Priolo Earthquake Fault Zoning Act (formerly the Alquist-Priolo Special Studies Zone Act),

signed into law December 1972, requires the delineation of zones along active faults in California. The purpose of the Alquist-Priolo Act is to regulate development on or near active fault traces to reduce the hazards associated with fault rupture and to prohibit the location of most structures for human occupancy across these traces."

In addition, the proposed Project is being evaluated pursuant to CEQA.

RESPONSES

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

Less Than Significant. The Project will result in the development of structures that are located in a seismically active area of California. The discussion herein identifies potential impacts and mitigation measures to reduce impacts to a less than significant level. The Project site is not located within a currently designated Earthquake Fault Zone (formerly Alquist-Priolo Earthquake Fault Zone).[7] In addition, the City's General Plan identified a low risk from surface rupture, liquefaction, slope failure and tsunami, and a high risk from ground-shaking.[8] Low risk means no specific action is deemed necessary and the occurrence of a specific event is unlikely. High risk means risk is significant and occurrence of a particular emergency situation is highly probable or inevitable.

[7] http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps. Accessed January 2022.

[8] Tehachapi General Plan EIR, page 2-106.

Surface Fault Rupture

As noted previously, the proposed Project site is located in a seismically active area, as is the majority of southern California. The numerous faults in southern California include active, potentially active, and inactive faults. However, the Project site is not located within a State of California Earthquake Fault Zone and is not mapped as transected by a known active fault. The Garlock fault (to the southeast) is the nearest active earthquake fault (6 miles). However, according to the City's General Plan, the potential for impacts related to surface fault rupture at the Project site is considered to be low. Therefore, surface fault rupture impacts are considered less than significant.

Seismic Ground Shaking

The level of groundshaking at any given location within the City depends on many factors including the size and type of earthquake, distance from the earthquake and subsurface geologic conditions. The Garlock fault (to the southeast) is an active earthquake fault. In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The City of Tehachapi has incorporated numerous policies relative to seismicity to ensure the health and safety of all people. Design in accordance with these standards and policies would reduce any potential impact to a less than significant level. Because all proposed structures on the Project site must be designed in conformance with these state and local standards and policies, any potential impacts would be less than significant. In addition, the Project will be required to perform a final geotechnical evaluation of the site as required by the California Building Code Title 24, Part 2, Chapter 18 as identified below:

> Prior to ground-disturbing activities, a geotechnical engineer (or equivalent) shall be retained to perform a final geotechnical evaluation of the soils at a design-level. The evaluation shall be prepared in accordance with the standards and requirements outlined in California Building Code, Title 24, Part 2, Chapters 16-18, which addresses structural design, tests and inspections, and soils and foundation standards. The evaluation will be subject to review and approval by the City of Tehachapi. Structural elements shall then be designed to resist or accommodate appropriate site-specific ground motions and conform to the current California Building Code seismic design standards.

Liquefaction

Liquefaction occurs when soils lose their shear strength for short periods of time during an earthquake. Ground shaking of sufficient duration results in the loss of grain-to-grain contact, due to a rapid increase in pore water pressure, causing the soil to behave as a fluid for short periods of time. Potential effects of liquefaction may include loss of ground support, ground cracking, and/or settlement of structures

founded on liquefying soils. According to the City's General Plan, the potential for impacts in the City related to liquefaction are considered low[9] and therefore the impact is less than significant.

Landslides

Landslides occur where slopes are too steep or the earth materials too weak to support themselves. Landslides may also occur by seismic ground shaking, particularly where high groundwater is present. Based on the relatively flat site topography, it is not anticipated that landsliding could occur on the site. Therefore, the impact is less than significant.

Mitigation Measures: None are required.

b. Result in substantial soil erosion or the loss of topsoil? OR,

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? OR,

d. Be located on expansive soil, as defined in Table 18-1-B of the most recently adopted Uniform Building Code creating substantial risks to life or property?

Less Than Significant. Soil erosion refers to the process by which soil or earth material is loosened or dissolved and removed from its original location. Erosion can occur by many different processes and may occur at the Project site where bare soil is exposed to moving water or wind. Future construction activities at the Project site may result in ground surface disruption during excavation, grading, and trenching that would create the potential for erosion to occur. Over land or via storm sewer systems, polluted runoff is discharged, often untreated, directly into local water bodies. Soil erosion and the loss of topsoil is one of the most common sources of polluted stormwater runoff during construction activities. When left uncontrolled, stormwater runoff can erode soil and cause sedimentation in waterways, which collectively result in the destruction of fish, wildlife, and aquatic life habitats; a loss in aesthetic value; and threats to public health due to contaminated food, drinking water supplies, and recreational waterways.

Under the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) Stormwater Program is a comprehensive two-phased national program for addressing the non-agricultural sources

[9] Tehachapi General Plan EIR, page 2:106.

of stormwater discharges which adversely affect the quality of our nation's waters. The program uses the NPDES permitting mechanism to require the implementation of controls designed to prevent harmful pollutants, including soil erosion, from being washed by stormwater runoff into local water bodies. The construction activities for the proposed Project would be governed by the General Permit 2009-0009-DWQ (amended by 2010-0014-DWQ & 2012-0006-DWQ).

To ensure that construction activities are covered under General Permit 2009-0009-DWQ (amended by 2010-0014-DWQ & 2012-0006-DWQ), projects in California must prepare a Stormwater Pollution Prevention Plan (SWPPP) containing Best Management Practices (BMPs) to reduce erosion and sediments to meet water quality standards. Such BMPs may include: temporary erosion control measures such as silt fences, staked straw bales/wattles, silt/sediment basins and traps, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover. The BMPs and overall SWPPP is reviewed by the Regional Water Quality Control Board (RWQCB) as part of the permitting process. The SWPPP, once approved, is kept on site and implemented during construction activities and must be made available upon request to representatives of the RWQCB and/or the lead agency.

Land subsidence is the gradual settling or sinking of an area with little or no horizontal motion due to changes taking place underground. It is a natural process, although it can also occur (and is greatly accelerated) as a result of human activities. Common causes of land subsidence from human activity include: pumping water, oil, and gas from underground reservoirs; dissolution of limestone aquifers (sinkholes); collapse of underground mines; drainage of organic soils; and initial wetting of dry soils. Expansive soils generally result from specific clay materials that have the capacity to shrink or swell in the response to changes in moisture content. Although impacts from land subsidence and expansive soils are considered less than significant, assessment of the potential for land subsidence and expansive soils will be evaluated during the design phase of the Project as identified in the geotechnical report that is required as identified in Response a.

Mitigation Measures: None are required.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. The project will tie into the City's existing wastewater system and will not require installation of a septic tank or alternate wastewater disposal system. Refer to Section 3.19 – Utilities and Service Systems for more information. There is ***no impact.***

Mitigation Measures: None are required.

VIII. GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SETTING

Environmental Setting

Various gases in the earth's atmosphere play an important role in moderating the earth's surface temperature. Solar radiation enters earth's atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. GHGs are transparent to solar radiation, but are effective in absorbing infrared radiation. Consequently, radiation that would otherwise escape back into space is retained, resulting in a warming of the earth's atmosphere. This phenomenon is known as the greenhouse effect. Scientific research to date indicates that some of the observed climate change is a result of increased GHG emissions associated with human activity. Among the GHGs contributing to the greenhouse effect are water vapor, carbon dioxide (CO_2), methane (CH_4), ozone, Nitrous Oxide (NO_x), and chlorofluorocarbons. Human-caused emissions of these GHGs in excess of natural ambient concentrations are considered responsible for enhancing the greenhouse effect. GHG emissions contributing to global climate change are attributable, in large part, to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. In California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. Global climate change is, indeed, a global issue. GHGs are global pollutants, unlike criteria pollutants and TACs (which are pollutants of regional and/or local concern). Global climate change, if it occurs, could potentially affect water resources in California. Rising temperatures could be anticipated to result in sea-level rise (as polar ice caps melt) and possibly change the timing and amount of precipitation, which could alter water quality. According to some, climate change could result in more extreme weather patterns; both heavier precipitation that could lead to flooding, as well as more

extended drought periods. There is uncertainty regarding the timing, magnitude, and nature of the potential changes to water resources as a result of climate change; however, several trends are evident.

Snowpack and snowmelt may also be affected by climate change. Much of California's precipitation falls as snow in the Sierra Nevada and southern Cascades, and snowpack represents approximately 35 percent of the state's useable annual water supply. The snowmelt typically occurs from April through July; it provides natural water flow to streams and reservoirs after the annual rainy season has ended. As air temperatures increase due to climate change, the water stored in California's snowpack could be affected by increasing temperatures resulting in: (1) decreased snowfall, and (2) earlier snowmelt.

Regulatory Setting

Federal

The USEPA Mandatory Reporting Rule (40 CFR Part 98), which became effective December 29, 2009, requires that all facilities that emit more than 25,000 metric tons CO_2-equivalent per year beginning in 2010, report their emissions on an annual basis. On May 13, 2010, the USEPA issued a final rule that established an approach to addressing GHG emissions from stationary sources under the CAA permitting programs. The final rule set thresholds for GHG emissions that define when permits under the New Source Review Prevention of Significant Deterioration and title V Operating Permit programs are required for new and existing industrial facilities.

In addition, the Supreme Court decision in Massachusetts v. EPA (Supreme Court Case 05-1120) found that the USEPA has the authority to list GHGs as pollutants and to regulate emissions of GHGs under the CAA. On April 17, 2009, the USEPA found that CO_2, CH_4, NO_x, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride may contribute to air pollution and may endanger public health and welfare. This finding may result in the USEPA regulating GHG emissions; however, to date the USEPA has not proposed regulations based on this finding.

State

California is taking action to reduce GHG emissions. In June 2005, Governor Schwarzenegger signed Executive Order S-3-05 to address climate change and GHG emissions in California. This order sets the following goals for statewide GHG emissions:

- Reduce to 2000 levels by 2010
- Reduce to 1990 levels by 2020
- Reduce to 80 percent below 1990 levels by 2050

In 2006, California passed AB 32, the California Global Warming Solutions Act of 2006 (Act). The Act requires ARB to design and implement emission limits, regulations, and other feasible cost-effective measures to reduce statewide GHG emissions to 1990 levels by 2020. Senate Bill 97 was signed into law in August 2007. The Senate Bill required the Office of Planning and Research (OPR) to prepare, develop, and transmit to the Resource Agency guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions by July 1, 2009. On April 13, 2009, the OPR submitted to the Secretary for Natural Resources its recommended amendments to the State CEQA Guidelines for addressing GHG emissions. On July 3, 2009, the Natural Resources Agency commenced the Administrative Procedure Act rulemaking process for certifying and adopting the amendments. Following a 55-day public comment period and 2 public hearings, and in response to comments, the Natural Resources Agency proposed revisions to the text of the proposed Guidelines amendments. The Natural Resources Agency transmitted the adopted amendments and the entire rulemaking file to the Office of Administrative Law on December 31, 2009. On February 16, 2010, the Office of Administrative Law approved the amendments, and filed them with the Secretary of State for inclusion in the CCR. The Amendments became effective on March 18, 2010.

The AB 32 Scoping Plan contains the main strategies California will use to reduce GHG emissions that cause climate change. The scoping plan has a range of GHG reduction actions which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 cost of implementation fee regulation to fund the program. The first regulation adopted by the ARB pursuant to AB 32 was the regulation requiring mandatory reporting of GHG emissions. The regulation requires large industrial sources emitting more than 25,000 metric tons of CO_2 per year to report and verify their GHG emissions from combustion of both fossil fuels and biomass-derived fuels. The California Cap and Trade program is being developed and the ARB must adopt regulations by January 1, 2011. Finally, Governor Schwarzenegger directed the ARB, pursuant to Executive Order S-21-09, to adopt a regulation by July 31, 2010, requiring the state's load serving entities to meet a 33 percent renewable energy target by 2020.

In addition, the proposed Project is being evaluated pursuant to CEQA.

RESPONSES

a, b. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?

Less than Significant Impact. The U.S. Environmental Protection Agency published a rule for the mandatory reporting of greenhouse gases from sources that in general emit 25,000 metric tons or more

of carbon dioxide (CO2) per year. As shown in Appendix A (Air Emissions), the Project is estimated to produce 1,515.5 tons per year of CO2 (combined construction and operational totals). This represents only approximately six percent of the reporting threshold and thus is less than significant.

Additionally, emissions from construction are temporary in nature. The EKAPCD has implemented a guidance policy for development projects within their jurisdiction. This policy, "Guidance for Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA," approved by the Board on December 17, 2009, does not address temporary GHG emissions from construction, nor does this policy establish numeric thresholds for ongoing GHG emissions. Therefore, construction-generated GHGs are ***less than significant.***

Mitigation Measures: None are required.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
f. For a project within the vicinity of a private airstrip, would the project result in	☐	☐	☐	☒

	a safety hazard for people residing or working in the project area?			
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands	☐	☐	☐	☒

SETTING

Environmental Setting

The proposed Project is located in the eastern area of Tehachapi, Kern County, California. The Project area consists of approximately 25 acres and is currently vacant with some grasses and scrub brush. The site is relatively flat and is in the general vicinity of commercial/industrial land uses. A hazardous material is defined by the California Code of Regulations (CCR) as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of (CCR, Title 22, Division 4.5, Chapter 10, Article 2, Section 66260.10).

Similarly, hazardous wastes are defined as materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. According to Title 22 of the CCR, hazardous materials and hazardous wastes are classified according to four properties: toxic, ignitable, corrosive, and reactive (CCR, Title 22, Chapter 11, Article 3).

Areas are evaluated where historic or on-going activities have resulted in the known or suspected release of hazardous materials to soil and groundwater or to the air, as identified by the State Water Resources Control Board and the U.S. Environmental Protection Agency. Tehachapi is known for its history of rich agricultural production stemming from the mid 1900's. Since that time, commercial, residential and

industrial land uses have been introduced, but substantive agricultural areas with active farming practices remain. As a result, the potential for agricultural chemical residues to be present in shallow soils exists within the City.[10]

Wildfire Hazards

The major potential sources of wildland fire in Tehachapi are the natural brush lands that surround the community in the unincorporated lands but within the City's Sphere of Influence. The steeper slopes of the Tehachapi Mountains on the north and the vegetated slopes on the south pose a secondary threat to the City in that windborne embers may travel long distances in the wind.[11]

Airports

There are two airports in Tehachapi: The Tehachapi Municipal Airport (public airport near central Tehachapi) and the Mountain Valley Airport (private airport used for glider operations).[12] The Project is located approximately 900 feet southeast of the Municipal Airport. The Project is located within the Kern County Airport Land Use Plan Zone B1[13].

Schools

Tehachapi High School is located within ¼ mile of the proposed Project site (approximately 1,000 feet southwest of the proposed Project).

Regulatory Setting

Federal

The primary federal agencies with responsibility for hazardous materials management include the EPA, U.S. Department of Labor Occupational Safety and Health Administration (OSHA), and the U.S. Department of Transportation (DOT). The Environmental Protection Agency (EPA) was created to protect human health and to safeguard the natural environment – air, water and land – and works closely with other federal agencies, and state and local governments to develop and enforce regulations under existing environmental laws. Where national standards are not met, EPA can issue sanctions and take

[10] Tehachapi General Plan EIR, page 4.7-2.

[11] Ibid.

[12] Ibid, page 4.7-5.

[13] County of Kern Airport Land Use Compatibility Plan (2012), page 4-136.

other steps to assist the states in reaching the desired levels of environmental quality. EPA also works with industries and all levels of government in a wide variety of voluntary pollution prevention programs and energy conservation efforts.

State

The California Department of Industrial Relations, Division of Occupational Safety and Health is the administering agency designed to protect worker health and general facility safety. The California Department of Forestry and Fire Protection has designated the area that includes the, proposed Project site as a Local Responsibility Area, defined as an area where the local fire jurisdiction is responsible for emergency fire response.

In addition, the proposed Project is being evaluated pursuant to CEQA.

RESPONSES

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. This impact is associated with hazards caused by the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Construction

Proposed Project construction activities may involve the use and transport of hazardous materials. These materials may include fuels, oils, mechanical fluids, and other chemicals used during construction. Transportation, storage, use, and disposal of hazardous materials during construction activities would be required to comply with applicable federal, state, and local statutes and regulations. Compliance would ensure that human health and the environment are not exposed to hazardous materials. In addition, the Project would be required to comply with the National Pollutant Discharge Elimination System (NPDES) permit program through the submission and implementation of a Stormwater Pollution Prevention Plan during construction activities to prevent contaminated runoff from leaving the project site. Therefore, no significant impacts would occur during construction activities.

Operation

The Project will operate as a self-storage and RV Park facility. Operations such as this do not typically generate hazardous materials. However, use on site of potentially hazardous materials such as cleaning supplies, fuels or similar substances would require proper storage and handling techniques.

Any new hazardous materials transportation, use, and disposal would be subject to state and federal hazardous materials laws and regulations. The transport of hazardous materials is regulated by the U.S. DOT. Hazardous materials use, storage, and disposal would be subject to hazardous materials programs administered by EHS. It should be noted that the Project site is within Airport Compatibility Zone B-1 (see response e. below).

Hazardous materials objectives and policies contained in the proposed General Plan would further ensure the safe transport of hazardous materials. For example, Community Safety Objective 12, Policy CS41 requires coordinating the use of approved routes and notification of all transport of hazardous materials utilizing routes through Tehachapi while Policy CS42 requires that property owners along approved haul routes be informed of the potential for hazard release.

In addition, state codes require all businesses to disclose the use, handling, or storage of hazardous materials, and/or waste. This information is essential to the City's fire fighters, health officials, planners, elected officials, workers and their representatives so that they can plan for and respond to potential exposures to hazardous materials. In addition, it provides information to the community on chemical use, storage, handling, and disposal.[14]

Compliance with all federal, State and local regulations, and proposed General Plan objectives and policies such as these would ensure that development permitted by the proposed General Plan would not cause an adverse effect on the environment with respect to the use, storage, or disposal of general household and commercial hazardous substances generated from future development or uses.

The proposed Project includes land uses that are considered compatible with the surrounding uses. None of these land uses routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the exception of common residential grade hazardous materials such as household and commercial cleaners, paint, etc. The proposed Project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, nor would a significant hazard to the public or to the environment through the reasonably foreseeable upset and accidental conditions involving the likely release of hazardous materials into the environment occur.

[14] Tehachapi General Plan EIR, page 4.7-11.

The Project will be required to comply with established local, State and Federal regulations that govern the transport, use, storage, and disposal of hazardous materials. Therefore, the proposed Project will not create a significant hazard to the public or the environment and any impacts would be ***less than significant.***

Mitigation Measures: None are required.

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?

Less than Significant Impact. See Response a. above. As previously stated, the Project must comply with applicable local, state and federal regulations for hazardous materials management. These include regulations and programs administered by the Kern County Environmental Health Services Department as well as other requirements of state and federal laws and regulations, including compliance with the Uniform Fire Code for hazardous material storage. Any impacts would be ***less than significant***.

Mitigation Measures: None are required.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. Tehachapi High School is located within ¼ mile of the proposed Project site (approximately 1,000 feet southwest of the proposed Project). The Project is proposing to develop a Mini-Storage and RV Travel Park. Based on this type of development, it is not reasonably foreseeable that the proposed Project will cause a significant impact by emitting hazardous waste or bringing hazardous materials within one-quarter mile of an existing or proposed school. Land uses such as this do not generate, store, or dispose of significant quantities of hazardous materials. Such uses also do not normally involve dangerous activities that could expose persons onsite or in the surrounding areas to large quantities of hazardous materials. Therefore, the impact is ***less than significant.***

Mitigation Measures: None are required.

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?

No Impact. The proposed Project site is not located on a list of hazardous materials sites compiled

pursuant to Government Code Section 65962.5 (Geotracker[15] and DTSC Envirostor[16] databases – accessed in January 2022). The nearest Department of Toxic Substances Control listed site is the Nunes Ranch Cleanup Program Site (Geotracker identified the hazardous substance at this location as "other petroleum"). The site address is 21001 Dennison Road and is approximately 0.50 miles southwest of the Project site. In addition, the nearest Leaking Underground Tank (LUST) Cleanup site was at the SID Garage at 870 Tehachapi Boulevard, approximately 0.2 miles west of the Project site. The case was closed. There are no hazardous materials sites that impact the Project and therefore there is ***no impact***.

Mitigation Measures: None are required.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Less Than Significant Impact. The Project is located approximately 900 feet southeast of the Tehachapi Municipal Airport. The Project is located within the Kern County Airport Land Use Plan Zone B1[17], which allows uses such as those proposed by the Project (such as warehousing and offices less than two stories). Therefore, the Project is compatible with the Airport Land Use Plan. However, the Project will be required to dedicate an aviation easement associated with the site. Therefore, there is a ***less than significant impact.***

Mitigation Measures: None are required.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact. There are no private airstrips in the Project vicinity and as such, there is ***no impact***.

Mitigation Measures: None are required.

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[15] http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=tehachapi%2C+ca (accessed January 2022).

[16] http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=15000001 (accessed January 2022).

[17] County of Kern Airport Land Use Compatibility Plan (2012), page 4-136.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. The Project will be designed for adequate emergency access and will be reviewed by the City prior to final design. The site has two points of ingress/egress along Tehachapi Boulevard. In addition, no roadway design features are associated with the proposed Project that could interfere with existing emergency access and adequate emergency access is provided. Therefore, the Project will not impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Any impacts are ***less than significant***.

Mitigation Measures: None are required.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

No Impact. There are no wildlands on or near the Project site. There is ***no impact***.

Mitigation Measures: None are required.

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or	☐	☐	☒	☐

X. HYDROLOGY AND WATER QUALITY

Would the project:

		Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
	provide substantial additional sources of polluted runoff?				
f.	Otherwise substantially degrade water quality?	☐	☐	☒	☐
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j.	Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

SETTING

Environmental Setting

Water System and Supply

The Tehachapi Basin (Basin) provides the main source of water supply for the City of Tehachapi and surrounding communities. The TCCWD serves as Watermaster over the Basin. Tehachapi is currently allocated 1,897 acre-feet per year (afy). Major rights holders in addition to Tehachapi include the Golden Hills Community Services District (CSD), industrial and agricultural users.

Total groundwater storage of the Tehachapi Basin is estimated at 375,000 af (based on an estimated basin volume of 3,250,000 af and a specific yield of 7 percent).[18] The Basin consists of two separate groundwater basins (Tulare Lake T-028 – Tehachapi Valley West, and South Lahontan B-045 – Tehachapi Valley East). While the two basins are divided into two watersheds on the surface, hydrologically they are a single basin. According to the TCCWD, the Basin's safe yield is 5,500 af annually.[19]

The City's water service area covers approximately 4,800 acres and operates six wells serving five pressure zones.[20] The City water service area includes a variety of residential, commercial, governmental, institutional, and industrial water users. Water is distributed via a City-maintained system of 2-inch through 16-inch mainline piping. All of the potable domestic water is currently derived from groundwater wells.

Regional Watershed

The principal drainage courses in the Tehachapi Valley are Tehachapi Creek, which flows west to the San Joaquin Valley, and Cache Creek, which flows east to the Mojave Desert. Proctor Dry Lake also collects surface drainage that flows eastward. The majority of the stream flow coming into Tehachapi Valley percolates through streambeds and does not exit the valley via stream flow. Any stream flow that is lost from the basin is generally through surface water outflow in Tehachapi Creek, through evaporation from Proctor Dry Lake and in very wet years through surface water outflow to Cache Creek.

The Tehachapi basin is divided into two sub-basins: Tehachapi Valley East and Tehachapi Valley West. Immediately to the west is Brite Basin, a natural sink where several small streams that drain the surrounding valley walls disappear into the ground, mostly in the vicinity of Brite Lake. TCCWD operates three groundwater recharge sites within the adjudicated Tehachapi Basin. These are identified as China Hill, Antelope Dam and Gravel Pit. China Hill is operated on behalf of the Golden Hills Community Services District (GHCSD). GHCSD is credited for all imported water (minus losses) that are recharged at that location for its own use. TCCWD operates Antelope Dam and Gravel Pit as artificial recharge facilities using imported, State Water Project surface water. TCCWD distributes to customers, or retains for the common good, all net recharge at these locations. While other, smaller stormwater retention basins do exist throughout the basin, the recharge provided by these facilities is calculated and accounted for in the adjudicated NSY of 5,500 af/year.

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[18] Tehachapi Valley West Groundwater Bulletin: CA Groundwater Bulletin 118

[19] http://tccwd.com/ground-water-managment/, Accessed January 2022.

[20] Regional Urban Water Management Plan – 2015, page 4-2.

Regulatory Setting

Federal

Clean Water Act

The Clean Water Act (CWA) is intended to restore and maintain the chemical, physical, and biological integrity of the nation's waters (33 CFR 1251). The regulations implementing the CWA protect waters of the U.S. including streams and wetlands (33 CFR 328.3). The CWA requires states to set standards to protect, maintain, and restore water quality by regulating point source and some non-point source discharges. Under Section 402 of the CWA, the National Pollutant Discharge Elimination System (NPDES) permit process was established to regulate these discharges.

The National Flood Insurance Act (1968) makes available federally subsidized flood insurance to owners of flood-prone properties. To facilitate identifying areas with flood potential, Federal Emergency Management Agency (FEMA) has developed Flood Insurance Rate Maps (FIRM) that can be used for planning purposes.

State

State Water Resources Control Board

The State Water Resources Control Board (SWRCB), located in Sacramento, is the agency with jurisdiction over water quality issues in the State of California. The SWRCB is governed by the Porter-Cologne Water Quality Act (Division 7 of the California Water Code), which establishes the legal framework for water quality control activities by the SWRCB. The intent of the Porter-Cologne Act is to regulate factors which may affect the quality of waters of the State to attain the highest quality which is reasonable, considering a full range of demands and values. Much of the implementation of the SWRCB's responsibilities is delegated to its nine Regional Boards. The proposed Project site is located within the Central Valley Region.

Regional Water Quality Board

The Regional Water Quality Control Board (RWQCB) administers the NPDES storm water-permitting program in the Central Valley region. Construction activities on one acre or more are subject to the permitting requirements of the NPDES General Permit for Discharges of Storm Water Runoff Associated with Construction Activity (General Construction Permit). The General Construction Permit requires the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The plan will include specifications for Best Management Practices (BMPs) that will be implemented during proposed Project construction to control degradation of surface water by preventing the potential erosion of

sediments or discharge of pollutants from the construction area. The General Construction Permit program was established by the RWQCB for the specific purpose of reducing impacts to surface waters that may occur due to construction activities. BMPs have been established by the RWQCB in the California Storm Water Best Management Practice Handbook (2003), and are recognized as effectively reducing degradation of surface waters to an acceptable level. Additionally, the SWPPP will describe measures to prevent or control runoff degradation after construction is complete, and identify a plan to inspect and maintain these facilities or project elements.

In addition, the proposed Project is being evaluated pursuant to CEQA.

RESPONSES

a. Violate any water quality standards or waste discharge requirements?

Less than Significant Impact. The State Water Resources Control Board requires any new construction project over an acre to complete a Stormwater Pollution Prevention Plan (SWPPP). A SWPPP involves site planning and scheduling, limiting disturbed soil areas, and determining best management practices to minimize the risk of pollution and sediments being discharged from construction sites. Implementation of the SWPPP will minimize the potential for the proposed Project to substantially alter the existing drainage pattern in a manner that will result in substantial erosion or siltation onsite or offsite.

The proposed Project will result in wastewater from the facility's Office building (kitchen and restroom), the two Caretaker's residences (kitchen and restroom in each residence), and men's/women's restrooms (accessible to people using the Mini-Storage and RV Park facilities). Wastewater from these facilities will be discharged into the City's existing wastewater treatment system and its content would be typical of residential wastewater (restrooms and kitchen facilities). The relatively minor amount of new restroom and kitchen facilities from the Project will not produce a significant amount of wastewater. As there is no change of zone district or land use designation proposed in this Project, site buildout has been planned for and anticipated. Therefore, the proposed Project will not result in additional production of wastewater that was not already accounted for in the City's infrastructure planning documents. The City has indicated that it has capacity to serve the Project.

As such, the proposed Project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board.

Additionally, there will be no discharge to any surface or groundwater source. As such, the proposed Project will not violate any water quality standards and will not impact waste discharge requirements. The impact will be ***less than significant***.

Mitigation Measures: None are required.

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Less than Significant Impact. The proposed Project would not add significant demand for water to the City of Tehachapi water system, which is reliant on groundwater to serve its customers. The Project includes water use for restroom/kitchen facilities associated with the RV Park, Office, two Caretaker's units, men's/women's restrooms, landscaping, regular cleaning of the facilities, air conditioning units and other similar Project components. The storage units and RV parking/storage spaces will not provide water facilities.

The following assumptions were used to estimate Project water demand:

- **RV Park**: The RV Park will provide 91 RV sites with on-site restrooms. The City Study provides a framework to estimate water supplies for RV/camping facilities. According to the Study, RV/campgrounds with flush toilets would require approximately 120 gallons per day (GPD) per RV site. Thus, the RV Park would require approximately 3,985,800 gallons per year (GPY), or 12.23 acre feet per year (AFY) (120 GPD X 91 RV spaces = 10,920 GPD X 365 days = 3,985,800 GPY). This figure is inclusive of landscaping.

- **Office Building and Two Caretaker's Units:** The Office Building is approximately 2,800 square feet in size. Office buildings require approximately 100 GPD for every 1,000 square feet. Thus, the Office would require approximately 102,200 GPY, or 0.31 AFY (100 GPD X 2.8 = 280 GPD X 365 days = 102,200 GPY). The two Caretaker's units would be typical of other residential water demand in the City. This is estimated to be approximately 107,531 GPY or 0.33 AFY per unit. Thus, the two Caretaker's units would require approximately 215,062 GPY or 0.66 AFY. Using these figures, the Office Building and Two Caretaker's Units would require a total of 317,262 GPY, or 0.97 AFY (102,200 GPY for the Office + 215,062 GPY for the Two Caretaker's Units = 317,262 GPY).

Based on these figures, the Project would require a total of 13.2 AFY of water (12.23 + 0.97 = 13.2 AFY).

The City of Tehachapi relies on groundwater pumping from the adjudicated Tehachapi Basin to meet the demands of its customers. The City has an adjudicated allocation of 1,897 acre-feet/year (as of Year 2021) in addition to the right to recovery of previously recharged State Water Project (SWP) supplies purchased from the TCCWD in its Banked Water Reserve Account (BWRA). These supplies are delivered to the City through groundwater recharge. Total City consumption in 2021 was 2,090 AFY. This yields a requirement to hold 965 AF (5 X 193 AF) in the City's BWRA. The City currently holds 1,315.3 AF in this account. As such, the City's current BWRA holds sufficient water to supply 20 years of water to this Project. Additionally, according to the Greater Tehachapi Regional Urban Water Management Plan (RUWMP) (2015), the projected available water supply (shown in five-year increments) for the City is as follows:

Year	Projected Acre-Feet-Year of Available Water Supply[21]
2020	2,242 AFY
2025	2,347 AFY
2030	2,458 AFY
2035	2,575 AFY

According to the RUWMP, the City anticipates having groundwater supplies available to meet demands during the normal, single dry year, and multiple dry year scenarios.[22]

The 2015 RUWMP provided the amounts of groundwater pumped in the Tehachapi Basin from Years 2011 through 2015 as follows:

Year	Groundwater Volume Pumped from Tehachapi Basin (AF)
2011	5,089
2012	4,704
2013	5,931
2014	5,705
2015	5,681

[21] Greater Tehachapi RUWMP (2015), page 4-15, Table 4:6-9.

[22] Greater Tehachapi RUWMP (2015), page 4-17.

The TCCWD Annual Reports reflect information showing the amounts of groundwater pumped in the Tehachapi Basin from Years 2016 through 2020 as follows:

Year	Groundwater Volume Pumped from Tehachapi Basin (AF)*
2016	4,953
2017	4,672
2018	4,916
2019	4,378
2020	5,139

*Total amount of groundwater pumped for each year was derived from Figure 3 of each TCCWD Annual Report. Within Figure 3 of each report, the three columns under "Extractions by Source" were added to the column "Pumped/Purchased Recharge" to derive the total amount of groundwater pumped each year. For example, for Year 2016, the total amount of groundwater pumped is derived by adding the "Allowable Pumping Allocation" (4,650.68 AF) + "2014 Carryover" (0 AF) + "2015 Carryover" (213.06 AF) + "Pumped/Purchased Recharge" (89.26 AF) = 4,953.00 AF.

Based on ongoing monitoring of the Tehachapi Basin and conditions during prior years, the City anticipates that the safe yield (5,500 AFY) and water quality will remain close to current conditions for the next twenty years and beyond.

The proposed Project is an allowed use in the M-1 zone and as such, is generally included in the City's General Plan EIR water supply analysis and other City infrastructure planning documents. As such, the Project will not result in a water demand that is in excess of the City's infrastructure planning documents.

Therefore, the proposed Project would not require or result in the construction of new water facilities or expansion of existing facilities that could cause a significant environmental effect. Also, the City would have sufficient water supply available to serve the Project from its existing entitlements and resources available under the Tehachapi Basin amended Judgment and new and expanded entitlements would not be needed. The City of Tehachapi imposes a variety of development impact fees based on land use, size, and service impact area. The Water Fees would be paid upon issuance of a building permit. Thus, implementation of the proposed Project's impacts on water supply and facilities would be ***less than significant.***

Mitigation Measures: None are required.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Less than Significant Impact. The proposed Project would introduce new impervious surface in the form of asphalt and concrete to a site that is currently vacant land. These impervious surfaces in turn will cause a corresponding increase in runoff. The site is devoid of any well-defined drainage courses and natural drainage tends to sheet flow over the property on to surrounding areas. In order to ensure adequate site drainage on and around the site, the Project site has been designed so that storm water is collected and deposited in the City's existing storm drain system, which has adequate capacity. The Project is proposing a new storm drain basin at the northwest corner of the site as well as expansion of an existing storm basin located adjacent to the site near the northeast corner of the development. The storm water collection system design will be in compliance with the City of Tehachapi Development Standards and Kern County Hydrology Manual, and subject to review and approval by the City Public Works Department. Storm water during construction will be managed as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP is retained on-site during construction. As a result, impacts would be ***less than significant***.

Mitigation Measures: None are required.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Less than Significant Impact. Impacts regarding the alteration of drainage patterns to increase runoff that will potentially induce flooding have been discussed in the impact analysis for Response c. Storm water will be managed as part of the Storm Water Pollution Prevention Plan (SWPPP). A copy of the SWPPP is retained on-site during construction. As a result, impacts are ***less than significant***.

Mitigation Measures: None are required.

e. 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?

Less than Significant Impact. See Responses a, c and d. Implementation of the proposed Project will not require expansion of the City's existing stormwater system, nor will it result in additional sources of significant polluted runoff. The impact is ***less than significant.***

Mitigation Measures: None are required.

f. Otherwise substantially degrade water quality?

Less than Significant Impact. See Responses a, c and d. The Project would not otherwise degrade water quality and therefore the impact is ***less than significant***.

Mitigation Measures: None are required.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact. The Project site is in Zone X[23] (areas determined to be outside the 0.2% annual chance floodplain) and is not within a 100-year or 500-year flood zone as shown in the FEMA FIRM Special Flood Hazard Area maps. Therefore, there is ***no impact***.

Mitigation Measures: None are required.

h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact. The Project site is in Zone X (areas determined to be moderate to low risk areas) and is not within a 100-year or 500-year flood zone as shown in the FEMA FIRM Special Flood Hazard Area maps and therefore there is ***no impact***.

Mitigation Measures: None are required.

[23] https://www.propertyshark.com/mason/ca/Kern-County/Maps/Fema-Flood-Hazard-Areas (accessed January 2022).

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact. There are several reservoirs, lakes and levees within the Tehachapi region. However, only Brite Lake has an associated Dam Inundation Zone[24]. The Project site is not located within this, or any other dam inundation zone. Therefore, there is ***no impact.***

Mitigation Measures: None are required.

j. Inundation by seiche, tsunami, or mudflow?

No Impact. There are no inland water bodies that could be potentially susceptible to a seiche in the Project vicinity. This precludes the possibility of a seiche inundating the Project site. The site is more than 100 miles from the Pacific Ocean, a condition that precludes the possibility of inundation by tsunami. There are no steep slopes that would be susceptible to a mudflow in the Project vicinity, nor are there any volcanically active features that could produce a mudflow in the City of Tehachapi. Therefore, there is ***no impact.***

Mitigation Measures: None are required.

[24] Greater Tehachapi Area Specific Plan EIR, page 4.9-60.

XI. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☐	☒
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

SETTING

Environmental Setting

The Project site is located in the eastern area of the City of Tehachapi and is currently vacant with some grasses and scrub brush. The proposed 25-acre site is zoned M-1 (Light Industrial) and is located in an area that is planned exclusively for Light Industrial projects. Nearby development includes a mobile home park and commercial/industrial facilities to the west; commercial/industrial facilities to the east; vacant land to the south; and Tehachapi Boulevard (and vacant land) to the north. Land uses and zoning designations of adjacent parcels surrounding the site are as follows:

Surrounding Land Use and Zoning

Location	Existing Land Use	Current Zoning Classification
North	Heavy Industrial	M-2 (Light Industrial)
South	Vacant	T-4 (Neighborhood General)
West	Light Industrial and Mobile Home Park	M-1 (Light Industrial) and MP (Mobile Home Park)
East	Vacant	M-1 (Light Industrial)

Regulatory Setting

Federal

Federal regulations for land use are not relevant to the proposed Project because it is not a federal undertaking (the proposed Project site is not located on lands administered by a federal agency, and the Project applicant is not requesting federal funding or a federal permit).

State

The proposed Project is being evaluated pursuant to CEQA; however, there are no state regulations, plans, programs, or guidelines associated with land use and planning that are applicable to the proposed Project.

RESPONSES

a. Physically divide an established community?

No Impact. The Project is located in an area zoned by the City as M-1 (Light Industrial) and is planned for uses such as those proposed by this Project. The site is located near other commercial/industrial facilities and does not include, or propose development within an area containing residential uses (other than the Caretaker's units), and would not inhibit the circulation patterns of an established community. The proposed Project is consistent with surrounding land uses. Therefore, there is ***no impact.***

Mitigation Measures: None are required.

b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. The Project is located in an area zoned by the City as M-1 (Light Industrial) and is planned for uses such as those proposed by this Project. Surrounding land uses are also planned for similar uses. The City's recently updated General Plan (2012) and Zoning Code (2014) considered the site for uses such as those proposed by this Project. The impact is ***less than significant.***

Mitigation Measures: None are required.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

No Impact. **T**he Project site is not located on land (or adjacent to) that is included in a habitat conservation plan[25]. The nearest conservation plan is the Tehachapi Uplands Multiple Species Habitat Conservation Plan. Therefore, it is not anticipated that the Project will conflict with any habitat conservation plans or natural community conservation plans. There is ***no impact.***

Mitigation Measures: None are required.

[25] Tehachapi Uplands Multiple Species Habitat Conservation Plan (2013). Page 2-11.

XII. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

SETTING

Environmental Setting

Kern County has approximately 2,971 square miles of land classified as Mineral Resource Zones. Significant mineral resources located in southeastern Kern County include borates, limestone, gold and dimension stone. [26] The nearest mining district to the Project site is the Lorraine Mining District, which is comprised of approximately 60 square miles and is located north of the City of Tehachapi. That site has produced heavy minerals such as gold, silver tungsten, lead and zinc.

Regulatory Setting

Federal

There are no federal or local regulations pertaining to mineral resources relevant to the proposed Project.

State

California Surface Mining and Reclamation Act of 1975

Enacted by the State Legislature in 1975, the Surface Mining and Reclamation Act (SMARA), Public Resources Code Section 2710 et seq., ensures a continuing supply of mineral resources for the State.

[26] Greater Tehachapi Area Specific Plan EIR, page 4.11-3.

In addition, the proposed Project is being evaluated pursuant to CEQA.

RESPONSES

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?

No Impact. As shown in Figure 4.11-1 of the Greater Tehachapi Area Specific Plan, the proposed Project site is not located in a Mineral Resource Zone. In addition, soil disturbance for the proposed Project would be limited site ground work such as grading, foundations, and installation of infrastructure. Therefore, there is ***no impact***.

Mitigation Measures: None are required.

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?

No Impact. As shown in Figure 4.11-1 of the Greater Tehachapi Area Specific Plan, the proposed Project site is not located in a Mineral Resource Zone. In addition, soil disturbance for the proposed Project would be limited site ground work such as grading, foundations, and installation of infrastructure. Therefore, there is ***no impact***.

Mitigation Measures: None are required.

XIII. NOISE

Would the project:

		Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

SETTING

Environmental Setting

The Project site is located in the eastern area of the City of Tehachapi and is currently vacant with some grasses and scrub brush. The 25-acre site is zoned M-1 (Light Industrial). The site is located adjacent to and south of Tehachapi Boulevard, approximately 700 feet east of Dennison Road, and approximately 900 feet southeast of the Tehachapi Municipal Airport.

The nearest noise-related sensitive receptor(s) is Tehachapi High School, located approximately 1,000 feet southwest of the proposed Project and an existing mobile home park located adjacent to and west of the Project site. Existing noise levels in the Project vicinity are dominated by traffic noise along Tehachapi Boulevard, Dennison Road, and airport operations. Additional sources of noise in the area includes noise from high winds.

Regulatory Setting

Federal

The Federal Railway Administration (FRA) and the Federal Transit Administration (FTA) have published guidance relative to vibration impacts. According to the FRA, fragile buildings can be exposed to ground-borne vibration levels of 0.5 PPV without experiencing structural damage[32]. The FTA has identified the human annoyance response to vibration levels as 80 RMS.

State

The California Noise Control Act was enacted in 1973 (Health and Safety Code § 46010 et seq.), and states that the Office of Noise Control (ONC) should provide assistance to local communities in developing local noise control programs. It also indicates that ONC staff will work with the OPR to provide guidance for the preparation of the required noise elements in city and county General Plans, pursuant to Government Code § 65302(f). California Government Code § 65302(f) requires city and county general plans to include a noise element. The purpose of a noise element is to guide future development to enhance future land use compatibility.

California State Building Code

The State Building Code, Title 24, Part 2 of the State of California Code of Regulations establishes uniform minimum noise insulation performance standards to protect persons within new buildings which house people, including hotels, motels, dormitories, apartment houses and dwellings other than single-family

dwellings. Title 24 mandates that interior noise levels attributable to exterior sources shall not exceed 45 dB L_{dn} or CNEL in any habitable room.

Title 24 also mandates that for structures containing noise-sensitive uses to be located where the L_{dn} or CNEL exceeds 60 dB, an acoustical analysis must be prepared to identify mechanisms for limiting exterior noise to the prescribed allowable interior levels. If the interior allowable noise levels are met by requiring that windows be kept closed, the design for the structure must also specify a ventilation or air conditioning system to provide a habitable interior environment.

City of Tehachapi General Plan Noise Element

Government Code Section 65302(g) requires that a noise element be included in the General Plan of each county and city in the State. The Noise Element of the City of Tehachapi General Plan is intended to provide a framework within which future planning and noise mitigating decisions would be made and implemented. In addition, the Noise Element is intended to provide a set of correlated procedural guidelines and criteria to be used by the City planning and engineering departments to minimize noise conflicts in existing situations and in new developments. Implementation of the Noise Element is to be achieved through improved planning and zoning regulations reflecting quantified noise criteria, development of noise abatement strategies, introduction of noise criteria in the building code, application of noise regulations controlling stationary and moving noise sources, and practical tools which can be used in the day-to-day activities of the City.

The City's Noise Element indicates that sources of noise in the City include railroad operations, vehicular traffic, construction work, commercial operations, human activities, emergency vehicles, and aircraft departures, landings, and overflights. The Noise Element defines the following three noise sensitivity land use classifications in the City:

- Sensitive – Uses where a quiet outdoor environment is important to health and quality of life. This category includes residential uses which feature an outdoor lifestyle; convalescent uses where the outdoor environment is important and parks which are relaxation-oriented.

- Conditionally Sensitive – Uses which are noise-sensitive but which can be made compatible to a more severe noise environment by noise insulation features in building construction, and/or noise abatement techniques of layout, shielding barriers, topography, etc. Uses which can meet the above criteria, under appropriate controlling conditions, include residential uses not featuring outdoor life styles, schools, churches, hotels and general hospitals.

- Non-sensitive Land Uses – Uses where a quiet outdoor environment is not critical to indoor or outdoor activities. Included are most commercial uses, industrial uses, parks that are sports

oriented, playgrounds, and land devoted to transportation systems. Without implying that noise mitigating considerations are not to be applied in the planning for these land uses, these uses are classified as "non-sensitive."

The City's Noise level standards for these three noise sensitivity land use classifications are shown in Table 3.13-1.

Table 3.13-1
Use Sensitivity Noise Standards

Land Use Sensitivity Classifications	Exterior Noise Standard	Interior Noise Standard
Sensitive	L_{dn} 65	L_{dn} 55
Conditionally Sensitive	L_{dn} 75	L_{dn} 55
Non-Sensitive	L_{dn} 75	L_{dn} 75
Source: City of Tehachapi Noise Element, October 1999.		

In addition, this proposed Project is being evaluated pursuant to CEQA.

RESPONSES

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact. The nearest noise-related sensitive receptor(s) is Tehachapi High School, located approximately 1,000 feet southwest of the proposed Project and an existing mobile home park located adjacent to and west of the Project site. Existing noise levels in the project vicinity are dominated by traffic noise along Tehachapi Boulevard, Dennison Road, and airport operations.

According to the City's General Plan EIR, the Project is partially within an existing noise contour that is located along Tehachapi Boulevard.[27]

Noise from the proposed Project will be similar to existing conditions and will generally include noise from vehicles, air conditioner units and other similar equipment. A Mini Storage facility does not typically generate on-going noise because it is a long-term storage facility with little daily activity. The RV Park would generate noise in the form RVs and other vehicles traveling to and from the site and from noise generated from the RV Park occupants (e.g. voices, radios, televisions, generators, etc.). However,

[27] General Plan EIR, Figure 4-10.4, page 4.10-12.

because of its location near Tehachapi Boulevard, the City's Airport, and other commercial land uses; it is not expected that the proposed Project will result in a significant increase in noise to surrounding land uses, beyond existing conditions. Additional sources of noise in the area includes noise from high winds.

Construction noise could occur at various locations within and near the Project site through the build-out period. The distance from the closest noise-sensitive receiver to the Project site is approximately one mile. Table 3.13-2 provides typical construction-related noise levels at distances of 50 feet, 100 feet, and 300 feet. Construction activities would not exceed established noise thresholds and would be temporary in nature and would most likely occur only during the daytime hours. The City's General Plan does not allow for nighttime construction.

Table 3.13-2
Typical Construction Equipment

Type of Equipment	50 Ft.	100 Ft.	300 Ft.
Backhoe	78	72	62
Concrete Saw	90	84	74
Crane	81	75	65
Excavator	81	75	65
Front End Loader	79	73	63
Jackhammer	89	83	73
Paver	77	71	61
Pneumatic Tools	85	79	69
Dozer	82	76	66
Rollers	80	74	64
Trucks	86	80	70
Pumps	80	74	64
Scrapers	87	81	71
Portable Generators	80	74	64
Front Loader	86	80	70
Backhoe	86	80	70
Excavator	86	80	70
Grader	86	80	70

Source: FHWA
Noise Control for Buildings and Manufacturing Plants, Bolt, Beranek & Newman, 1987

Any impacts are ***less than significant.***

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. The dominant sources of man-made vibration are sonic booms, blasting, pile driving, pavement breaking, demolition, diesel locomotives, and rail-car coupling. None of these sources are anticipated from the Project site. It is unlikely that vibration from construction activities

could be detected at the closest sensitive land uses. Typical vibration levels at distances of 25 feet and 100 feet are summarized by Table 3.13-3.

Table 3.13-3
Typical Vibration Levels During Construction

	PPV (in/sec)	
Equipment	@ 25´	@ 100´
Bulldozer (Large)	0.09	0.011
Bulldozer (Small)	0.003	0.0004
Loaded Truck	0.08	0.01
Jackhammer	0.04	0.005
Vibratory Roller	0.2	.03
Loaded Trucks	0.08	.01

Source: WJV Acoustics.

After full Project build out, it is not expected that ongoing operational activities will result in any vibration impacts at nearby sensitive uses. Activities involved in trash bin collection could result in minor on-site vibrations as the bin is placed back onto the ground. Such vibrations would not be expected to be felt at the closest off-site sensitive uses. Additional mitigation is not required. Any impacts would be ***less than significant.***

Mitigation Measures: None are required.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. See Response a. There will be no substantial permanent increase in ambient noise levels and therefore the impact is ***less than significant***.

Mitigation Measures: None are required.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less than Significant Impact. See Response a. There will be no substantial permanent increase in ambient noise levels and therefore the impact is ***less than significant***.

Mitigation Measures: None are required.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Less than Significant Impact. The Project site is located approximately 900 feet southeast of the Tehachapi Municipal Airport; and according to the City's General Plan EIR, the Tehachapi Municipal Airport has enough activity to generate noise contours. However, even though the site is within Airport Compatibility Zone B-1, the site is not within the established airport noise contour.[28] As discussed in impact a., the site is already exposed to increased noise levels due to its proximity to Tehachapi Boulevard and other commercial/industrial land uses. Therefore, its location near the airport is not considered a significant noise impact either to or from the proposed Project. The impact is ***less than significant***.

Mitigation Measures: None are required.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. There are no private airstrips in the vicinity of the Project. See response e. for a discussion pertaining to airport noise. There is ***no impact.***

Mitigation Measures: None are required.

The Project is located approximately 900 feet southeast of the Tehachapi Municipal Airport.

[28] General Plan EIR, Figure 4.10-5, page 4.10-15.

XIV. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

SETTING

Environmental Setting

The Project site is located in the eastern area of the City of Tehachapi and is currently vacant with some grasses and scrub brush. The 25-acre site is zoned M-1 (Light Industrial). There are no residential developments in the area other than an existing mobile home park located adjacent to and west of the Project site.

Regulatory Setting

The proposed Project is being evaluated pursuant to CEQA; however, there are no federal, state or local regulations, plans, programs, and guidelines associated with population or housing that are applicable to the proposed Project.

RESPONSES

a. Induce substantial 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)? or

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? or

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Less Than Significant Impact. The site is zoned M-1 (Light Industrial) and the Project does not include new housing units other than the two Caretaker's units. Because most of the surrounding areas are also zoned for industrial uses, it is not anticipated that any housing will be developed in the area. Therefore, no housing, or people will be displaced. The Project will bring jobs to the region, which can readily be filled by the existing population in the area. Therefore, the Project is not anticipated to induce substantial population growth. Therefore, this impact is ***less than significant.***

Mitigation Measures: None are required.

XV. PUBLIC SERVICES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

SETTING

Environmental Setting

Fire Services

The City of Tehachapi provides firefighting and emergency response service through a contract with the Kern County Fire Department (KCFD). The KCFD operates Fire Station 12 at 800 South Curry Street, which provides a central location within the City. Station 12 consists of 2 fire engines, 1 patrol vehicle, and 3 firefighters per shift. In addition to Station 12, KCFD provides emergency response service in neighboring Golden Hills (Station 13), Bear Valley Springs (Station 16) and Stallion Springs (Station 18). Each station supports the other as necessary and, because the KCFD operates all the stations, the staffing

and operations are seamless. This mutual support is critically important particularly given the rural and remote physical conditions of the Tehachapi Valley and Tehachapi itself.

The Insurance Service Office (ISO)—a private organization that surveys fire departments in cities and towns across the United States—rates Station 12 as Class 5 for most of the City (1 being highest and 10 being lowest). For some portions of the City, the KCFD received a rating of Class 9 and 10. This rating considers a community's fire defense capacity versus fire potential, and then uses the score to set property insurance premiums for homeowners and commercial property owners.[29]

Police Services

The Tehachapi Police Department (TPD) is the local law enforcement agency for the City of Tehachapi. The TPD is located at 220 west "C" Street. The TPD provides 24-hour police services within the City limits.

The TPD opened its own dispatch center in June 2016 and began taking its own calls from the public 24 hours a day. Previously, calls were routed through the Bear Valley Police Department's dispatch center.

The Police Station is staffed by 18 sworn officers plus support staff[30] and is responsible for the area within Tehachapi's Sphere of Influence.

The TPD does not have adopted service standard for police protection services. The Federal Bureau of Investigation (FBI) recommends a planning standard of 2.0 officers per 1,000 residents to determine adequate staffing levels.

The California Highway Patrol (CHP) provides services throughout the Tehachapi Valley on State highways and unincorporated roadways. The CHP provides traffic regulation enforcement, oversees response to emergency incidents on California's highways, and promotes the safe and efficient movement of people and goods on California highways to minimize loss of life, injuries, and property damage. State Highways that pass through the City include State Route 58 and State Route 202. The closest CHP office is located at 1365 Highway 58 in Mojave.

[29] Tehachapi General Plan EIR, page 4.12.1-1.

[30] http://ca-tehachapicityhall.civicplus.com/directory.aspx?did=9 (accessed January 2022).

Schools

The Tehachapi Unified School District (TUSD or District) encompasses an area of 522 square miles with a student enrollment of about 4,900 students in Kindergarten through the 12th grade. The district operates three elementary schools, one middle school, an alternative education center and one high school.[31] Tehachapi High School is the nearest school to the Project site and approximately 1 mile southwest of the Project.

Parks

Tehachapi currently provides approximately 16 acres of parkland within town and approximately 537 acres of natural open space for a total of approximately 553 acres.[32] Another 7,104 acres of 'rural' open space in nature and agriculture is located in the City's Sphere of Influence. Parkland within the town consists of nine parks. The Tehachapi Valley Recreation and Parks District (TVRPD) owns and maintains two of the parks, while the City of Tehachapi owns and maintains the other seven parks. The TVRPD does not have adopted service standards for parks.

Libraries

The Kern County Library leases building space at 212 Green Street in the City of Tehachapi to provide library services in the Tehachapi area. The library facility is approximately 10,000 square feet in size.

The library does not have adopted service standard for library services. The American Library Association recommends a planning standard of 0.6 square feet per capita to determine adequate library space.[33]

Regulatory Setting

Federal

National Fire Protection Association

The National Fire Protection Association (NFPA) is an international nonprofit organization that provides consensus codes and standards, research, training, and education on fire prevention and public safety. The NFPA develops, publishes, and disseminates more than 300 such codes and standards intended to

[31] https://www.teh.k12.ca.us/domain/70 (accessed January 2022).

[32] Tehachapi General Plan EIR. Page 4.12.4-1.

[33] Tehachapi General Plan EIR, page 4.12.5-1.

minimize the possibility and effects of fire and other risks. The NFPA publishes the NFPA 1, Uniform Fire Code, which provides requirements to establish a reasonable level of fire safety and property protection in new and existing buildings.

State

California Fire Code and Building Code

The 2007 California Fire Code (Title 24, Part 9 of the California Code of Regulations) establishes regulations to safeguard against hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. The Fire Code also establishes requirements intended to provide safety and assistance to fire fighters and emergency responders during emergency operations. The provision of the Fire Code includes regulations regarding fire-resistance rated construction, fire protection systems such as alarm and sprinkler systems, fire service features such as fire apparatus access roads, fire safety during construction and demolition, and wildland urban interface areas.

In addition, the proposed Project is being evaluated pursuant to CEQA.

RESPONSES

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

   Fire protection?

Less than Significant Impact. Fire protection services would be required to serve the proposed Project. The City's Community Safety Element requires the expansion of fire service to meet identified response times. The City of Tehachapi has a number of General Plan policies which assist in the establishment of fire protection. Specifically, Policy CS58 (a-d) requires: "As part of the land use/development permit process, incorporate the following as appropriate and practical: (a) Assessment of the impacts of new development on the level of police and fire services provided to the community; an impact fee to provide public safety should be considered for projects that have significant impacts to existing police and fire services; (b) Analysis of site plan layout in terms of defensible space for new developments in the Land use/development permit process; (c) Require that fire and public hazards be eliminated or reduced to acceptable levels; (d) Require site design features, fire retardant building materials, and adequate egress systems as conditions for approval of development or improvements to reduce the risk of fire."

The Project Site Plan will be reviewed by Tehachapi Fire Personnel to ensure that the Project meets or exceeds local and state standards for fire-related components such as adequate emergency access, location of fire hydrants, adequate defensible space around the site, use of fire retardant materials, etc. In addition, the proposed Project will be required to pay impact fees from new development based on projected impacts from each development. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the Project, would fund capital and labor costs associated with fire protection services.

The Project does not include new residential units (other than the two Caretaker's units) or an associated increase in population. The Project would require on-site employees, but given the nature of the Project (Mini-Storage and RV Park), the Project will not require significant staffing. It is anticipated that employees would come from existing residents in the area. The proposed Project does not trigger the need for a fire station or expansion of existing facilities at this time. Development of a fire station will require environmental review when it is proposed, and the environmental review will determine if there will be an adverse physical impact associated with its construction pursuant to CEQA. A new fire station is not proposed at this time, and the proposed Project would not directly result in the need for new fire facilities; thus, the Project will have a ***less than significant impact*** relative to this topic.

Police Protection?

Less than Significant Impact. Police protection services would be required to serve the proposed Project. The City's Community Safety Element requires the expansion of police service to meet identified response times. The City of Tehachapi has a number of General Plan policies which assist in the establishment of police protection. Specifically, Policy CS 55 (a) and (c) which states: (a) "Increase police staffing to coincide with increasing population, development, and calls for service; (c) Require the funding of new services from fees, assessments, or as development permits are approved per a nexus study that is used to implement a citywide impact fee."

In addition, Policy CS58 (a) requires: "As part of the land use/development permit process, incorporate the following as appropriate and practical: (a) Assessment of the impacts of new development on the level of police and fire services provided to the community; an impact fee to provide public safety should be considered for projects that have significant impacts to existing police and fire services."

The proposed Project will be required to pay impact fees from new development based on projected impacts. The Project will be required to pay its fair share of the police impact fee. Payment of the applicable impact fees by the Project applicant, and ongoing revenues that would come from property taxes, sales taxes, and other revenues generated by the Project, would fund capital and labor costs associated with police protection services.

The Project does not include new residential units or an associated increase in population. The Project would require on-site employees, but given the nature of the Project (Mini-Storage and RV Parking), the Project will not require significant staffing. It is anticipated that employees would come from existing residents in the area. The proposed Project does not trigger the need for a police station or expansion of existing facilities at this time. Development of a police station will require environmental review when it is proposed, and the environmental review will determine if there will be an adverse physical impact associated with its construction pursuant to CEQA. A new police station is not proposed at this time, and the proposed Project would not directly result in the need for new police facilities; thus, the Project will have a ***less than significant impact*** relative to this topic.

Schools?

No Impact. The direct increase in demand for schools is normally associated with new residential projects that bring new families with school-aged children to a region. The proposed Project does not contain any residential uses (other than the two Caretaker's units). The proposed Project, therefore, would not result in an influx of new students in the Project area and is not expected to result in an increased demand upon District resources and would not require the construction of new facilities. There is a ***less than significant impact***.

Parks?

No Impact. The Project would not result in an increase in demand for parks and recreation facilities because it would not result in an increase in population. Accordingly, the proposed Project would have ***no impacts*** on parks.

Other public facilities?

No Impact. The proposed Project is within the land use and growth projections identified in the City's General Plan and other infrastructure studies. The Project, therefore, would not result in increased demand for, or impacts on, other public facilities such as library services. Accordingly, ***no impact*** would occur.

Mitigation Measures: None are required.

XVI. RECREATION

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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?	☐	☐	☐	☒

SETTING

Regulatory Setting

The proposed Project is being evaluated pursuant to CEQA; however, there are no additional federal, state or local regulations, plans, programs, and guidelines associated with recreation that are applicable to the proposed Project.

RESPONSES

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? or

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?

Less Than Significant Impact. The proposed Project does not include the construction of residential uses (other than the two Caretaker's units) and would not directly or indirectly induce population growth. Therefore, the proposed Project would not cause physical deterioration of existing recreational facilities from increased usage or result in the need for new or expanded recreational facilities. The Project would have a ***no impact*** to existing parks.

Mitigation Measures: None are required.

XVII. TRANSPORTATION/ TRAFFIC

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☐	☐	☒	☐

SETTING

Environmental Setting

The proposed Project site is located in the central-eastern area of Tehachapi, east of downtown and south of E. Tehachapi Boulevard. The site is currently zoned M-1 (Light Industrial) and is designated by the General Plan as 5A – Freeway Corridor. The site is vacant / undeveloped.

Surrounding land uses include E. Tehachapi Boulevard and vacant land to the north; an existing light industrial area to the east; vacant land to the south; and an existing mobile home park to the west.

Major roads in the Project area include:

> E. Tehachapi Boulevard is a generally an east-west roadway and is a major thoroughfare through Tehachapi. It is generally a four-lane major arterial with some two-lane segments west of Mill Street and east of Hayes Street. It is also designated as a transit corridor. Posted speed limits are typically 35 miles per hour (MPH) with a speed limit of 45 MPH on the east side of the City.

Dennison Road is a north-south roadway designated as a major arterial and a transit corridor in the Tehachapi General Plan. The roadway consists of one lane in each direction with a posted speed limit of 35 MPH.

State Route 58 is an east-west State Route (SR) that provides for interregional and interstate travel. SR 58 accommodates significant volumes of heavy trucks traveling between central and southern California. The nearest interchange to the Project site is the SR 58 / Tehachapi Boulevard interchange.

There are two airports in Tehachapi: The Tehachapi Municipal Airport (public airport near central Tehachapi, located approximately 900 feet northwest of the Project) and the Mountain Valley Airport, (private airport used for glider operations located approximately two miles south of the Project).[34]

Regulatory Setting

Several federal regulations govern transportation issues. They include:

- Title 49, CFR, Sections 171-177 (49 CFR 171-177), governs the transportation of hazardous materials, the types of materials defined as hazardous, and the marking of the transportation vehicles.
- 49 CFR 350-399, and Appendices A-G, Federal Motor Carrier Safety Regulations, address safety considerations for the transport of goods, materials, and substances over public highways.
- 49 CFR 397.9, the Hazardous Materials Transportation Act of 1974, directs the U.S. Department of Transportation to establish criteria and regulations for the safe transportation of hazardous materials.

State of California Transportation Department Transportation Concept Reports

Each District of the State of California Transportation Department (Caltrans) prepares a Transportation Concept Report (TCR) for every state highway or portion thereof in its jurisdiction. The TCR usually represents the first step in Caltrans' long-range corridor planning process. The purpose of the TCR is to determine how a highway will be developed and managed so that it delivers the targeted LOS and

[34] Tehachapi General Plan EIR, page 4.7-5.

quality of operations that are feasible to attain over a 20-year period, otherwise known as the "route concept" or beyond 20 years, for what is known as the "ultimate concept".

The TCR's concept LOS for the 20-year planning horizon for SR 58 is C.

Kern County Regional Transportation Plan

The Kern County Regional Transportation Plan is a long-range planning document used for identifying and prioritizing long-range transportation improvements over a 25-year period. The RTP includes programs and policies for congestion management, transit, bicycles and pedestrians, roadways, freight and finances. The RTP must be revised at least every four years, as the County is designated as non-attainment for federal air quality standards.

Airport Land Use Compatibility

Kern County Airport Land Use Compatibility Plan

The Kern County Airport Land Use Compatibility Plan (ALUCP) has been prepared to establish procedures and criteria by which Kern County and the affected incorporated cities can address compatibility issues when planning and discussing airports and the land uses around them. The Plan addresses all properties on which land uses could be affected by present or future aircraft operations at 16 airports, including the Tehachapi Municipal Airport and the Mountain Valley Airport.[35] The ALUCP is enforced locally by the City of Tehachapi.

In addition, the proposed Project is being evaluated pursuant to CEQA.

RESPONSES

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

Less Than Significant. The proposed Project is located in an area surrounded by urban development in central-eastern Tehachapi. The Project consists of the following:

Parcel "A"

- 10.51 acres of Mini-Storage

[35] Ibid, page 4.7-16.

- 57,000 square feet of mini-storage building area with 391 storage units
- Caretaker's residence

Parcel "B"

- 14.78 of RV Park and Commercial Storage
  - 91 RV Sites
  - 32,825 square feet of commercial/industrial storage with 51 storage units
  - Caretaker's residence

Parcel "C"

- 4.18 acres of future development (not part of this analysis)

When complete, the Project would result in up to 391 Mini-Storage units (of various sizes totaling 57,000 sq. ft.), up to 51 commercial/industrial storage units (of various sizes totaling 32,825 sq. ft.), 91 RV spaces and two caretaker's units (one for the Mini-Storage and one for the RV Travel Park). The Project also includes areas for RV storage (covered and uncovered).

Project trip generation was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual as shown in Table 3.17-1. The trip generation shown in the Table is based on full occupancy, however, it is likely that neither the Mini-Storage or RV Park will be fully occupied every day of the week. Therefore, the projected number of trips is a conservative estimate.

Table 3.17-1
Proposed Project Trip Generation

Land Use (ITE Code)	Total Daily Trips	PM Peak Hour In	PM Peak Hour Out	Total PM Peak Hour Trips
Mini Storage (151) – 57,000 sq. ft. / 391 units	143	8	7	15
Warehousing (150) – 32,825 sq. ft. / 51 units	117	3	8	11
RV Park (416) – 91 RV sites	373	23	14	37
Apartment (220) – 2 caretaker's units	13	1	0	1
TOTAL	**646**	**35**	**29**	**64**

Source: Crawford & Bowen, ITE Trip Generation Report, 8th Edition

Access to the property will be from two driveway / access points along E. Tehachapi Boulevard which currently exists as a two-lane (east-west) arterial along the northern border of the proposed site. The nearest major intersection to the Project is E. Tehachapi Boulevard / Dennison Road (All-Way Stop Sign controlled intersection). Based on recent traffic analysis in the area, the intersection of Tehachapi

Boulevard / Dennison Road currently operates at a level of service (LOS) B during the AM Peak Hour and LOS A during the PM Peak Hour.[36] According to the City's General Plan EIR, the intersection is projected to operate at LOS C (both for AM and PM Peak Hour) under Cumulative Year 2035 conditions[37]. Project traffic is also anticipated to utilize the State Route (SR) 58 / Tehachapi Boulevard interchange. That interchange is projected to operate at LOS C during AM and PM Peak period under the Year 2035 scenario (for both the east and west on/off ramps).[38] Because the Project (at full occupancy) would only result in approximately 64 PM Peak Hour trips, it is not anticipated that the Project will significantly impact the SR 58 / Tehachapi Boulevard interchange or the intersection of Tehachapi Boulevard / Dennison Road. The Project is not anticipated to result in a change in LOS at these locations.

As shown in Table 3.17-1, the Project is not expected to generate a significant amount of traffic either daily (646 trips) or during peak hour (64 trips) conditions. Mini-storage and warehousing/storage facilities typically generate minimal daily traffic. In addition, RV Parks generally do not produce significant daily traffic, and trips are generally spread out throughout the day rather than during peak hour periods.

The proposed Project would be an allowed use in the M-1 (Light Industrial) zone and would be consistent with the City's General Plan and associated General Plan EIR. Because the Project is not expected to generate significant traffic and is within the land use assumptions of what was analyzed in the City's General Plan EIR, it is not expected that the Project will significantly impact any road segments or intersections in the area. Therefore, the impact is ***less than significant.***

Mitigation Measures: None are required.

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant. As shown in Table 3.17-1, the Project would generate 646 average daily trips, which is consistent with the designated land use analyzed by the City's General Plan. The Project is a permitted use in the M-1 zone district, but is less intensive than other permitted uses that could be developed by right such as general retail sales, restaurants, service establishments and other more intensive uses. In addition, the RV Park isn't necessarily a destination for travelers, but rather could serve as a stopping point for existing travelers already passing through the region. The RV Park would provide an alternative to RV travelers who would otherwise seek out other RV facilities that are further away from the City. For the Mini-Storage component, the Project would provide additional storage facilities in a centralized location within the City. It

[36] Peters Engineering Group – Traffic Impact Study: Sage Ranch (November 2019), Page 13, Table 5.1 – Existing Conditions.

[37] Tehachapi General Plan EIR (January 2012), Page 4.13-22, Table 4.13-5.

[38] 4Creeks – Traffic Impact Study: Pilot Travel Centers (November 2016), Page 25, Table 14.

is anticipated that providing adequate self-storage facilities in the City will likely keep local residents from having to travel out of town for self-storage facilities. Therefore, the Project would not be in conflict or be inconsistent with CCR Section 15064.3(b). Therefore, the impact is ***less than significant.***

Mitigation Measures: None are required.

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? OR

d. Result in inadequate emergency access?

Less Than Significant Impact. The proposed Project would not cause a substantial increase in traffic, reduce the existing level of service, or create any additional congestion at any intersections. The City of Tehachapi has reviewed the proposed site plan layout and has determined that the Project does not represent an incompatible land use and does not substantially increase hazards due to the design/layout of the site. In addition, no roadway design features are associated with the proposed Project that could interfere with existing emergency access and adequate emergency access is provided. Therefore, the impact is ***less than significant.***

Mitigation Measures: None are required.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. 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 as defined in Public Resources Code section 5020.1(k), or	☐	☐	☒	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

SETTING

Federal

The National Historic Preservation Act

The National Historic Preservation Act of 1966 (NHPA) established federal regulations for the purpose of protecting significant cultural resources. The legislation established the National Register of Historic Places and the National Historic Landmarks Program. It mandated the establishment of the State Historic Preservation Office (SHPO), responsible for implementing statewide historic preservation programs in each state. A key aspect of SHPO responsibilities include surveying, evaluating and nominating significant historic buildings, sites, structures, districts and objects to the National Register. The NHPA also established requirements for federal agencies to consider the effects of proposed federal Projects on historic properties (Section 106, NHPA). Federal agencies and recipients of federal funding are required to initiate consultation with the SHPO as part of the Section 106 review process.[39]

State

California State Office of Historic Preservation (OHP)

The California State Office of Historic Preservation (OHP) is responsible for administering federally and state mandated historic preservation programs to further the identification, evaluation, registration and protection of California's irreplaceable archaeological and historical resources under the direction of the State Historic Preservation Officer (SHPO), appointed by the governor, and the State Historical Resources Commission, a nine-member state review board appointed by the governor.

Among OHP's responsibilities are identifying, evaluating, and registering historic properties; and ensuring compliance with federal and state regulations. The OHP administers the State Register of Historical Resources and maintains the California Historical Resources Information System (CHRIS) database. The CHRIS database includes statewide Historical Resources Inventory (HRI) database. The records are maintained and managed under contract by eleven independent regional Information Centers. Tulare, Fresno, Kern, Kings and Madera counties are served by the Southern San Joaquin Valley Information Center (Center), located in Bakersfield, CA. The Center provides information on known historic and cultural resources to governments, institutions and individuals.[40]

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[39] Advisory Council on Historic Preservation, National Historic Preservation Program: Overview, http://www.achp.gov/overview.html, accessed February 2017

[40] California Office of Historic Preservation, Mission and Responsibilities, http://ohp.parks.ca.gov/?page_id=1066, Accessed February 2017

A historical resource may be eligible for inclusion in the California Register of Historical Resources (CRHR) if it:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important to our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history.[41]

Tribal Consultation Requirements: SB 18 (Burton, 2004) [42]

On September 29, 2004, Governor Schwarzenegger signed Senate Bill 18, Tribal Consultation Guidelines, into law. This bill amended Section 815.3 of the Civil Code, to amend Sections 65040.2, 65092, 65351, 65352, and 65560 of, and to add Sections 65352.3, 65352.4, and 65562.2 to, the Government Code, relating to traditional tribal cultural Places. SB 18, enacted March 1, 2005, creates a mechanism for California Native American Tribes to identify culturally significant sites that are located within public or private lands within the city or county's jurisdiction. SB 18 requires cities and counties to contact, and offer to consult with, California Native American Tribes before adopting or amending a General Plan, a Specific Plan, or when designating land as Open Space, for the purpose of protecting Native American Cultural Places (PRC 5097.9 and 5097.993). The Native American Heritage Commission (NAHC) provides local governments with a consultation list of tribal governments with traditional lands or cultural places located within the Project Area of Potential Effect. Tribes have 90 days from the date on which they receive notification to request consultation, unless a shorter timeframe has been agreed to by the tribe.

Tribal Consultation Requirements: AB 52 (Gatto, 2014)[43]

This bill was approved by Governor Brown on September 25, 2014 and became effective July 1, 2015. This bill amended Section 5097.94 of, and to add Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to, the Public Resources Code, relating to Native Americans. The bill specifies that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource, as defined, is a project that may have a significant effect on the environment. This bill requires a lead agency to begin consultation with a California Native American tribe that is traditionally and

[41] California Office of Historic Preservation, California Register: Criteria for Designation, http://www.ohp.parks.ca.gov/?page_id=21238. Accessed February 2017

[42] Senate Bill No. 18, Chapter 905, http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200320040SB18, Accessed February 2017.

[43] Assembly Bill No. 52, Chapter 532, http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52, accessed February 2017

culturally affiliated (can be a tribe anywhere within the State of California) with the geographic area of the proposed project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the tribe requests consultation, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

Existing law establishes the Native American Heritage Commission (NAHC) and vests the commission with specified powers and duties. This bill required the NAHC to provide each California Native American tribe, as defined, on or before July 1, 2016, with a list of all public agencies that may be a lead agency within the geographic area in which the tribe is traditionally and culturally affiliated, the contact information of those agencies, and information on how the tribe may request those public agencies to notify the tribe of projects within the jurisdiction of those public agencies for the purposes of requesting consultation.

The NAHC provides protection to Native American burials from vandalism and inadvertent destruction, provides a procedure for the notification of most likely descendants regarding the discovery of Native American human remains and associated grave goods, brings legal action to prevent severe and irreparable damage to sacred shrines, ceremonial sites, sanctified cemeteries and place of worship on public property, and maintains an inventory of sacred places.[44]

The NAHC performs a Sacred Lands File search for sites located on or near the Project site upon request. The NAHC also provides local governments with a consultation list of tribal governments with traditional lands or cultural places located within the Project Area of Potential Effect. The City provided consultation letters to the Tribes on the NAHC list that was provided to the City. As of January 2022, no response has been received from any of the Tribes. An opportunity has been provided to Native American tribes listed by the Native American Heritage Commission during the CEQA process as required by AB 52. No Project-specific responses were received by the City in response to the consultation request within the mandatory response time-frames; therefore, this Initial Study has been completed consistent and compliant with AB 52.

RESPONSES

a-i, a-ii. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) or a

[44] Native American Heritage Commission, About the Native American Heritage Commission, http://nahc.ca.gov/about/, accessed February 2017

resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of the Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than Significant Impact. A Tribal Cultural Resource (TCR) is defined under Public Resources Code section 21074 as a site, feature, place, cultural landscape that is geographically defined in terms of size and scope, sacred place, and object with cultural value to a California Native American tribe that are either included and that is listed or eligible for inclusion in the California Register of Historic Resources or in a local register of historical resources, or if the City of Tehachapi, acting as the Lead Agency, supported by substantial evidence, chooses at its discretion to treat the resource as a TCR. As discussed above, under Section V, Cultural Resources, criteria (b) and (d), no known archeological resources, ethnographic sites or Native American remains are located on the proposed Project site. As discussed under criterion (b) implementation of standard protection measures outlined in the City's General Plan EIR would ensure that impacts to unknown archaeological deposits, including TCRs, remains at a less than significant level. As discussed under criterion (d), compliance with California Health and Safety Code Section 7050.5 would reduce the likelihood of disturbing or discovering human remains, including those of Native Americans. In addition, the City provided consultation letters to the Tribes on the NAHC list that was provided to the City. As of January 2022, no response has been received from any of the Tribes. Any impacts to TCR would be considered ***less than significant***.

Mitigation Measures: No additional measures are required.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e. 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?	☐	☐	☒	☐
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐

g.	Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

SETTING

Environmental Setting

Water System and Supply

The Tehachapi Basin (Basin) provides the main source of water supply for the City of Tehachapi and surrounding communities. The TCCWD serves as Watermaster over the Basin. Tehachapi is currently allocated 1,897 acre-feet per year (afy). However, prior to Year 2021, the City had been allocated 1,847 afy which was approximately 90 percent of its average demand of 2,017 afy.[45] Major rights holders in addition to Tehachapi include the Golden Hills Community Services District (CSD), industrial and agricultural users.

Total groundwater storage of the Tehachapi Basin is estimated at 375,000 af (based on an estimated basin volume of 3,250,000 af and a specific yield of 7 percent).[46] The Basin consists of two separate groundwater basins (Tulare Lake T-028 – Tehachapi Valley West, and South Lahontan B-045 – Tehachapi Valley East). While the two basins are divided into two watersheds on the surface, hydrologically they are a single basin. According to the TCCWD, the Basin's safe yield is 5,500 af annually.[47]

The City's water service area covers approximately 4,800 acres and operates six wells serving five pressure zones.[48] The City water service area includes a variety of residential, commercial, governmental, institutional, and industrial water users. Water is distributed via a City-maintained system of 2-inch through 16-inch mainline piping. All of the potable domestic water is currently derived from groundwater wells.

Surface Water

Surface water from the California State Water Project (SWP) is used to recharge the aquifer in the greater area. SWP water is delivered to the area through a transmission system and allocation program

[45] Based on the City's 10-year average (communication with Public Works Department Sept. 2019).

[46] Tehachapi Valley West Groundwater Bulletin: CA Groundwater Bulletin 118

[47] http://tccwd.com/ground-water-managment/, Accessed July 2016.

[48] Regional Urban Water Management Plan – 2015, page 4-2.

administered by the California Department of Water Resources (DWR). The Kern County Water Agency has a contract with the DWR and allocates 20,000 afy to the Tehachapi-Cummings County Water District (TCCWD); this allocation is used to recharge the groundwater aquifer.

Wastewater (Sewer)

The City of Tehachapi currently has approximately 2,800 sewer service connections. Thirty-five miles of sanitary sewers convey wastewater to the wastewater treatment plant (WWTP). The existing wastewater treatment plant, located between the Union Pacific Railroad right-of-way railroad and State Route 58 on the west side of the City, has a capacity of 1.25 million GPD, and an average daily flow of 0.75 million GPD. The WWTP was upgraded in 1992 and has the potential to expand to 2.5 million GPD, with some improvements to the head works structure, control building, electrical service and yard piping, among other improvements.

The WWTP currently treats incoming wastewater to a secondary level using a non-mechanical activated sludge biological treatment process. Effluent is then discharged to the borrow pit, where it is stored during the winter and used for irrigation of 140 acres of alfalfa fields near the Tehachapi Municipal airport during the summer.[49]

Solid Waste

Waste Management, Inc., a private company, provides refuse collection and disposal services to the City of Tehachapi. Separate cans for waste and recyclables are provided in the City. Solid waste from the City of Tehachapi is currently disposed at the Tehachapi Sanitary Landfill, located approximately four miles east of the City limits. The Tehachapi Sanitary Landfill is a Class III landfill operated by the Kern County Waste Management Department and permitted to accept up to 1,000 tons of solid waste per day. The facility has permitted maximum design capacity of approximately 3.4 million cubic yards. The landfill accepts mixed municipal, construction/demolition, industrial and dead animal waste, and includes a composting facility for green waste. Electronic waste (e-waste) is accepted at all Kern County disposal sites for recycling. Most household and business hazardous wastes are accepted at special facilities in Mojave.

[49] Tehachapi General Plan EIR, page 4.14.2-1.

Based on solid waste generation rate of 4.4 pounds per person per day and a 68 percent recycling or waste diversion rate, the City of Tehachapi is currently disposing of 3,503 tons of solid waste per year (10 tons per day).[50]

Electricity

Electricity service is provided to the City of Tehachapi by Southern California Edison (SCE), which is a subsidiary of Edison International. SCE focuses on electricity generation and distribution to its customers in Southern California and is regulated by the California Public Utilities Commission. SCE maintains hydropower, coal, and nuclear power generating plants, such as the Big Creek Hydroelectric Plant, the San Onofre Nuclear Generating Station, and the Mojave Generating Station. SCE also purchases power from independent power producers. After the power is produced or bought, it is conveyed to customers via SCE's electric transmission and distribution systems.

Electrical transmission lines owned and operated by the SCE currently traverse the Tehachapi Valley. Transmission lines generally follow transportation corridors and are routed above ground throughout much of the City and the Planning Area. Pursuant to Public Utility Commission regulations, new development is required to place electricity infrastructure underground. Industrial users tie directly into major transmission lines.[51]

Natural Gas

Natural gas is currently supplied and distributed to the City of Tehachapi by the Southern California Gas Company. The Gas Company serves an area bounded by the international border with Mexico to the south, San Gabriel Mountains to the east, Pacific Ocean to the west, and Visalia and San Luis Obispo to the north. The City of Tehachapi is within the Lamont-Arvin, Tehachapi, and Mojave-California City Service Area.

Natural gas resources are drawn from naturally-occurring reservoirs primarily located outside the State and delivered via high-pressure transmission lines. As the gas is transported to its destination, the pressure is maintained with the assistance of compressors. The gas is then received at a storage field and redistributed through another series of transmission lines. Natural gas is distributed throughout the City of Tehachapi by a system of transmission, supply, distribution, and service lines. As the pipeline

[50] Tehachapi General Plan EIR, page 4.14.3-1.

[51] Ibid, page 4.14.4-1.

transitions from one transmission line to a supply line, the pressure of the natural gas is regulated down to the most efficient level of pressure for the customer.[52]

Cable Television/Internet

The City of Tehachapi is within the service area of Bright House Networks. A local provider of digital cable and high speed Internet, Bright House's service area includes the greater Bakersfield area. Bright House's existing infrastructure in the Planning Area consists primarily of overhead lines, with approximately 33 percent of the lines underground. Aerial caber fibers are generally collocated with SCE lines on poles, and underground transmission lines are located in a conduit separate from other utilities.[53]

Telephone

Telephone service in the City of Tehachapi is provided by AT&T. Telephone facilities in the Planning Area include both aerial and underground fiber and copper transmission lines. Most of the underground and aerial telephone transmission lines are generally collocated with other utilities on poles or in underground trenches and are constructed in public and roadway rights-of-way to reduce visual and aesthetic impacts and potential safety hazards.[54]

Regulatory Setting

State

State Water Resources Control Board (SWRCB)

Waste Discharge Requirements Program. State regulations pertaining to the treatment, storage, processing, or disposal of solid waste are found in Title 27, CCR, Section 20005 et seq. (hereafter Title 27). In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 2744. Several SWRCB programs

[52] Tehachapi General Plan EIR, page 4.14.4-1.

[53] Ibid, page 4.014.4-2.

[54] Ibid, page 4.14.4-2.

are administered under the WDR Program, including the Sanitary Sewer Order and recycled water programs.

National Pollutant Discharge Elimination System (NPDES) Permit

As authorized by the Clean Water Act (CWA), the National Pollutant Discharge Elimination System (NDPES) Permit Program controls water pollution by regulating point sources that discharge pollutants into waters of the United States. In California, it is the responsibility of Regional Water Quality Control Boards (RWQCB) to preserve and enhance the quality of the state's waters through the development of water quality control plans and the issuance of waste discharge requirements (WDRs). WDRs for discharges to surface waters also serve as NPDES permits. Kern County is within the Central Valley RWQCB's jurisdiction.

In addition, the proposed Project is being evaluated pursuant to CEQA.

RESPONSES

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Less than Significant Impact. The proposed Project will result in wastewater from the facility's Office building (kitchen and restroom), the two Caretaker's residences (kitchen and restroom in each residence), and men's/women's restrooms (accessible to people using the Mini-Storage and RV Park facilities). Wastewater from these facilities will be discharged into the City's existing wastewater treatment system and its content would be typical of residential wastewater (restrooms and kitchen facilities). The relatively minor amount of new restroom and kitchen facilities from the Project will not produce a significant amount of wastewater. As there is no change of zone district or land use designation proposed in this Project, site buildout has been planned for and anticipated. Therefore, the proposed Project will not result in additional production of wastewater that was not already accounted for in the City's infrastructure planning documents. The City has indicated that it has capacity to serve the Project.

As such, the proposed Project will not exceed wastewater treatment requirements of the Regional Water Quality Control Board. The impact will be ***less than significant***.

Mitigation Measures: None are required.

b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less than Significant Impact. See Response a, above. The proposed Project will not require construction of any new water or wastewater facilities other than to tie into the existing trunk line. Therefore, the impact is ***less than significant.***

Mitigation Measures: None are required.

c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Less than Significant Impact. The proposed Project would introduce new impervious surface in the form of asphalt and concrete to a site that is currently vacant land. These impervious surfaces in turn will cause a corresponding increase in runoff. The site is devoid of any well-defined drainage courses and natural drainage tends to sheet flow over the property on to surrounding areas. In order to ensure adequate site drainage on and around the site, the Project site has been designed so that storm water is collected and deposited in the City's existing storm drain system, which has adequate capacity. The Project is proposing a new storm drain basin at the northwest corner of the site as well as expansion of an existing storm basin located adjacent to the site near the northeast corner of the development. The storm water collection system design will be in compliance with the City of Tehachapi Development Standards and Kern County Hydrology Manual, and subject to review and approval by the City Public Works Department. As a result, impacts would be ***less than significant***.

Mitigation Measures: None are required.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Less Than Significant Impact. The proposed Project would not add significant demand for water to the City of Tehachapi water system, which is reliant on groundwater to serve its customers. The Project includes water use for restroom/kitchen facilities associated with the RV Park, Office, two Caretaker's units, men's/women's restrooms, landscaping, regular cleaning of the facilities, air conditioning units and other similar Project components. The storage units and RV parking/storage spaces will not provide water facilities.

The following assumptions were used to estimate Project water demand:

- **RV Park**: The RV Park will provide 91 RV sites with on-site restrooms. The City Study provides a framework to estimate water supplies for RV/camping facilities. According to the Study, RV/campgrounds with flush toilets would require approximately 120 gallons per day (GPD) per RV site. Thus, the RV Park would require approximately 3,985,800 gallons per year (GPY), or 12.23 acre feet per year (AFY) (120 GPD X 91 RV spaces = 10,920 GPD X 365 days = 3,985,800 GPY). This figure is inclusive of landscaping.

- **Office Building and Two Caretaker's Units:** The Office Building is approximately 2,800 square feet in size. Office buildings require approximately 100 GPD for every 1,000 square feet. Thus, the Office would require approximately 102,200 GPY, or 0.31 AFY (100 GPD X 2.8 = 280 GPD X 365 days = 102,200 GPY). The two Caretaker's units would be typical of other residential water demand in the City. This is estimated to be approximately 107,531 GPY or 0.33 AFY per unit. Thus, the two Caretaker's units would require approximately 215,062 GPY or 0.66 AFY. Using these figures, the Office Building and Two Caretaker's Units would require a total of 317,262 GPY, or 0.97 AFY (102,200 GPY for the Office + 215,062 GPY for the Two Caretaker's Units = 317,262 GPY).

Based on these figures, the Project would require a total of 13.2 AFY of water (12.23 + 0.97 = 13.2 AFY).

The City of Tehachapi relies on groundwater pumping from the adjudicated Tehachapi Basin to meet the demands of its customers. The City has an adjudicated allocation of 1,897 acre-feet/year (as of Year 2021) in addition to the right to recovery of previously recharged State Water Project (SWP) supplies purchased from the TCCWD in its Banked Water Reserve Account (BWRA). These supplies are delivered to the City through groundwater recharge. Total City consumption in 2021 was 2,090 AFY. This yields a requirement to hold 965 AF (5 X 193 AF) in the City's BWRA. The City currently holds 1,315.3 AF in this account. As such, the City's current BWRA holds sufficient water to supply 20 years of water to this Project. Additionally, according to the Greater Tehachapi Regional Urban Water Management Plan (RUWMP) (2015), the projected available water supply (shown in five-year increments) for the City is as follows:

Year	Projected Acre-Feet-Year of Available Water Supply[55]
2020	2,242 AFY
2025	2,347 AFY

[55] Greater Tehachapi RUWMP (2015), page 4-15, Table 4:6-9.

2030	2,458 AFY
2035	2,575 AFY

According to the RUWMP, the City anticipates having groundwater supplies available to meet demands during the normal, single dry year, and multiple dry year scenarios.[56]

The 2015 RUWMP provided the amounts of groundwater pumped in the Tehachapi Basin from Years 2011 through 2015 as follows:

Year	Groundwater Volume Pumped from Tehachapi Basin (AF)
2011	5,089
2012	4,704
2013	5,931
2014	5,705
2015	5,681

The TCCWD Annual Reports reflect information showing the amounts of groundwater pumped in the Tehachapi Basin from Years 2016 through 2020 as follows:

Year	Groundwater Volume Pumped from Tehachapi Basin (AF)*
2016	4,953
2017	4,672
2018	4,916
2019	4,378
2020	5,139

*Total amount of groundwater pumped for each year was derived from Figure 3 of each TCCWD Annual Report. Within Figure 3 of each report, the three columns under "Extractions by Source" were added to the column "Pumped/Purchased Recharge" to derive the total amount of groundwater pumped each year. For example, for Year 2016, the total amount of groundwater pumped is derived by adding the "Allowable Pumping Allocation" (4,650.68 AF) + "2014 Carryover" (0 AF) + "2015 Carryover" (213.06 AF) + "Pumped/Purchased Recharge" (89.26 AF) = 4,953.00 AF.

[56] Greater Tehachapi RUWMP (2015), page 4-17.

Based on ongoing monitoring of the Tehachapi Basin and conditions during prior years, the City anticipates that the safe yield (5,500 AFY) and water quality will remain close to current conditions for the next twenty years and beyond.

The proposed Project is an allowed use in the M-1 zone and as such, is generally included in the City's General Plan EIR water supply analysis and other City infrastructure planning documents. As such, the Project will not result in a water demand that is in excess of the City's infrastructure planning documents.

Therefore, the proposed Project would not require or result in the construction of new water facilities or expansion of existing facilities that could cause a significant environmental effect. Also, the City would have sufficient water supply available to serve the Project from its existing entitlements and resources available under the Tehachapi Basin amended Judgment and new and expanded entitlements would not be needed. The City of Tehachapi imposes a variety of development impact fees based on land use, size, and service impact area. The Water Fees would be paid upon issuance of a building permit. Thus, implementation of the proposed Project's impacts on water supply and facilities would be ***less than significant.***

Mitigation Measures: None are required.

e. 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?

Less than Significant Impact. See Response a. The proposed Project will result in wastewater from the facility's Office building (kitchen and restroom), the two Caretaker's residences (kitchen and restroom in each residence), and men's/women's restrooms (accessible to people using the Mini-Storage and RV Park facilities). Wastewater from these facilities will be discharged into the City's existing wastewater treatment system and its content would be typical of residential wastewater (restrooms and kitchen facilities). The relatively minor amount of new restroom and kitchen facilities from the Project will not produce a significant amount of wastewater. As there is no change of zone district or land use designation proposed in this Project, site buildout has been planned for and anticipated. Therefore, the proposed Project will not result in additional production of wastewater that was not already accounted for in the City's infrastructure planning documents. The City has indicated that it has capacity to serve the Project. As such, any impacts will be ***less than significant***.

Mitigation Measures: None are required.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Less than Significant Impact. Proposed Project construction and operation will generate minimal amounts of solid waste. Waste Management, Inc., a private company, provides refuse collection and disposal services to the City of Tehachapi. Separate cans for waste and recyclables are provided in the City. Solid waste from the City of Tehachapi is currently disposed at the Tehachapi Sanitary Landfill, located approximately four miles east of the City limits. The Tehachapi Sanitary Landfill is a Class III landfill operated by the Kern County Waste Management Department and permitted to accept up to 1,000 tons of solid waste per day. The facility has permitted maximum design capacity of approximately 3.4 million cubic yards. The landfill accepts mixed municipal, construction/demolition, industrial and dead animal waste, and includes a composting facility for green waste. Electronic waste (e-waste) is accepted at all Kern County disposal sites for recycling. Most household and business hazardous wastes are accepted at special facilities in Mojave.

The Project will produce a minimal amount of solid waste, once operational. The storage units will not produce solid waste on an on-going basis. The solid waste from the Office, Caretaker's units, and RV Park will be disposed of by Waste Management, Inc. The amount of solid waste generated by the proposed project that would not be diverted or recycled represents less than 1/50 of 1 percent of the daily capacity of the Tehachapi Landfill and could easily be accommodated. However, KCWMD has other landfills with capacity to accommodate solid waste materials that have a longer life such as the Taft Landfill with remaining capacity of approximately 6.7 million tons with a cease operation of 2123 in addition to other county landfills. The proposed project would be required to comply with applicable State and local regulations, thus reducing the amount of landfill waste by at least 50 percent. With adequate landfill capacity at KCWMD landfills and compliance with regulations, a ***less than significant impact*** would occur.

Mitigation Measures: None are required.

g. Comply with federal, state, and local statutes and regulations related to solid waste?

Less than Significant Impact. See Response f., above. The proposed Project will comply with all federal, state and local statutes and regulations related to solid waste. As such, any impacts would be ***less than significant.***

Mitigation Measures: None are required.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
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?	☐	☐	☒	☐

RESPONSES

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

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?

Less Than Significant Impact. The proposed Project is located in areas that have been developed with intense urban uses and there are no areas within or adjacent to the Project Area that have a significant wildfire risk. The Project site falls under Local Responsibility Area per CalFire State Responsibility Area Viewer.[57] There is no increased risk or on-going risk of wildfire beyond existing conditions associated with the Project.

As such, any wildfire risk to the project structures or people would be ***less than significant.***

Mitigation Measures: None are required.

[57] State Responsibility Area Viewer, Cal Fire. https://bof.fire.ca.gov/projects-and-programs/state-responsibility-area-viewer/. Accessed January 2022.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:

	Potentially Significant Impact	Less than Significant With Mitigation Incorporation	Less than Significant Impact	No Impact
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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

RESPONSES

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, 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?

Less than Significant Impact. The analyses of environmental issues contained in this Initial Study indicate that the proposed Project is not expected to have substantial impact on the environment or on any resources identified in the Initial Study. Standard measures have been incorporated in the project design to ensure all potentially significant impacts remain ***less than significant***.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less than Significant Impact. CEQA Guidelines Section 15064(i) states that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. Due to the nature of the Project and consistency with environmental policies, incremental contributions to impacts are considered less than cumulatively considerable. The proposed Project would not contribute substantially to adverse cumulative conditions, or create any substantial indirect impacts (i.e., increase in population could lead to an increase need for housing, increase in traffic, air pollutants, etc.). The impact is ***less than significant***.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than Significant Impact. The analyses of environmental issues contained in this Initial Study indicate that the project is not expected to have substantial impact on human beings, either directly or indirectly. Standard measures have been incorporated in the project design to ensure all potentially significant impacts remain ***less than significant***.

Chapter 4

Preparers

LIST OF PREPARERS

List of Preparers

Crawford & Bowen Planning, Inc.

- Travis Crawford, AICP, Principal Environmental Planner
- Emily Bowen, LEED AP, Principal Environmental Planner
- Deepesh Tourani, Associate Environmental Planner

Persons and Agencies Consulted

City of Tehachapi

- Kim Burnell, City Planner
- Jay Schlosser, Development Services Director

Appendices

Appendix A

CalEEMod Output Files

25-acre Tehachapi Storage Site

Kern-Mojave Desert County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	90.00	1000sqft	2.07	90,000.00	0
Parking Lot	91.00	Space	0.82	36,400.00	0
Single Family Housing	2.00	Dwelling Unit	0.65	3,600.00	6

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.7	**Precipitation Freq (Days)**	32
Climate Zone	7			**Operational Year**	2023
Utility Company					
CO2 Intensity (lb/MWhr)	0	**CH4 Intensity (lb/MWhr)**	0	**N2O Intensity (lb/MWhr)**	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Project construction is estimated to take 12 months

Land Use -

Table Name	Column Name	Default Value	New Value

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2611	2.4304	2.3295	4.7700e-003	0.1379	0.1118	0.2496	0.0563	0.1049	0.1612	0.0000	419.1772	419.1772	0.0835	0.0000	421.2637
2023	1.1291	0.1398	0.1844	3.3000e-004	3.9700e-003	6.6900e-003	0.0107	1.0700e-003	6.2600e-003	7.3300e-003	0.0000	28.5700	28.5700	6.5700e-003	0.0000	28.7342
Maximum	**1.1291**	**2.4304**	**2.3295**	**4.7700e-003**	**0.1379**	**0.1118**	**0.2496**	**0.0563**	**0.1049**	**0.1612**	**0.0000**	**419.1772**	**419.1772**	**0.0835**	**0.0000**	**421.2637**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2611	2.4304	2.3295	4.7700e-003	0.1379	0.1118	0.2496	0.0563	0.1049	0.1612	0.0000	419.1768	419.1768	0.0835	0.0000	421.2633
2023	1.1291	0.1398	0.1844	3.3000e-004	3.9700e-003	6.6900e-003	0.0107	1.0700e-003	6.2600e-003	7.3300e-003	0.0000	28.5700	28.5700	6.5700e-003	0.0000	28.7342
Maximum	**1.1291**	**2.4304**	**2.3295**	**4.7700e-003**	**0.1379**	**0.1118**	**0.2496**	**0.0563**	**0.1049**	**0.1612**	**0.0000**	**419.1768**	**419.1768**	**0.0835**	**0.0000**	**421.2633**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-6-2022	4-5-2022	0.7786	0.7786
2	4-6-2022	7-5-2022	0.6453	0.6453
3	7-6-2022	10-5-2022	0.6524	0.6524
4	10-6-2022	1-5-2023	0.6495	0.6495
5	1-6-2023	4-5-2023	1.2723	1.2723
		Highest	1.2723	1.2723

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6052	2.6400e-003	0.1714	2.8000e-004		0.0218	0.0218		0.0218	0.0218	2.0659	0.8939	2.9598	1.9400e-003	1.6000e-004	3.0567
Energy	8.4300e-003	0.0765	0.0633	4.6000e-004		5.8200e-003	5.8200e-003		5.8200e-003	5.8200e-003	0.0000	83.4326	83.4326	1.6000e-003	1.5300e-003	83.9284
Mobile	0.1507	1.7802	1.5479	9.8700e-003	0.5552	5.2300e-003	0.5604	0.1493	4.9000e-003	0.1542	0.0000	920.1718	920.1718	0.0488	0.0000	921.3908
Waste						0.0000	0.0000		0.0000	0.0000	23.1532	0.0000	23.1532	1.3683	0.0000	57.3610
Water						0.0000	0.0000		0.0000	0.0000	6.6442	0.0000	6.6442	0.6824	0.0161	28.5065
Total	**0.7644**	**1.8593**	**1.7826**	**0.0106**	**0.5552**	**0.0329**	**0.5880**	**0.1493**	**0.0325**	**0.1819**	**31.8633**	**1,004.4983**	**1,036.3615**	**2.1030**	**0.0178**	**1,094.2434**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6052	2.6400e-003	0.1714	2.8000e-004		0.0218	0.0218		0.0218	0.0218	2.0659	0.8939	2.9598	1.9400e-003	1.6000e-004	3.0567
Energy	8.4300e-003	0.0765	0.0633	4.6000e-004		5.8200e-003	5.8200e-003		5.8200e-003	5.8200e-003	0.0000	83.4326	83.4326	1.6000e-003	1.5300e-003	83.9284
Mobile	0.1507	1.7802	1.5479	9.8700e-003	0.5552	5.2300e-003	0.5604	0.1493	4.9000e-003	0.1542	0.0000	920.1718	920.1718	0.0488	0.0000	921.3908
Waste						0.0000	0.0000		0.0000	0.0000	23.1532	0.0000	23.1532	1.3683	0.0000	57.3610
Water						0.0000	0.0000		0.0000	0.0000	6.6442	0.0000	6.6442	0.6824	0.0161	28.5065
Total	**0.7644**	**1.8593**	**1.7826**	**0.0106**	**0.5552**	**0.0329**	**0.5880**	**0.1493**	**0.0325**	**0.1819**	**31.8633**	**1,004.4983**	**1,036.3615**	**2.1030**	**0.0178**	**1,094.2434**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

25-acre Tehachapi Storage Site - Kern-Mojave Desert County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/6/2022	2/2/2022	5	20	
2	Site Preparation	Site Preparation	2/3/2022	2/9/2022	5	5	
3	Grading	Grading	2/10/2022	2/21/2022	5	8	
4	Building Construction	Building Construction	2/22/2022	1/9/2023	5	230	
5	Paving	Paving	1/10/2023	2/2/2023	5	18	
6	Architectural Coating	Architectural Coating	2/3/2023	2/28/2023	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 0.82

Residential Indoor: 7,290; Residential Outdoor: 2,430; Non-Residential Indoor: 135,000; Non-Residential Outdoor: 45,000; Striped Parking Area: 2,184 (Architectural Coating – sqft)

OffRoad Equipment

25-acre Tehachapi Storage Site - Kern-Mojave Desert County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	54.00	21.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	11.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0264	0.2572	0.2059	3.9000e-004		0.0124	0.0124		0.0116	0.0116	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289
Total	**0.0264**	**0.2572**	**0.2059**	**3.9000e-004**		**0.0124**	**0.0124**		**0.0116**	**0.0116**	**0.0000**	**33.9902**	**33.9902**	**9.5500e-003**	**0.0000**	**34.2289**

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.9000e-004	3.1000e-004	3.2200e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0309	1.0309	2.0000e-005	0.0000	1.0315
Total	**4.9000e-004**	**3.1000e-004**	**3.2200e-003**	**1.0000e-005**	**1.2100e-003**	**1.0000e-005**	**1.2200e-003**	**3.2000e-004**	**1.0000e-005**	**3.3000e-004**	**0.0000**	**1.0309**	**1.0309**	**2.0000e-005**	**0.0000**	**1.0315**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0264	0.2572	0.2059	3.9000e-004		0.0124	0.0124		0.0116	0.0116	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289
Total	**0.0264**	**0.2572**	**0.2059**	**3.9000e-004**		**0.0124**	**0.0124**		**0.0116**	**0.0116**	**0.0000**	**33.9902**	**33.9902**	**9.5500e-003**	**0.0000**	**34.2289**

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.9000e-004	3.1000e-004	3.2200e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0309	1.0309	2.0000e-005	0.0000	1.0315
Total	**4.9000e-004**	**3.1000e-004**	**3.2200e-003**	**1.0000e-005**	**1.2100e-003**	**1.0000e-005**	**1.2200e-003**	**3.2000e-004**	**1.0000e-005**	**3.3000e-004**	**0.0000**	**1.0309**	**1.0309**	**2.0000e-005**	**0.0000**	**1.0315**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.9300e-003	0.0827	0.0492	1.0000e-004		4.0300e-003	4.0300e-003		3.7100e-003	3.7100e-003	0.0000	8.3599	8.3599	2.7000e-003	0.0000	8.4274
Total	**7.9300e-003**	**0.0827**	**0.0492**	**1.0000e-004**	**0.0452**	**4.0300e-003**	**0.0492**	**0.0248**	**3.7100e-003**	**0.0285**	**0.0000**	**8.3599**	**8.3599**	**2.7000e-003**	**0.0000**	**8.4274**

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	9.0000e-005	9.7000e-004	0.0000	3.6000e-004	0.0000	3.7000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3093	0.3093	1.0000e-005	0.0000	0.3095
Total	**1.5000e-004**	**9.0000e-005**	**9.7000e-004**	**0.0000**	**3.6000e-004**	**0.0000**	**3.7000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.3093**	**0.3093**	**1.0000e-005**	**0.0000**	**0.3095**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.9300e-003	0.0827	0.0492	1.0000e-004		4.0300e-003	4.0300e-003		3.7100e-003	3.7100e-003	0.0000	8.3598	8.3598	2.7000e-003	0.0000	8.4274
Total	**7.9300e-003**	**0.0827**	**0.0492**	**1.0000e-004**	**0.0452**	**4.0300e-003**	**0.0492**	**0.0248**	**3.7100e-003**	**0.0285**	**0.0000**	**8.3598**	**8.3598**	**2.7000e-003**	**0.0000**	**8.4274**

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	9.0000e-005	9.7000e-004	0.0000	3.6000e-004	0.0000	3.7000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3093	0.3093	1.0000e-005	0.0000	0.3095
Total	**1.5000e-004**	**9.0000e-005**	**9.7000e-004**	**0.0000**	**3.6000e-004**	**0.0000**	**3.7000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.3093**	**0.3093**	**1.0000e-005**	**0.0000**	**0.3095**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7900e-003	0.0834	0.0611	1.2000e-004		3.7600e-003	3.7600e-003		3.4600e-003	3.4600e-003	0.0000	10.4219	10.4219	3.3700e-003	0.0000	10.5062
Total	**7.7900e-003**	**0.0834**	**0.0611**	**1.2000e-004**	**0.0262**	**3.7600e-003**	**0.0300**	**0.0135**	**3.4600e-003**	**0.0169**	**0.0000**	**10.4219**	**10.4219**	**3.3700e-003**	**0.0000**	**10.5062**

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.2000e-004	1.2900e-003	0.0000	4.8000e-004	0.0000	4.9000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4124	0.4124	1.0000e-005	0.0000	0.4126
Total	**2.0000e-004**	**1.2000e-004**	**1.2900e-003**	**0.0000**	**4.8000e-004**	**0.0000**	**4.9000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4124**	**0.4124**	**1.0000e-005**	**0.0000**	**0.4126**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7900e-003	0.0834	0.0611	1.2000e-004		3.7600e-003	3.7600e-003		3.4600e-003	3.4600e-003	0.0000	10.4219	10.4219	3.3700e-003	0.0000	10.5062
Total	**7.7900e-003**	**0.0834**	**0.0611**	**1.2000e-004**	**0.0262**	**3.7600e-003**	**0.0300**	**0.0135**	**3.4600e-003**	**0.0169**	**0.0000**	**10.4219**	**10.4219**	**3.3700e-003**	**0.0000**	**10.5062**

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	1.2000e-004	1.2900e-003	0.0000	4.8000e-004	0.0000	4.9000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4124	0.4124	1.0000e-005	0.0000	0.4126
Total	**2.0000e-004**	**1.2000e-004**	**1.2900e-003**	**0.0000**	**4.8000e-004**	**0.0000**	**4.9000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4124**	**0.4124**	**1.0000e-005**	**0.0000**	**0.4126**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1911	1.7490	1.8327	3.0200e-003		0.0906	0.0906		0.0853	0.0853	0.0000	259.5323	259.5323	0.0622	0.0000	261.0867
Total	**0.1911**	**1.7490**	**1.8327**	**3.0200e-003**		**0.0906**	**0.0906**		**0.0853**	**0.0853**	**0.0000**	**259.5323**	**259.5323**	**0.0622**	**0.0000**	**261.0867**

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.2100e-003	0.2452	0.0452	6.7000e-004	0.0157	6.0000e-004	0.0163	4.5300e-003	5.7000e-004	5.1000e-003	0.0000	63.5536	63.5536	4.7100e-003	0.0000	63.6713
Worker	0.0199	0.0125	0.1298	4.6000e-004	0.0487	3.2000e-004	0.0491	0.0130	3.0000e-004	0.0132	0.0000	41.5668	41.5668	9.1000e-004	0.0000	41.5896
Total	**0.0271**	**0.2576**	**0.1750**	**1.1300e-003**	**0.0644**	**9.2000e-004**	**0.0654**	**0.0175**	**8.7000e-004**	**0.0183**	**0.0000**	**105.1203**	**105.1203**	**5.6200e-003**	**0.0000**	**105.2609**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1911	1.7490	1.8327	3.0200e-003		0.0906	0.0906		0.0853	0.0853	0.0000	259.5320	259.5320	0.0622	0.0000	261.0864
Total	**0.1911**	**1.7490**	**1.8327**	**3.0200e-003**		**0.0906**	**0.0906**		**0.0853**	**0.0853**	**0.0000**	**259.5320**	**259.5320**	**0.0622**	**0.0000**	**261.0864**

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.2100e-003	0.2452	0.0452	6.7000e-004	0.0157	6.0000e-004	0.0163	4.5300e-003	5.7000e-004	5.1000e-003	0.0000	63.5536	63.5536	4.7100e-003	0.0000	63.6713
Worker	0.0199	0.0125	0.1298	4.6000e-004	0.0487	3.2000e-004	0.0491	0.0130	3.0000e-004	0.0132	0.0000	41.5668	41.5668	9.1000e-004	0.0000	41.5896
Total	**0.0271**	**0.2576**	**0.1750**	**1.1300e-003**	**0.0644**	**9.2000e-004**	**0.0654**	**0.0175**	**8.7000e-004**	**0.0183**	**0.0000**	**105.1203**	**105.1203**	**5.6200e-003**	**0.0000**	**105.2609**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.7200e-003	0.0432	0.0487	8.0000e-005		2.1000e-003	2.1000e-003		1.9800e-003	1.9800e-003	0.0000	6.9541	6.9541	1.6500e-003	0.0000	6.9955
Total	**4.7200e-003**	**0.0432**	**0.0487**	**8.0000e-005**		**2.1000e-003**	**2.1000e-003**		**1.9800e-003**	**1.9800e-003**	**0.0000**	**6.9541**	**6.9541**	**1.6500e-003**	**0.0000**	**6.9955**

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4000e-004	5.0200e-003	1.0100e-003	2.0000e-005	4.2000e-004	0.0000	4.3000e-004	1.2000e-004	0.0000	1.3000e-004	0.0000	1.6603	1.6603	9.0000e-005	0.0000	1.6625
Worker	4.9000e-004	3.0000e-004	3.1800e-003	1.0000e-005	1.3100e-003	1.0000e-005	1.3100e-003	3.5000e-004	1.0000e-005	3.5000e-004	0.0000	1.0715	1.0715	2.0000e-005	0.0000	1.0721
Total	**6.3000e-004**	**5.3200e-003**	**4.1900e-003**	**3.0000e-005**	**1.7300e-003**	**1.0000e-005**	**1.7400e-003**	**4.7000e-004**	**1.0000e-005**	**4.8000e-004**	**0.0000**	**2.7318**	**2.7318**	**1.1000e-004**	**0.0000**	**2.7345**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.7200e-003	0.0432	0.0487	8.0000e-005		2.1000e-003	2.1000e-003		1.9800e-003	1.9800e-003	0.0000	6.9541	6.9541	1.6500e-003	0.0000	6.9955
Total	**4.7200e-003**	**0.0432**	**0.0487**	**8.0000e-005**		**2.1000e-003**	**2.1000e-003**		**1.9800e-003**	**1.9800e-003**	**0.0000**	**6.9541**	**6.9541**	**1.6500e-003**	**0.0000**	**6.9955**

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4000e-004	5.0200e-003	1.0100e-003	2.0000e-005	4.2000e-004	0.0000	4.3000e-004	1.2000e-004	0.0000	1.3000e-004	0.0000	1.6603	1.6603	9.0000e-005	0.0000	1.6625
Worker	4.9000e-004	3.0000e-004	3.1800e-003	1.0000e-005	1.3100e-003	1.0000e-005	1.3100e-003	3.5000e-004	1.0000e-005	3.5000e-004	0.0000	1.0715	1.0715	2.0000e-005	0.0000	1.0721
Total	**6.3000e-004**	**5.3200e-003**	**4.1900e-003**	**3.0000e-005**	**1.7300e-003**	**1.0000e-005**	**1.7400e-003**	**4.7000e-004**	**1.0000e-005**	**4.8000e-004**	**0.0000**	**2.7318**	**2.7318**	**1.1000e-004**	**0.0000**	**2.7345**

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.2600e-003	0.0791	0.1097	1.7000e-004		3.9200e-003	3.9200e-003		3.6200e-003	3.6200e-003	0.0000	14.7407	14.7407	4.6300e-003	0.0000	14.8565
Paving	1.0700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**9.3300e-003**	**0.0791**	**0.1097**	**1.7000e-004**		**3.9200e-003**	**3.9200e-003**		**3.6200e-003**	**3.6200e-003**	**0.0000**	**14.7407**	**14.7407**	**4.6300e-003**	**0.0000**	**14.8565**

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.5000e-004	3.3000e-004	3.5400e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.1906	1.1906	2.0000e-005	0.0000	1.1912
Total	**5.5000e-004**	**3.3000e-004**	**3.5400e-003**	**1.0000e-005**	**1.4500e-003**	**1.0000e-005**	**1.4600e-003**	**3.9000e-004**	**1.0000e-005**	**3.9000e-004**	**0.0000**	**1.1906**	**1.1906**	**2.0000e-005**	**0.0000**	**1.1912**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.2600e-003	0.0791	0.1097	1.7000e-004		3.9200e-003	3.9200e-003		3.6200e-003	3.6200e-003	0.0000	14.7407	14.7407	4.6300e-003	0.0000	14.8565
Paving	1.0700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**9.3300e-003**	**0.0791**	**0.1097**	**1.7000e-004**		**3.9200e-003**	**3.9200e-003**		**3.6200e-003**	**3.6200e-003**	**0.0000**	**14.7407**	**14.7407**	**4.6300e-003**	**0.0000**	**14.8565**

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.5000e-004	3.3000e-004	3.5400e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.1906	1.1906	2.0000e-005	0.0000	1.1912
Total	**5.5000e-004**	**3.3000e-004**	**3.5400e-003**	**1.0000e-005**	**1.4500e-003**	**1.0000e-005**	**1.4600e-003**	**3.9000e-004**	**1.0000e-005**	**3.9000e-004**	**0.0000**	**1.1906**	**1.1906**	**2.0000e-005**	**0.0000**	**1.1912**

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.1118					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7200e-003	0.0117	0.0163	3.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	2.2979	2.2979	1.4000e-004	0.0000	2.3014
Total	**1.1136**	**0.0117**	**0.0163**	**3.0000e-005**		**6.4000e-004**	**6.4000e-004**		**6.4000e-004**	**6.4000e-004**	**0.0000**	**2.2979**	**2.2979**	**1.4000e-004**	**0.0000**	**2.3014**

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	1.8000e-004	1.9400e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.0000e-004	2.1000e-004	0.0000	2.2000e-004	0.0000	0.6548	0.6548	1.0000e-005	0.0000	0.6552
Total	**3.0000e-004**	**1.8000e-004**	**1.9400e-003**	**1.0000e-005**	**8.0000e-004**	**1.0000e-005**	**8.0000e-004**	**2.1000e-004**	**0.0000**	**2.2000e-004**	**0.0000**	**0.6548**	**0.6548**	**1.0000e-005**	**0.0000**	**0.6552**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.1118					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7200e-003	0.0117	0.0163	3.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	2.2979	2.2979	1.4000e-004	0.0000	2.3014
Total	**1.1136**	**0.0117**	**0.0163**	**3.0000e-005**		**6.4000e-004**	**6.4000e-004**		**6.4000e-004**	**6.4000e-004**	**0.0000**	**2.2979**	**2.2979**	**1.4000e-004**	**0.0000**	**2.3014**

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	1.8000e-004	1.9400e-003	1.0000e-005	8.0000e-004	1.0000e-005	8.0000e-004	2.1000e-004	0.0000	2.2000e-004	0.0000	0.6548	0.6548	1.0000e-005	0.0000	0.6552
Total	**3.0000e-004**	**1.8000e-004**	**1.9400e-003**	**1.0000e-005**	**8.0000e-004**	**1.0000e-005**	**8.0000e-004**	**2.1000e-004**	**0.0000**	**2.2000e-004**	**0.0000**	**0.6548**	**0.6548**	**1.0000e-005**	**0.0000**	**0.6552**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1507	1.7802	1.5479	9.8700e-003	0.5552	5.2300e-003	0.5604	0.1493	4.9000e-003	0.1542	0.0000	920.1718	920.1718	0.0488	0.0000	921.3908
Unmitigated	0.1507	1.7802	1.5479	9.8700e-003	0.5552	5.2300e-003	0.5604	0.1493	4.9000e-003	0.1542	0.0000	920.1718	920.1718	0.0488	0.0000	921.3908

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	627.30	118.80	61.20	1,383,223	1,383,223
Parking Lot	0.00	0.00	0.00		
Single Family Housing	19.04	19.82	17.24	54,945	54,945
Total	646.34	138.62	78.44	1,438,168	1,438,168

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Single Family Housing	10.80	7.30	7.50	46.40	16.40	37.20	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.487920	0.030073	0.170877	0.112061	0.016651	0.005572	0.019337	0.146855	0.001612	0.001610	0.005760	0.000912	0.000759
Parking Lot	0.487920	0.030073	0.170877	0.112061	0.016651	0.005572	0.019337	0.146855	0.001612	0.001610	0.005760	0.000912	0.000759
Single Family Housing	0.487920	0.030073	0.170877	0.112061	0.016651	0.005572	0.019337	0.146855	0.001612	0.001610	0.005760	0.000912	0.000759

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	8.4300e-003	0.0765	0.0633	4.6000e-004		5.8200e-003	5.8200e-003		5.8200e-003	5.8200e-003	0.0000	83.4326	83.4326	1.6000e-003	1.5300e-003	83.9284
NaturalGas Unmitigated	8.4300e-003	0.0765	0.0633	4.6000e-004		5.8200e-003	5.8200e-003		5.8200e-003	5.8200e-003	0.0000	83.4326	83.4326	1.6000e-003	1.5300e-003	83.9284

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	1.512e+006	8.1500e-003	0.0741	0.0623	4.4000e-004		5.6300e-003	5.6300e-003		5.6300e-003	5.6300e-003	0.0000	80.6861	80.6861	1.5500e-003	1.4800e-003	81.1656
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	51467.4	2.8000e-004	2.3700e-003	1.0100e-003	2.0000e-005		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	2.7465	2.7465	5.0000e-005	5.0000e-005	2.7628
Total		**8.4300e-003**	**0.0765**	**0.0633**	**4.6000e-004**		**5.8200e-003**	**5.8200e-003**		**5.8200e-003**	**5.8200e-003**	**0.0000**	**83.4326**	**83.4326**	**1.6000e-003**	**1.5300e-003**	**83.9284**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Light Industry	1.512e+006	8.1500e-003	0.0741	0.0623	4.4000e-004		5.6300e-003	5.6300e-003		5.6300e-003	5.6300e-003	0.0000	80.6861	80.6861	1.5500e-003	1.4800e-003	81.1656
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	51467.4	2.8000e-004	2.3700e-003	1.0100e-003	2.0000e-005		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004	0.0000	2.7465	2.7465	5.0000e-005	5.0000e-005	2.7628
Total		**8.4300e-003**	**0.0765**	**0.0633**	**4.6000e-004**		**5.8200e-003**	**5.8200e-003**		**5.8200e-003**	**5.8200e-003**	**0.0000**	**83.4326**	**83.4326**	**1.6000e-003**	**1.5300e-003**	**83.9284**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	212400	0.0000	0.0000	0.0000	0.0000
Parking Lot	12740	0.0000	0.0000	0.0000	0.0000
Single Family Housing	17188.1	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	212400	0.0000	0.0000	0.0000	0.0000
Parking Lot	12740	0.0000	0.0000	0.0000	0.0000
Single Family Housing	17188.1	0.0000	0.0000	0.0000	0.0000
Total		**0.0000**	**0.0000**	**0.0000**	**0.0000**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6052	2.6400e-003	0.1714	2.8000e-004		0.0218	0.0218		0.0218	0.0218	2.0659	0.8939	2.9598	1.9400e-003	1.6000e-004	3.0567
Unmitigated	0.6052	2.6400e-003	0.1714	2.8000e-004		0.0218	0.0218		0.0218	0.0218	2.0659	0.8939	2.9598	1.9400e-003	1.6000e-004	3.0567

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3679					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1255	2.4500e-003	0.1549	2.8000e-004		0.0217	0.0217		0.0217	0.0217	2.0659	0.8664	2.9323	1.9100e-003	1.6000e-004	3.0284
Landscaping	6.0000e-004	1.9000e-004	0.0165	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	0.0275	0.0275	3.0000e-005	0.0000	0.0283
Total	**0.6052**	**2.6400e-003**	**0.1714**	**2.8000e-004**		**0.0218**	**0.0218**		**0.0218**	**0.0218**	**2.0659**	**0.8939**	**2.9598**	**1.9400e-003**	**1.6000e-004**	**3.0567**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1112					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3679					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1255	2.4500e-003	0.1549	2.8000e-004		0.0217	0.0217		0.0217	0.0217	2.0659	0.8664	2.9323	1.9100e-003	1.6000e-004	3.0284
Landscaping	6.0000e-004	1.9000e-004	0.0165	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	0.0275	0.0275	3.0000e-005	0.0000	0.0283
Total	**0.6052**	**2.6400e-003**	**0.1714**	**2.8000e-004**		**0.0218**	**0.0218**		**0.0218**	**0.0218**	**2.0659**	**0.8939**	**2.9598**	**1.9400e-003**	**1.6000e-004**	**3.0567**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	6.6442	0.6824	0.0161	28.5065
Unmitigated	6.6442	0.6824	0.0161	28.5065

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	20.8125 / 0	6.6029	0.6782	0.0160	28.3292
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	0.130308 / 0.0821507	0.0413	4.2500e-003	1.0000e-004	0.1774
Total		**6.6442**	**0.6824**	**0.0161**	**28.5065**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	20.8125 / 0	6.6029	0.6782	0.0160	28.3292
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	0.130308 / 0.0821507	0.0413	4.2500e-003	1.0000e-004	0.1774
Total		**6.6442**	**0.6824**	**0.0161**	**28.5065**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	23.1532	1.3683	0.0000	57.3610
Unmitigated	23.1532	1.3683	0.0000	57.3610

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	111.6	22.6538	1.3388	0.0000	56.1238
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2.46	0.4994	0.0295	0.0000	1.2371
Total		**23.1532**	**1.3683**	**0.0000**	**57.3610**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	111.6	22.6538	1.3388	0.0000	56.1238
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2.46	0.4994	0.0295	0.0000	1.2371
Total		**23.1532**	**1.3683**	**0.0000**	**57.3610**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Appendix B

Biological Database Files

CNDDB Quad Species List 23 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Amphibians	Batrachoseps stebbinsi	Tehachapi slender salamander	AAAAD02090	None	Threatened	-	-	3511824	TEHACHAPI NORTH	Mapped and Unprocessed	Animals - Amphibians - Plethodontidae - Batrachoseps stebbinsi
Animals - Amphibians	Ensatina eschscholtzii croceater	yellow-blotched salamander	AAAAD04011	None	None	WL	-	3511824	TEHACHAPI NORTH	Unprocessed	Animals - Amphibians - Plethodontidae - Ensatina eschscholtzii croceater
Animals - Amphibians	Rana boylii	foothill yellow-legged frog	AAABH01050	None	Endangered	SSC	-	3511824	TEHACHAPI NORTH	Mapped	Animals - Amphibians - Ranidae - Rana boylii
Animals - Birds	Agelaius tricolor	tricolored blackbird	ABPBXB0020	None	Threatened	SSC	-	3511824	TEHACHAPI NORTH	Mapped	Animals - Birds - Icteridae - Agelaius tricolor
Animals - Birds	Aquila chrysaetos	golden eagle	ABNKC22010	None	None	FP , WL	-	3511824	TEHACHAPI NORTH	Mapped and Unprocessed	Animals - Birds - Accipitridae - Aquila chrysaetos
Animals - Birds	Melanerpes lewis	Lewis' woodpecker	ABNYF04010	None	None	-	-	3511824	TEHACHAPI NORTH	Unprocessed	Animals - Birds - Picidae - Melanerpes lewis
Animals - Insects	Bombus crotchii	Crotch bumble bee	IIHYM24480	None	None	-	-	3511824	TEHACHAPI NORTH	Mapped	Animals - Insects - Apidae - Bombus crotchii
Animals - Insects	Euphilotes glaucon comstocki	Comstock's blue butterfly	IILEPG201A	None	None	-	-	3511824	TEHACHAPI NORTH	Mapped	Animals - Insects - Lycaenidae - Euphilotes glaucon comstocki
Animals - Mammals	Taxidea taxus	American badger	AMAJF04010	None	None	SSC	-	3511824	TEHACHAPI NORTH	Unprocessed	Animals - Mammals - Mustelidae - Taxidea taxus
Animals - Reptiles	Anniella spp.	California legless lizard	ARACC01070	None	None	SSC	-	3511824	TEHACHAPI NORTH	Mapped	Animals - Reptiles - Anniellidae - Anniella spp.
Animals - Reptiles	Phrynosoma blainvillii	coast horned lizard	ARACF12100	None	None	SSC	-	3511824	TEHACHAPI NORTH	Unprocessed	Animals - Reptiles - Phrynosomatidae - Phrynosoma blainvillii
Plants - Vascular	Eriastrum tracyi	Tracy's eriastrum	PDPLM030C0	None	Rare	-	3.2	3511824	TEHACHAPI NORTH	Mapped	Plants - Vascular - Polemoniaceae - Eriastrum tracyi
Plants - Vascular	Lasthenia glabrata ssp. coulteri	Coulter's goldfields	PDAST5L0A1	None	None	-	1B.1	3511824	TEHACHAPI NORTH	Mapped	Plants - Vascular - Asteraceae - Lasthenia glabrata ssp. coulteri
Plants - Vascular	Layia heterotricha	pale-yellow layia	PDAST5N070	None	None	-	1B.1	3511824	TEHACHAPI NORTH	Mapped	Plants - Vascular - Asteraceae - Layia heterotricha
Plants - Vascular	Monardella linoides ssp. oblonga	Tehachapi monardella	PDLAM180D2	None	None	-	1B.3	3511824	TEHACHAPI NORTH	Mapped	Plants - Vascular - Lamiaceae - Monardella linoides ssp. oblonga
Plants - Vascular	Monardella linoides ssp. anemonoides	southern Sierra monardella	PDLAM180D7	None	None	-	1B.3	3511824	TEHACHAPI NORTH	Mapped	Plants - Vascular - Lamiaceae - Monardella linoides ssp. anemonoides

Plants - Vascular	Chorizanthe leptotheca	Peninsular spineflower	PDPGN040D0	None	None	-	4.2	3511824	TEHACHAPI NORTH	Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe leptotheca
Plants - Vascular	Diplacus pictus	calico monkeyflower	PDSCR1B240	None	None	-	1B.2	3511824	TEHACHAPI NORTH	Mapped	Plants - Vascular - Phrymaceae - Diplacus pictus
Plants - Vascular	Allium howellii var. clokeyi	Mt. Pinos onion	PMLIL02161	None	None	-	1B.3	3511824	TEHACHAPI NORTH	Mapped	Plants - Vascular - Alliaceae - Allium howellii var. clokeyi
Plants - Vascular	Allium howellii var. howellii	Howell's onion	PMLIL02162	None	None	-	4.3	3511824	TEHACHAPI NORTH	Unprocessed	Plants - Vascular - Alliaceae - Allium howellii var. howellii
Plants - Vascular	Calochortus palmeri var. palmeri	Palmer's mariposa-lily	PMLIL0D122	None	None	-	1B.2	3511824	TEHACHAPI NORTH	Mapped	Plants - Vascular - Liliaceae - Calochortus palmeri var. palmeri
Plants - Vascular	Fritillaria pinetorum	pine fritillary	PMLIL0V0E0	None	None	-	4.3	3511824	TEHACHAPI NORTH	Unprocessed	Plants - Vascular - Liliaceae - Fritillaria pinetorum
Plants - Vascular	Yucca brevifolia	western Joshua tree	PMAGA0B071	None	Candidate Threatened	-	-	3511824	TEHACHAPI NORTH	Unprocessed	Plants - Vascular - Agavaceae - Yucca brevifolia