



**BAKERSFIELD**

THE SOUND OF *Something Better*

Hageman Industrial Park  
(General Plan Amendment  
and Zone Change No. 22-  
0263) Initial Study

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**BAKERSFIELD**  
THE SOUND OF *Something Better*

## INITIAL STUDY ENVIRONMENTAL ANALYSIS

<b>Project Title and No:</b>	Hageman Industrial Park General Plan Amendment and Zone Change No. 22-0263)
<b>Lead Agency Name and Address:</b>	City of Bakersfield Development Services Department 1715 Chester Avenue Bakersfield, CA 93301
<b>Lead Agency Contact Person:</b>	Jose Fernandez, Associate Planner Tel: 661.326.3778 Email: jfernandez@bakersfieldcity.us
<b>Project Location:</b>	Southeast corner of Hageman Road/Landco Drive intersection; Bakersfield, CA
<b>Project Sponsor Name and Address:</b>	Hageman Properties, LLC 2911 Landco Drive Bakersfield, CA 93308
<b>General Plan Designation:</b>	HI (Heavy Industrial)
<b>Zoning:</b>	M-3 (Heavy Industrial)

**Project Description:** Hageman Properties, LLC (Property Owner and Applicant) has applied to amend the City of Bakersfield’s Metropolitan Bakersfield General Plan land use designation and the Municipal Code zone classification for a 78.94 gross acre, triangularly shaped site, located at the southeast corner of the Hageman Road and Landco Drive intersection (**Figure 1-Vicinity Map and Figure 2-Project Location Map**). The proposed buildings could provide up to 1,197,643 square feet (sq. ft.) of building space consisting of 40 percent manufacturing uses and 60 percent warehouse uses with required parking spaces to be determined upon the future uses specific to each building (**Figure 3-Vesting Tentative Parcel Map No. 12314 & Building Site Plan**). A listing of allowed activities in the M-2 zone is provided in **Table 2**. Typical building placement on individual lots would have minimum front yard structural setbacks of 10 feet, minimum side structural setbacks of 10 feet on corner lots, and no additional side or rear setbacks in compliance with the M-2 zone district.

The proposed General Plan Amendment would change the land use designation on the Project site from HI (Heavy Industrial) to SI (Service Industrial). The proposed Zone Change would change the zone classification on the Project site from M-3 (Heavy Industrial) to M-2 (General Manufacturing). The property owner is proposing this Project to create consistency with Vesting Tentative Parcel Map (VTPM) No. 12314. VTPM No. 12314 is only tentative and has not been recorded (**Figure 3-Vesting Tentative Parcel Map No. 12314 & Building Site Plan**).

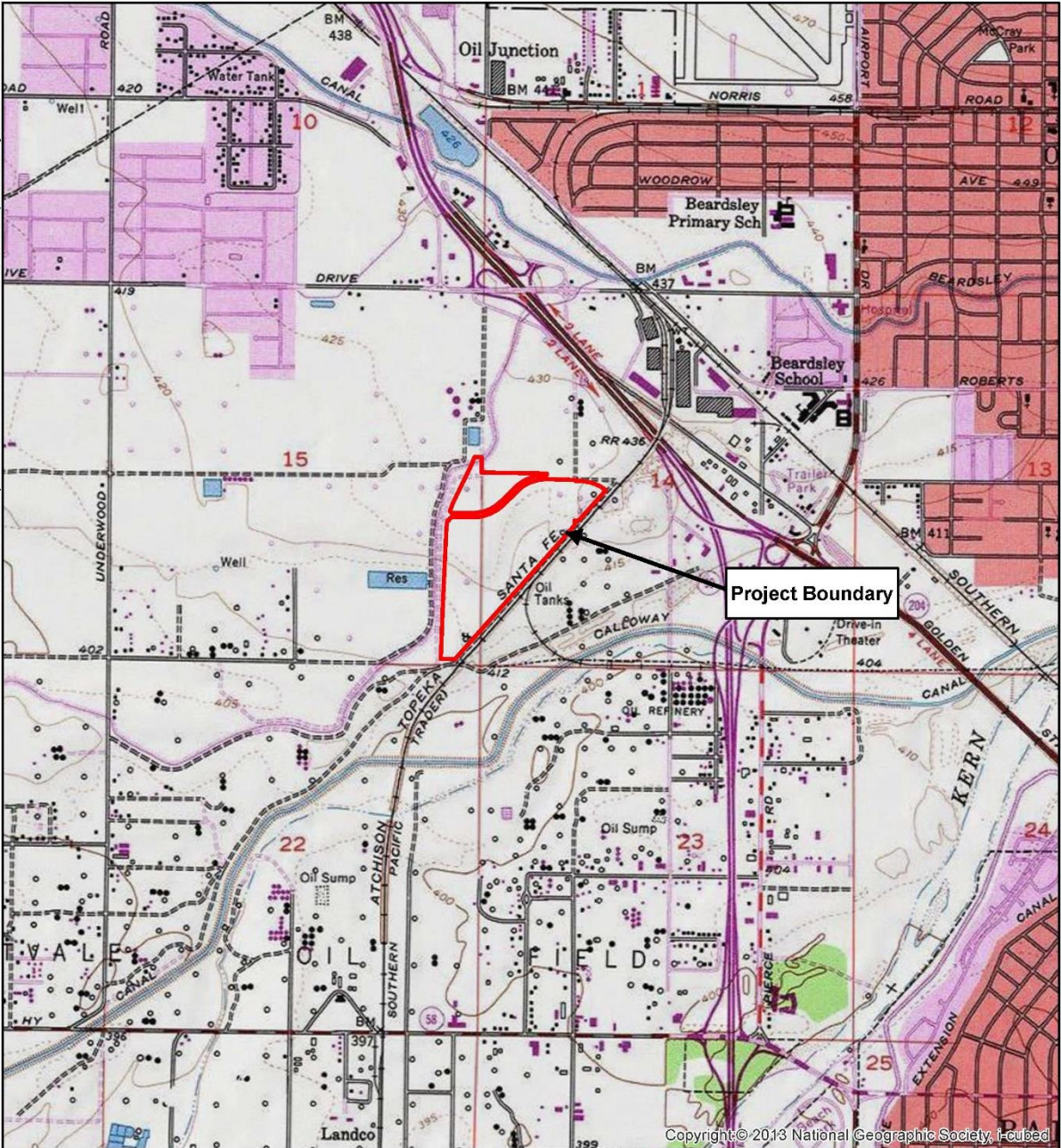
Currently, the Project site does not contain access roads; however, the site can be accessed at the intersection of Hageman Road and Landco Drive at the northern perimeter of the Project site. The provision of internal roads and driveways would be required to be engineered and constructed in accordance with design standards set forth by the City of Bakersfield. The City of Bakersfield has established design specifications in part to reduce the potential for conflict between vehicular traffic, pedestrians and bicyclists crossing driveways and intersections. During Project development and operation, the Project will be required to comply with all City of Bakersfield emergency access requirements. The Bakersfield Municipal Code (BMC) establishes emergency access requirements in the General Provisions for Fire Safety section. BMC Section 15.65.190 (Appendix D, Section D103.5 Fire apparatus access road gates – Amended), identifies requirements associated with emergency access. These specific requirements will be included in Project design and will require verification by the City of Bakersfield Fire Chief prior to approval of any aspect of the overall Project. Additionally, during construction of the proposed Project, construction contractors would be required to maintain adequate emergency access routes on site. The Project will provide adequate parking spaces to accommodate employees, visitors/customers, and loading/freight vehicles.

### Existing Setting

The Project site currently consists of three vacant parcels on which there are nine oil wells. Currently, four of the oil wells are plugged and abandoned, three oil wells are active, and two oil wells are idle. Two easements traverse the Project site, a Pacific Gas and Electric Company (PG&E) high tension electrical power line that traverses east-west across the southernmost corner of the Project site; and the Beardsley Canal Ditch owned by the City of Bakersfield that transverses from east to west near the northernmost Project site boundary. In addition, the majority of the Project site is located within the Kern County Airport Land Use Compatibility Plan, Zone C for Meadows Field Airport.

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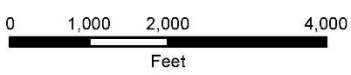
USGS 7.5 minute quad. Quad Name - Oldale. Section - 14 & 15. Township - 29S. Range - 27E. CA State Plane S



Y:\GIS - Project files\Bakersfield\120-07\Zoning\Update\GIS\120-07VicinityMap.mxd

Figure 1 Vicinity Map

Hageman Industrial Park. GPA/ZC No. 22-0263



Map Date: 1/20/2023

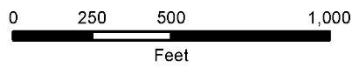


**Figure 2 Project Location Map**

Hageman Industrial Park. GPA/ZC No. 22-0263

**Legend**

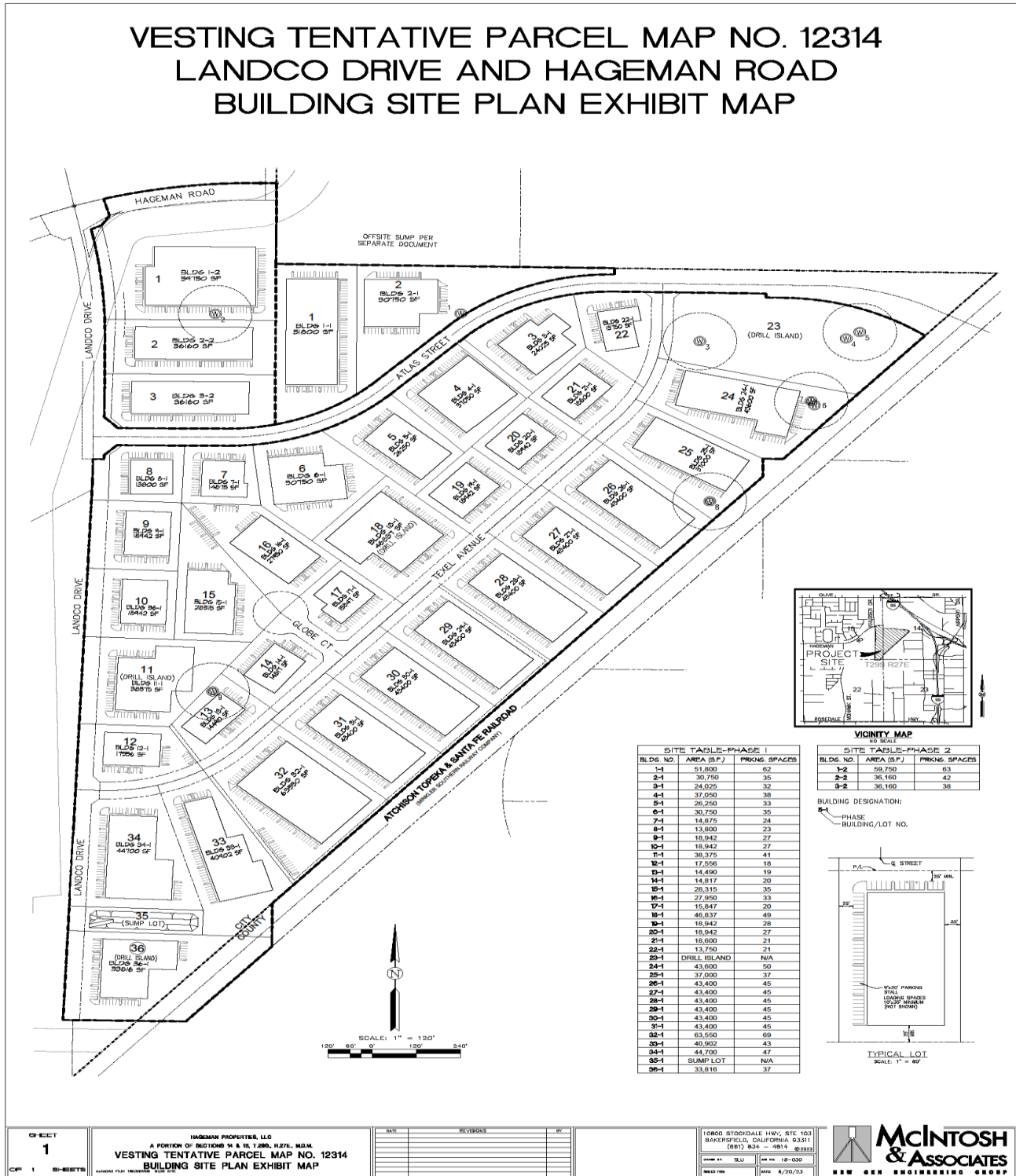
 Project APN Boundary



Map Date: 1/20/2023



**Figure 3- Vesting Tentative Parcel Map No. 12314 &  
Preliminary Building Site Plan**



CHEET  
**1**  
OF 1 SHEETS

HAGEMAN PROPERTIES, LLC  
A PORTION OF REVISIONS 14 & 15, T.288L, R.27E, M.34M  
VESTING TENTATIVE PARCEL MAP NO. 12314  
BUILDING SITE PLAN EXHIBIT MAP

NO.	REVISION	DATE

10800 STOCKDALE HWY., STE 103  
ROCKEFELDER, CALIFORNIA 94311  
(925) 834-4814

DATE: 6/20/23  
SCALE: 1" = 120'-00"

**McINTOSH & ASSOCIATES**  
NEW GEN ENGINEERING GROUP



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The Project site is bordered by vacant land to the north under Kern County jurisdiction and zoned Medium Industrial Precise Development (M-2 PD). A railroad right-of-way easement that was granted to the Minkler Southern Railway Company borders the Project site along its southeastern boundary. Land to the east and south beyond the railroad right-of-way is zoned Heavy Industrial (M-3) and developed with existing industrial uses, also within Kern County jurisdiction. Landco Drive borders the Project site to the west. Property to the west of the project site is within the City of Bakersfield jurisdiction and is zoned General Manufacturing (M-2). General Plan Land use designations at the site include Service Industrial and Heavy Industrial (SI & HI), SI designations are located to the north and south and HI designations are located to east and south of the Project site (**Table 1**).

**Table 1**  
**Surrounding Land Uses**

Location	General Plan Designation	Zone Classification		Existing Land Use
Project Site	SI & HI	M-2 & M-3		Vacant Land/Oil Wells
*North	SI	M-2 PD		Vacant Land/Self Storage
*East	HI	M-3		Railroad ROW/Industrial Uses
*South	HI	M-3 PD		Vacant Land/Industrial Uses
West	SI	M-2		Vacant Land

\*Within Kern County jurisdiction.

At this time, no specific development is proposed due to the dynamic nature of the market. However, Vesting Tentative Parcel Map No. 12314 will facilitate development of an industrial park and depicts 39 separate parcels/lots, four drill island lots, and one sump lot. The Metropolitan Bakersfield General Plan specifies that the SI land use designation shall have a Floor Area Ratio of 0.4 within a maximum six-story structure. Further, this land use designation provides for “industrial activities which involve outdoor storage or use of heavy equipment, and such uses that produce significant air or noise pollution and are visually obtrusive.”

Activities permitted in the proposed General Manufacturing (M-2) zone district are listed in **Table 2**. Bakersfield Municipal Code Section 17.30.020 permits all uses permitted in the M-1 (Light Industrial) zone and an additional 59 uses by-right for properties with M-2 zoning with a Conditional Use Permit (CUP) (**Table 3**). **Table 4** shows the current uses permitted by-right in the M-3 (Heavy Industrial) zone district, as existing on the site. The Project, by proposing to change the zoning on the property from M-3 (Heavy Industrial) to M-2 (General Manufacturing) or more restrictive zone, will eliminate the possibility of establishing many of the intensive uses allowable by existing zoning and result in a less impactful set of uses on the property.

**Table 2**

**Uses Permitted in General Manufacturing (M-2) Zones**

Acetylene gas manufacture or storage	Automobile and light truck, two-axle vehicles, parking, and storage*	Blast furnaces	Carpet and rug manufacture
Adult day care*	Automobile and truck manufacture	Boat buildings	Carpet, awning, blinds, mattress, or upholstery shops, including cleaning and repair*
Adult entertainment establishments as defined in Section 17.69.020 of the Municipal Code and to regulations of Chapter 17.69 of the Municipal Code	Automobile and truck parts manufacturer	Boiler or tank works	Cement and lime manufacturing when the manufacturing plant is equipped capable of collecting at least ninety-seven percent of all particulate matter from kiln gases
Agricultural packing plants (vegetables and fruits)	Automobile assembling, body and fender works, painting, upholstering, dismantling and used parts storage, when operated or maintained wholly within a building*	Breweries or distilleries, large	Clay product manufacture
Aircraft and automobile factories	Bag cleaning	Brick, tile, or terra cotta products manufacture	Coke ovens
Alcohol and alcoholic beverages manufacture	Bakeries*	Building materials manufacture	Concrete batch plants, portable, not to exceed two-yard capacity*
Ammonia, chlorine, and bleaching powder manufacture	Banquet venue*	Building materials storage yards*	Contractor's plants and storage yards*
Animal hospitals, kennels, and veterinaries*	Battery manufacturer	Cabinet or carpenter shop*	Cotton gins or oil mills
Creameries	Firearms manufacture	Ice cold storage plants*	Ore reduction
Crematories	Food and/or shelter service as defined in Section 17.04.285	Iron, steel, brass or copper foundries or fabrication plants, and heavy weight casting	Paint mixing plants (not employing a boiling process) *
Creosote treatment or manufacture	Forge plants	Laboratories, experimental research, and testing*	Paint, oil, shellac, turpentine, or varnish manufacture
Disinfectant manufacture	Freighting and trucking yards and terminals	Lamp black manufacture	Paper or pulp manufacture
Distillation of coal, wood, or tar	Freight classification yards	Laundries, cleaning, and dyeing plants*	Petroleum refining and reclaiming plants
Distributing plants*	Frozen food lockers*	Linoleum or oiled products manufacture	Planning mills
Dyestuffs manufacture	Furniture and automobile upholstering operations not confined wholly to a building*	Lumberyards*	Plastic manufacture

Electric welding and electroplating*	Glass and glass product manufacture	Machine shops (except punch presses of over twenty tons rated capacity, drop hammers, and automatic screw machines) *	Potash works
Exterminator or insect poison manufacture	Grain elevator	Machine shops including punch presses and automatic screw machines	Public utilities device yards, power plants, or distributing stations*
Feed, flour, and grains mills	Helipad (in conjunction with a hospital)	Metal container manufacturer	Railroad roundhouses and repair shops
Rolling mills	Tar roofing or waterproofing or other tar products manufacture	Ceramic products manufacturing	Welding, metal fabricating and blacksmith shops*
Rubber fabrication or products made from finished rubber*	Tire rebuilding, recapping, and retreading plants	Clothing or garments manufacturing	Wholesale businesses, storage buildings and warehouses*
Rubber processing and manufacture	Tool rental and equipment*	Cosmetics, perfumes and toiletries, drugs, and pharmaceuticals manufacturing	Arts and crafts manufacturing
Sawmills	Truck repairing and overhauling shops*	Electronic instruments and devices, radios, televisions, phonographs, and business machines manufacturing	Billboards and advertising structures, electric neon signs manufacturing
Sheet metal shops*	Truck stop	Food products (except the rendering or refining of fats or oils) manufacturing.	Textiles – Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, textiles, tobacco, wood, yards, and paint, not employing a boiling process.
Soap manufacture	Stone monument works	Furniture manufacturing	Storage spaces for transit and transportation equipment*
Sodium compounds manufacture	Shoes manufacturing	Musical instruments and toys manufacturing	Soap (cold mix only) manufacturing
Starch manufacture	Prefabricated buildings manufacturing		

**Table 3**  
**Uses Permitted by CUP in M-2/GM Zone**

Acid manufacture	Explosives, manufacture, or storage	Glue manufacture
Ammunition manufacture	Fat rendering	Non-mineral oil extraction plants
Cement, lime, gypsum, or plaster of Paris manufacture	Feed and fuel yards	Recycling center, as defined by Public Resources Code Section 14520, that is within a convenience zone, as defined by Public Resources Code Section 14509.4
Chemical manufacture	Fertilizer manufacture	Sewer farms or sewage disposal plants
Curing, tanning, and storage of rawhide or skins	Garbage, offal, or dead animal reduction or dumping	Smelting of tin, copper, zinc, or iron ores
Distillation of bones	Gas manufacture	Slaughterhouse
Drop forge industries manufacturing forgings with power hammers	Gelatin or size manufacture	Scrap metal yards, junkyards
Dumps and refuse disposal areas	Glucose or dextrin manufacture	Wineries

**Table 4**  
**Activities Permitted in M-3 Heavy Industrial Zones**

Acetylene gas manufacture and storage	Acid manufacture	Alcohol and alcoholic beverage manufacturing and distillation	Beef, swine, poultry, or rabbit slaughter
Blast furnaces	Cement and lime manufacturing when the manufacturing plant is equipped capable of collecting at least ninety-seven percent of all particulate matter from kiln gases	Chemical manufacture	Clay product manufacture
Coke ovens	Cotton gins or oil mills	Creosote treatment or manufacture	Curing, tanning, and storage of raw hide or skins
Disinfectant manufacture	Distillation of coal, wood, bones, or tar	Drop forge industries manufacturing forgings with power hammers	Explosives, manufacture, or storage
Exterminator or insect poison manufacture	Exterminator or insect poison manufacture	Fat rendering	Feed and fuel yards
Fertilizer manufacture	Forge plants	Gelatin or size manufacture	Glass or glass product manufacture

Glucose or dextrin manufacture	Glue manufacture	Iron, steel, brass or copper foundries or fabrication plants, and heavy weight casting	Nonmineral oil extracting plants
Ore reduction	Paint, oil, shellac turpentine or varnish manufacture	Paper or pulp manufacture	Petroleum refining, reclaiming plants, and associated uses
Rolling mills	Rubber processing and manufacture	Sawmills	Smelting of tin, copper, zinc, or iron ores
Scrap metal yards, junkyards	Tar roofing or waterproofing or other tar products manufacture	Accessory buildings or structures necessary to such use located on the same lot or parcel of land	Dwelling for use by a caretaker or night security, or as accessory and incidental to the permitted use on the parcel

**Other Public Agencies Approval Anticipated to be Required:**

- California Department of Fish and Wildlife
- San Joaquin Valley Air Pollution Control District
- Central Valley Regional Water Quality Board
- Kern County Flood Control and Water Conservation District
- Pacific Gas & Electric Company
- Kern Transit
- City of Bakersfield Water Department
- City of Bakersfield Planning Commission
- City of Bakersfield City Council
- City of Bakersfield Development Services Department
- City of Bakersfield Public Works Department
- City of Bakersfield Fire Department
- City of Bakersfield Sanitation Department
- North of the River Sanitary District

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a “Potentially Significant Impact” or a “Potentially Significant Unless Mitigation is Incorporated” as indicated by the checklist on the following pages.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                       | <input type="checkbox"/> Greenhouse Gas Emissions      | <input type="checkbox"/> Population & Housing                          |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                               |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Hydrology & Water Quality     | <input type="checkbox"/> Recreation                                    |
| <input type="checkbox"/> Biological Resources             | <input type="checkbox"/> Land Use & Planning           | <input type="checkbox"/> Transportation & Traffic                      |
| <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities & Service Systems                   |
| <input type="checkbox"/> Geology & Soils                  | <input type="checkbox"/> Noise                         | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Tribal Cultural Resources        | <input type="checkbox"/> Wildfire                      |  |
| <input type="checkbox"/> Energy                           |  |  |

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the 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 project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the 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 project **COULD** have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR or NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR or NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
City of Bakersfield

## EVALUATION OF ENVIRONMENTAL IMPACTS

Potential environmental effects of the project are classified and described within the *CEQA Environmental Checklist* under the following general headings:

**“No Impact”** applies where the project would not result in an impact in a category.

**“Less Than Significant Impact”** applies where the project would result in an impact, but the magnitude of the impact is considered insignificant or negligible.

**“Potentially Significant Unless Mitigation Incorporated”** applies where the incorporation of mitigation measures has reduced an impact from a “Potentially Significant Impact” to a “Less Than Significant Impact.”

**“Potentially Significant Impact”** applies where the project has the potential to result in a significant and unmitigable environmental impact.



## Environmental Impacts:

### AESTHETICS

Except as provided in Public Resources Code Section 21099, would the Project:

#### a) Have a substantial adverse effect on a scenic vista?

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

#### Less Than Significant Impact

**Discussion a):** A scenic vista is a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. A substantial adverse effect on a scenic vista is one that would degrade the view from a designated scenic view spot. The existing site is vacant, generally flat, and occupies an area of 78.94 gross acres. Existing development in the Project area includes vacant land beyond Hageman Road to the west and a mixture of industrial and commercial land uses across the railroad line bordering the Project site to the east and southeast. Vacant land also borders the Project site to the north and south. The Project area does not meet the definition of a scenic vista as it does not consist of or have views of landmarks considered of visual significance. Anticipated development on the Project site could involve structures as tall as 150 feet (13 stories), which would be the maximum allowable under proposed M-2 zoning. Future construction on the Project site to the maximum allowable height of 13 stories (150-feet) permitted by the proposed zone district could impede any views from existing residential uses toward the distant Sierra Nevada Mountains. However, during Project permitting, future development will be required to comply with all planning regulations stipulated for M-2 zoning regarding appropriate building height, setbacks, landscaping, and screening. Therefore, impacts would be less than significant.

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

#### No Impact

**Discussion b):** There are no scenic highways within the immediate vicinity of the Project site. The nearest eligible State scenic highway in Kern County is the State Route 14 extension from State Route 58 (near Mojave) to State Route 395 (near Little Lake). This scenic highway is more than 60 miles from the Project site. Therefore, Project development will have no potential to damage scenic resources within a State scenic highway and no impacts would occur.

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations?

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion c):** The existing site is vacant, generally flat, and occupies an area of 78.94 gross acres. Existing development in the Project area includes vacant land beyond Hageman Road to the west and a mixture of industrial and commercial land uses across the railroad line bordering the Project site to the east and southeast. Vacant land also borders the Project site to the north and south. Anticipated development on the Project site could involve structures as tall as 150 feet (13 stories), which would be the maximum allowable under proposed M-2 zoning. Future development will be required to comply with all planning regulations stipulated for M-2 zoning regarding appropriate building setbacks, landscaping, and screening. Therefore, Project development will not result in any conflict with applicable zoning and other regulations and would not degrade the visual character, thus impacts would be less than significant.

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion d):** The 78.94 gross acre Project site is currently vacant and contains no existing sources of artificial lighting. Project development with any of the uses permitted or conditionally permitted under the M-2 zoning classification would introduce new sources of artificial light (e.g., parking lot lighting; walkway lighting; security lighting; building lighting) to the Project site. However, all new lighting sources would be required to comply with the City of Bakersfield Municipal Code requirements for exterior lighting that prevent light spillover, glare, nuisance, inconvenience, or hazardous interference of any kind on adjacent or nearby residential properties. Additionally, safety is an essential element of the Kern County Airport Land Use Compatibility Plan and discourages sources of bright light and glare that could impair a pilot’s vision during flight. Therefore, Project development will not result in any substantial light or glare impacts and would result in less than significant impact.

## AGRICULTURAL AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the proposed project:

**a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

### **No Impact**

**Discussion a):** The City of Bakersfield does not designate the Project site as Agricultural, nor does the Farmland Mapping and Monitoring Program. The Project site is not located on land defined as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, Project development does not have the potential to convert Farmland directly or indirectly to non-agricultural use. No impact would occur from Project development and no further analysis is required.

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

### **No Impact**

**Discussion b):** According to the California Department of Conservation, the Project site is not located on land that is under a Williamson Act contract. The Project thereby does not have any potential to conflict with existing zoning for agricultural use, or a Williamson Act contract because the site is zoned M-3 for industrial, not agricultural, uses. No impact will result from Project development and no further analysis is 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))?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion c):** The Project site is not located on land the City of Bakersfield designates as forest lands, timberlands, or Timber Production. Thereby, Project development would not result in any 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)). Therefore, Project development would result in no impact and no further analysis is required.

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion d):** The Project site is not located on, or near, forest land. Therefore, Project development would not result in loss of any forest land nor would convert forest land to non-forest use. No impact would occur, and no further analysis is 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?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion e):** The Project site is not located on, or near, land designated Farmland or forest land. Project development thereby will have no impact to conversion of Farmland to non-agricultural use, or conversion of forest land to non-forest use. No further analysis is required.

## AIR QUALITY

Would the project:

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

#### Less Than Significant Impact

**Discussion a):** The Project site is located in the San Joaquin Valley Air Basin (SJVAPCD). The Project also is under jurisdiction of the Southern San Joaquin Valley Air Pollution Control District (SJVAPCD or District), which is largely responsible for air pollution control and has adopted a series of Air Quality Attainment Plans to reduce air emissions in the SJVAPCD. The San Joaquin Valley is a nonattainment region with respect to State and Federal Ozone and Particulate Matter 2.5 standards, and the State Particulate Matter 10 standard. Project development and operation would emit pollutants into the SJVAPCD. On November 7, 2022, the SJVAPCD issued an Air Impact Assessment Approval for the Indirect Source Review (ISR) for the proposed Project (Project Number C-20190445), that stipulates the conditions of approval which include a Fee Deferral Schedule, submission of a construction fleet summary, a dust control plan, and an asbestos survey, and permits per District Rule 2010. Therefore, with implementation of these conditions, the proposed Project would not conflict with or obstruct implementation of the applicable SJVAPCD air quality plan and impacts would be less than significant with the following Best Management Practices (BMPs) required by the SJVAPCD:

To limit the fugitive dust emissions from construction, demolition, excavation, and other earthmoving activities, Rule 8021 requires the applicant to prepare a Dust Control Plan that which shall include the following:

- An owner/operator shall submit a Dust Control Plan to the APCO prior to the start of any construction activity on any site that will include 10 acres or more of disturbed surface area for residential developments, or 5 acres or more of disturbed surface area for non-residential development, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials on at least three days. Construction activities shall not commence until the APCO has approved or conditionally approved the Dust Control Plan. An owner/operator shall provide written notification to the APCO within 10 days prior to the commencement of earthmoving activities via fax or mail. The requirement to submit a dust control plan shall apply to all such activities conducted for residential and non-residential (e.g., commercial, industrial, or institutional) purposes or conducted by any governmental entity.
- An owner/operator may submit one Dust Control Plan covering multiple projects at different sites where construction will commence within the next 12 months provided the plan includes each project size and location, and types of activities to be performed. The Dust Control Plan shall specify the expected start and completion date of each project.
- The Dust Control Plan shall describe all fugitive dust control measures to be implemented before, during, and after any dust generating activity.
- A Dust Control Plan shall contain all the information described in Section 6.3.6 of this rule. The APCO shall approve, disapprove, or conditionally approve the Dust Control Plan within 30 days of plan submittal. A Dust Control Plan is deemed automatically approved if, after 30 days following receipt by the District, the District does not provide any comments to the owner/operator regarding the Dust Control Plan.

- An owner/operator shall retain a copy of an approved Dust Control Plan at the project site. The approved Dust Control Plan shall remain valid until the termination of all dust generating activities. Failure to comply with the provisions of an approved Dust Control Plan is deemed to be a violation of this rule. Regardless of whether an approved Dust Control Plan is in place or not, or even when the owner/operator responsible for the plan is complying with an approved Dust Control Plan, the owner/operator is still subject to comply with all requirements of the applicable rules under Regulation VIII at all times.
- A Dust Control Plan shall contain all of the following information:
  - Name(s), address(es), and phone number(s) of person(s) and owner(s)/operator(s) responsible for the preparation, submittal, and implementation of the Dust Control Plan and responsible for the dust generating operation and the application of dust control measures.
  - A plot plan which shows the type and location of each project.
  - The total area of land surface to be disturbed, daily throughput volume of earthmoving in cubic yards, and total area in acres of the entire project site.
  - The expected start and completion dates of dust generating and soil disturbance activities to be performed on the site.
  - The actual and potential sources of fugitive dust emissions on the site and the location of bulk material handling and storage areas, paved and unpaved roads; entrances and exits where carryout/track out may occur; and traffic areas.
  - Dust suppressants to be applied, including product specifications; manufacturer’s usage instructions (method, frequency, and intensity of application); type, number, and SJVAPCD 8/19/04 8021 - 6 capacity of application equipment; and information on environmental impacts and approvals or certifications related to appropriate and safe use for ground application.
  - Specific surface treatment(s) and/or control measures utilized to control material carryout, track out, and sedimentation where unpaved and/or access points join paved public access roads.
  - At least one key individual representing the owner/operator or any person who prepares a Dust Control Plan must complete a Dust Control Training Class conducted by the District. The District will conduct Dust Control Training Classes on a as needed basis.

**b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?**

- Potentially Significant Impact     
  Less Than Significant with Mitigation     
  Less Than Significant Impact     
  No Impact

**Less Than Significant Impact**

**Discussion b):** Project development (construction and operation) would result in emissions from vehicles entering, working on, and leaving the Project site. Emissions associated with Project development equipment exhaust, fugitive dust, energy consumption, and mobile sources could exceed SJVAPCD thresholds. However, construction emissions would be short-term and intermittent, and with compliance with applicable SJVAPCD rules and regulations, the Project would not result in a cumulatively considerable net increase of criteria pollutants. On November 7, 2022, the SJVAPCD issued an Air Impact Assessment Approval for the Indirect Source review (ISR) for the proposed Project (Project Number C-20190445), that stipulates the conditions of approval which include a Fee Deferral Schedule, submission of a construction fleet summary, a dust control plan and an asbestos survey

and permits per District Rule 2010. Therefore, the implementation of these conditions identified in the ISR, the Project would not conflict with or obstruct implementation of the applicable SJVAPCD air quality plan and impacts would be less than significant.

**c) Expose sensitive receptors to substantial pollutant concentrations?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion c):** Project development and operation has the potential to expose residential uses near the Project site to air quality pollutants during development (construction) activities that could result in temporary impacts to these receptors. Sensitive receptors are persons who are more susceptible to air pollution than the general population, including children, athletes, the elderly, and the chronically ill. Typical land uses where substantial numbers of sensitive receptors are often found are schools, daycare centers, parks, recreation areas, medical facilities, nursing homes, and convalescent care facilities. Residential areas are also considered to be sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to pollutants. Sensitive receptors near the Project area include an assisted living residential facility and single-family residences across Hageman Road approximately a quarter mile west. Construction activities would result in short-term, project-generated emissions of criteria pollutants and diesel particulate matter (diesel PM) from the exhaust of construction vehicles and off-road, heavy-duty diesel equipment used for grading and paving activities. However, there would be relatively few pieces of off-road, heavy-duty diesel equipment in operation, and the construction period would be relatively short. Construction activities and delivery of construction materials and equipment for the project would comply with the District’s clean construction fleet standard measures and applicable rules and regulations to minimize construction emissions. In addition, diesel PM is highly dispersive, and construction-related emissions of diesel PM would not be expected to result in exposure of sensitive receptors to substantial pollutant concentrations. On November 7, 2022, the SJVAPCD issued an Air Impact Assessment Approval for the ISR for the proposed Project (Project Number C-20190445), that stipulates the conditions of approval which include a Fee Deferral Schedule, submission of a construction fleet summary, a dust control plan, and an asbestos survey, and permits per District Rule 2010. Therefore, with implementation of these conditions of approval, the Project would not conflict with or obstruct implementation of the applicable SJVAPCD air quality plan and impacts would be less than significant.

**d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion d):** Project development could produce odors resulting from construction equipment exhaust, pavement and asphalt application, and application of architectural coatings on future buildings. However, these

odors would be temporary in nature, would be completed during daytime hours only, and would be isolated within the immediate vicinity of construction activities where there is not a substantial number of people. Additionally, compliance with City of Bakersfield regulations and with standard construction practices would lessen odor emissions and associated impacts. Project development activities would be required to comply with the SJVAPCD Guidance for Assessing and Mitigating Air Quality Impacts. These impacts would be temporary in nature and would be less than significant.

## BIOLOGICAL RESOURCES

Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

### **No Impact**

**Discussion a):** The 78.94 gross acre Project site is vacant and partially disturbed. Because no special-status plants were identified in the Project area, the Project is expected to have no impacts on special-status plants. Additionally, a habitat assessment completed for the Project was negative for special status species; therefore, the Project would have no impact on these species. No further analysis is 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 US Fish and Wildlife Service?**

Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

### **No Impact**

**Discussion b):** The existing Project site is vacant, partially disturbed, and not known to contain any riparian habitats or other protected habitat communities. There is no riparian habitat or other sensitive natural communities located in the Project area; therefore, Project development would result in no impacts and no further analysis is 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?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion c)** There are no federally protected wetlands or other waters of the U.S. or state in or near the Project area, nor do any storm water drainages in the Project area have any connectivity to these resources. Therefore, there would be no impact on a federally protected wetland and no further analysis is 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?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion d):** The vacant Project site is partially disturbed and surrounded by industrial land uses and a railroad at the southeastern border of the site. The project site is fenced on all boundaries. The project does not contain any rivers, streams, or lakes; therefore, there would be no impact on migratory fish. No wildlife species, or native wildlife were observed at the site. No impact would result from Project development or Project operation. No further analysis is required.

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion e):** The City of Bakersfield tree preservation ordinance relates to existing trees and the site is currently void of any trees or shrubs. Biological resources and blunt-nosed leopard lizard surveys were conducted on-site in accordance with the California Department of Fish and Wildlife standards with the conclusions that no special species were identified. Therefore, no impact would result from Project development or operation and no further analysis is 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?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion f):** The Project site is not located within the study boundary of any City of Bakersfield Habitat Conservation Plan. Therefore, Project development and operation would not conflict with a habitat conservation plan or its provisions, and no impact would result, and no further analysis is required.

**CULTURAL RESOURCES**

Would the project:

**a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact with Mitigation**

**Discussion a):** Although the 78.94 gross acre Project site currently is vacant, there is a possibility that historical resources may be present sub-surface that could be exposed during Project development. A Phase I Cultural Survey was prepared for the project site that identified eight cultural resources; however, none were potentially eligible for listing in the California Register of Historic Resources. Therefore, impacts to a historic resource would be less than significant with mitigation measure **CUL-1**.

**Mitigation Measures**

**CUL-1** If archaeological resources, paleontological resources, unique geologic features, or human remains are encountered during construction, all ground-disturbing work will be stopped until an archaeologist, monitor or county coroner can properly assess the resource(s) and identify the appropriate measures to ensure that the resources will not be adversely affected.

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant With Mitigation**

**Discussion b):** Project construction would require ground disturbance, with excavation. Although there are no known archaeological sites within the Project area, the discovery of archaeological resources is a possibility during sub-surface work, which could result in disturbance of the resources. Disturbance of a previously unidentified archaeological resource during construction could have a potentially significant impact. With implementation of mitigation measure **CUL-1**, impacts would be less than significant.

**c) Disturb any human remains, including those interred outside of formal cemeteries?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant with Mitigation**

**Discussion c):** No formal cemetery is located on the vacant Project site. However, the potential exists that human remains may be unearthed during project development activities. Should human remains be uncovered, the construction contractor would legally be required to comply with California Health and Safety Code Section 7050.5 (Disturbance of Human Remains) requirements. Section 7050(b) and (c) stipulate that if human remains are discovered, the County Coroner must be contacted. If the County Coroner recognizes the human remains to be of Native American origin or has reason to believe the remains are of Native American origin, the Coroner must contact (via telephone, within 24 hours) the Native American Heritage Commission (NAHC). Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a County Coroner, the NAHC is required to immediately notify persons it believes to be the most likely descendants of the deceased Native America(s). The descendants may, with permission of the property owner or his/her/its representative, inspect the Project site of the discovery of the Native American human remains and may recommend to the property owner or the person responsible for Project excavation means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave materials. The descendants will complete their inspection and provide recommendations or preferences for treatment within 48 hours of being granted access to the Project site. Further, the NAHC is authorized (Public Resources Code Section 5097.94(k)) to mediate disputes between property owners and known descendants pertaining to treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American tribes. Compliance with California Health and Safety Code and Public Resources Code requirements and mitigation measure **CUL-1** will ensure any potential Project impacts on human remains, including human remains of Native American ancestry, would be reduced to a less than significant level.

## ENERGY

Would the project:

**a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion a:** Expected energy (electricity; fuel; other related energy sources) consumption from Project development and operation will be determined by an Energy Assessment prepared for the Project by the Project Applicant. A Will Serve Letter for Parcel Map 12314 dated May 3, 2023, was sent to the Applicant by Pacific Gas and Electric Company (PG&E). The letter was not a contractual commitment to provide service but more informational in nature. Until an application for design of service has been submitted by the Applicant to PG&E and a determination has been made by PG&E whether service can be provided at the Project site, this topic will be analyzed further in the EIR.

On November 7, 2022, the SJVAPCD issued an Air Impact Assessment Approval for the Indirect Source Review (ISR) for the proposed Project (Project Number C-20190445), that stipulates the conditions of approval which include a Fee Deferral Schedule, submission of a construction fleet summary, a dust control plan, and an asbestos survey, and permits per District Rule 2010. The resources and energy used for construction activities will be clean fleet and lower emissions for short term air quality and energy impacts per the SJVAPCD requirements and ISR approval granted to the Project.

The Project will reduce its energy consumption further by ensuring that future development at the Project site comply with the California Building Standards Code and California Green Code (CalGreen), including the applicable provisions pertaining to Title 24 Building Energy Efficiency Standards for new construction. Energy efficiency

- Water efficiency and conservation
- Material conservation and resource efficiency
- Environmental quality

Mandatory compliance with current California codes, standards and regulations for the Project will result in less than significant impacts.

**b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion b:** Although the City of Bakersfield has not adopted a local Climate Action Plan, the Project would not be expected to conflict with or obstruct a State or local plan for energy efficiency. The State of California’s Energy Commission (CEC) recently prepared 2022 California Building Energy Efficiency Standards to reduce reliance on fossil fuels as well as Greenhouse Gas (GHG) emissions from energy usage. The standards encourage efficient electric heat pumps, establish electric-ready requirements for new buildings, expand solar photovoltaic and battery storage standards, strengthen ventilation standards, and more for new construction. The developer(s) of the Project would be required to comply with the 2022 Standards or later and likely more stringent Standards in effect at the time of building permit issuance. Thus, it is expected that all or most of the following design features to reduce energy and power consumption would be installed in buildings on the Project site: low energy air conditioning/heating systems; integrated lighting systems; LED lighting technology; high efficiency solar power technologies; energy efficient windows; and drought-tolerant landscaping. Therefore, for the reasons presented above, the proposed Project would not result in a potential impact due to wasteful, inefficient, or unnecessary consumption of energy resources, and impacts would be less than significant with no mitigation required.

**GEOLOGY AND SOILS**

Would the project:

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
  - ii) Strong seismic ground shaking?**
  - iii) Seismic-related ground failure, including liquefaction?**
  - iv) Landslides?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

- i. Discussion a):** According to the Department of Conservation earthquake interactive mapping program, the Project site is not located within a delineated Alquist-Priolo Earthquake Fault Zone. Less than significant impact would result, and no further analysis is required.
- ii.** There are over 500 active faults throughout California. Therefore, strong seismic ground shaking could occur at the Project site, which might damage any structures not properly designed to withstand strong ground shaking. This risk is similar to risks of other buildings within California. Compliance with City

Building Codes and State regulations would adequately mitigate such potential danger to protect public health, safety, and welfare. The ministerial permit will be conditioned to require construction in accordance with California Building Standards Code (CBSC, Title 24, Part 11 of the California Code of Regulations), which is specifically focused to California earthquake conditions and to provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures. Furthermore, the California Building Standards Code (Chapter 18) requires development projects to prepare geologic engineering reports that identify site-specific geologic and seismic conditions and provide site-specific recommendations. These recommendations include, but are not limited to, recommendations pertaining to ground stabilization, selection of appropriate foundation types and depths, and selection of appropriate structural systems, to preclude adverse effects resulting from strong seismic ground shaking. Mandatory compliance with State and local building codes will ensure any impacts associated with strong seismic ground shaking would be reduced to less than significant levels.

- iii. The Metropolitan Bakersfield General Plan indicates that landslides in Kern County resulting from strong earthquake action commonly occur on steeper slopes in the foothills and along the Kern County River Canyon and floodplain. The Project site is generally flat, as is the area surrounding the Project site. The Project site is not located near the Kern River. Additionally, the Project site is not considered conducive to liquefaction; therefore, the potential for liquefaction is low. Therefore, Project development would not expose people or structures to substantial adverse effects involving landslides. Less than significant impact would result, and no further analysis is required.

**b) Result in substantial soil erosion or the loss of topsoil?**

Potentially Significant Impact     
  Less Than Significant with Mitigation     
  Less Than Significant Impact     
  No Impact

**Less Than Significant Impact**

**Discussion b):** According to the Metropolitan Bakersfield General Plan, the Project site is in an area to have a low to moderate susceptibility to erosion. Project construction would require the removal of minimal existing vegetation. Project construction would be subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) permit required for the project, which requires implementation of best management practices (BMPs) to minimize soil erosion and protect water quality. Typical BMPs include, but are not limited to, limiting the construction area to the smallest area required to complete construction; dust control measures, such as watering exposed soils; and use of silt fencing, fiber rolls, and sheeting to contain soils on site during storm events. Following construction, exposed soils would either be paved or be stabilized through compaction and/or new vegetation. Those portions of the project site located outside the development footprints would primarily consist of pervious landscape areas. These landscape areas would include a mix of trees, plants, and groundcover that would also help to stabilize and retain onsite soils while preventing substantial erosion and topsoil loss from occurring. To ensure that the new landscape areas are designed to satisfy the City of Bakersfield and Model Water Efficient Landscape Ordinance (MWELO) standards, an approved landscape plan will be required prior to issuance of building permits. With implementation of standard BMPs and compliance with the NPDES, state, and local requirements, the Project would not be expected to result in soil erosion or loss of topsoil; therefore, impacts would be less than significant.

**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?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion c):** The Project site and immediate surrounding properties are generally flat and contain no steep natural or manufactured slopes. According to the Metropolitan Bakersfield General Plan, the Project area is not in a landslide hazard area. The Project area does not contain steep slopes or unstable terrain; therefore, there is minimal risk of landslides. The risk of land surface subsidence in Kern County is low, and there are no areas where subsidence has previously occurred in proximity to the Project area. Further, Project design would be consistent with standard engineering practices and would adhere to applicable standards related to safety. Therefore, impacts would be less than significant.

**d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion d):** Expansive soils are fine-grained soils (generally high plasticity clays) that can undergo a significant increase in volume with an increase in water content and a significant decrease in volume with a decrease in water content. Changes in the water content of highly expansive soil can cause severe distress to structures. A Soil Absorption Evaluation was performed by Krazan & Associates for the proposed drainage basin at the Project site. The tests on the soils determined that the soils are moderately strong, slightly compressible, and have a fair to good absorption rate characteristic. As such, the Project would not be located on expansive soil and would not create substantial risks to life or property; therefore, impacts would be less than significant.

**e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion e):** The Project would not use septic tanks or other systems to dispose of Project-generated wastewater. Rather, the Project will be served by domestic sewer systems installed as part of the Project development. Project-generated wastewater would be treated at one of the City of Bakersfield’s wastewater treatment plants. No impact would result from Project development and operation and no further analysis is required.

**f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Significant Impact with Mitigation**

**Discussion f):** The Project site does not contain any known unique geologic features. However, should paleontologically sensitive formations be located in the Project sub-surface, ground disturbance associated with Project development could result in significant impacts to paleontological resources. Disturbance of a previously unidentified paleontological resource during construction could have a significant impact. With implementation mitigation measure **CUL-1**, impacts would be less than significant.

**GREENHOUSE GAS EMISSIONS**

Would the project:

**a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion a):** Project development and operation would emit air pollutants, several of which are considered greenhouse gases. Greenhouse gas emissions primarily would be associated with vehicular tailpipe emissions from construction vehicles, delivery vehicles, employee vehicles, etcetera. Construction activities, energy consumption, water delivery and consumption, and solid waste generation would contribute to the overall generation of greenhouse gases, including carbon dioxide, nitrous oxide, water vapor and methane. On November 7, 2022, the SJVAPCD issued an Air Impact Assessment Approval for the Indirect Source Review (ISR) for the proposed Project (Project Number C-20190445), that stipulates the conditions of approval which include a Fee Deferral Schedule, submission of a construction fleet summary, a dust control plan, and an asbestos survey, and permits per District Rule 2010. Therefore, with implementation of these conditions the Project would not conflict with or obstruct implementation of the applicable SJVAPCD air quality plan and impacts would be less than significant.



**b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion b):** On November 7, 2022, the SJVAPCD issued an Air Impact Assessment Approval for the Indirect Source Review (ISR) for the proposed Project (Project Number C-20190445), that stipulates the conditions of approval which include a Fee Deferral Schedule, submission of a construction fleet summary, a dust control plan, and an asbestos survey, and permits per District Rule 2010. Therefore, with implementation of these conditions identified in the ISR, the Project would not conflict with or obstruct implementation of the applicable SJVAPCD air quality plan and impacts would be less than significant.

**HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant**

**Discussion a):** During construction, hazardous materials, such as petroleum products (gasoline and oil) for construction equipment and concrete or asphalt for paving operations, would be transported, used, stored, and disposed of according to city, county, state, and federal regulations. During operation, there is a potential that hazardous material may be used and stored on the Project site as part of the wide variety of light and medium industrial uses allowed within the proposed General Manufacturing (M-2) zone district. The Project has the potential to create a significant hazard to the public or the environment through routine transport, use or disposal of hazardous materials during Project development and/or operation. However, construction contractors shall be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited requirements imposed by the U.S. Environmental Protection Agency (EPA), Department of Toxic Substances Control (DTSC), and the Central Valley Regional Water Quality Control Board (RWQCB). Therefore, impacts would be less than significant.

**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?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion b):** Based on the Phase I ESA conducted by Krazan & Associates, the Project site contains no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or historic recognized environmental conditions (HRECs), or other environmental issues. There is a potential hazardous material may be used and stored on the Project site as part of the wide variety of light and medium industrial and other uses allowed within the proposed M-2 zone district. However, the handling of hazardous materials associated with the project construction would be conducted in compliance with city, county, state, and federal regulations and would not be expected to create a significant hazard to the public or the environment through routine transport, use or disposal of hazardous materials during Project development and/or operation. Therefore, impacts would be less than significant.

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion c):** San Lauren Elementary School is located approximately 785 feet northwest of the Project site perimeter. The Project has the potential to emit hazardous materials within one quarter of a mile of an existing school during Project development and/or operation. However, the handling of hazardous materials associated with the project construction would be conducted in compliance with city, county, state, and federal regulations and would not be expected to create a significant hazard to the public or the environment through routine transport, use or disposal of hazardous materials during Project development and/or operation. Therefore, impacts would be less than significant.

**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?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion d):** Based on the Phase I ESA conducted by Krazan & Associates, the Project site contains no evidence of recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or historic recognized environmental conditions (HRECs) or other environmental issues. Additionally, the Project site is not listed on CalEPA’s Cortese List of hazardous sites. Therefore, impacts would be less than significant.

**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?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion e):** The majority of the Project site is located within the Kern County Airport Land Use Compatibility Plan (ALUCP), Compatibility Area C (for Meadows Field Airport). According to the ALUCP, Compatibility Area C allows construction of various industrial, and office uses with certain building height and persons/acre density restrictions. During the Project permitting process, the defined Project will be assessed against these limitations. As such, impacts would be less than significant.

**f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion f):** Project access roadways would be developed or improved to ensure compliance with City of Bakersfield Fire Code and, California Building Standards Code, and California Fire Code requirements and to facilitate emergency vehicle access to the 78.94 gross acre Project site. Access to the Project site will be provided during development activities. Any appropriate or necessary traffic detours will be made as required by the City. The Project would maintain adequate access for emergency vehicles and would be required to comply with requirements of the City of Bakersfield Fire Department and thereby would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact would occur, and no further analysis is required.

**g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion g):** The 78.94 gross acre Project site is not located adjacent to a wildland. Rather, the Project site is vacant and surrounded by a railroad right-of-way, roadways, urban growth, and industrial development. Therefore, wildland fires do not have the potential to affect the Project site and no impact would occur. As such, no impact would occur from Project development or Project operation and no further analysis is required.

**HYDROLOGY AND WATER QUALITY**

Would the project:

**a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion a):** Project development will include site preparation (grading, compaction), paving, utility installation, building construction, and landscape installation. These activities could result in generation of pollutants (e.g., silt; debris; chemicals; paints) that could adversely impact water quality. Thereby, short-term water quality impacts have the potential to cause significant impacts to water quality. Post-development water runoff also could impact water quality. However, no operating groundwater wells or surface waters occur on the Project site under existing conditions, and no wells are proposed as part of the Project. As such, the Project would not result in the direct long-term extraction of surface or groundwater supplies. Pursuant to the requirements of the Central Valley RWQCB and the industrial Stormwater Section 8.34 of the Bakersfield Municipal, the Project Applicant would be required to obtain a National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. The NPDES permit is required for all projects that include construction activities, such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one acre of total land area. Discharge of pollutants other than stormwater from the developed Project site would be prohibited. In addition, the Project would be required to comply with the Central Valley Region Water Quality Control Plan (WQCP). Compliance with the NPDES Permit and the WQCP involves the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities, including grading. The SWPPP would specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Examples of BMPs include:

- Silt fence
- Fiber roll
- Street sweeping and vacuuming.

- Stockpile management
- Vehicle and equipment maintenance
- Erosion control mats
- Spray-on applications
- Desilting basin
- Gravel bag berm
- Sandbag barrier
- Spill prevention and control
- Concrete waste management
- Water conservation practices

Mandatory compliance with the SWPPP would ensure that the Project does not violate any water quality standards or waste discharge requirements during construction activities. The proposed Project would not conflict with the RWQCB's WQCP. Therefore, water quality impacts associated with construction activities would be less than significant.

**b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that project may impede sustainable groundwater management of the basin?**

- Potentially Significant Impact     
  Less Than Significant with Mitigation     
  Less Than Significant Impact     
  No Impact

**Less Than Significant Impact**

**Discussion b):** The groundwater sub-basin underlying Bakersfield is the Kern County sub-basin, which is one of seven sub-basins within the San Joaquin Valley Groundwater Basin that transport, filter, and store water. Project development will entail adding buildings and associated parking lots, driveways and internal drives, and roadway frontage improvements that could result in significant impacts to groundwater recharge. According to the Phase I Report prepared for the Project, one apparent groundwater monitoring well is located along the western boundary of the project site with an approximate depth of 150 feet. Previous assessments of the subject site property have not identified the owner of this monitoring well. Additionally, pipeline markers within the southern corner of the subject site indicate that the Kern County Water Agency maintains an underground water pipeline at this location. The presence of monitoring wells and water pipelines is not an environmental concern. If the monitoring well is not to be used in the future, it should be destroyed in compliance with Kern County Environmental Health requirements. As such, impacts would be less than significant.

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

- Potentially Significant Impact     
  Less Than Significant with Mitigation     
  Less Than Significant Impact     
  No Impact

**Less Than Significant Impact**

**Discussion c):** Although Project development would alter the existing drainage pattern on the vacant Project site, the Project will be required (by City ordinance) to comply with an approved Drainage Plan that would require avoidance of on-site and off-site erosion and siltation issues. No streams, rivers or water sources occur on-site and will not be substantially altered with Project development. This will ensure substantial erosion will be less than significant impact.

**d) Result in a substantial erosion or siltation on- or off-site?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion d):** Although Project development would alter the existing drainage pattern on the vacant Project site, the Project will be required (by City ordinance) to comply with an approved Drainage Plan that would require avoidance of on-site and off-site erosion and siltation issues. This will ensure substantial erosion will be less than significant impact. No siltation would occur off-site. The resultant level of impact of Project development and Project operation will be less than significant.

**e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion e):** Project development would alter the existing drainage pattern on the vacant Project site. The Project stormwater drainage system would manage stormwater and thereby prevent any reasonable flooding on-site or off-site. There is a drainage basin proposed in the south of the Project site to capture stormwater runoff. A drainage study has been prepared to calculate the size of the basin to prevent future flooding. Changes to the Project site's internal drainage patterns thereby would not result in substantial flooding on-site or off-site, either during Project development or during Project operation. The resultant level of impact of Project development and Project operation would be less than significant.

**f) 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?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion f)** Although Project development would alter the existing drainage pattern on the vacant Project site, the Project will be required (by City ordinance) to comply with an approved Drainage Plan. Compliance with City requirements will ensure Project-generated runoff water will not exceed existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. There is a drainage basin proposed in the south of the Project site to capture stormwater runoff. A drainage study has been prepared to calculate the size of the basin to prevent future flooding. The resultant level of impact of Project development and Project operation would be less than significant.

**g) Impede or redirect flood flows?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion g)** The City of Bakersfield is not located near a coastal region. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM), the 78.94-gross acre Project site is located within a moderate to minimal risk (0.2 PCT) Flood Zone area. Therefore, the Project has no reasonable potential to impede or redirect flood flows. No impact would occur, and no further analysis is required.

**h) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion h)** The Project site is not located near any significantly sized enclosed body of water or coastal area. The Pacific Ocean is located over 100 miles west of the site. Therefore, the Project site is not susceptible to a seiche or tsunami. The Project would not be at risk from flood hazards, tsunamis or a seiche zone. No impact would occur, and no further analysis is required.

**i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less than Significant Impact**

**Discussion i)** The Project site is located in the Kern County sub-basin for groundwater and within the Bakersfield District North Garden water system, which obtains its water from a combination of local groundwater produced by 12 active wells, surface water from the Kern River, and treated water purchased from the Kern County Water Agency. The Kern sub-basin is a non-adjudicated basin. The governing Groundwater Sustainability Plan is the “Kern River Groundwater Sustainability Plan” (January 2020). The Project would comply with the Groundwater Sustainability Plan and thereby not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Since the Project would comply with federal, state, and local regulations, a less than significant impact would occur, and no further analysis is required.

**LAND USE AND PLANNING**

Would the project:

**a) Physically divide an established community?**

- Potentially Significant Impact
- Less Than Significant with Mitigation
- Less Than Significant Impact
- No Impact

**No Impact**

**Discussion a):** Project development would not divide a community. The Project site is bordered by vacant land to the north under County jurisdiction and zoned M-2 PD. A railroad right-of-way easement was granted to the Minkler Southern Railway Company which borders the Project site along its southeastern boundary. Industrial uses exist beyond the railroad right-of-way. Landco Drive borders the Project site to the west. Property to the west of the Project site is within the City of Bakersfield and is zoned M-2 (General Manufacturing). No impact would occur from Project development or Project operation and no further analysis is required.

**b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

- Potentially Significant Impact
- Less Than Significant with Mitigation
- Less Than Significant Impact
- No Impact

**No Impact**

**Discussion b):** Project development would be subject to development standards in the M-2 Zoning District of the Bakersfield Municipal Code. At this time, no specific development is proposed. However, Vesting Tentative Parcel Map No. 12314 will facilitate development of an industrial park and depicts 39 buildable lots, 4 drill islands, and 1 sump lot. The Metropolitan Bakersfield General Plan specifies that the Service Industrial land use designation shall have a Floor Area Ratio of 0.4 within a maximum 6-story structure. Further, this land use designation provides for “industrial activities which involve outdoor storage or use of heavy equipment, and such uses that produce significant air or noise pollution and are visually obtrusive.”



Bakersfield Municipal Code Section 17.30.020 permits 59 different uses in addition to all uses permitted in the M-1 zone district and conditionally permits 24 uses for properties with M-2 zoning. No impact would result from Project development and Project operation. No further analysis is required.

### MINERAL RESOURCES

Would the project:

**a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

#### **Less Than Significant Impact**

**Discussion a):** The City of Bakersfield and its vicinity are major oil producing areas. A Phase I report prepared by Krazan & Associates for the Project identified the site consists of nine oil wells which include four plugged and abandoned wells, three active wells and two idle wells. Based on Krazan’s assessment and review of the California Geologic Energy Management Division (CalGEM) online mapping system (WellSTAR Wellfinder), access to the wells will be required. Per CalGEM requirements, oil, and gas well owners/operators shall continue to provide access to any active or idle wells located on the Project site. No structures shall be constructed within 10-feet of an oil well on two adjacent sides and the third side of a well shall be no closer than 50-feet from buildings; the fourth side must remain open to allow for access of an abandonment rig in the event that the well requires abandonment or re-abandonment in the future. Therefore, with implementation of CalGem requirements, impacts would be less than significant.

**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?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

#### **No Impact**

**Discussion b):** The Project site consists of vacant parcels on which there are nine oil wells. Four wells are plugged and abandoned; three oil wells are active, and two wells are idle. Oil is a locally important mineral resource delineated in the Metropolitan Bakersfield General Plan which will not lose availability as the owner has reserved four drill islands on-site to continue exploration and extraction of minerals. Therefore, no impact would occur from Project development or Project operation. No further analysis is required.

## NOISE

Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

### Less Than Significant With Mitigation

**Discussion a):** Project development and operation would generate noise. Project development (short-term) noise would be generated by transporting and using heavy construction equipment and materials and from building construction. Noise generated from the transport of heavy equipment and materials onto the Project site would be a single noise generation event because the equipment and materials transported would be left on the Project site for future use. The highest levels of short-term noise would be generated during site preparation and grading because earth moving equipment is the highest noise generating equipment. Construction-related noise would be temporary and cease once construction is completed. However, the Project could be built out in multiple phases, which would result in multiple instances of short-term noise impacts. Project development would be required to comply with the City of Bakersfield Noise Ordinance, which limits construction activities to the period between 6:00 a.m. and 9:00 p.m. on weekdays and between 8:00 a.m. and 9:00 p.m. on weekends.

Project operation would generate noise levels typical of a large business or industrial park. At this time, no specific development is proposed. However, Vesting Tentative Parcel Map No. 12314 will facilitate development of an industrial park with 39 buildable lots. Thereby, it can be reasonably presumed the overall noise environment of the 78.94-gross acre Project site would be increased. All future uses on the Project site would be required to comply with noise reduction policies in the Metropolitan Bakersfield General Plan Noise Element and with provisions in the Bakersfield Municipal Code. The operation of buildings associated with Project build out would not exceed hourly noise level standards and would be constructed and operated in compliance with applicable City of Bakersfield regulations. Sensitive land uses near the Project site include an elementary school, a senior living facility and single-family residences across Hageman road west of the project site which may be impacted particularly during construction. Mitigation measures to reduce potential impacts to these sensitive land uses may be required. Therefore, further analysis of this topic is required in the Project EIR.

- b) Generation of excessive groundborne vibration or groundborne noise levels?**

Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant with Mitigation**

**Discussion b):** Project development activities could produce low-to-moderate groundborne vibration or groundborne noise. The closest structures to the 78.94-gross acre Project site include an elementary school, a senior living facility and single-family residences across Hageman road west of the project site which may be impacted particularly during construction. Mitigation measures to reduce potential impacts to these sensitive land uses may be required. Therefore, further analysis of this topic is required in the Project EIR.

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion c):** The Project site is located approximately 1.1 miles south of the Meadows Field Airport. According to the Kern County Airport Land Use Compatibility Plan (ALUCP), the Project site is not located in an area affected by airport noise, therefore, Project operation would not expose people residing or working in the Project area to excessive noise levels. No impact would result, and no further analysis would be required.

**POPULATION AND HOUSING**

Would the project:

**a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant**

**Discussion a):** Project operation would have a beneficial effect on Bakersfield’s and the vicinity’s employment base by developing a vacant site with various uses allowed by M-2 Zoning regulations. New employment would provide additional job opportunities for area residents. It is anticipated any future employees generated by the Project could be accommodated by existing residential communities and/or by future residential construction in Bakersfield. Furthermore, no substantial unplanned housing would be required to accommodate Project-related employees. Therefore, impacts would be less than significant.

**b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion b):** There are no residential structures on the vacant 78.94-gross acre Project site. Therefore, there would be no displacement of existing people or housing as a result of Project development or operation. No impact would result, and no further analysis is required.

**PUBLIC SERVICES**

**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:**

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Fire Protection**

**Discussion a) i):** The Metropolitan City of Bakersfield and County of Kern have a joint agreement which allows both agencies to effectively respond to a call for help. The fire station nearest the Project site is Kern County Fire Station 61 located approximately 1.3 miles northwest of the Project site. The Kern County Headquarters and training facility is located approximately 0.3 miles northwest of the Project site. Although the Project site currently is vacant, it is anticipated the 78.94 gross -acre Project site will be built out with a variety of uses allowed under the proposed M-2 Zoning. The Project site is anticipated to be served by the same fire stations that currently provide fire protection and emergency services to the uses adjacent to the Project site. Therefore, it is not anticipated that a new fire station or physical alteration of existing fire stations would be necessary to serve the Project. However, the City of Bakersfield Fire Prevention Division will determine this during subsequent Site Plan Review. Project operation impacts would be less than significant.

## **Police Protection**

### **Less Than Significant Impact**

**Discussion ii):** The Metropolitan City of Bakersfield and Kern County provide law enforcement protection services through a joint agreement which allows both agencies to effectively respond to a call for help. Project development and operation would result in an incremental increase in demand for police protection services. However, the increased service generated by Project operation to the extent that construction of new or physically altered police facilities would not be necessary. The police station nearest the Project site is the Kern County Sheriff's Department, located approximately 1.9 miles north of the Project site. The proximity of the police station would not cause a need for the physical construction of a new police station or require physical alteration of an existing station. Therefore, Project operation-generated impacts would be less than significant.

## **Schools**

### **Less Than Significant Impact**

**Discussion iii):** Residential uses are allowed in the M-2 Zoning District, although it is not anticipated for the site to construct residential dwelling units except as incidental to the primary use of the building, i.e., a caretaker's house for a self-storage facility. Thereby, Project development and operation would not directly generate any student population. It cannot be determined at this time whether Project development or operation would draw employees from the area or rely on employees who would relocate to Bakersfield and thereby generate a student population. Regardless, each building will be subject to school fees prior to obtaining building construction permits to pay a fair share for school impact fees. Therefore, Project-generated impacts would be less than significant.

## **Parks**

### **Less Than Significant Impact**

**Discussion iv):** Residential uses are only permitted in the M-2 Zoning District as incidental uses to the primary uses of the building. No other uses are permitted that would result in a demand for parks or similar recreational resources. Thereby, Project operation would not result in substantial adverse physical impacts associated with provision of new or physically altered recreational facilities, or due to the need for new or physically altered recreational facilities, in order to maintain acceptable performance objectives for parks and recreational resources. Therefore, Project-generated impacts would be less than significant.

## **Other Public Facilities**

### **Less Than Significant Impact**

**Discussion v):** Project development and Project operation would not directly or substantially increase the residential population in Bakersfield. Therefore, it is not expected that Project development and operation would result in a demand for other public facilities/services, including libraries, community recreation centers, post offices, and animal shelters. Therefore, Project operation would not adversely affect other public facilities or require construction of new or modified public facilities. Therefore, Project-generated impacts would be less than significant.

RECREATION

a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion a):** Project development and operation only involve any type of residential use as an incidental use to the primary building use that would not be significant enough to generate a population that would increase use of existing neighborhood and regional parks or other recreational facilities. However, the unintended result of the proposed development may include new populations that would relocate to the area for employment at the proposed future business at the Project site during operation. Project-generated impacts would be less than significant.

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?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion b):** Project development likely would not include construction of new on-site or off-site recreation facilities due to the Project location and surrounding setting in the proposed M-2 Zoning District. None are proposed currently, as most operations in the M-2 zone will be for industrial uses in nature. In addition, the Project would not involve expansion of any existing off-site recreational facilities. Therefore, no impact would result related to construction or expansion of recreational facilities as a result of Project development or Project operation and no further analysis is required.

## TRANSPORTATION

Would the project:

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion a):** Upon Project build-out, Project operation would be expected to generate an increase in daily and peak hour vehicle trips because of the new businesses at the site. However, an analysis of trip generation calculations was prepared by McIntosh & Associates as justification for an exemption from the requirement to perform an independent traffic impact analysis for the subject General Plan Amendment and Zone Change (GPA/ZC). The analysis determined that since the proposed revision to the land use and zoning actually decreases the trip generation volumes, the proposed GPA/ZC should be exempted from performing a detailed traffic impact analysis in accordance with the City’s “Methodology for Independent Assessment of Regional Impact Fees.” Furthermore, Section 6.2.1.3, Chapter 6.2 (Traffic Studies) of the City of Bakersfield Public Works Department-2019 Division Six Traffic, Subdivision and Engineering Design Manual in summary states the following:

*Any General Plan Amendments, Specific Plans, and changes in Land Use Zoning application which result in either insignificant increase or in a reduction in trip generation are exempt from the requirement to perform an independent impact analysis.*

Therefore, considering the proposed Project would be reducing the land use intensities from HI (Heavy Industrial) to SI (Service Industrial) and based on Section 6.2.1.3, the Project is exempt from having to prepare a detailed traffic impact analysis, impacts would be less than significant.

**b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion b):** California Senate Bill 743 (codified in Public Resources Code Section 21099) stipulates for the purposes of CEQA that the criteria for determining significance of transportation impacts must promote reduction of greenhouse gas emissions, development of multimodal transportation networks, and diversity of land uses. To accomplish these, the California Natural Resources Agency certified and adopted changes to CEQA Guidelines that identify vehicle miles traveled (VMT) as the most appropriate metric to evaluate a project’s transportation impacts. As of January 2023, the City of Bakersfield has not adopted any policies or thresholds for VMT analysis. An analysis of trip generation calculations was prepared by McIntosh & Associates as justification for an exemption from the requirement to perform an independent traffic impact analysis for the subject General Plan Amendment and Zone Change. The “Institute of Transportation Engineers” Trip Generation Manual 10th Edition was used for the existing and proposed land uses. As shown in Table 1, the existing land use results in a total P.M. Peak Hour trip generation of 583 Trip Ends. Table 1 also indicates that the proposed land use will result in a P.M. Peak Hour

trip generation of 348 Trip Ends, for a net decrease of 235 P.M. Peak Hour Trip Ends. For the A.M. Peak Hour, Table 3 indicates the existing land use results in a trip generation of 539 Trip Ends. Table 3 also indicates that the proposed land use will result in an A.M. Peak Hour trip generation of 348 Trip Ends, for a net decrease of 191 A.M. Peak Hour Trip Ends. Table 2 indicates similar trip generation calculations for Daily Traffic volumes. Since this proposed revision to the land use and zoning actually decreases the trip generation volumes, the proposed GPA/ZC should be exempted from performing a detailed traffic impact analysis in accordance with the City's "Methodology for Independent Assessment of Regional Impact Fees." Furthermore, Section 6.2.1.3, Chapter 6.2 (Traffic Studies) of the City of Bakersfield Public Works Department-2019 Division Six Traffic, Subdivision and Engineering Design Manual states the following:

*Any General Plan Amendments, Specific Plans, and changes in Land Use Zoning application which result in either insignificant increase or in a reduction in trip generation are exempt from the requirement to perform an independent impact analysis. These are allowed to be subject to the fixed rate impact fee assessment with no additional mitigation required. To be eligible, a traffic analysis shall be submitted and approved which computes trip generation with existing and proposed land uses. Said analysis shall show that increase in peak hour trip generation does not exceed 50 trips. The City, at its discretion, may require the preparation of a traffic study or Focused Traffic Analysis for any project where there are issues of safe access concerns, significant public opposition, request for deviation from standards, etc.*

Therefore, considering the proposed Project would be reducing the land use intensities from HI (Heavy Industrial) to SI (Service Industrial) and based on Section 6.2.1.3, the Project is exempt from having to prepare a detailed traffic impact analysis, impacts would be less than significant.

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

- Potentially Significant Impact     
  Less Than Significant with Mitigation     
  Less Than Significant Impact     
  No Impact

**Less Than Significant Impact**

**Discussion c):** All future Project improvements will conform with applicable City of Bakersfield standards, which would preclude any resultant hazards from design features. Chapter 13.12 (Development Improvements Standards and Specifications) of the City's Municipal Code, requires compliance with a number of standard manuals and guidelines. The purpose of Bakersfield Municipal Code (BMC) Chapter 13.12 is intended to protect the health, safety, and general welfare of the citizens of the City by establishing standards and specifications related to a number of public improvements, including roadway improvements. Additionally, the Project's proposed improvements will be required to be reviewed by the City for compliance with the provisions of Chapter 13.12 to ensure that the Project's proposed improvements are in full compliance with the City's requirements as well as BMC Chapter 13.12. Accordingly, the Project would not substantially increase hazards due to a geometric design feature, and impacts would be less than significant.



**d) Result in inadequate emergency access?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion d):** Project development and operation will be required to comply with all City of Bakersfield emergency access requirements. The BMC establishes emergency access requirements in the Section entitled General Provisions for Fire Safety. BMC Section 15.65.190 (Appendix D, Section D103.5 Fire apparatus access road gates – Amended), identifies requirements associated with emergency access. These specific requirements will be included in Project design and will require verification by the City of Bakersfield Fire Chief prior to approval of any aspect of the overall Project site. Additionally, during construction of the proposed Project, construction contractors would be required to maintain adequate emergency access routes on site. Accordingly, the Project would not result in inadequate emergency access, and impacts would be less than significant.

**TRIBAL CULTURAL RESOURCES**

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

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant with Mitigation**

**Discussion a):** As indicated in the Cultural Resources narrative above, a Phase I Cultural Resource Survey was conducted to determine whether the 78.94-gross acre Project site contains any resources 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). In accordance with California Senate Bill 18 and California Assembly Bill 52, the City of Bakersfield is required to send notifications of the proposed Project to Native American tribes with possible traditional or cultural affiliation to the area. The City is also required to consult with tribes who express interest in such consultation. The consultation(s) results will be presented in the Project EIR.

Although there are no known archaeological sites within the Project area, the discovery of archaeological resources is a possibility during sub-surface work, which could result in disturbance of the resources. Disturbance of a previously unidentified archaeological resource during construction could have a significant impact. With implementation of mitigation measure **CUL-1**, impacts would be less than significant.

**Mitigation Measures**

**CUL-1** If archaeological resources, paleontological resources, unique geologic features, or human remains are encountered during construction, all ground-disturbing work will be stopped until an archaeologist, monitor or county coroner can properly assess the resource(s) and identify the appropriate measures to ensure that the resources will not be adversely affected.

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

- Potentially Significant Impact
- Less Than Significant with Mitigation
- Less Than Significant Impact
- No Impact

**Less Than Significant Impact with Mitigation**

**Discussion b)** Project construction would require ground disturbance, with excavation. Although there are no known archaeological sites within the Project area, the discovery of archaeological resources is a possibility during sub-surface work, which could result in disturbance of the resources. Disturbance of a previously unidentified archaeological resource during construction could have a significant impact. This topic will be discussed in the Project EIR, as explained in “a)” above, according to requirements of California Senate Bill 18 and California Assembly Bill 52. With implementation of mitigation measure **CUL-1**, impacts would be less than significant.

**UTILITIES AND SERVICE SYSTEMS**

Would the project:

**a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

- Potentially Significant Impact
- Less Than Significant with Mitigation
- Less Than Significant Impact
- No Impact

**Less Than Significant**

**Discussion a):** Future development consistent with uses permitted in the M-2 Zoning District would include water, sewer, and stormwater facilities, as well as connections to existing electricity, natural gas, and communications infrastructure in the Project site vicinity. Installation of this infrastructure may result in physical impacts to the environment. Further, the proposed Project area was factored into the 2020 Regional Growth Forecast from Kern COG projected growth through 2045 which anticipated the adequate provision of utility infrastructure for the Project area.

## **Water Service and Supply**

According to Kern County's Improvement District No. 4 (ID4) Urban Water Management Plan 2020 Update, The City of Bakersfield is the water purveyor to the Project site. The City water system is municipally owned, acquired in 1976, but operated by Cal Water ID4 anticipates that it will continue supplying a supplemental water supply to the metropolitan Bakersfield area through 2045 and does not foresee changes to ID4 boundaries. Water delivery to the site would be provided through the City's Northwest Feeder Pipeline located adjacent to the Project site. Therefore, because growth in the Project area was factored into the 2020 Regional Growth Forecast from Kern COG projects through 2045, the provision of water to the Project site is not expected to result in impacts to the provision of water at the Project site.

## **Wastewater Service**

The 78.94-gross acre Project site is located in the North of the River Sanitary District (NORS) No. 1. The NORS wastewater treatment plant (WWTP) is located near the intersection of Palm Avenue and Seventh Standard Road, approximately 15 miles west of State Route 99. The current plant has a treatment capacity of 7.5 MGD with an average monthly flow between 5.4 and 5.9 MGD. According to the March 2023 North of River Sanitary Sewer Final Master Plan, capital improvements are currently underway to expand and repair existing infrastructure. These improvements were recommended to meet anticipated future developments in the NORS service area as projected in the 2018 SMP and to facilitate higher use of its treated effluent to offset potable water use in the area. This plan is currently being revised under a new WWTP-specific master planning effort. Therefore, potential impacts associated with wastewater treatments facilities having adequate capacity to accommodate the Project would be less than significant.

## **Stormwater Facilities**

The County and City operate and maintain a joint storm drainage system serving metropolitan Bakersfield and a portion of the surrounding unincorporated area. This area is regulated by an NPDES permit; the City and County prepared a Storm Water Management Plan that describes the framework for managing stormwater discharges (City of Bakersfield and Kern County 2015). Most stormwater in the Bakersfield area is discharged into one of approximately 322 retention basins or one of 52 direct outfalls or 10 indirect outfalls discharging to the Kern River, East Side Canal, Carrier Canal, Stine Canal, or Kern Island Canal (City of Bakersfield and Kern County 2015). However, the project site is not located within the area covered by this plan. The City of Bakersfield discourages onsite stormwater retention and accepts stormwater runoff into its system as long as adequate downstream facilities are available. In cases where onsite retention is necessary owing to a lack of offsite drainage facilities, the City attempts to locate sump pumps so that they can be incorporated into future development (City of Bakersfield 2002).

## **Electric Power**

Electric power supply and distribution for the entire Bakersfield area is furnished by Pacific Gas and Electric Company (PG&E). both PG&E and Southern California Gas Company (SGC) supply the City with natural gas. The proposed Project would connect to the PG&E electrical grid for power by means of the existing power lines; additional power poles would be constructed to provide power to all parts of the project site. On May 23, 2023, PG&E issued an informational letter to the project applicant about service stating that although the letter is not intended as a commitment to provide service, PG&E has facilities in the area where this Project is proposed. However, the design for electrical facilities will be determined by the engineer. Upon submittal of the application and measures set forth by PG&E, this topic will be discussed further in the Project EIR which will require compliance with PG&E standards and requirements.

**Natural Gas**

On May 23, 2023, PG&E issued an informational letter to the project applicant about service stating that although the letter is not intended as a commitment to provide service, PG&E has facilities in the area where this Project is proposed. However, the design for electrical facilities will be determined by the engineer. Upon submittal of the application and measures set forth by PG&E, this topic will be discussed further in the Project EIR which will require compliance with PG&E standards and requirements.

**Telecommunications**

Major internet service providers in Bakersfield include Verizon, AT&T, Spectrum, T-Mobile, and Frontier. Cable TV service providers include Spectrum, Direct TV, and Dish for satellite TV. The provision of these services to the Project site would not be expected to result in impacts that would result in alterations or expansion of use.

Based on the foregoing analysis, the proposed Project would result in less-than-significant impacts associated with the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, and impacts would be less than significant.

**b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?**

- Potentially Significant Impact
- Less Than Significant with Mitigation
- Less Than Significant Impact
- No Impact

**Less Than Significant Impact**

**Discussion b):** According to Kern County’s Improvement District No. 4 (ID4) Urban Water Management Plan 2020 Update, The City of Bakersfield is the water purveyor to the Project site. The City water system is municipally owned, acquired in 1976, but operated by Cal Water ID4 anticipates that it will continue supplying a supplemental water supply to the metropolitan Bakersfield area through 2045 and does not foresee changes to ID4 boundaries. Water delivery to the site would be provided through the City’s Northwest Feeder Pipeline located adjacent to the Project site. Therefore, because growth in the Project area was factored into the 2020 Regional Growth Forecast from Kern COG projects through 2045, the provision of water to the Project site is not expected to result in impacts to the provision of water at the Project site.

**c) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?**

- Potentially Significant Impact
- Less Than Significant with Mitigation
- Less Than Significant Impact
- No Impact

**Less Than Significant Impact**

**Discussion c):** The 78.94-gross acre Project site is located in the North of the River Sanitary District (NORS) No. 1. The NORS wastewater treatment plant (WWTP) is located near the intersection of Palm Avenue and Seventh Standard Road, approximately 15 miles west of State Route 99. The current plant has a treatment capacity of 7.5 MGD with an average monthly flow between 5.4 and 5.9 MGD. According to the March 2023 North of River Sanitary Sewer Final Master Plan, capital improvements are currently underway to expand and repair existing infrastructure. These improvements were recommended to meet anticipated future developments in the NORS service area as projected in the 2018 Sewer System Master Plan (SSMP) and to facilitate higher use of its treated effluent to offset potable water use in the area. This plan is currently being revised under a new wastewater treatment plan (WWTP)-specific master planning effort. Therefore, potential impacts associated with wastewater treatments facilities having adequate capacity to accommodate the Project would be less than significant.

**d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion d):** The Project site is vacant. Therefore, no solid waste is currently being generated. Once development occurs on the 78.94-gross acre Project site, an increase in waste stream to landfills would occur. The City of Bakersfield Public Works Department Solid Waste Division would provide solid waste disposal services to the Project/Project site. This Division also operates a recycling program. It is possible that the Project site would be served by the Bakersfield Metropolitan (Bena) Sanitary Landfill, which is operated by the Kern County Public Works Department. The Bena Landfill is located at 2951 Neumarkel Road in Bakersfield, California. According to CalRecycle, the Bena Sanitary landfill has a remaining capacity of 32,808,260 cubic yards of capacity and is not expected to cease operations until April 1, 2046. Therefore, the impact of solid waste resulting from the project would not be expected to generate solid waste in excess of the capacity of local infrastructure and impacts would be less than significant.

**e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion e)** The Project and each individual structure on any of the proposed 3 parcels that comprise Vesting Tentative Parcel Map No. 12314 for the 78.94-gross acre Project site would be required to comply with all City, State and Federal requirements for integrated waste management (recycling) and disposal of solid waste. Future developer(s)/tenants would be required to work with refuse haulers to develop and implement feasible waste reduction programs that would include source reduction, recycling, and composting. In addition, the California

Solid Waste Reuse and Recycling Act of 1991 (California Public Resources Code Section 42911) requires Project developers to provide adequate areas for collection and loading of recyclable materials where solid waste is collected. The collection areas are required to be depicted on construction drawings and to be operational before occupancy permits are issued. Implementation of these programs would reduce the amount of solid waste generated and diverted to landfills. This in turn will aid the extension of landfill operations. Development(s) on the Project site would be subject to all Federal, State, and City statutes and regulations pertaining to solid waste. Thereby, the resultant level of impact would be less than significant.

## WILDFIRE

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

### a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

#### **No Impact**

**Discussion a):** The 78.94-gross acre Project site is not located within a State Responsibility Area (SRA), or land classified as a Very High Fire Hazard Severity Zone. SRAs are recognized by the Board of Forestry and Fire Protection as areas where Cal Fire is the primary emergency response agency responsible for fire suppression and prevention. Project development and operation will not be expected to physically impede existing emergency response plans, emergency vehicle access, or personnel access to the Project site. The Kern County and City of Bakersfield Fire Departments would continue to provide fire protection and emergency services to the Project site. Therefore, no impacts to adopted emergency response plans or emergency evacuation plans would occur as a result of Project development or operation. No impact would result.

### 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?

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

#### **No Impact**

**Discussion b):** The generally flat nature of the Project site and the fact that the Project site is not located in, or near, SRA or lands classified as Very High Fire Hazard Severity Zones likely ensure that future tenants of the Project site would not be exposed to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors. Thereby, the future Project development and Project operation have no potential to exacerbate wildfire risks and expose persons to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, no impacts would result from Project development or operation. No further analysis would be required.

**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?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less than Significant Impact**

**Discussion c):** The Project site is not located in or near SRA areas or lands classified as Very High Fire Hazard Severity Zones. Project development and operation will be required to comply with standard building construction regulations that include installation of fire sprinklers, provision of fire hydrants, and use of irrigated landscaping. It is not anticipated that any Project development on the Project site will include any fire protection infrastructure that could result in temporary or ongoing impacts to the environment. Therefore, Project-generated impacts would be less than significant.

**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?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**No Impact**

**Discussion d):** The Project site is not located in or near SRA or lands classified as Very High Fire Hazard Severity Zones. The Project site topography is generally flat. There are no large slopes in the Project site vicinity that could be subject to landslide hazards as a result of post-fire slope instability. No impact would result, and no further analysis would be required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

**a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant with Mitigation**

**Discussion a):** There is minimal habitat for wildlife species in the project area, and there are no sensitive natural communities. No special-status fish or wildlife species were observed during field surveys, and the likelihood of special-status wildlife species to be in the project area is considered low. The consultation(s) results will be presented in the Project EIR. The biological resources and blunt-nosed leopard lizard studies conducted on the Project site indicated no special species was found on-site. Although there were no species observed during field surveys, special species may create a habitat on-site during construction. If special species are identified on-site during construction, the developer(s) will be required to be in compliance with the regulations and requirements of the California Department of Fish and Wildlife (CDFW) to mitigate incidental take from occurring on-site. Therefore, should special species be encountered during construction, developer consultation with CDFW would reduce impacts to less than significant levels.

**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)?**

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant Impact**

**Discussion b):** Development projects are ongoing throughout the City of Bakersfield and nearby unincorporated Kern County territory. The Project and its individual components that would occupy the 78.94 gross acre Project site, in combination with concurrent development and operation of other projects in the Bakersfield vicinity, has the potential to result in cumulatively considerable impacts. A list of recent and future development projects within the area of the Project will be compiled to determine potential cumulative impacts. Cumulative impacts may result in significant impacts and will be analyzed further in the Project EIR.

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

- Potentially Significant Impact       Less Than Significant with Mitigation       Less Than Significant Impact       No Impact

**Less Than Significant with Mitigation**

**Discussion c):** Project construction and operation would generate noise levels typical of a large business or industrial park. Thereby, it can be reasonably presumed the overall noise environment of the 78.94-gross acre Project site would be increased. All future uses on the Project site would be required to comply with noise reduction policies in the Bakersfield General Plan Noise Element and with provisions in the Bakersfield Municipal Code which limits construction activities to the period between 6:00 a.m. and 9:00 p.m. on weekdays and between 8:00 a.m. and 9:00 p.m. on weekends. Sensitive land uses near the Project site include an elementary school, a senior living facility and single-family residences across Hageman road west of the project site which may be



impacted particularly during construction. Mitigation measures to reduce potential impacts to these sensitive land uses may be required in the EIR to reduce impacts to less than significant levels. Therefore, further analysis of this topic is required in the Project EIR.

Disturbance of a previously unidentified paleontologically, archaeological, and historic resources during construction could have a significant impact on these resources. However, with implementation mitigation measure **CUL-1**, impacts would be reduced to less than significant levels.

Therefore, with implementation of these mitigation measures, the project would not result in substantial adverse effects on human beings either directly or indirectly and impacts would be less than significant.