NEGATIVE DECLARATION

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

PROJECT NO. (or Title): **Site Plan Review 20-0102**

COMMENT PERIOD BEGINS: December 4, 2020

COMMENT PERIOD ENDS: January 5, 2020

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

Cultural Resources Impact Mitigation Measures:

1. Prior to construction and as needed throughout the construction period, a construction worker cultural awareness training program shall be provided to all new construction workers within one week of employment at the project site. The training shall be prepared and conducted by a qualified cultural resources specialist.

2. During construction, if buried paleontological or cultural resources are encountered during construction or ground disturbance activities, all work within 50 feet of the find shall immediately cease and the area cordoned off until a qualified cultural and/or paleontological resource specialist that meets the Secretary of the Interior's Professional Qualification Standards can evaluate the find and make recommendations. If the specialist determines that the discovery represents a potentially significant resource, additional investigations may be required. These additional studies may include avoidance, testing, and excavation. All reports, correspondence, and determinations regarding the discovery shall be submitted to the California Historical Resources Information System's Southern San Joaquin Valley Information Center at California State University Bakersfield.

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

Please see Appendix A for Site Plan Conditions of Approval.

INITIAL STUDY
ENVIRONMENTAL ANALYSIS

1. **Project Title:**	Site Plan Review No. 20-0102
2. **Lead Agency** *(name and address)*:	City of Bakersfield Development Services Department 1715 Chester Avenue Bakersfield, California 93301
3. **Contact Person and Phone Number:**	Wayne Lawson (661) 326-3976 (desk) or 326-3733 (receptionist)
4. **Project Location:**	5512 Knudsen Drive (APNs 365-020-28 and -30)
5. **Project Sponsor's Name and Address:**	SASD Development Group, LLC Attn: Steven Doctor 4895 Pacific Hwy San Diego, CA 92110
6. **General Plan Designation:**	M-2 (General Manufacturing)
7. **Zoning:**	SI (Service Industrial)

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

The SASD Development Group, LLC (property owner), is proposing a Site Plan Review (SPR) to develop a 39,648 square foot medial outpatient facility to serve as a Department of Veterans Affairs (VA) Community-Based Outpatient Clinic, with associated parking, on approximately 9 acres. The project site is located at 5512 Knudsen Drive, which is generally on the east side of Knudsen Drive and approximately 240 feet south of Olive Drive. The project would also include street improvements for the street frontages on the east (Landco Drive), south (Street 'A'), and west (Knudsen Drive).

The project proposes an outpatient clinic that would provide basic clinical services from 7:00 am to 5:00 pm, Monday through Friday. The proposed clinic would include a one-story facility that would provide primary and specialty care to include subspecialty clinics, audiology, physical and occupational therapy, and ancillary and diagnostic services.

Access to the project site is proposed via three ingress/egress points at Knudsen Drive, Street 'A', and Landco Drive (future Valor Drive). In addition, there is an existing sump in the vicinity of Street "A" would be removed and replaced by four bio-retention basins distributed throughout the project site.

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

The project site consists of two undeveloped parcels of land. The nearest residential properties are located over 1,000 feet to the east. Surrounding City and County areas are zoned and partially developed with public and private uses found in commercial and industrial zones. To the north are existing retail buildings along Olive Drive. To the east are the Beardsley Canal and several large, undeveloped lots within unincorporated Kern County. To the south is vacant land and a partially developed, multi-tenant complex that includes a furniture store and a mini storage facility. Along the west side of Knudsen Drive are businesses that front on Olive Drive, a carwash, facilities for the Kern County Fire Department, an elementary school, and a nursing facility.

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

- Kern County Public Works---Street improvements
- San Joaquin Valley Air Pollution Control District—Indirect Source Rule compliance
- State Water Resources Control Board—National Pollutant Discharge Elimination System General Permit
- City of Bakersfield—Water, Sewer, Street Improvement, and Encroachment Permits
- City of Bakersfield—Grading permits
- City of Bakersfield—Building permits
- City of Bakersfield—Metropolitan Bakersfield Habitat Conservation Plan compliance
- City of Bakersfield—Site Plan Review
- City of Bakersfield—Regional Transportation Impact Fee Program compliance

Appendices:
Appendix A: Site Plan Review Conditions of Approval
Appendix B: Site Plans
Appendix C: Maps

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ Aesthetics
☐ Biological Resources
☐ Geology/Soils
☐ Hydrology/Water Quality
☐ Noise
☐ Recreation
☐ Utilities/Service Systems
☐ Agriculture/Forestry Resources
☐ Cultural Resources
☐ Greenhouse Gas Emissions
☐ Land Use/Planning
☐ Population/Housing
☐ Transportation
☐ Wildfire
☐ Air Quality
☐ Energy
☐ Hazards and Hazardous Materials
☐ Mineral Resources
☐ Public Services
☐ Tribal Cultural Resources
☐ Mandatory Findings of Significance

ENVIRONMENTAL DETERMINATION:

On the basis of this initial evaluation:

☐ I find that the proposed project **could** not have a significant effect on the environment, and a **negative declaration** will be prepared.

■ I find that although the proposed project **could** have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **mitigated negative declaration** will be prepared.

☐ I find that the proposed project **may** have a significant effect on the environment, and an **environmental impact report** is required.

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

☐ I find that although the proposed project **could** have a significant effect on the environment, because all potentially significant effects have been (1) analyzed adequately in an earlier **environmental impact report or negative declaration** pursuant to applicable legal standards, and (2) avoided or mitigated pursuant to that earlier **environmental impact report or negative declaration**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

____
Signature

12/02/2020
Date

Kassandra Gale, Principal Planner
Printed name

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significant.

Environmental Issue

		Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

I. AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:

a)	Have a substantial adverse effect on a scenic vista?	☐	☐	■	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway?	☐	☐	☐	■
c)	In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	■
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	■	☐

II. AGRICULTURE RESOURCES:

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

a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	☐	☐	☐	■
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	■
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	■
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	■
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	■

III. AIR QUALITY:

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	■	☐
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	■	☐
c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	■	☐

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	■	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	■
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	■
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	■	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	■	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	■	☐
V. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☐	■
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	■	☐	☐
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	■	☐	☐
VI. ENERGY: Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	■	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	■	☐
VII. GEOLOGY AND SOILS: Would the project;				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	■
ii. Strong seismic ground shaking?	☐	☐	■	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	■	☐
iv. Landslides?	☐	☐	☐	■
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	■	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	■	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	■

Environmental Issue	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	■
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	■	☐	☐
VIII. GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	■	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	■	☐
IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	■	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	■	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	■
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	■	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	■	☐
X. HYDROLOGY AND WATER QUALITY: Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	■	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	■	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in a substantial erosion or siltation on- or off-site?	☐	☐	■	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	■	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	■	☐
iv. Impede or redirect flood flows?	☐	☐	☐	■
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	■	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	■	☐
XI. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	☐	☐	☐	■

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	■
XII. MINERAL RESOURCES: Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	☐	☐	■	☐
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	■
XIII. NOISE: Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	■	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	■	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	■	☐
XIV. POPULATION AND HOUSING: Would the project;				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	■	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■
XV. PUBLIC SERVICES:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	■	☐
ii. Police protection?	☐	☐	■	☐
iii. Schools?	☐	☐	■	☐
iv. Parks?	☐	☐	■	☐
v. Other public facilities?	☐	☐	■	☐
XVI. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	■	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	■	☐
XVII. TRANSPORTATION: Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	■	☐

Environmental Issue	**Potentially Significant Impact**	**Less Than Significant With Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	☐	☐	■	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	■	☐
d) Result in inadequate emergency access?	☐	☐	■	☐
XVIII. TRIBAL CULTURAL RESOURCES:				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☐	☐	■
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☐	■	☐
XVIV. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	■	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	■	☐
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	■	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	■	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	■	☐
XX. WILDFIRES: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	■	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	■	☐
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?	☐	☐	■	☐

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	■	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	■	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	■	☐	☐

EVALUATION OF ENVIRONMENTAL EFFECTS

I. AESTHETICS

a. **Less-than-significant impact.** The existing visual environment in the area adjacent to the project is predominantly existing residential land uses. The project does not conflict with any applicable vista protection standards, scenic resource protection requirements or design criteria of federal, state, or local agencies, and the project is consistent with the *Metropolitan Bakersfield General Plan* (MBGP) designations and zone districts per the Zoning Ordinance for the project area. The project site is located within an area having slopes from 0 to 5%. The area is not regarded or designated within the *Metropolitan Bakersfield General Plan* as visually important or "scenic." The construction of a medical outpatient clinic at the site would be in character and compatible with other existing commercial and public facility uses in the vicinity of the site and is a natural extension of the urban growth occurring in the project area. Therefore, the project would not have a substantial adverse effect on a scenic vista.

b. **No impact.** Based on a field visit, it was determined that no trees, rock outcrops, buildings (historic or otherwise), or other physical resources are apparent on the vacant property and partially developed vicinity. State Highway 99 to the east and its abutting Olive Drive southbound on-ramp are not subject to state or local scenic view shed protections. Therefore, the project is not located adjacent to or near any officially designated or potentially eligible scenic highways to be listed on the California Department of Transportation (Caltrans) State Scenic Highway System (Caltrans 2019). No impact.

c. **No impact.** The site and surrounding area are located within an urbanized area. Therefore, the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings in a nonurbanized area. The proposed urban land use is contiguous with existing public facilities, commercial, and industrial land uses that are allowed by City and County land use regulations. The project and future City development are required to conform to City zoning provisions which apply a range of site design criteria to new buildings, tenant improvements, and site alterations involving office and medical buildings; require the screening of on-site views into the private side and rear yards of residential uses in the vicinity; and require public and private street frontage trees and groundcover plantings. Therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality.

d. **Less-than-significant impact.** This project involves incremental urban growth within the City of Bakersfield's jurisdiction. This project would have to comply with City development standards, including Title 17 (zoning ordinance), Title 15 (buildings and construction), as well as California Code of Regulations Title 24 (building code). Together, these local and state requirements oblige project compliance with current lighting standards that minimize unwanted light or glare to spill over into neighboring properties. Therefore, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

II. AGRICULTURE RESOURCES

a. **No impact.** The project site is identified as Other Land by the California Important Farmland Finder (DOC 2020). The site is not being farmed or grazed, and the site is bordered by major streets and urban development. The biological evaluation indicates the site is fallow and vacant (McCormick 2020). The project does not convert 100 acres or more of the farmlands designated Prime, Unique, or of Statewide Importance to nonagricultural uses. Therefore, the project would not significantly convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use.

b. **No impact.** The project site is currently zoned M-2 (General Manufacturing) and is not under a Williamson Act contract. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

c. **No impact.** As discussed in II.b, the project site is zoned M-2. There are no forested lands located on the site or in the surrounding area. Therefore, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland, or timberland zoned Timberland Production.

d. **No impact.** Please refer to response II.c. The project would not result in the loss of forestland or conversion of forest land to non-forest.

e. **No impact.** Please refer to responses II.a through II.d. This project is in an area designated for urban development by the MBGP and the Zoning Ordinance. The project site is also completely surrounded by existing and developing residential land uses. Therefore, the project would not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.

III. AIR QUALITY

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

Emission sources resulting from the project would include ground disturbance and other construction-related work as well as operational emissions typical of a medical clinic (e.g., predominantly emissions from autos and trucks).

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

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

SJVAPCD Significance Thresholds for Criteria Pollutants

Air Pollutant	**Tons/Year**
CO	100
Reactive Organic Gas (ROG)	10
Nitrogen Oxides (NOX)	10
Sulfur Oxides (SOX)	27
PM10	15
PM2.5	15

Source: Trinity 2020

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

Construction Emissions

Construction Year	**Pollutant (tons/year)**					
	ROG	**NOx**	**CO**	**SOx**	**PM10**	**PM2.5**
Year 2020 Emissions	0.10	0.97	0.60	0.001	0.16	0.10
Year 2021 Emissions	0.28	2.56	2.36	0.005	0.19	0.14
Year 2022 Emissions	0.37	1.33	1.40	0.003	0.10	0.07
Max Annual Emissions	**0.37**	**2.56**	**2.36**	**0.005**	**0.19**	**0.14**
SJVAPCD Emissions Thresholds	10	10	100	27	15	15
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Trinity 2020 (Table 5-1)

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

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

Operational Emissions						
Emissions Source	**Pollutant (tons/year)**					
	ROG	**NOx**	**CO**	**SOx**	**PM10**	**PM2.5**
Unmitigated						
Operational Emissions	0.45	0.63	2.64	0.009	0.81	0.22
SJVAPCD Threshold	10	10	100	27	15	15
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**
Mitigated						
Operational Emissions	0.44	0.60	2.51	0.008	0.75	0.21
SJVAPCD Threshold	10	10	100	27	15	15
Threshold Exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Trinity 2020

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

Specific to this project, the Small Project Analysis Level (SPAL) Assessment (Trinity Consultants 2020) outlines a number of recommended measures to ensure that the project complies with the air quality plan. The Site Plan Review will include a standard condition of approval (Condition B.12) requiring that the developer meet all regulations of the SJVAPCD concerning dust suppression during construction of the project. Therefore, impacts would be less than significant.

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

Cumulative Emissions						
Emissions Inventory	**Pollutants (tons/year)**					
	ROG	**NOX**	**CO**	**SOX**	**PM10**	**PM2.5**
Kern County – 2012[1]	36,026	26,426	58,108	949	16,097	4,964
SJVAB – 2012[1]	218,964	119,282	490,998	4,526	117,567	40,150
Project	0.44	0.60	2.51	0.008	0.75	0.21
Project % of Kern	0.000012	0.002	0.0043	0.0008	0.0046	0.004
Project % of SJVAB	0.0002	0.0005	0.00051	0.00018	0.0006	0.0005
[1]Latest inventory available as of May 2018.						

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

Additionally, the GAMAQI, citing California Code of Regulations (CCR) Section15064(h)(3), states on page 66 that "[a] Lead Agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program, including, but not limited to an air quality attainment or maintenance plan that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located" (SJVAPCD 2015).

The City's Site Plan Review standard conditions of approval and State law require compliance with air quality control measures and rules required by the SJVAPCD, which include, but are not limited to, SJVAPCD Rule 2010 (Permits Required), SJVAPCD Rule 2201 (New and Modified Stationary Source Review Rule), SJVAPCD Rule 4102 (Nuisance), and SJVAPCD Rule 9510 (Indirect Source Rule), each of which is discussed below.

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

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

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

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

Due to the fact that 1) the air quality modeling indicates that the project's regional contribution to cumulative impacts would be negligible and 2) the project is required by State law and the standard conditions of approval to comply with the requirements of the SJVAPCD attainment plans and rules, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Therefore, impacts are less than significant.

c. **Less-than-significant impact.** Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved that expose sensitive receptors to sustained exposure to any pollutants present. Examples of the types of land use that are sensitive receptors include residences, retirement facilities, hospitals, and schools. The most sensitive portions of the population are children, the elderly, the acutely ill, and the chronically ill, especially those with cardiorespiratory diseases.

   Sensitive receptors are expected to visit the clinic for outpatient services. Within 2 miles, the SPAL identified nine sensitive receptors including elementary schools, daycare facilities, and the Good Samaritan Hospital. The analysis concluded that based on the project's operational emissions and activity types, the proposed project would not result in any impacts on any on-site or off-site sensitive receptors. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations.

d. **Less-than-significant impact.** The SPAL assessment concluded that the project would not emit any nuisance odors resulting from the expected uses (Trinity 2020). Therefore, the project would not create objectionable odors affecting a substantial number of people, and impacts are less than significant.

IV. BIOLOGICAL RESOURCES

a. **Les-than-significant impact.** A Biological Study was completed for the proposed project (McCormick 2020). The study determined that San Joaquin kit fox (SJKF) (*Vulpes macrotis mutica*) and burrowing owl (BUOW) (*Athene cunicularia*) have a potential to occasionally occur on the project site. No active indicators of occupation or use by these species (e.g., scat, tracks, nesting materials, prey remains, or any other sign) were identified during the field survey; however, suitable denning habitats were observed that have the potential to be used by these species in the future.

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

The current MBHCP expires on February 28, 2022. To ensure take of covered species does not occur after the expiration date, fees must be paid no later than August 31, 2021 and all covered activities must be completed by the MBHCP expiration date of February 28, 2022. As determined by the City, only projects ready to be issued an urban development permit, grading plan approval, or building permit will be eligible to pay fees under the current MBHCP. Early payment or pre-payment of MBHCP fees shall not be allowed. The ability of the City to issue urban development permits is governed by the terms of the MBHCP. Urban development permits issued after the 2022 expiration date may be subject to a new or revised Habitat Conservation Plan, if approved, or be required to comply directly with requests of the U.S. Fish & Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW).

The MBHCP does not cover the protection of BUOW. However, BUOW is a migratory bird species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 United State Code 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 Code of Federal Regulations (CFR) Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR Part 21). Sections 3503, 3503.5, and 3800 of the California Department of Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs.

Compliance with the MBHCP and applicable State laws and regulations governing the protection of candidate, sensitive, or special status species are included as a standard condition of approval for the Site Plan Review (Condition B.9). Therefore, no additional mitigation is required and impacts are less than significant.

b. **No impact.** The Biological study determined that there is no riparian habitat or other sensitive natural community located within the project site (McCormick 2020). The project is also not located within, or adjacent to, the Kern River riparian habitat area. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.

c. **No impact.** Based on the results of the field survey and a review of the USFWS National Wetlands Inventory, there are no wetlands, as defined by Section 404 of the federal Clean Water Act (CWA), located within the project site (McCormick 2020). Therefore, the project would not have a substantial adverse effect on federally-protected wetlands.

d. **Less-than-significant impact.** The project site is isolated from natural areas, is not within the Kern River floodplain (noted as a wildlife corridor in the MBHCP), and is not along a canal that has been identified by the USFWS as a corridor for native resident wildlife species. Therefore, it was concluded that the project would not interfere with wildlife movement (McCormick 2020).

There is the potential during construction and related activities to temporarily affect nursery sites such as dens and burrows. Project construction could cause the direct destruction of a nursery site or cause enough of an indirect disturbance to cause special-status wildlife to abandon a nursery site. Compliance with the MBHCP pre-construction surveys and applicable State laws and regulations governing the protection of candidate, sensitive, or special status species are included as a standard condition of approval for the Site Plan Review (Condition B.9). Therefore, the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

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

f. **Less-than-significant impact.** Please refer to responses IV.a, IV.d, and IV.e. All development within the City that requires a grading permit is subject to MBHCP compliance prior to the issuance of a grading permit. Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES

a. **No Impact.** A Cultural Resources Records Search was prepared for the project site (SSJVIC 2020). The search concluded that there are no recorded cultural resources within the project area, including the project site, that are listed on any of the historic registers. Additionally, the site is vacant and therefore, it has been verified in the field that no structures, including potentially historic structures, are located at the project site. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource.

b. **Less-than-significant with mitigation incorporated.** It has been concluded that the project site does not contain any known archaeological resources (SSJVIC 2020). In addition, the project site has been disturbed by disking, fire, and other uses provided the site is surrounded by urban development. Therefore, it is unlikely that a surface pedestrian survey would provide reliable data on the likelihood of subsurface cultural resources.

There is still the potential to unearth previously unknown archaeological resources at the site, and grading and other ground-disturbing activities have the potential to damage or destroy such resources. Mitigation Measure 1 requires ceasing work and investigating any discovery by qualified experts in the event that previously unknown archaeological resources are unearthed during construction. With the implementation of Mitigation Measures 1, the project would not cause a substantial adverse change in the significance of an archaeological resource.

c. **Less than significant with mitigation incorporated.** There are no known human remains within the project site. The project could inadvertently uncover or damage previously unknown human remains. Mitigation Measure 2 requires that if any human remains are found at the site during construction, work will cease and the remains would be handled pursuant to applicable law. With implementation of Mitigation Measure 2, the project would not significantly disturb any human remains.

VI. ENERGY

a. **Less-than-significant impact.** Clinic construction will require temporary energy demands typical of other office and/or commercial construction projects that occur throughout the state and this development's construction would not result in inefficient or unnecessary consumption of energy resources beyond typical construction. All new construction within the City of Bakersfield must adhere to modern building standards, including California Code of Regulations Title 24, which outlines energy efficiency standards for new buildings to ensure that they do not wastefully, inefficiently, or unnecessarily consume energy. Therefore, the project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

b. **Less-than-significant impact.** There is no adopted plan by the City of Bakersfield for renewable energy or energy efficiency. As discussed in VI.a, all new development projects within the City are required to adhere to modern building standards related to energy efficiency. Additionally, the City encourages applicants and developers to go beyond the required standards and make their developments even more efficient through programs such as LEED, or Leadership in Energy and Environmental Design, which is a green building rating system that provides a framework to create healthy, highly efficient, and cost-saving green buildings. Other encouraged programs available applicants and developers are Title 20 appliance energy efficiency standards and 2005 building energy efficiency standards. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

a. The following discusses the potential for the project to expose people or structures to substantial adverse effects because of various geologic hazards. The City is within a seismically active area. According to the *Metropolitan Bakersfield General Plan*, major active fault systems border the southern portion of the San Joaquin Valley. Among these major active fault systems include the San Andreas, Breckenridge-Kern County, Garlock, Pond Poso, and White Wolf faults. There are numerous additional smaller faults suspected to occur within the Bakersfield area, which may or may not be active. The active faults have a maximum credible Richter magnitude that ranges from 6.0 (Breckenridge-Kern County) to 8.3 (San Andreas). Potential seismic hazards in the planning area involve strong ground shaking, fault rupture, liquefaction, and landslides.

   i. **No Impact.** Ground rupture is ground deformation that occurs along the surface trace of a fault during an earthquake. The project site is not included within the boundaries of an "Earthquake Fault Zone" as defined in the Alquist-Priolo Earthquake Fault Zoning Act (DOC 2019b). Therefore, the project would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault.

   ii. **Less-than-significant impact.** The City is within a seismically active area. Future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code (specifically Seismic Zone 4, which has the most stringent seismic construction requirements in the United States), and to adhere to all modern earthquake construction standards. Therefore, the project would not expose people or structures to potential substantial adverse effects involving strong seismic ground shaking.

iii. **Less-than-significant impact.** The most common seismic-related ground failure is liquefaction and lateral spreading. In both cases, during periods of ground motion caused by an event such as an earthquake, loose materials transform from a solid state to near-liquid state because of increased pore water pressure. Such ground failure generally requires a high-water table and poorly draining soils in order for such ground failure to occur. The project site's soils are Kimberlina fine sandy loam, saline-sodic, 0 to 2% slopes, which are generally well draining (USDA 2019). As a result, the potential for liquefaction at the project site is low. In addition, future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction.

iv. **No Impact.** In Kern County, the common types of landslides induced by earthquake occur on steeper slopes found in the foothills and along the Kern River Canyon; in these areas, landslides are generally associated with bluff and stream bank failure, rock slide, and slope slip on steep slopes (Bakersfield 1997). The project site is generally flat, there are no such geologic features located at the project site, and the site is not located near the Kern River Canyon. Therefore, the project would not expose people or structures to potential substantial adverse effects involving landslides.

b. **Less-than-significant impact.** The prevailing soil type in the vicinity is Kimberlina fine sandy loam, 0-2 percent sloped, which has low-to-medium susceptibility to soil erosion by rainfall, and low susceptibility to wind erosion at the ground surface (USDA 1988 and USDA WSS 2020). The relatively low precipitation in the project area [on average about 6 inches/year] results in surface runoff that is intermittent and temporary in nature. The erosion potential at the site, low average rainfall, and the fact that the soils are well drained does not make the project site susceptible to substantial soil erosion or loss of topsoil.

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

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

c. **Less-than-significant impact.** As discussed in VII.a.iii and VII.a.iv, the project site's soils would not expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction, lateral spreading, or landslides. In addition, the site is not in or near a subsidence area mapped by the U.S. Geological Service.

   Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. Because the project site is derived from alluvium, which is generally loose material, there is the potential for collapsible soils. Future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not 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. Therefore, the project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

d. **Less-than-significant impact.** When a soil has 35% or more clay content, it is considered a clayey soil. Kimberlina soils generally have 6 to 25% clay content (USDA 2009) and therefore, do not have a high potential to be expansive. Additionally, future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not be located on expansive soil creating substantial risks to life or property.

e. **No impact.** The project would not require the use of septic tanks or alternative wastewater disposal systems because the project would connect to existing City sewer services in the area. Therefore, there would be no impacts related to soils incapable of adequately supporting septic tanks or alternative waste water disposal systems.

f. **Less-than-significant impact with mitigation incorporated.** Paleontological sensitivity is determined by the potential for a geologic unit to produce scientifically significant fossils. Because paleontological resources typically occur in the substratum soil horizon, surface expressions are often not visible during a pedestrian survey. Paleontological sensitivity is therefore derived from known fossil data collected from the entire geologic unit. According to the California Department of Conservation's Geologic Map of California, the project site consists of Quaternary nonmarine sedimentary geologic formations. This geological formation consists of older alluvium deposits that have the potential to contain unknown paleontological resources or unique geologic features.

   Similar to archaeological resources, there is the potential to unearth previously unknown paleontological resources at the site, and grading and other ground-disturbing activities that exceed a depth of 10 feet have the potential to damage or destroy such resources. With the implementation of Mitigation Measure 2, the project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

VIII. GREENHOUSE GAS EMISSIONS

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

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

Construction and Operational GHG Emissions

Source	Metric Tons/Year			
	CO2	**CH4**	**N2O**	**CO2E[1]**
2022 Project Operations	941.92	4.05	0.005	1,044.64
2005 Business as Usual (BAU)	2004.84	4.80	0.005	2,126.28
BAU Project Emissions Reduction				**50.9%**
[1]CO2E = carbon dioxide equivalent				

Source: Trinity 2020

According to the SJVAPCD, for a project to conform to the goals of AB 32, at least a 29% reduction from the 2002-2004 business-as-usual (BAU) period by 2020 must be demonstrated. As shown in the above table, the mitigated project would conform to AB 32 goals and result in a 50.9% reduction in GHG emissions in comparison to BAU, which is far greater than the AB 32-mandated 29% reduction. The impacts of this project are not considered significant given the efforts made to reduce emissions of GHG from the project through design measures and standards, plus further mitigation accomplished at the statewide level through California Air Resources Board (CARB) regulations adopted pursuant to AB 32. Regulation and policy that would result in the reduction of GHG emissions in new residential and commercial developments include, but are not limited to, Title 24 efficiency standards, Title 20 appliance energy efficiency standards, 2005 building energy efficiency standards, AB 1493 motor vehicle standards, and compliance with the MBGP Air Quality Conservation Element as well as SJVAPCD air quality guidelines and rules. Therefore, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

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

Impacts for New Projects under CEQA) and a policy (District Policy – Addressing GHG Emission Impacts for Stationary Source Projects under CEQA When Serving as the Lead Agency).

As proposed, the project would not conflict with any statewide policy, regional plan, or local guidance or policy adopted for the purpose of reducing GHG emissions. The project would not interfere with the implementation of AB 32 and SB 375 because it would be consistent with the GHG emission reduction targets identified by CARB and the Scoping Plan by achieving BAU GHG emissions reduction greater than the 29% targeted reduction goal. The project is consistent with these statewide measures and considered not significant or cumulatively considerable under CEQA. Therefore, the project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHG.

IX. HAZARDS AND HAZARDOUS MATERIALS

a. **Less-than-significant impact.** The proposed project would include the routine use and disposal of hazardous materials related to medical treatment. Standard conditions of approval for the project include the creation of a hazardous material management plan (Condition C.7) and separate approval from the Kern County Health Department for infectious waste services (Condition G.5). Additionally, medical facilities are subject to county, state, federal, and, specialized industry oversite and regulations that address unique medical hazards.

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

Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b. **Less-than-significant impact.** Please refer to response VIX.a. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment.

c. **Less-than-significant impact.** The closest sensitive receptors to the project site are residences located roughly 1,000 feet beyond the existing commercial uses and county facilities to the northwest and west. San Lauren Elementary School and an assisted living facility are located one-quarter mile southwest of the site. The SPAL Assessment concluded that the project would not significantly affect such receptors (Trinity 2020). Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.

d. **No impact.** The EnviroStor (DTSC 2019) and Cortese (CalEPA 2019) lists pursuant to Government Code (GC) Section 65962.5 were reviewed. No portion of the project site is identified on either list, which provides the location of known hazardous waste concerns. Therefore, the project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to GC Section 65962.5 and, as a result, create a significant hazard to the public or the environment.

e. **Less-than-significant impact.** The project site is within Compatibility Area C of Meadows Field Airport as shown in the Kern County *Airport Land Use Compatibility Plan* (APLUCP) (Kern County 2012). The project site is outside the areas that are identified as being adversely affected by airport noise. Regarding other airport related risks to occupants, the Meadows Field land use exhibit (Kern County 2012, Figure 4-36) allows commercial, industrial, and low-density residential uses within the project area. The plan also allows the construction of medical clinics and two-story offices within APLUCP zones B and C, subject to a density limitation of 150 persons/acre. As designed, the approximately 9-acre development would not exceed the allowable density. Therefore, the project would not result in an additional safety hazards beyond the baseline condition of the range of land use activities the APLUCP allows including adjacent commercial uses. Existing airplane noise as part of the baseline condition for the site, and interior and exterior noise standards, ensure that existing airplane noise is not beyond these standards and excessive. Therefore, the project would not result in a safety hazard or excessive noise for people residing or working in the project area.

f. **Less-than-significant impact.** The project would have to develop or improve roads to the site as well as internal roads that are compliant with the City's Fire Code to allow emergency vehicles adequate access to the site and all portions of the site. Access to the site would be maintained throughout the construction period, and appropriate detours would be provided in the event of potential temporary road closures. The project would not interfere with any local or regional emergency response or evacuation plans because the project would not result in a substantial alteration to the adjacent and area circulation system. The project is typical of urban development in Bakersfield, and is not inconsistent with the adopted City of Bakersfield Hazardous Materials Area Plan (Bakersfield 1997). This plan identifies responsibilities and provides coordination of emergency response at the local level to hazardous materials incidents. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

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

X. HYDROLOGY AND WATER QUALITY

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

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

b. **Less-than-significant impact.** Potable water from the project would be supplied by the California Water Service. The project is proposing a permitted use in the M-2 zone, and therefore, the project's projected water use has been considered by CalWater against its most current Urban Water Management Plan (UWMP). By state law, current UWMPs do not need to address the Sustainable Groundwater Management Act (SGMA) or sustainable groundwater management at this time. It was concluded that the agency has sufficient existing capacity to service the project. As a result, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

c. The following discusses whether the project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces.

   i. **Less-than-significant impact.** The project site does not contain any blue-line streams or other surface water features (McCormick 2020) and therefore, the project would not alter the course of a river or stream. The project site would be graded and, as a result, the internal drainage pattern at the site would be altered from the baseline condition. Additionally, the project would result in increased impervious surfaces (i.e., building pads, sidewalks, asphalt parking area, etc.) at the site, which would reduce percolation to ground and result in greater amounts of storm water runoff concentrations at the site. If uncontrolled, differences in drainage patterns and increased impervious surfaces could result in substantial erosion or siltation on- or offsite. However, the project would be required to comply with the General Permit during construction and MS4 permit during operation. In order to comply with the MS4 Permit, the City requires compliance with adopted building codes, including complying with an approved drainage plan, which avoids on- and offsite flooding, erosion, and siltation problems. Therefore, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite.

ii. **Less-than-significant impact.** Please refer to response X.c.i. Therefore, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite.

iii. **Less-than-significant impact.** Please refer to response X.c.i. Therefore, the project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

iv. **No Impact.** The project site is located outside the 500-year floodplain and is not located within a 100-year flood hazard area (FEMA 2019). Therefore, the project would not impede or redirect flood flows.

d. **Less-than-significant impact.** As discussed in responses X.g and IX.h, the project is not located within a floodplain. There are no nearby levees that would be susceptible to failure or flooding of the site. The project site, like most of the City, is located within the Lake Isabella flood inundation area (Kern County 2017), which is the area that would experience flooding in the event that there was a catastrophic failure of the Lake Isabella Dam. There is an approved Lake Isabella Dam Failure Evacuation Plan (Kern County 2009) that establishes a process and procedures for the mass evacuation and short-term support of populations at risk below the Lake Isabella Dam. The City would utilize the Evacuation Plan to support its Emergency Operations Plans (EOPs). With implementation of the Evacuation Plan, the project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

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

XI. LAND USE AND PLANNING

a. **No impact.** The project is a continuation of the existing urban development pattern of the City and Kern County and is adjacent to existing commercial and industrial land uses. The project does not include a long and linear feature, such as a freeway, railroad track, block wall, etc., that would have the potential to divide a community. The project is the development of a finite 9-acre project site that does not impede existing or future movement or development of the City. Therefore, the project would not physically divide an established community.

b. **No impact.** The proposed project is a permitted use within the M-2 (General Manufacturing) zone district, and is consistent with the SI (Service Industrial) land use designation. Furthermore, the site plans for the project have been designed in accordance with all applicable development standards. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

XII. MINERAL RESOURCES

a. **Less-than-significant impact.** A record search of the California Department of Conservation Well Finder indicates that a plugged gas and oil well is located south of the proposed medical facility and within the vicinity of future Street "A' (CalGEM 2020). The project includes a standard condition of approval (Condition B.11) requires the developer to contact The California Geologic Energy Management Division (CalGEM) and undertake any required remediation pursuant to State requirements. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

b. **No impact.** The project site is currently designated SI (Service Industrial) within a M-2 (General Manufacturing) zone district. No portion of the site is designated for a potential mineral resource extraction use such as R-MP (Mineral and Petroleum). Therefore, the project would not result in the loss of availability of a locally-important mineral resource recovery site that is delineated in a local general plan, specific plan or other land use plan.

XIII. NOISE

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

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

Project operations would generate sound levels typical of a commercial land use, which are permitted uses on the project site and are required to be built and operate in compliance with Bakersfield Municipal Code and the Noise Element. Therefore, the project would not subject its customers and staff to unacceptable noise levels, and would not generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

b. **Less-than-significant impact.** Some ground-borne vibration and noise would originate from earth movement and building activities during the project's construction phase. Ground-borne noise and vibration from construction activity would be mostly low to moderate. The closest structures are commercial buildings to the north along Olive Drive, and the Kern County fire training facilities on the west side of Knudsen Drive. The operation of typical construction equipment would generate ground-borne vibrations that would not exceed guidelines that are considered safe for any type of buildings. Operation of the proposed use would not generate ground-borne vibration. Therefore, the project would not expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

c. **Less-than-significant impact.** Please refer to response IX.e. The site is beyond the APLUCP 60 CNEL boundary of Meadows Field Airport. Therefore, the project would not expose people residing or working in the project area to excessive noise levels for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport.

XIV. POPULATION AND HOUSING

a. **Less-than-significant impact.** The project proposes a suburban outpatient clinic focused on military veterans. This project would accommodate the projected increase in Bakersfield's population by providing outpatient services for existing and future residents in Bakersfield. Therefore, the project would not induce substantial population growth in an area, either directly or indirectly.

b. **No impact.** The project site consists of vacant land. Therefore, the project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

XV. PUBLIC SERVICES

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

   i. **Less-than-significant impact.** The proposed medical clinic will be privately owned and operated. Fire protection services for the Metropolitan Bakersfield area are provided through a joint fire protection agreement between the City and County. The project may necessitate the addition of fire equipment and personnel to maintain current levels of service, and this potential increase in fire protection services can be paid for by property taxes or in lieu fees generated by this development. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.

ii. **Less-than-significant impact.** The proposed medical clinic will be privately owned and operated. Police protection for the project would be provided by the Bakersfield Police Department. Potential increase in services can be paid for by property taxes or in lieu fees generated by this development. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.

iii. **Less-than-significant impact.** The medical outpatient clinic is proposed to accommodate existing and future residents within the City. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools.

iv. **Less-than-significant impact.** The proposal does not include nor require the construction of recreational facilities, and park impact fees are not required for commercial and industrial land uses. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks.

v. **Less-than-significant impact.** The project and eventual buildup of this area would result in an increase in maintenance responsibility for the City. Though the project may necessitate increased maintenance for other public facilities, this potential increase can be paid for by property taxes or in lieu fees generated by this development. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities.

XVI. RECREATION

a. **Less-than-significant impact.** Please refer to response XV.a.iv. Therefore, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

b. **Less-than-significant impact.** Please refer to response XV.a.iv. Therefore, the project would not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

XVII. TRANSPORTATION AND TRAFFIC

a. **Less-than-significant impact.** The project would result in temporary construction-related traffic impacts. Construction workers traveling to and from the project site as well as construction material delivery would result in additional vehicle trips to the area's roadway system. Construction material delivery may require a number of trips for oversized vehicles that may travel at slower speeds than existing traffic and, due to their size, may intrude into adjacent travel lanes. These trips may temporarily degrade level of service (LOS) on area roadways and at intersections. Additionally, the total number of vehicle trips associated with all construction-related traffic (including construction worker trips) could temporarily increase daily traffic volumes on local roadways and intersections. The project may require temporary lane closures or the need for flagmen to safely direct traffic on roadways near the project site. However, once the project is built, it would not result in any permanent traffic-related effects.

A Trip Generation Analysis was completed and reviewed by the Traffic Engineering Division of the Public Works Department (Ruettgers & Schuler 2020), along with the proposed site plans. It was determined that the project has been designed in accordance with City development standards, and appropriate standard conditions of approval have been assigned to the project. The conditions include the dedication and improvement of streets, traffic control measures during construction, pedestrian access, and the payment of impact fees. Therefore, the project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

b. **Less-than-significant impact.** Section 15064.3 of the updated CCR (or CEQA Guidelines), statewide application came into effect July 1, 2020. This CCR Section 15064.3(b) states:

> Criteria for Analyzing Transportation Impacts.
>
> (1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.
>
> (2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.

(3) Qualitative Analysis. If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

(4) Methodology. A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

It was determined that the project would generate 1,149 average daily trips, which is consistent with the designated land use analyzed by the current Bakersfield General Plan (Ruettgers & Schuler 2020). The project is a permitted use in the M-2 zone district, but is less intensive than other permitted uses that could be developed by right such as a large commercial center or industrial complex. Therefore, the project would not be in conflict or be inconsistent with CCR Section 15064.3(b).

c. **Less-than-significant impact.** The project would have to comply with all conditions placed on it by the City Traffic Engineering Division in order to comply with accepted traffic engineering standards intended to reduce traffic hazards, including designing the roads so that they do not result in design feature hazards. The project is with the City limits and surrounded by compatible existing and planned land uses and land use designations. Therefore, the project would not substantially increase hazards due to a design feature or incompatible uses.

d. **Less-than-significant impact**. There is the potential that, during the construction phase, the project would impede emergency access. For projects that require minor impediments of a short duration (e.g., pouring a new driveway entrance), the project would be required to obtain a street permit from City Public Works. If a project requires lane closures and/or the diversion of traffic, then a Traffic Control Plan, subject to Public Works approval, would be required. During operations, the project would have to comply with all applicable City policies and requirements to ensure adequate emergency access. The need for such permits is determined by the Public Works Department during the permitting and construction phases of their permitting process. In addition, the site plans have been designed in accordance with all City development standards. Therefore, impacts are less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

a. **No impact.** The proposal is not a general plan amendment, so consultation pursuant to Senate Bill 18 is not required. In addition, as of this writing, the City has not received any request for consultation under Assembly Bill 52. A California Historical Resources Information System records search was conducted for the proposed project, and no resources were identified (SSJVIC 2020). The Planning Division has not received information which identifies or suggests the presence of resources within the project area. Therefore, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed in the California Register of Historical Resources or in a local register of historical resources.

b. **No impact.** See response to XVIIII.a. Therefore, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is determined by the lead agency to be significant.

XVIV. UTILITIES AND SERVICE SYSTEMS

a. **Less-than-significant impact**. The project would require the construction of new water, storm water drainage, sewer facilities; above and/or belowground electrical facilities, natural gas facilities, and telecommunications (e.g., cable, fiber optics, phone, etc.) typical of residential development. Water, storm water, and sewer structures would have to be designed to meet the City's *Current Subdivision & Engineering Design Manual* (Bakersfield 1999). Compliance with the Design Manual would ensure that the such facilities would not result in significant environmental effects. Electrical, natural gas, and telecommunications facilities would be placed by the individual serving utilities; these entities already have in place safety and siting protocols to ensure that placement of new utilities to serve new construction would not have a significant effect on the environment. Therefore, the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

b. **Less-than-significant impact.** The designated water purveyor is California Water Service. Prior to the issuance of building permits, the City must receive evidence the development has secured the water service, and will construct needed improvements in accordance with the provider's standards and other improvement practices. Additionally, the City Water Resources Department has conditioned this facility to submit engineering plans for any required facilities for their review. Therefore, Therefore, the project has sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.

c. **Less-than-significant impact**. The project site falls within the North of the River Sanitary District, and is a permitted use within the zone designation. The project site's contribution to the available capacity of their respective facilities has been included in the agency's Capacity Fee and Municipal Service Review and therefore, there is sufficient capacity to serve the project. As a result, it has been determined that the wastewater treatment provider which serves or may serve the project has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

d. **Less-than-significant impact.** It is assumed that solid waste generated as a result of the project would be disposed at the Bena Landfill located at 2951 Neumarkel Road, Bakersfield, CA 93307. In accordance with city standards which are designed to achieve State waste stream reduction and recycling goals, the Solid Waste Division of Public Works has examined the facility and conditioned the proposal to incorporate appropriate on-site trash facilities, subject to city approval. Therefore, the project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

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

XX. WILDFIRE

a. **Less-than-significant impact.** Please refer to response IX.f. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

b. **Less-than-significant impact.** Please refer to response IX.g. Additionally, the project site is relatively flat, not near wildlands, the site and its surrounding do not possess high fuel loads (i.e., lots of vegetation and other burnable material) to exacerbate wildfire risks and therefore, fire-related pollutant concentrations. Therefore, the project would not exacerbate wildfires and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors.

c. **Less-than-significant impact.** Please refer to responses IX.a, XX.a, and XX.b. Therefore, the project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

d. **Less-than-significant impact.** The project site is relatively flat, is not within a floodplain, and is not in a moderate- to high-risk area for wildfires. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

a. **Less-than-significant impact with mitigation incorporated.** The project is subject to the terms of the MBHCP and associated Section 10(a)(1)(b) and Section 2801 permits issued to the City of Bakersfield by the U.S. Fish and Wildlife Service and the California State Department of Fish and Wildlife, respectively. Terms of the permit require applicants for all development projects within the plan area to pay habitat mitigation fees, excavate known kit fox dens, and notify agencies prior to grading. There are no important examples of the major periods of California history or prehistory found at the site; however, there is potential for unknown cultural resources to be encountered during ground-disturbing activities, which is addressed by Mitigation Measure 1. Therefore, the project, with mitigation, would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

b. **Less-than-significant impact.** As described in the responses above, the project has no impacts that would be defined as individually limited, but cumulatively considerable.

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

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Appendix A:
Site Plan Review Conditions of Approval

CONDITIONS AND ORDINANCE COMPLIANCE

The following are specific items that you need to resolve before you can obtain a building permit or be allowed occupancy. These items include conditions and/or mitigation required by previous site entitlement approvals (these will be specifically noted), changes or additions that need to be shown on the final building plans, alert you to specific fees, and other conditions for your project to satisfy the City's development standards.

The items listed below will usually need to be shown on the final building plans or completed before a building permit is issued. As part of the building permit submittal, identify the location of your response by using the *APPLICANT'S RESPONSE* line provided directly below the item (example: sheet number, detail, etc.).

A. DEVELOPMENT SERVICES - BUILDING (1715 Chester Avenue)

(Staff contact - Oscar Fuentes; 661-326-3676 or OFuentes@bakersfieldcity.us)

1. Prior to review of improvement plans by the City, the developer shall submit a grading plan for the proposed site to be reviewed and approved by the City Engineer and Building Official (Bakersfield Municipal Code Section 16.44.010). With the grading plan, if the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a Notice of Intent (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (WQ Order No. 99-08-DWQ) must be filed with the State Water Resources Control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.

   APPLICANT'S RESPONSE:____

2. A grading permit is required prior to final plan approval. The developer shall submit four (4) copies of grading plans and two (2) copies of the preliminary soils report to the Building Division. A final soils report shall also be submitted to the Building Division before they can issue a building permit. Please note that grading plans must be consistent with the final building site plans and landscaping plans. Building permits will not be issued until the grading permit is approved by the Building Division, Planning Division (HCP), and Public Works Department.

   APPLICANT'S RESPONSE:____

3. Show on the final building plan pedestrian access from the public way and accessible parking. Private streets are not the public way.

   APPLICANT'S RESPONSE:____

4. The developer shall include fire resistive wall construction details with the final building plans for all exterior walls of any building that is within the distance as set forth in Table 602 of the California Building Code.

   APPLICANT'S RESPONSE:____

5. Include with or show on the final building plans information necessary to verify that the project complies with all accessibility requirements of Title 24 of the California Building Code.

   APPLICANT'S RESPONSE:____

6. The developer shall obtain all required approvals from the Kern County Environmental Health Services Department (2700 "M" Street, Bakersfield, CA., 93301; PH 661-862-8700) for any food handling facility (i.e.: market, delicatessen, café, concession, restaurant) before building permits can be issued.

   APPLICANT'S RESPONSE:____

7. Buildings or structures shall require installation of an automatic fire sprinkler system where required by current California Building Code and City ordinance.

   APPLICANT'S RESPONSE:____

8. The Building Division will calculate and collect the appropriate school district impact fee at the time they issue a building permit.

   APPLICANT'S RESPONSE:____

9. Final Building plans shall show pedestrian access pathways or easements for persons with disabilities from public rights-of-ways that connect to all accessible buildings, facilities, elements, and spaces in accordance with the California Building Code. These pedestrian access ways shall not be parallel to vehicular lanes unless separated by curbs or railings.

   APPLICANT'S RESPONSE:____

10. Prior to granting occupancy, the Building Division will verify that a water meter serving the development is in place. Therefore, it is recommended that the developer contact the applicable water purveyor to inquire about their process for obtaining water service for the development as soon as possible. To determine who the water purveyor for the development is, you may contact the City of Bakersfield Water Resources Department (1000 Buena Vista Road, Bakersfield, CA, phone: 661-326-3715).

    APPLICANT'S RESPONSE:____

11. Show on the final building plan, electric vehicle supply equipment to facilitate future installation as required by the California Green Code.

APPLICANT'S RESPONSE:____

12. An acoustical consultant, approved by the Building Division, shall be contacted to prepare and include with the final building plans measure that mitigate noise exposures for all buildings on the project site that are subject to noise levels of 65 db or greater as delineated by the CNEL contour maps of the city. These implementation measures shall comply with the requirements of Title 24 of the California Building Code.

APPLICANT'S RESPONSE:____

B. DEVELOPMENT SERVICES - PLANNING (1715 Chester Avenue)

(Staff contact - Wayne Lawson; 661-326-3976 or WLawson@bakersfieldcity.us)

1. The minimum parking required for this project has been computed based on use and shall be as follows:

Proposed Use	Square Footage	Parking Ratio	Required Parking
Medical clinic	39,648 SF	1 space/200 SF	198 spaces

Required Parking: 198 spaces

(**Note:** There are 214 parking spaces on the proposed site plan. By ordinance, compact and tandem spaces cannot be counted towards meeting minimum parking requirements. For commercial development containing a multi-tenant pad, any change in use where 50 percent or more of the pad requires additional parking pursuant to Bakersfield Municipal Section 17.58.110, the Planning Director may require parking commensurate with the new use.)

APPLICANT'S RESPONSE:____

2. Minimum parking stall dimensions shall be 9 feet wide by 18 feet long and shall be designed according to standards established by the Traffic Engineer. Vehicles may hang over landscape areas no more than 2-1/2 feet provided required setbacks along street frontages are maintained, and trees and shrubs are protected from vehicles.

APPLICANT'S RESPONSE:____

3. All parking lots, driveways, drive aisles, loading areas, and other vehicular access ways, shall be paved with concrete, asphaltic concrete, or other paved street surfacing material in accordance with the Bakersfield Municipal Code (Sections 15.76.020 and 17.58.060.A.).

APPLICANT'S RESPONSE:____

4. Lighting is required for all parking lots, except residential lots with four units or less (Section 17.58.060.A.). Illumination shall be evenly distributed across the parking area with light fixtures designed and arranged so that light is directed downward and is reflected away from adjacent properties and streets. Use of glare shields or baffles may be required for glare reduction or control of back light. No light poles, standards and fixtures, including bases or pedestals, shall exceed a height of 40 feet above grade. However, light standards placed less than 50 feet from residentially zoned or designated property, or from existing residential development, shall not exceed a height of 15 feet. The final building plans shall include a picture or diagram of the light fixtures being used and show how light will be directed onto the parking area.

   (**Note:** Staff can require additional adjustments to installed lighting after occupancy to resolve glare or other lighting problems if they negatively affect adjacent properties.)

   APPLICANT'S RESPONSE:____

5. The developer shall include a copy of a final landscape plan with each set of the final building plans submitted to the Building Division. Building permits will not be issued until the Planning Division has approved the final landscape plan for consistency with approved site plans and minimum ordinance standards. **Please refer to the landscaping requirements in Chapter 17.61.** Landscape plans shall include, but are not limited to, data on: gallon/box size, spacing, species (reference approved parking lot tree list), ratio of deciduous vs. evergreen, shade calculations, ground cover calculations, etc.

   (**Note 1:** At the time a final site inspection is conducted, it is expected that plants will match the species identified and be installed in the locations consistent with the approved landscape plan. Changes made without prior approval of the Planning staff may result in the removal and/or relocation of installed plant materials and delays in obtaining building occupancy.)

   (**Note 2:** No mature landscaping shall be removed without prior approval by the Planning Director.)

   (**Note 3:** Upon approval of the final landscape plan, a digital copy shall be submitted to the Planning staff contact listed above.)

   (**Note 4:** Redline comments are provided on AS101, L001, and L002.

   (**Note 5:** Provide parking lot shade trees, street frontage trees, and frontage planter landscaping in the manner spelled out in the Zoning Ordinance.)

   APPLICANT'S RESPONSE:____

6. Our records show that the project is contained on more than one parcel. Because building setbacks cannot be met based on the design layout, a parcel line bisects a building, and/or parking for residential use is not on the same site as the project (Section 17.58.020.B. of the

Bakersfield Municipal Code), a parcel merger or lot line adjustment application removing or relocating property lines shall be submitted to the Planning Division before building permits can be issued. Recordation of the map shall occur before final building or site occupancy can be granted. If our records are in error, please provide a copy of the parcel map, subdivision map, or certificate of compliance showing the approved property lines.

(**Note 1:** An Assessor's map is not acceptable since it is only for tax purposes and does not verify legal parcel status.)

(**Note 2:** Contact either the Subdivision section of the Public Works Department or the Current Planning Division of Planning to determine the type of land division application required to resolve this matter.)

APPLICANT'S RESPONSE:____

7. Evidence is required to determine that your parcel was legally created. Please provide a copy of a parcel map, tract map, or certificate of compliance.

(**Note 1:** An Assessor's map is not acceptable since it is only for tax purposes and does not verify legal parcel status.) If a map is not available, a copy of a deed that includes the parcel's current legal description dated March 4, 1972, or earlier is acceptable; however, you may be required to apply for a Certificate of Compliance before a building permit can be issued (please contact the Public Works Department at 661-326-3566 regarding this application.)

APPLICANT'S RESPONSE:____

8. Business identification signs are **neither considered nor approved** under this review (e.g. wall, monument, pylon, etc.). A separate sign permit reviewed by the Planning and Building Divisions and issued by the Building Division, is required for all new signs, including future use and construction signs.

(**Note:** Signs must comply with the Sign Ordinance; Chapter 17.60 of the Bakersfield Municipal Code. Review this Chapter as part of due diligence.)

APPLICANT'S RESPONSE:____

9. The following conditions are required as part of a grading permit:

    a. Habitat Conservation fees shall be required for this project and will be calculated based on the fee in effect at the time we issue an urban development permit (includes grading plan approvals) as defined in the Implementation/Management Agreement (Section 2.21) for the Metropolitan Bakersfield Habitat Conservation Plan. Upon payment of the fee, the applicant will receive acknowledgment of compliance with Metropolitan Bakersfield Habitat Conservation Plan (Implementation/Management Agreement

Section 3.1.4). This fee is currently $2,145 per gross acres, payable to the City of Bakersfield (submit to the Planning Division). This fee must be paid before any grading or other site disturbance occurs.

Forms and instructions are available at the Planning Division or on the city's web site at https://bakersfieldcity.us/gov/depts/community_development/habitat.htm.

The current MBHCP expires on February 28, 2022. To ensure take of covered species does not occur after the expiration date, fees must be paid no later than August 31, 2021 and all covered activities must be completed by the MBHCP expiration date of February 28, 2022. As determined by the City, only projects ready to be issued an urban development permit, grading plan approval, or building permit will be eligible to pay fees under the current MBHCP. Early payment or pre-payment of MBHCP fees shall not be allowed. The ability of the City to issue urban development permits is governed by the terms of the MBHCP. Urban development permits issued after the 2022 expiration date may be subject to a new or revised Habitat Conservation Plan, if approved, or be required to comply directly with requests of the U.S. Fish & Wildlife Service and the California Department of Fish and Wildlife.

b. Burrowing Owl Notification: The burrowing owl is a migratory bird species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R. 21). Sections 3503, 3503.5, and 3800 of the California Fish and Game Code prohibit the taking, possession, or destruction of birds, their nests or eggs. To avoid violation of the provisions of these laws generally requires that project related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (March 1- August 15, annually). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) may be considered "taking" and is potentially punishable by fines and/or imprisonment.

c. Prior to ground disturbance, the developer shall have a California Department of Fish and Wildlife approved MBHCP biologist survey the location for kit fox, and comply with the provisions of the Metropolitan Bakersfield Habitat Conservation Plan. Survey protocol shall be recommended by the California Department of Fish and Wildlife. Developer shall be subject to the mitigation measures recommended by the biologist. Copies of the survey shall be provided to the Development Services Department, California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service prior to ground disturbance.

APPLICANT'S RESPONSE:____

10. Refuse collection bin enclosures and container areas are subject to all required structural setback from street frontages, and shall not reduce any parking, loading or landscaping areas as required by the Zoning Ordinance.

APPLICANT'S RESPONSE:____

11. In the event a previously undocumented oil/gas well is uncovered or discovered on the project, the developer is responsible to contact the California Geologic Energy Management Division (CalGEM). The developer is responsible for any remedial operations on the well required by CalGEM. The developer shall also be subject to provisions of BMC Section 15.66.080.B.

APPLICANT'S RESPONSE:____

(**Note:** A capped well is near Street "A". Prior to the approval of Public Works plans, the applicant shall provide the location of the capped well to the Public Works Department and resolve any adverse impacts to the public and site improvements.)

12. The developer shall meet all regulations of the San Joaquin Valley Air Pollution Control District (Regulation VIII) concerning dust suppression during construction of the project. Methods include, but are not limited to; use of water or chemical stabilizer/suppressants to control dust emission from disturbed area, stock piles, and access ways; covering or wetting materials that are transported off-site; limit construction-related speed to 15 mph on all unpaved areas/washing of construction vehicles before they enter public streets to minimize carryout/track out; and cease grading and earth moving during periods of high winds (20 mph or more).

APPLICANT'S RESPONSE:____

13. Prior to receiving final building or site occupancy, you must contact the Planning Division (staff contact noted above) for final inspection and approval of the landscaping, parking lot, lighting and other related site improvements. Inspections will not be conducted until all required items have been installed. Any deviations from the approved plans without prior approval from the Planning Division may result in reconstruction and delays in obtaining a building or site occupancy.

APPLICANT'S RESPONSE:____

14. All mitigation measures included in the adopted Mitigated Negative Declaration for SPR No. 20-0102 are hereby incorporated as conditions of approval.

APPLICANT'S RESPONSE:____

C. FIRE DEPARTMENT (2101 H Street)

(Staff contact - Ernie Medina; 661-326-3682 or EMedina@bakersfieldcity.us)

1. Show on the final building plans the following items:

   a. All fire lanes. Any modifications shall be approved by the Fire Department. Fire lane identification signs shall be installed every 100 feet with red curbing when curbing is required. All work shall be completed before occupancy of any building or portion of any building is allowed.

   b. All fire hydrants, both offsite (nearest to site) and on-site. *Include flow data on all hydrants.* Hydrants shall be in good working condition and are subject to testing for verification. Fire flow requirements must be met prior to construction commencing on the project site. Please provide two (2) sets of the water plans stamped by a licensed Registered Civil Engineer to the Fire Department and two (2) sets to the Water Resources Department (1000 Buena Vista Road, Bakersfield, CA. 93311; 661-326-3715).

   (**Note:** Show: 1) distance to the nearest hydrant; and 2) distance from that hydrant to the farthest point of the project site.)

   c. All fire sprinkler and/or stand pipe systems, fire alarms and commercial hood systems. These suppression systems require review and permits by the Fire Department. The Fire Department will issue guidelines for these various items as they may apply to this project.

   d. Project address, including suite number if applicable. If the project is within a shopping or business center, note the name and address of the center.

   e. Name and phone number of the appropriate contact person.

   APPLICANT'S RESPONSE:____

2. The developer must pay required fees to and request an inspection from the Water Resources Department (1000 Buena Vista Road, Bakersfield, CA, phone: 661-326-3715) for any underground sprinkler feeds at least 2 full business days before they are buried. The Prevention Services Division (2101 H Street, Bakersfield CA, Ph. 661/326-3979) must complete all on-site inspections of fire sprinkler systems and fire alarm systems before any building is occupied.

   APPLICANT'S RESPONSE:____

3. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

APPLICANT'S RESPONSE:____

4. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved fire apparatus access road* with an asphalt, concrete or other driving surface approved by the fire chief. Must be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds and shall be surfaced with the first lift of asphalt as to provide all-weather driving capabilities. All access (Permanent and temporary) to and around any building under construction must be a least 20 feet wide (26 feet wide where building height exceeds 30 feet), with an overhead clearance of 13 feet 6 inches, and contain no obstruction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

APPLICANT'S RESPONSE:____

5. Turning Radius: The minimum turning radius shall be thirty-seven feet.

APPLICANT'S RESPONSE:____

6. The developer shall submit two (2) sets of plans for permits and approvals from the Fire Department for fuel tanks or related facilities before they are installed on the site. Please contact the Prevention Services Division at 661-326-3979 for further information.

APPLICANT'S RESPONSE:____

7. If you handle hazardous materials or hazardous waste on the site, the Prevention Services Division may require a hazardous material management and/or risk management plan before you can begin operations. Please contact them at 661-326-3979 for further information.

APPLICANT'S RESPONSE:____

8. If you store hazardous materials on the site in either an underground or a permanent aboveground storage tank, a permit from the Prevention Services Division is required to install and operate these tanks. The Prevention Services Division may also require a Spill Prevention Control and Countermeasure Plan for storage of petroleum products above ground in quantities of 1,320 gallons or more. Please contact them at 661-326-3979 for further information.

APPLICANT'S RESPONSE:____

9. All projects must comply with the current California Fire Code and current City of Bakersfield Municipal Code.

APPLICANT'S RESPONSE:____

D. WATER RESOURCES (1000 Buena Vista Road)

(Staff contact - Tylor Hester; 661-326-3715 or THester@bakersfieldcity.us)

1. Property is located outside of the City of Bakersfield domestic water service area, therefore, only pipelines and appurtenances related to fire water are subject to review.

APPLICANT'S RESPONSE:____

2. Developer shall submit two (2) sets of utility plans signed by a California Registered Civil Engineer to the Water Resources Department showing all offsite and onsite improvements, including connections to the existing water main and underground fire waterlines and related apparatuses. Include any existing nearby on or off-site hydrants on the plans. Plans shall be submitted along with applicable plan check fees and any other associated fees per the current fee schedule. Plans shall comply with current City Standards and Specifications, California Fire Code, and City of Bakersfield Municipal Code. City Standards and Specifications and the current Fee Schedule are available for download from the City's website at www.bakersfieldcity.us/gov/depts/water_resources/fees.htm

APPLICANT'S RESPONSE:____

3. Developer shall pay the required Water Resources Fire Service Inspection Fees and submit an *Inspection Request Form* for any underground fire waterlines and their apparatuses at least two (2) full business days before permanent construction. The form is available for download from the City's website at www.bakersfieldcity.us/gov/depts/water_resources/fees.htm

APPLICANT'S RESPONSE:____

E. PUBLIC WORKS - ENGINEERING (1501 Truxtun Avenue)

(Staff contact - Susanna Kormendi; 661-326-3997 or SKormendi@bakersfieldcity.us)

1. The developer shall construct curbs, gutters, cross gutters, sidewalks, and street/alley paving along Knudsen Drive, Landco Drive, and Street A according to adopted city standards. These improvements shall be shown on the final building plans submitted to the Building Division before any building permits will be issued.

APPLICANT'S RESPONSE:____

2. The developer shall install streetlights along Knudsen Drive, Landco Drive, and Street 'A'. The developer shall be responsible for providing the labor and materials necessary to energize all

newly installed streetlights before occupancy of the building or site. These improvements shall be shown on the final building plans submitted to the Building Division before any building permits will be issued. Submit street light location plan to Public Works Department for street light number.

APPLICANT'S RESPONSE:____

3. The developer shall construct standard accessible ramps at the northeast corner of Knudsen Drive and Street 'A' and at the northwest corner of Landco Drive, and Street A according to adopted city standards. These improvements shall be shown on the final building plans submitted to the Building Division before any building permits will be issued.

APPLICANT'S RESPONSE:____

4. The developer shall install new connection(s) to the public sewer system. This connection shall be shown on the final building plans submitted to the Building Division before any building permits will be issued.

APPLICANT'S RESPONSE:____

5. Show on the final building plans all existing connection(s) to the public sewer system.

APPLICANT'S RESPONSE:____

6. All on-site areas required to be paved (i.e. parking lots, access drives, loading areas, etc.) shall consist of concrete, asphaltic concrete (Type B. A. C.) or other paved street material approved by the City Engineer. Pavement shall be a minimum thickness of 2 inches over 3 inches of approved base material (i.e. Class II A. B.) if concrete is used, it shall be a minimum thickness of 4 inches per Municipal Code Section 17.58.060.A. This paving standard shall be noted on the final building plans submitted to the Building Division before any building permits will be issued.

APPLICANT'S RESPONSE:____

7. If a grading plan is required by the Building Division, building permits will not be issued until the grading plan is approved by **both** the Public Works Department and the Building Division.

APPLICANT'S RESPONSE:____

8. All storm water generated on the project site, including the street frontage shall be retained onsite unless otherwise allowed by the Public Works Department (please contact the Public Works Department – Subdivisions at 661-326-3576).

APPLICANT'S RESPONSE:____

9. If the project generates industrial waste, it shall be subject to the requirements of the Industrial Waste Ordinance. An industrial waste permit must be obtained from the Public Works Department before issuance of the building permit. To find out what type of waste is considered industrial, please contact the Wastewater Treatment Superintendent at 661-326-3249.

APPLICANT'S RESPONSE:____

10. Before any building or site can be occupied, the developer must reconstruct or repair substandard off-site street improvements that front the site to adopted city standards as directed by the City Engineer. Please call the Construction Superintendent at 661-326-3049 to schedule a site inspection to find out what improvements may be required prior to submitting a grading plan. Any off-site/frontage improvements or repairs required during the site inspection shall be shown on the grading plan.

APPLICANT'S RESPONSE:____

11. A street permit from the Public Works Department shall be obtained before any work can be done within the public right-of-way (streets, alleys, easements). Please include a copy of this site plan review decision to the department at the time you apply for this permit.

APPLICANT'S RESPONSE:____

12. A sewer connection fee shall be paid at the time a building permit is issued. We will base this fee at the rate in effect at the time a building permit is issued.

APPLICANT'S RESPONSE:____

13. If the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a "Notice of Intent" (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (SWRCB Order No. 2009-009-DWQ as amended by Order No. 2010-0014-DWQ and 2012-0006-DWQ) must be filed with the State Water Resources Control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit required that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.

APPLICANT'S RESPONSE:____

14. Prior to the issuance of each building permit, or if no building permit is required, the first required City approval prior to construction, the developer/owner shall pay a Transportation Impact Fee (TIF) for regional facilities. This fee will be based on the rate in effect at the time the applicable approval is issued or in accordance with the Subdivision Map Act, as applicable. The Public Works Department will calculate an estimate of the total fee upon submittal of construction plans for the project.

APPLICANT'S RESPONSE:____

15. The developer shall form a new Maintenance District. Undeveloped parcels within an existing Maintenance District are required to update Maintenance District documents. Updated documents, including Proposition 218 Ballot and Covenant, shall be signed and notarized. If there are questions, contact Alerik Hoeh at 661-326-3576.

(**Note:** If already within a maintenance district, may need to update the maintenance district form.)

APPLICANT'S RESPONSE:____

16. The developer shall install a full-sized manhole in each sewer line except residential development before it connects to the sewer main. This manhole is to be located within the property being developed and must be easily accessible by City workers.

APPLICANT'S RESPONSE:____

17. This project may be located within a Planned Sewer Area. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.

APPLICANT'S RESPONSE:____

18. This project may be located within a Planned Drainage Area. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.

APPLICANT'S RESPONSE:____

19. This project may be subject to Bridge and Major Thoroughfare fees. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.

APPLICANT'S RESPONSE:____

F. PUBLIC WORKS - TRAFFIC (1501 Truxtun Avenue)

(Staff contact - Susanna Kormendi; 661-326-3997 or SKormendi@bakersfieldcity.us)

1. Show on the final building plans 25-foot to 42-foot wide (top-to-top) drive approach(es). Drive approaches must be centered on drive aisles. All dimensions shall be shown on the final building plans.

   APPLICANT'S RESPONSE:____

2. Street return type approaches, if used, shall have 20-foot minimum radius returns with a 19-ft to 36-foot throat width. All dimensions shall be shown on the final building plans.

   APPLICANT'S RESPONSE:____

3. Two-way drive aisles shall be a minimum width of 24 feet. If perpendicular (90º) parking spaces are proposed where a vehicle must back into these aisles, the minimum aisle width shall be 25 feet. All drive aisle dimension shall be shown on the final building plans.

   APPLICANT'S RESPONSE:____

4. Show the typical parking stall dimension on the final building plans (minimum stall size is 9 feet x 18 feet and shall be designed according to standards established by the Traffic Engineer).

   APPLICANT'S RESPONSE:____

5. The Bakersfield Municipal Code (Section 17.58.050.K.) prohibits vehicles from backing out of a parking space into a street. Please revise the parking design on the final building plans to eliminate these spaces.

   (**Note:** This prohibition does not include single-family homes in residential zones, or multiple family units on local streets where the Traffic Engineer has determined that backing onto a street will not adversely affect traffic and is similar to a single family residential driveway use.)

   APPLICANT'S RESPONSE:____

6. Walls, fences, or trash enclosures within 10 feet of a sidewalk at an alley or driveway shall not exceed 3 feet in height above the curb flow line. You must either revise the circulation design or show on the final building plans that the maximum fence/wall height will not exceed three feet.

   APPLICANT'S RESPONSE:____

7. The developer shall dedicate additional road right-of-way to the City of Bakersfield along Landco Drive and Street 'A' to full local street width according to adopted city standards with the grading plan submittal.

   APPLICANT'S RESPONSE:____

8. The developer shall dedicate any sidewalk extending out of the right of way to the City of Bakersfield for the pedestrian way along all arterial streets. This must be conducted with a separate instrument or final map.

   APPLICANT'S RESPONSE:____

9. On Knudsen Drive, striping for left turn channelization shall be provided for any access leading to a development which, at build out, generates more than 50 peak hour trips.

   APPLICANT'S RESPONSE:____

G. PUBLIC WORKS - SOLID WASTE (4101 Truxtun Avenue)
(Staff Contact - Jesus Carrera; 661-326-3114 or jcarrera@bakersfieldcity.us)

1. You must contact the staff person noted above before building permits can be issued or work begins on the property to establish the level and type of service necessary for the collection of refuse and/or recycled materials. Collection locations must provide enough containment area for the refuse that is generated without violating required zoning or setback restrictions (see Planning Division conditions). Levels of service are based on how often collection occurs as follows:

   ☐ Cart service -- 1 cubic yard/week or less 1 time per week
   ☑ **Front loader bin services -- 1 cubic yard/week - 12 cubic yards/day**
   ☑ **Roll-off compactor service -- More than 12 cubic yards/day**

   APPLICANT'S RESPONSE:____

2. Show on the final building plans refuse/recycle bin enclosures. Each enclosure shall be designed according to adopted city standard (Detail # ST-27 and ST-28), at the size checked below ☑. Before occupancy of the building or site is allowed, 2, 3-cubic yard front loading type refuse/recycle bin(s) shall be placed within the required enclosure(s).

   ☐ __________6' deep x 8' wide (1 bin)
   ☐ _________8' deep x 10' wide (2 bins)
   ☐ _________8' deep x 15' wide (3 bins)
   ☐ _________8' deep x 20' wide (4 bins)
   Or ☑ One, 8' deep x 10' wide (inside dimension); on skids for direct stab only (1-6 yard recycling bin)

(**Note:** All measurements above are curb-to-curb dimensions inside the enclosure. If both refuse and recycling containers are to be combined in the same enclosure area, this area must be expanded in size to accommodate multiple containers/bins - contact the staff person above for the appropriate enclosure size.)

APPLICANT'S RESPONSE:____

3. Examples of enclosure styles can be found on (Detail # ST-32).

APPLICANT'S RESPONSE:____

4. Show on the final building plans one compactor roll-off bin location(s), designed according to adopted City standards (Detail # ST-30 and ST-31). Please contact staff for additional information on compactor requirements and placement.

APPLICANT'S RESPONSE:____

5. Facilities that require infectious waste services shall obtain approval for separate infectious waste storage areas from the Kern County Health Department. In no instances shall the refuse bin area be used for infectious waste containment purposes.

APPLICANT'S RESPONSE:____

6. Facilities that require grease containment must provide a storage location that is separate from the refuse bin location. This shall be shown on the final building plans. If a grease interceptor is to be used instead of a grease containment bin, the plans must still show the location of an adequately sized enclosure should a grease containment bin be required at a future date. The grease containment bin shall not share the same enclosure as the refuse/recyclable/organic bin enclosure.

APPLICANT'S RESPONSE:____

7. Facilities with existing refuse service must improve the service location area(s) according to adopted City standards (Detail # ST-27 and ST-28). These improvements shall be clearly shown on the final building plans.

APPLICANT'S RESPONSE:____

8. If utilities are incorporated into the enclosure design, they shall not interfere with space provided for refuse bins and must provide sufficient protection measures to guard the utilities from damage.

APPLICANT'S RESPONSE:____

9. Enclosures shall not be located in an area that would cause refuse trucks to interfere with drive thru traffic flow entering or exiting the site, drive thru lanes, etc.

   APPLICANT’S RESPONSE:____

10. Businesses are required to have sufficient capacity of refuse/recycling/organic material storage to go without service for 1 day (Sunday). At any time refuse/recycling/organic services become an issue, businesses shall construct a second refuse enclosure to meet the demand. The second enclosure shall be approved by the City prior to construction.

    APPLICANT’S RESPONSE:____

11. Revise the site plan to make the trash enclosure accessible to the refuse truck. City trucks may not drive down dead-end corridors, nor back-up long distances; therefore, a turn-around area shall be provided.

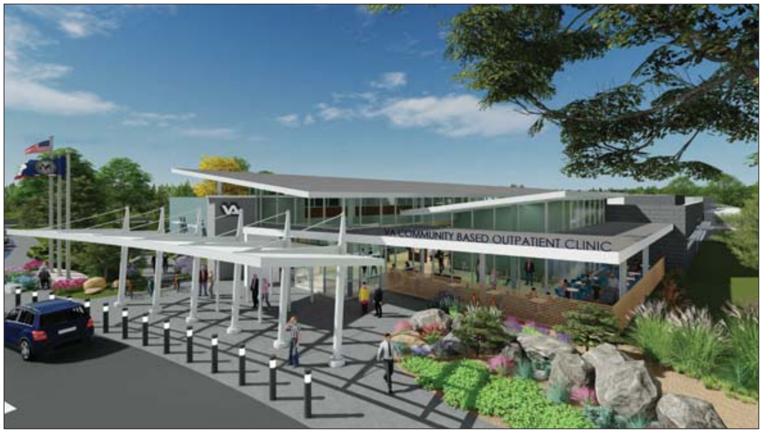
    APPLICANT’S RESPONSE:____

Appendix B:
Project Site Plans and Renderings

THE PROPOSED

VA BAKERSFIELD COMMUNITY-BASED OUTPATIENT CLINIC

VA GREATER LOS ANGELES HEALTHCARE SYSTEM



THIS DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY - NOT A PART OF CONTRACT DOCUMENTS

INITIAL OFFER

PROJECT TEAM

OWNER
SASD Development Group, LLC.
Steven Doctor
csdoctor01@gmail.com

4895 Pacific Hwy.
San Diego, CA 92110
T: (619) 220-4161
F: (619) 220-4165

CONTRACTOR
C&SD Construction, Inc.
Steven Doctor
csdoctor01@gmail.com

4895 Pacific Hwy.
San Diego, CA 92110
T: (619) 220-4161
F: (619) 220-4165

MECHANICAL ENGINEER
Frontier Consulting Engineers, Inc.
Ben Abrahamsen
ben@frontierce.com

2727 Becelli Lane
Redding, CA 96002
T: (530) 232-6160

ELECTRICAL ENGINEER
Frontier Consulting Engineers, Inc.
Ben Abrahamsen
ben@frontierce.com

2727 Becelli Lane
Redding, CA 96002
T: (530) 232-6160

LANDSCAPE ARCHITECT
Michael Lander ASLA
Michael Lander, Landscape Architect
mlander@shasta.com

20270 Lupine Drive
Redding, CA 96002
T: (530) 223-2488

ENVIRONMENTAL DESIGN & COMMISSIONING
Pinnacle Energy Services
Paul Priestner
ppriestner@pinnaclecx.com

2458 E Joyce Blvd., Suite 1
Fayetteville, AR 72703
T: (479) 301-2076

ARCHITECT
Nichols, Melburg & Rossetto
Architects + Engineers
Michael O'Connor
michael.oconnor@nmrdesign.com

300 Knollcrest Drive
Redding, CA 96002
T: (530) 222-3300 ext 134
F: (530) 222-8988

STRUCTURAL ENGINEER
Nichols, Melburg & Rossetto
Architects + Engineers
John Corless
corless@nmrdesign.com

300 Knollcrest Drive
Redding, CA 96002
T: (530) 222-3300
F: (530) 222-8988

CIVIL ENGINEER
E A Engineers
June Greyna
jgreyna2000@yahoo.com

20505 E Valley Blvd. Suite 110
Walnut, CA 91789
(909) 598-5045

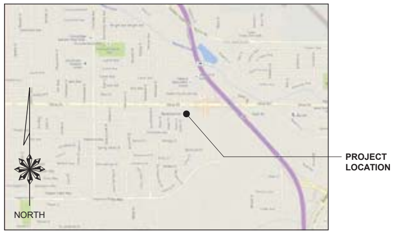
LOW VOLTAGE SYSTEMS
World Telecom & Surveilance, Inc.
Ryan Belcastro
ryan@wtands.com

1819 Keystone Court
Redding, CA 96003
T: (530) 223-9753

INTERIOR DESIGN
Nichols, Melburg & Rossetto
Architects + Engineers
Tamara Sunderman, Interior Designer
sunderman@nmrdesign.com

300 Knollcrest Drive
Redding, CA 96002
T: (530) 222-3300
(530) 222-3538 FAX

VICINITY MAP



PROJECT DESCRIPTION

THE VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC ENCOMPASSES THE DESIGN, DEVELOPMENT AND CONSTRUCTION OF A NEW SINGLE-STORY, 39,648 S.F. OUTPATIENT CLINIC. THE NEW FACILITY WILL PROVIDE PRIMARY AND SPECIALTY CARE TO INCLUDE SUBSPECIALTY CLINICS, AUDIOLOGY, PHYSICAL AND OCCUPATIONAL THERAPY, ANCILLARY AND DIAGNOSTIC SERVICES.

SHEET INDEX

GENERAL

GI000 COVER SHEET
GI001 ABBREVIATIONS & SYMBOLS
GI300 EXTERIOR RENDERINGS
GI301 INTERIOR RENDERINGS

CIVIL

C001 CONCEPTUAL GRADING PLAN
C002 CONCEPTUAL UTILITIES PLAN

LANDSCAPE

L001 CONCEPTUAL LANDSCAPE PLAN
L002 CONCEPTUAL IRRIGATION PLAN

ARCHITECTURAL

AS101 OVERALL CONCEPTUAL SITE PLAN
AS102 OVERALL CONCEPTUAL SITE PLAN - ALTERNATIVE
AE101 DEPARTMENTAL FLOOR PLAN
AE102 DEPARTMENTAL FLOOR PLAN - ALTERNATIVE
AE103 GROSS BUILDING AREA
AE104 NET USEABLE AREA PLAN
AE210 FLOOR PLAN / PARTITION PLAN
AE211 ENLARGED FLOOR PLAN - SECTOR A
AE212 ENLARGED FLOOR PLAN - SECTOR B
AE213 ENLARGED FLOOR PLAN - SECTOR C
AE214 ENLARGED FLOOR PLAN - SECTOR D
AE221 TYPICAL ENLARGED PLANS AND INTERIOR ELEVATIONS
AE222 TYPICAL ENLARGED PLANS AND INTERIOR ELEVATIONS
AE223 TYPICAL ENLARGED PLANS AND INTERIOR ELEVATIONS
AE224 TYPICAL ENLARGED PLANS AND INTERIOR ELEVATIONS
AE240 ROOF PLAN
AE300 BUILDING ELEVATIONS
AE301 BUILDING ELEVATIONS
AE401 BUILDING SECTIONS
AE500 ASSEMBLY TYPES - NON-RATED
AE501 ASSEMBLY TYPES - RATED

MECHANICAL

MH101 MECHANICAL ZONING DIAGRAM

PROJECT DATA

PROJECT LOCATION:	BAKERSFIELD, CA 93308
BUILDING USE:	OUTPATIENT MEDICAL CLINIC
ACCESSORY TO AREA SERVED:	RECEPTION AREAS, INTERNET CAFE, RESTROOMS, MECHANICAL, STORAGE
BUILDING OCCUPANCY:	AMBULATORY HEALTH CARE (CBC GROUP B)
CONSTRUCTION TYPE:	NFPA 101, TYPE II-B, NON COMBUSTIBLE / NON-RATED
FIRE SPRINKLERS:	YES
NUMBER OF STORIES:	1
BUILDING GROSS AREA:	39,648 S.F.
ALLOWABLE AREA:	46,000 sf (WITH AUTOMATIC SPRINKLER)

No.	Description	Date

CONSULTANTS:

DEVELOPER:

SASD
Development Group, LLC

ARCHITECT/ENGINEERS:

NICHOLS • MELBURG • ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 17-9009

STAMP:

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title COVER SHEET	Phase INITIAL OFFER NOT FOR CONSTRUCTION	Project Title VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC	SFO Number 36C10F19R00677
Approved:	FULLY SPRINKLERED	Location KNUDSEN STREET & OLIVE DRIVE Issue Date: JANUARY, 2020 Checked: YB Drawn: AE	Drawing Number GI000

Plot Date: 1/21/2020 1:23:05 PM
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ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV.	ABOVE
A.C.	ASPHALT CONCRETE
A/C	AIR CONDITIONING
A.C.B.M.	ASBESTOS-CONTAINING BLDG MATERIAL(S)
A.C.M.	ASBESTOS-CONTAINING MATERIALS
ACCES.	ACCESSORIES
ACOUST.	ACOUSTIC OR ACOUSTICAL
A.D.A.	AMERICANS WITH DISABILITIES ACT
A.D.	AREA DRAIN
ADD.	ADDENDUM
ADDN.	ADDITION
ADJ.	ADJUSTABLE OR ADJACENT
A.F.F.	ABOVE FINISH FLOOR
AGG.	AGGREGATE
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANCH.	ANCHOR
A.P.	ACCESS PANEL
APPROX.	APPROXIMATELY
ARCH.	ARCHITECT OR ARCHITECTURAL
ASPH.	ASPHALT
°@	AT
AUTO.	AUTOMATIC
∠	ANGLE
BA.	BATH
BALC.	BALCONY
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK(G)	BLOCK OR BLOCKING
BLW.	BELOW
BM.	BEAM
B.M.	BENCH MARK
B.N.	BOUNDARY NAILING
B.O.	BOTTOM OF
B.O.C.	BOARD OF CORRECTIONS
BOT.	BOTTOM
B.R.	BULLET RESISTANT
BRDG.	BRIDGING
BRG.	BEARING
BSMT.	BASEMENT
B.T.U.	BRITISH THERMAL UNIT
BTWN.	BETWEEN
B.U.R.	BUILT-UP ROOF
CAB.	CABINET
C.A.T.V.	CABLE TELEVISION
CAULK.	CAULKING
C.B.	CATCH BASIN
C.C.T.V.	CLOSED CIRCUIT TELEVISION
CEM.	CEMENT
CER.	CERAMIC
C.D.'S	CONTRACT DOCUMENTS
C.F.	CURB FACE
CFM	CUBIC FOOT PER MINUTE
C.I.	CAST IRON
C.J.	CONSTRUCTION JOINT
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
C.O.	CLEANOUT
COL.	COLUMN
COMP.	COMPOSITE/COMPOSITION
CONC.	CONCRETE
CONC.BLK.	CONCRETE BLOCK
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
CTR.	CENTER
CTSK.	COUNTERSUNK
CU. YD.	CUBIC YARD
C.W.	COLD WATER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR OR DRINKING FOUNTAIN
DIA.	DIAMETER
DIAG.	DIAGONAL OR DIAGRAM
DICT.	DICTATION
DIM.	DIMENSIONS
DISP.	DISPENSER OR DISPOSAL
DIV.	DIVISION
D.H.	DOUBLE HUNG
D.L.	DEAD LOAD
DN.	DOWN
DP.	DEEP
DR.	DOOR
D.S	DOWNSPOUT
D.W.	DISHWASHER
DWG.	DRAWING
(E)	EXISTING
E	EAST
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
ELEC.	ELECTRICAL
ELEV.	ELEVATION OR ELEVATOR
EMERG.	EMERGENCY
E.N.	EDGE NAIL OR END NAIL

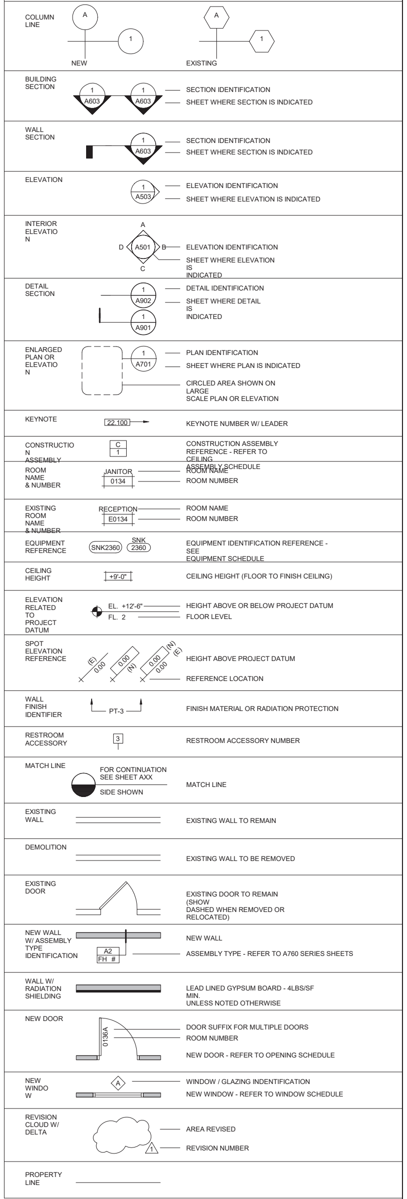
ENCL.	ENCLOSURE
ENG.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EST.	ESTIMATE
ETC.	ET CETERA
E.W.	EACH WAY
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPOSED
E.J.	EXPANSION JOINT
EXPAN.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.A.U.	FORCED AIR UNIT
F.B.O.	FURNISHED BY OTHERS
FBGL.	FIBERGLASS
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.G.	FUEL GAS
F.H.C.	FIRE HOSE CABINET
F.H.W.S.	FLAT HEAD WOOD SCREW
FIN.	FINISH/FINISHED
FIX.	FIXED
FIXT.	FIXTURE
FL.	FLUSH
FLASH.	FLASHING
FLR.	FLOOR
FLOUR.	FLOURESCENT
F.O.B.	FACE OF BEAM
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.P.	FIREPROOF
FPL.	FIREPLACE
FRMG.	FRAMING
F.S.	FULL SIZE
F.R.P.	FIBERGLASS REINFORCED PANEL
FT.	FOOT OR FEET
FTG.	FOOTING
FURN.	FURNISH(ED)
FURR.	FURRING
GA.	GAUGE
GAL.	GALLON
GALV.	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GEN.	GENERAL OR GENERATOR
G.I.	GALVANIZED IRON
GL.	GLASS
GLB.	GLUE LAMINATED BEAM
GND.	GROUND
G.P.M.	GALLONS PER MINUTE
GR.	GRADE
GSM.	GALVANIZED SHEET METAL
GYP.	GYPSUM
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB OR HELP BUTTON
H.C.	HOLLOW CORE/HANDICAP
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HORSEPOWER
HR.	HOUR
HT.	HEIGHT
HTG.	HEATING
H.W.	HOT WATER
I.D.	INSIDE DIAMETER
IN.	INCH
INCL.	INCLUDE/INCLUDED
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
J.B.	JUNCTION BOX
JCT.	JUNCTION
J.S.	JANITOR SINK
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
K.O.	KNOCK-OUT
K.P.	KICK PLATE
LAB.	LABORATORY
LAD.	LADDER
LAM.	LAMINATE
LAV.	LAVATORY
LBS.	POUNDS
LIN.	LINEAR/LINEAL
L.L.	LIVE LOAD
LMBR.	LUMBER
L.R.	LIVING ROOM
L.T.	LIGHT
LUM.	LUMINOUS
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MBR.	MEMBER
M.C.	MEDICINE CABINET

MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINUTE OR MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MOD.	MODULAR
M.R.	MOISTURE-RESISTANT
MTD.	MOUNTED
MTL.	METAL
MULL.	MULLION
MULT.	MULTIPLE
M.W.	MICROWAVE OVEN
(N)	NEW
N.	NORTH
NAT.	NATURAL
N.I.C.	NOT IN CONTRACT
N.I.T.E.	NOT IN TRUE ELEVATION
N.M.R.	NICHOLS, MELBURG & ROSSETTO
NO. OR #	NUMBER
NOM.	NOMINAL
NOUR.	NOURISHMENT
N.R.	NON-RATED
N.T.S.	NOT TO SCALE
OA.	OVERALL
OBSC.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED OWNER INSTALLED
OFF.	OFFICE
O.H.	OVERHEAD
OPNG.	OPENING
OPP.	OPPOSITE
OPP.HAND	OPPOSITE HAND
OZ.	OUNCE
PAR.	PARALLEL
PART. BD.	PARTICLE BOARD
PARTN.	PARTITION
P.B.	PUSH BUTTON
P.C.F.	POUNDS PER CUBIC FOOT
PERIM.	PERIMETER
PERP.	PERPENDICULAR
PL.	PLATE
P.L.	PROPERTY LINE
PLAM.	PLASTIC LAMINATE
PLAS.	PLASTIC
PLAST.	PLASTER
PLAT.	PLATFORM
P.L.F	POUNDS PER LINEAL FOOT
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
PRCST.	PRECAST
PREFAB.	PREFABRICATED
PRE-FIN.	PRE-FINISHED
PREP.	PREPARATION
PROP.	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT.	POINT
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
P.V.C.	POLYVINYL CHLORIDE
PWDR.	POWDER
QT.	QUARRY TILE
QTR.	QUARTER
R.	RISER/RADIUS
RAD.	RADIUS
RAFT.	RAFTER
R.A.G.	RETURN AIR GRILL
RB	RUBBER BASE
RBR.	RUBBER
R.C.P.	REFLECTED CEILING PLAN
RD.	ROUND
R.D.	ROOF DRAIN
RECPT.	RECEPTACLE
REF.	REFERENCE OR REFRIGERATOR
REFRIG.	REFRIGERATOR
REG.	REGULATION
REINF.	REINFORCED
REINF.CON.	REINFORCED CONCRETE
REQ'D.	REQUIRED
RES.	RESAWN
RESIL.	RESILIENT
RET.	RETURN
REV.	REVISIONS OR REVERSE
R.F.	RESILIENT FLOORING
R.H.M.B.	ROUND HEAD MACHINE BOLT
R.H.W.S.	ROUND HEAD WOOD SCREW
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
RWL	RAINWATER LEADER
S.	SOUTH
S.B.	SPLASH BLOCK
SC.	SCALE
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	SMOKE DETECTOR
SEC.	SECURE OR SECURITY
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS

SEIS.	SEISMIC
SEL.	SELECT
S.F.M.	STATE FIRE MARSHAL
S4S	SURFACED 4 SIDES
SH.	SHELF
S.H.	SINGLE HUNG
SHT.	SHEET
SHTG.	SHEATHING
SHWR.	SHOWER
SIM.	SIMILAR
SKYLT.	SKYLIGHT
SL	SLOPE
SL. DR.	SLIDING DOOR
SL. WDW.	SLIDING WINDOW
S.M.S.	SHEET METAL SCREW
S & P	SHELF AND POLE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
SQ. FT.	SQUARE FOOT
SQ. IN.	SQUARE INCH
S.S.	STAINLESS STEEL/SERVICE SINK
STA.	STATION
S.T.C.	
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
S2S	SURFACED 2 SIDES
SUPP.	SUPPLY
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
SYS.	SYSTEM
	SOUND TRANSMISSION COEFFICIENT
T.	TREAD
T.B.	TOWEL BAR
T & B	TOP AND BOTTOM
T.C.	TOP OF CURB OR TRASH COMPACTOR
T.C.A.	TILE COUNCIL OF AMERICA
TEL.	TELEPHONE
TEMP.	TEMPERATURE/TEMPERED
T & G	TONGUE AND GROOVE
THK.	THICK(NESS)
THRES.	THRESHOLD
T.O.	TOP OF
T.O.B.	TOP OF BLOCK
T.O.C.	TOP OF CONCRETE
T.O.M.	TOP OF MASONRY
T.O.P.	TOP OF PAVING
T.O.PL	TOP OF PLATES
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.	TRANSPARENT-FINISHED
TS	TUBE STEEL
T/S	TOILET/SHOWER
T.V.	TELEVISION
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORY
U.O.N.	UNLESS OTHERWISE NOTED
U.O.S.	UNDERSIDE OF STRUCTURE
UNF.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
UTIL.	UTILITY
V.A.V.	VARIABLE AIR VOLUMNE
VAR.	VARIES
V.B.	VAPOR BARRIER
VENT.	VENTILATION OR VENTILATOR
VER.	VERIFY
VERT.	VERTICAL
V.G.	VERTICAL GRAIN
VOL.	VOLUME
V.T.	VINYL TILE
V.T.R.	VENT THROUGH ROOF
V.W.C.	VINYL WALL COVERING
W.	WEST
W/	WITH
WAIN.	WAINSCOT
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W.I.	WROUGHT IRON
W/O	WITHOUT
W.P.	WATERPROOF(ING)
W.P.J.	WEAKENED PLANE JOINT
W.R.	WATER-RESISTANT
W.S.	WOOD SCREW(S)
WSCT.	WAINSCOT
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
YD.	YARD
∠	ANGLE
[	CHANNEL
d	PENNY (NAIL SIZE)
%	PERCENT
&	AND
℄	CENTERLINE
∅	DIAMETER OR ROUND
⊥	PERPENDICULAR
#	POUND OR NUMBER

SYMBOLS

NOTE: REFER TO INDIVIDUAL SHEETS FOR ADDITIONAL SYMBOLS AND LEGENDS


COLUMN LINE
A
1
NEW
A
1
EXISTING
BUILDING SECTION
1
A603
1
A603
SECTION IDENTIFICATION
SHEET WHERE SECTION IS INDICATED
WALL SECTION
1
A603
SECTION IDENTIFICATION
SHEET WHERE SECTION IS INDICATED
ELEVATION
1
A503
ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS INDICATED
INTERIOR ELEVATION
A
D
A501
B
C
ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS INDICATED
DETAIL SECTION
1
A902
1
A901
DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS INDICATED
ENLARGED PLAN OR ELEVATION
1
A701
PLAN IDENTIFICATION
SHEET WHERE PLAN IS INDICATED
CIRCLED AREA SHOWN ON LARGE SCALE PLAN OR ELEVATION
KEYNOTE
22.100
KEYNOTE NUMBER W/ LEADER
CONSTRUCTION ASSEMBLY
C
1
CONSTRUCTION ASSEMBLY REFERENCE - REFER TO CEILING ASSEMBLY SCHEDULE
ROOM NAME & NUMBER
JANITOR
0134
ROOM NAME
ROOM NUMBER
EXISTING ROOM NAME & NUMBER
RECEPTION
E0134
ROOM NAME
ROOM NUMBER
EQUIPMENT REFERENCE
SNK2360
SNK
2360
EQUIPMENT IDENTIFICATION REFERENCE - SEE EQUIPMENT SCHEDULE
CEILING HEIGHT
+9'-0"
CEILING HEIGHT (FLOOR TO FINISH CEILING)
ELEVATION RELATED TO PROJECT DATUM
EL. +12'-6"
FL. 2
HEIGHT ABOVE OR BELOW PROJECT DATUM
FLOOR LEVEL
SPOT ELEVATION REFERENCE
(E)
0.00
0.00
(N)
0.00
0.00
(N)
(E)
HEIGHT ABOVE PROJECT DATUM
REFERENCE LOCATION
WALL FINISH IDENTIFIER
PT-3
FINISH MATERIAL OR RADIATION PROTECTION
RESTROOM ACCESSORY
3
RESTROOM ACCESSORY NUMBER
MATCH LINE
FOR CONTINUATION SEE SHEET AXX
SIDE SHOWN
MATCH LINE
EXISTING WALL
EXISTING WALL TO REMAIN
DEMOLITION
EXISTING WALL TO BE REMOVED
EXISTING DOOR
EXISTING DOOR TO REMAIN (SHOW DASHED WHEN REMOVED OR RELOCATED)
NEW WALL W/ ASSEMBLY TYPE IDENTIFICATION
A2
FH #
NEW WALL
ASSEMBLY TYPE - REFER TO A760 SERIES SHEETS
WALL W/ RADIATION SHIELDING
LEAD LINED GYPSUM BOARD - 4LBS/SF MIN. UNLESS NOTED OTHERWISE
NEW DOOR
0136A
DOOR SUFFIX FOR MULTIPLE DOORS
ROOM NUMBER
NEW DOOR - REFER TO OPENING SCHEDULE
NEW WINDOW
A
WINDOW / GLAZING INDENTIFICATION
NEW WINDOW - REFER TO WINDOW SCHEDULE
REVISION CLOUD W/ DELTA
1
AREA REVISED
REVISION NUMBER
PROPERTY LINE

three inches = one foot
one and one-half inches = one foot
one inch = one foot
three-quarters inch = one foot
one-half inch = one foot
three-eighths inch = one foot
one-quarter inch = one foot
0
4
8
one-eighth inch = one foot
0
4
8
16

Plot Date: 1/20/2020 8:53:18 AM
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No.	Description	Date

CONSULTANTS:

DEVELOPER:

SASD
Development Group, LLC

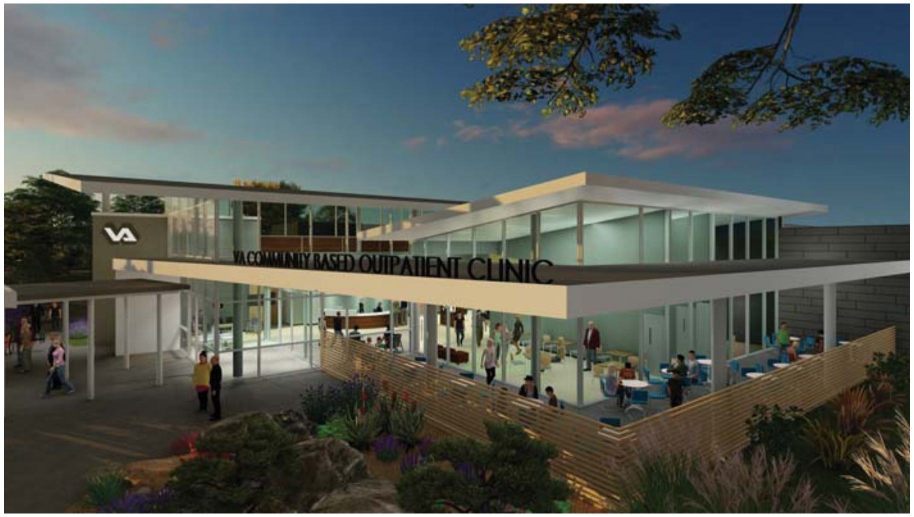
ARCHITECT/ENGINEERS:

NM&R
NICHOLS • MELBURG • ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 17-9009

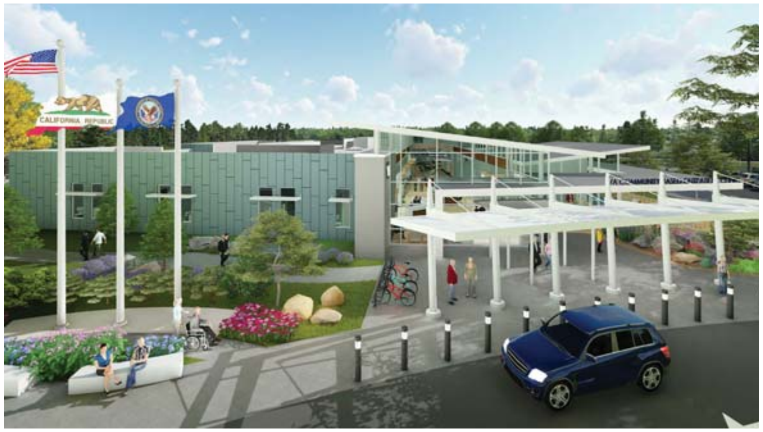
STAMP:

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

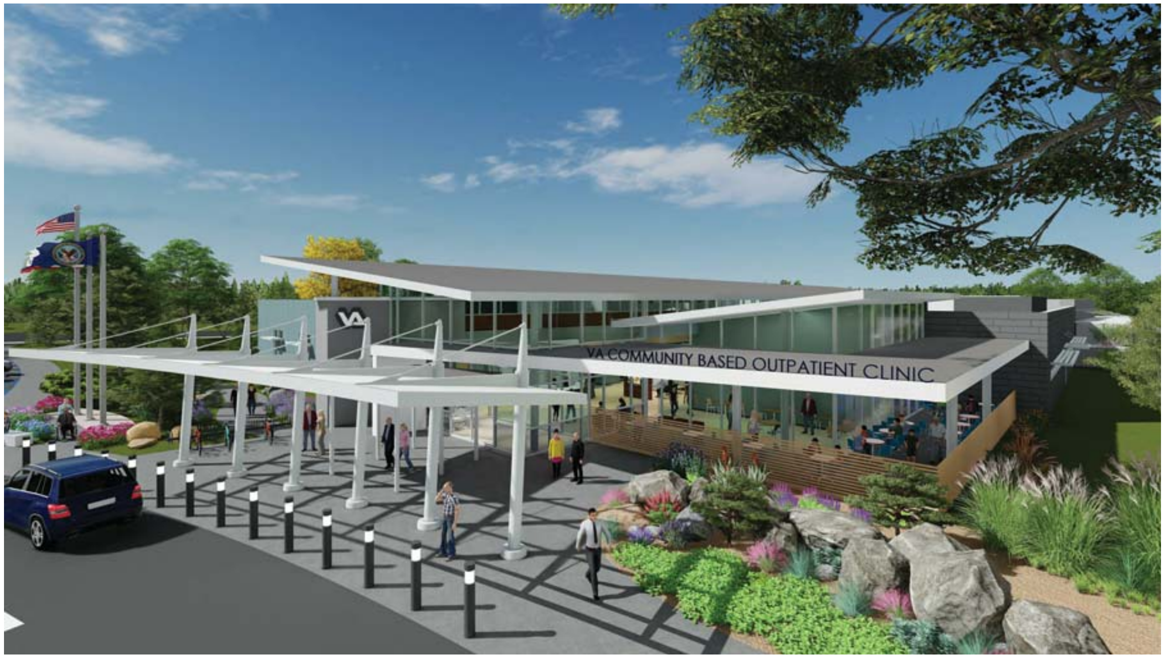
Drawing Title	ABBREVIATIONS & SYMBOLS
Approved:	
Phase	INITIAL OFFER NOT FOR CONSTRUCTION
	FULLY SPRINKLERED
Project Title	VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC
Location	KNUDSEN STREET & OLIVE DRIVE
Issue Date	JANUARY, 2020
Checked	Checker
Drawn	Author
SFO Number	36C10F19R00677
Drawing Number	GI001



EXTERIOR RENDERING AT OUTDOOR PATIO



EXTERIOR RENDERING AT DROP OFF CANOPY



EXTERIOR RENDERING AT DROP OFF CANOPY

No.	Description	Date

CONSULTANTS:

DEVELOPER:

SASD Development Group, LLC

ARCHITECT/ENGINEERS:

NICHOLS ◦ MELBURG ◦ ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 17-9009

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VA U.S. Department of Veterans Affairs

Drawing Title	EXTERIOR RENDERINGS
Approved:	
Phase	INITIAL OFFER NOT FOR CONSTRUCTION
	FULLY SPRINKLERED
Project Title	VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC
Location	KNUDSEN STREET & OLIVE DRIVE
Issue Date	JANUARY, 2020
Checked	Team
Drawn	Team
SFO Number	36C10F19R00677
Drawing Number	GI300

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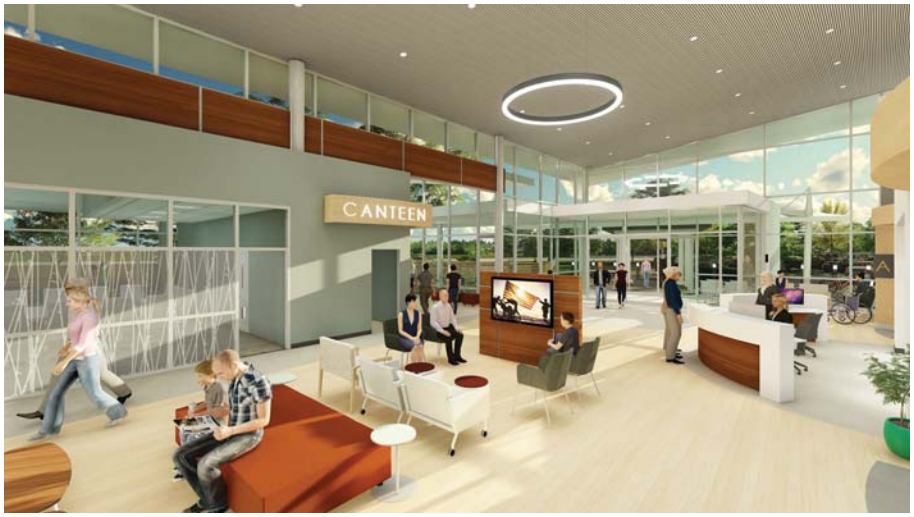
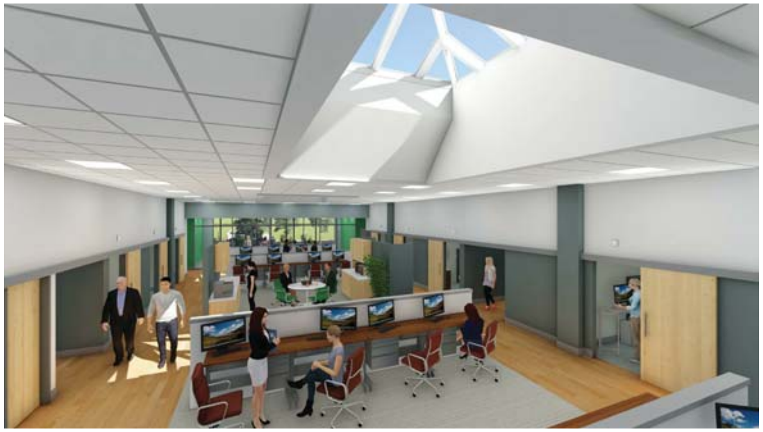
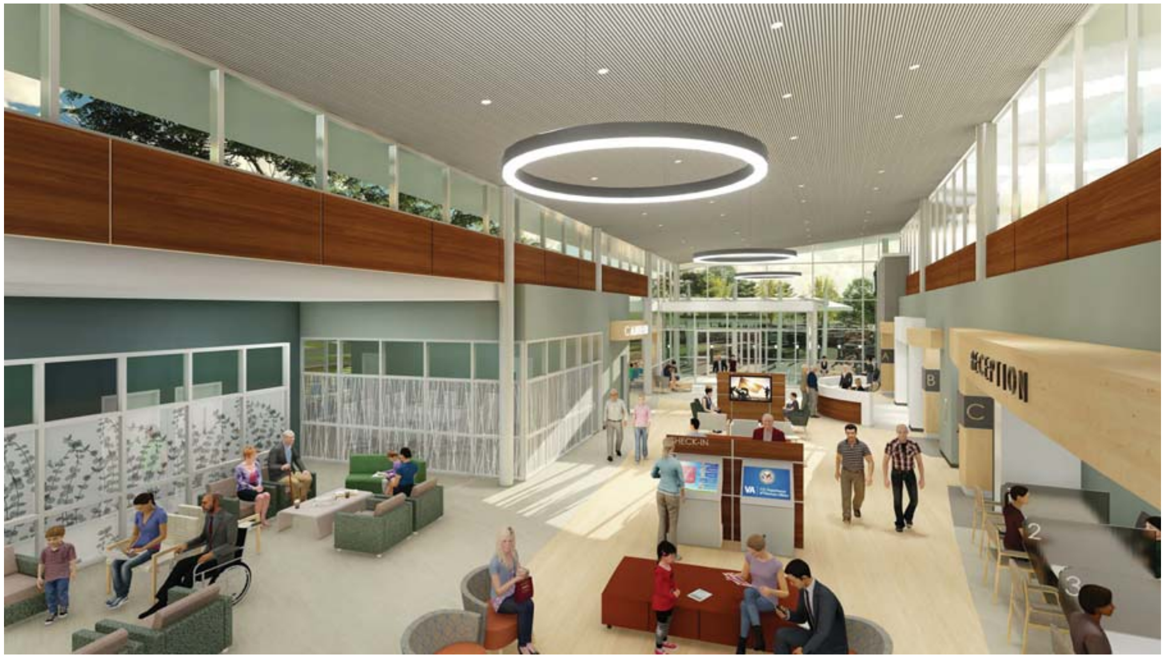


INTERIOR RENDERING AT LOBBY



INTERIOR RENDERING AT PACT



INTERIOR RENDERING ABOVE LOBBY

No.	Description	Date

CONSULTANTS:

DEVELOPER:

SASD
Development Group, LLC

ARCHITECT/ENGINEERS:

NICHOLS ◦ MELBURG ◦ ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 17-9009

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Drawing Title	INTERIOR RENDERINGS
Approved:	
Phase	INITIAL OFFER NOT FOR CONSTRUCTION
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Project Title	VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC
Location	KNUDSEN STREET & OLIVE DRIVE
Issue Date	JANUARY, 2020
Checked	Checker
Drawn	Author
SFO Number	36C10F19R00677
Drawing Number	GI301

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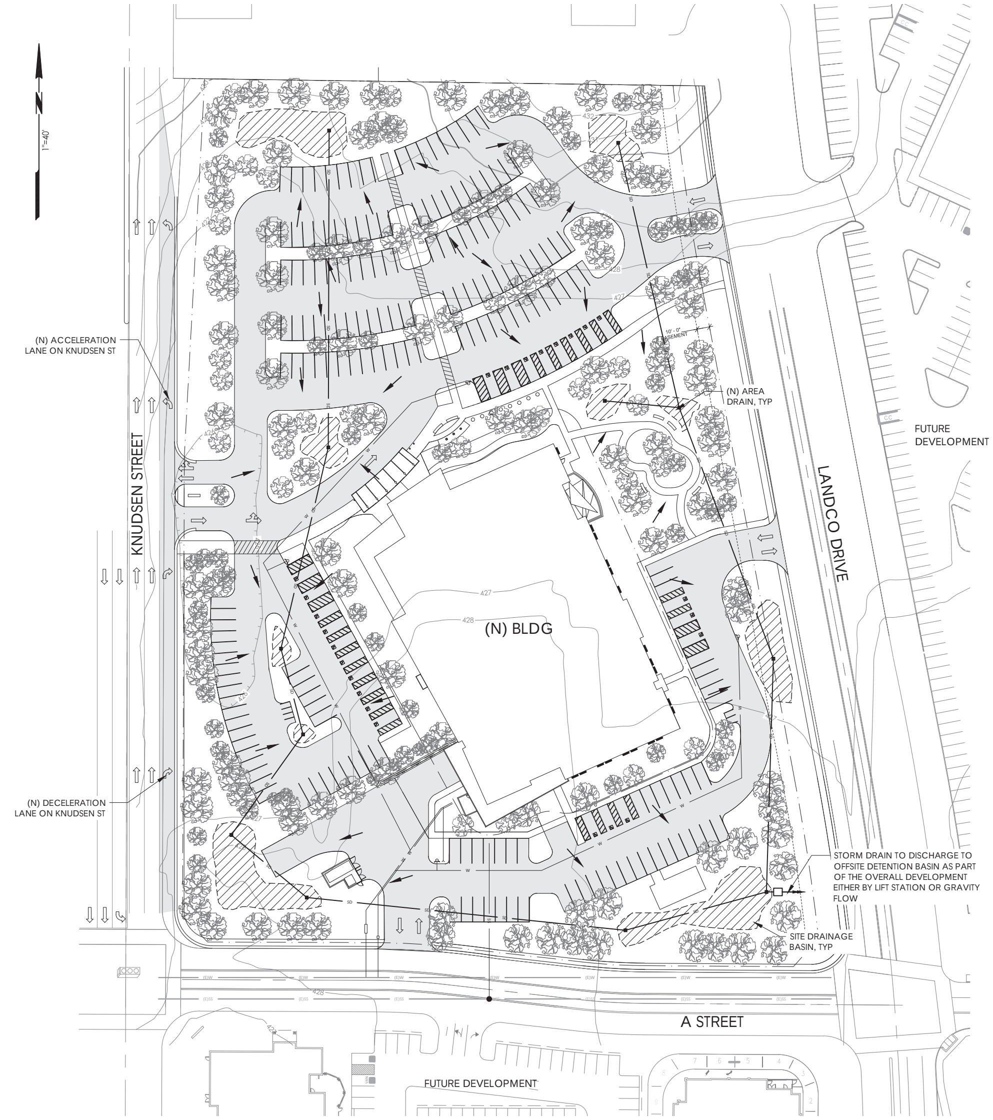

LEGEND

AD	AREA DRAIN
EL	ELEVATION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FG	FINISH GROUND
FP	FINISH PAVEMENT
FS	FIRE WATER SERVICE
HMA	HOT MIXED ASPHALT
INV	INVERT
MH	MANHOLE
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP CURB/CONC
W	WATER
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE
(E)	EXISTING
(N)	NEW

▦	AREA DRAIN
	FIRE HYDRANT
—— SS ——	SEWER
—— W ——	WATER MAIN
—— SD ——	STORM DRAIN
●	SEWER MANHOLE
⧓	WATER VALVE
→	DIRECTION OF DRAINAGE
▨	BIO-RETENTION BASIN (MS4)
▭	NEW HOT MIX ASPHALT (HMA)

NOTES - GRADING PLAN:

1. BASINS SHOWN ON PLANS ARE TO BE USED AS BIO-RETENTION CELLS TO MEET MS4 AND STORM DRAIN MANAGEMENT REQUIREMENTS BY STATE WATER BOARD AND CITY OF BAKERSFIELD.
2. BIO-RETENTION BASINS WHEN INUNDATED WITH STORM RUNOFF WILL OVERFLOW INTO BASIN AREA DRAINS. STORM WATER WILL THEN PIPE FLOW TO THE SOUTHEAST CORNER OF THE PROPERTY WHERE IT WILL BE PUMP OFFSITE TO DEVELOPMENT WIDE DETENTION BASIN.

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three inches = one foot
one and one-half inches = one foot
one inch = one foot
three-quarters inch = one foot
one-half inch = one foot
three-eighths inch = one foot
one-quarter inch = one foot
one-eighth inch = one foot

No.	Description	Date

CONSULTANTS:

DEVELOPER:

ARCHITECT/ENGINEERS:

NICHOLS ◦ MELBURG ◦ ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 17-9009

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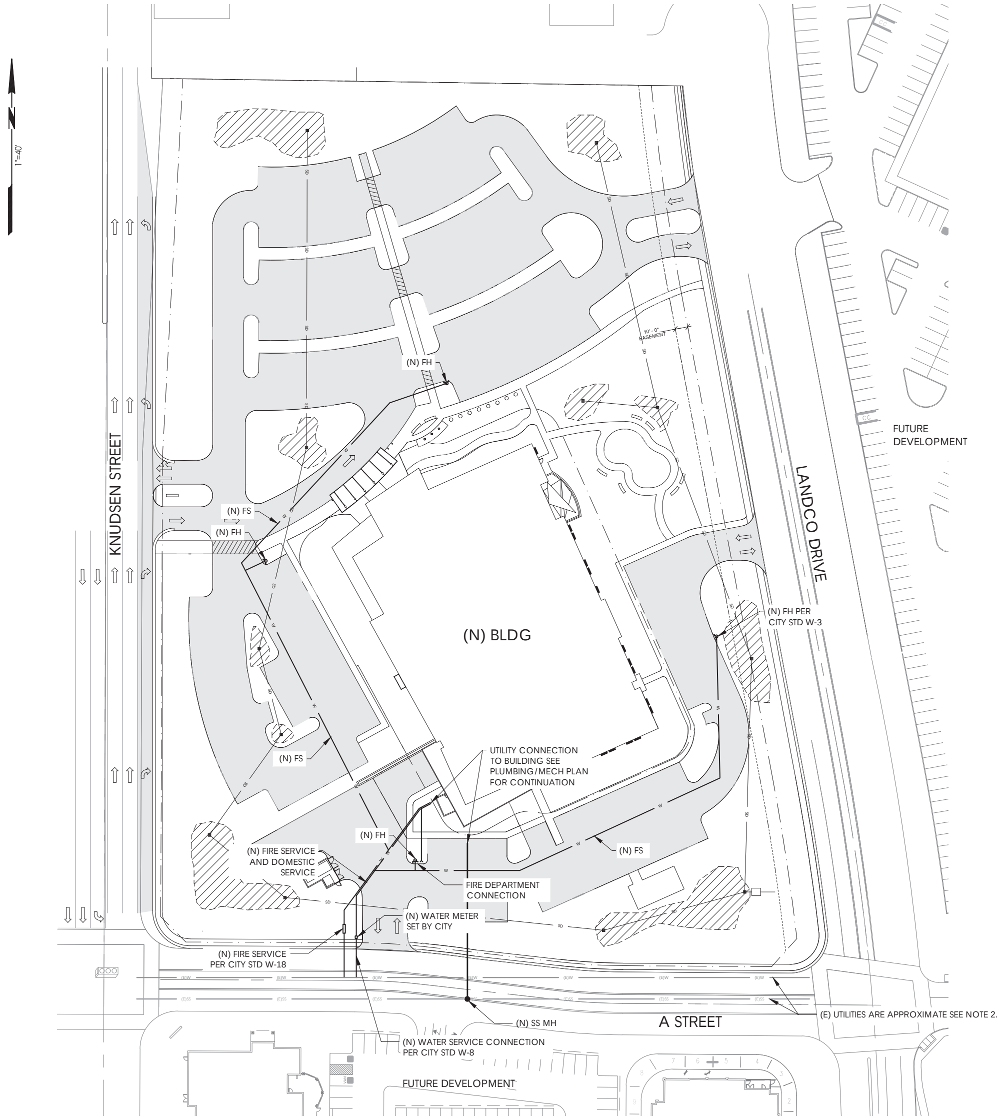
VA U.S. Department of Veterans Affairs

Drawing Title	CONCEPTUAL GRADING PLAN
Approved:	
Phase	INITIAL OFFER **NOT FOR CONSTRUCTION**
	FULLY SPRINKLERED
Project Title	VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC
Location	KNUDSEN STREET & OLIVE DRIVE
Issue Date	Issue Date
Checked	FL
Drawn	TJ
SFO Number	**36C10F19R00677**
Drawing Number	C001


1"=40'
KNUDSEN STREET
LANDCO DRIVE
A STREET
(N) BLDG
(N) FH
(N) FS
(N) FH
(N) FS
(N) FH PER CITY STD W-3
UTILITY CONNECTION TO BUILDING SEE PLUMBING/MECH PLAN FOR CONTINUATION
(N) FH
(N) FIRE SERVICE AND DOMESTIC SERVICE
(N) FS
FIRE DEPARTMENT CONNECTION
(N) WATER METER SET BY CITY
(N) FIRE SERVICE PER CITY STD W-18
(N) SS MH
(E) UTILITIES ARE APPROXIMATE SEE NOTE 2.
(N) WATER SERVICE CONNECTION PER CITY STD W-8
FUTURE DEVELOPMENT
FUTURE DEVELOPMENT
10' - 0" EASEMENT

LEGEND

AD	AREA DRAIN
CITY	CITY OF BAKERSFIELD
CONST	CONSTRUCTION
EL	ELEVATION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FG	FINISH GROUND
FP	FINISH PAVEMENT
FS	FIRE WATER SERVICE
HMA	HOT MIXED ASPHALT
INV	INVERT
MH	MANHOLE
S	SLOPE
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
TC	TOP CURB/CONC
W	WATER
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE
(E)	EXISTING
(N)	NEW

■	AREA DRAIN
	FIRE HYDRANT
—— SS ——	SEWER
—— W ——	WATER MAIN
—— SD ——	STORM DRAIN
●	SEWER MANHOLE
⋈	WATER VALVE

NOTES - UTILITY PLAN:

1. THE MATERIALS, CONSTRUCTION, AND INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THESE PLANS, CITY OF BAKERSFIELD CONSTRUCTION STANDARDS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK).
2. THESE CONCEPTUAL PLANS SHOW CONNECTION OF SEWER AND WATER WITHIN A STREET WHICH IS PART OF THE OVERALL DEVELOPMENT OF THE SURROUNDING SITES. LOCATION OF EXISTING UTILITIES ARE SHOWN AS APPROXIMATE AND WILL BE CONFIRMED PRIOR TO DESIGN OF UTILITY IMPROVEMENTS.

No.	Description	Date

CONSULTANTS:

DEVELOPER:

ARCHITECT/ENGINEERS:

NICHOLS • MELBURG • ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 17-9009

STAMP:

Office of Construction and Facilities Management
U.S. Department of Veterans Affairs

Drawing Title CONCEPTUAL UTILITY PLAN	Phase INITIAL OFFER **NOT FOR CONSTRUCTION**	Project Title VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC	**SFO Number** **36C10F19R00677**
Approved:	FULLY SPRINKLERED	Location KNUDSEN STREET & OLIVE DRIVE Issue Date: Issue Date Checked: FL Drawn: TJ	Drawing Number C002

Plot Date: 11/14/2017 08:31:29
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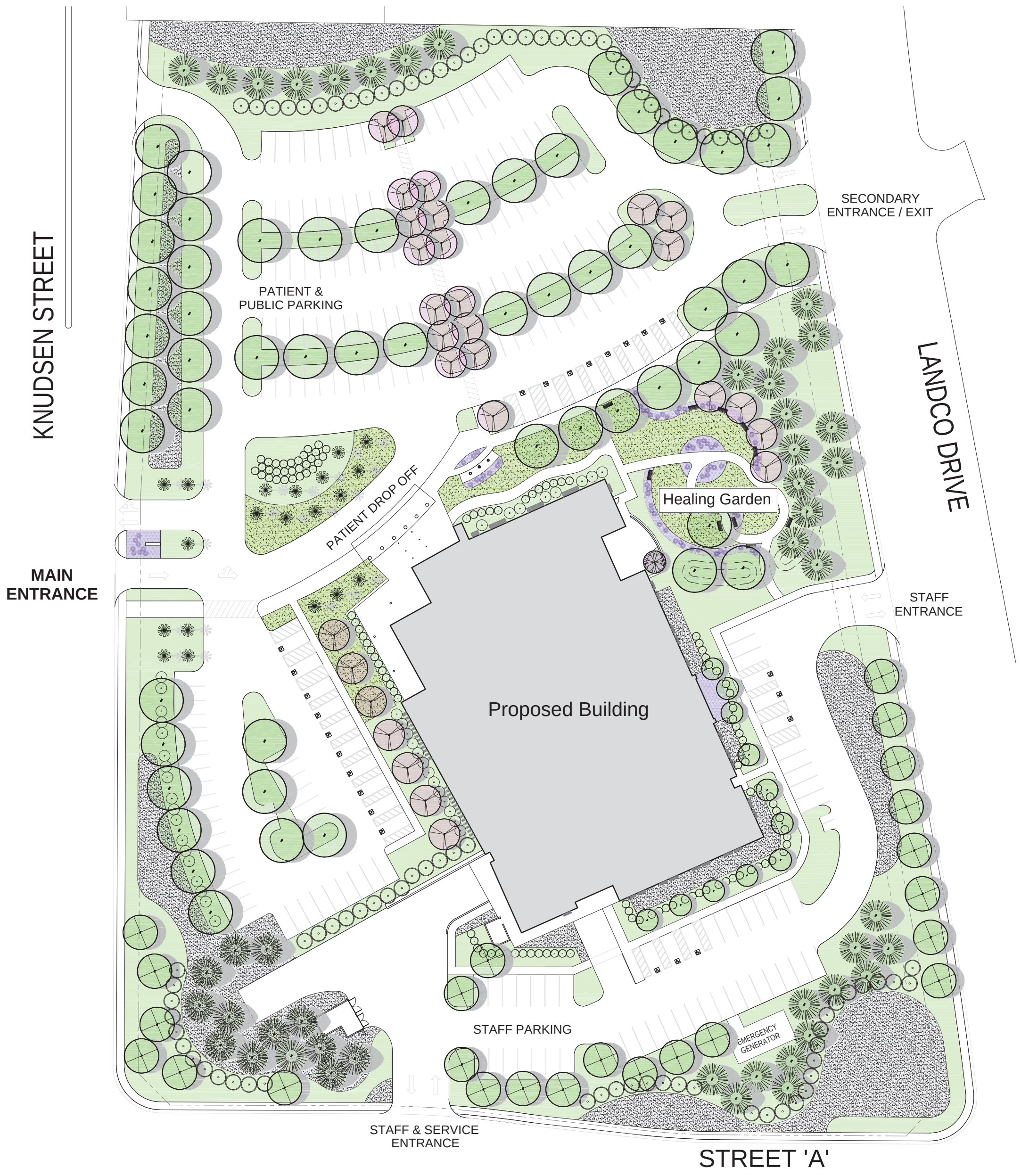

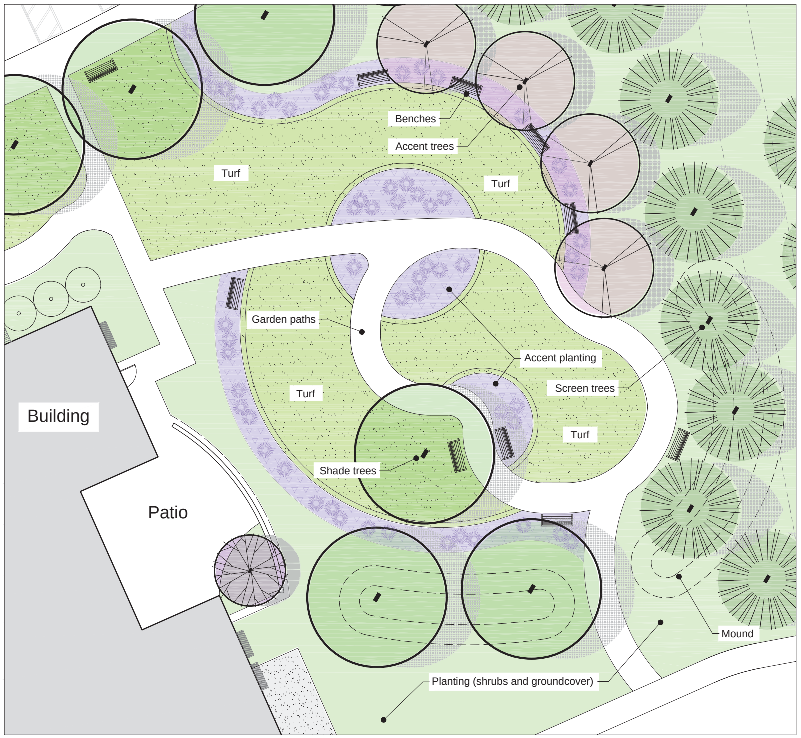

HEALING GARDEN PLAN

SCALE: 1" = 10'-0"

PLANTING KEY

●	Shade Trees
✱	Palm Trees
●	Small Evergreen Trees
✱	Screen Trees
●	Accent Trees
▨	Turf (irrigated)
🟩	Planting - shrubs and groundcovers (drip irrigation)
▨	Accent Planting - shrubs and perennials
▨	Gravel over filter fabric

NORTH

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

No.	Description	Date

CONSULTANTS:

Michael Lander ASLA
Landscape Architecture
RLA 2399
20270 Lupine Drive Redding, California 96002
(530) 223-2488 mlander@shasta.com

DEVELOPER:

SASD Development Group, LLC

ARCHITECT/ENGINEERS:

NICHOLS ◦ MELBURG ◦ ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 17-9009

STAMP:

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title CONCEPTUAL LANDSCAPE PLAN	Phase INITIAL OFFER NOT FOR CONSTRUCTION	Project Title VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC	SFO Number 36C10F19R00677
Approved:	FULLY SPRINKLERED	Location KNUDSEN STREET & OLIVE DRIVE Issue Date: Issue Date Checked: Team Drawn: Team	Drawing Number L001

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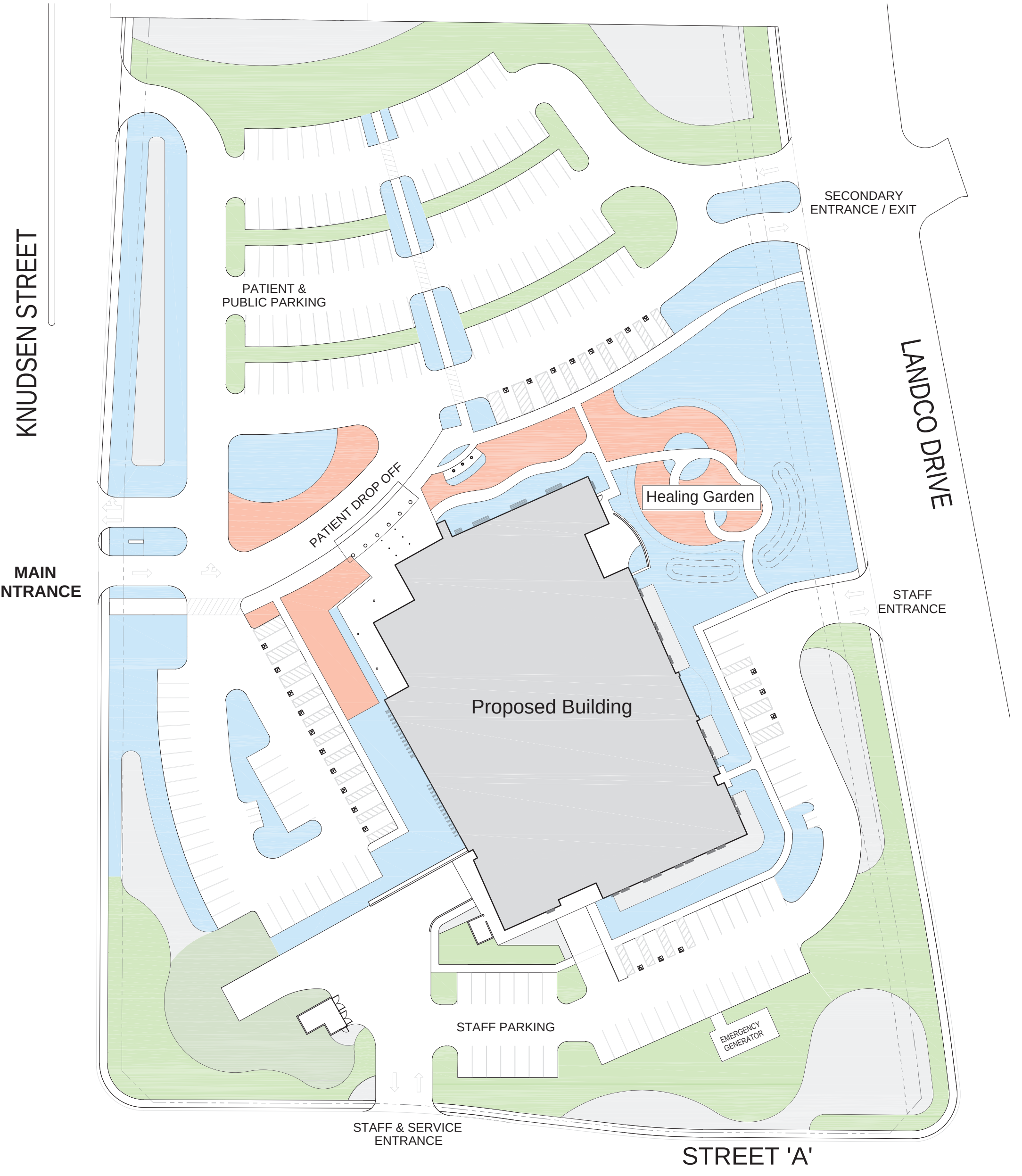

Schematic Irrigation Schedule

Symbol	Description	Make/Model
M	1.5" Water meter (irrigation sub meter)	Rainbird FM075B or equal
◆	2" Reduced pressure assembly with steel enclosure	Wilkins 975XL2, StrongBox SBBC-45CR or equal
M ⊕	2" Electric valve (Master Valve)	Rainbird 200-PESB or equal
F	2" Flow sensor	Hunter HFS sensor and FCT-200 tee
⊞	Valve assembly - SCH 40 ball valve, electric valve	Rainbird 100-PESB valve or equal
⊕	Drip valve assembly - SCH 40 ball valve, 1" electric valve, 1" pressure regulating filter (200 mesh, 40 psi outlet)	Rainbird 100-PESB valve, Rainbird PRF-100-RBY filter or equal
◉	1" Quick coupler valve with locking cover & swivel key	Rainbird 44-LRC with 44K key & SH-1 swivel
▲	Rotary Sprinkler - 4" pop-up, adjustable arc, 17'-24' radius	Rainbird R-VAN-1724 nozzle, RD-04 body
□	Bubbler - fixed, pressure compensating output, .5" FPT	Rainbird 1401 and 1404
∼	5/8" Drip tubing and pressure compensating emitters	Rainbird XBS polyethylene tubing and XB-5PC & XB-20PC emitters (or approved equal)
≡ ≡ ≡ ≡ ≡	In-line drip tubing w/ emitter, copper shield, and pressure compensation (.6gph @ 12"oc.)	Rainbird XFS-06-12 or equal
— - —	Mainline-Schedule 40 PVC Pipe	
—	Lateral-Schedule 40 PVC Pipe	
═	Sleeve-Schedule 40 PVC Pipe	
C *	Irrigation Controller - outdoor metal case, weather based, modular, 24 stations, flow manager, and weather sensor	Hunter ICM-600-M controller and ICM-600 module Hunter WSS-SEN sensor or approved equal
	Remote control	Hunter ROAMXL-KIT

IRRIGATION ZONES

🟥	High Water Use - overhead sprinklers
🟦	Medium Water Use - drip irrigation
🟩	Low Water Use - drip irrigation
⬜	No Irrigation

IRRIGATION PLAN

SCALE: 1" = 30'-0"

No.	Description	Date

CONSULTANTS:

Michael Lander ASLA
Landscape Architecture
RLA 2399
20270 Lupine Drive Redding, California 96002
(530) 223-2488 mlander@shasta.com

DEVELOPER:

SASD Development Group, LLC

ARCHITECT/ENGINEERS:

NICHOLS ◦ MELBURG ◦ ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 17-9009

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Drawing Title
CONCEPTUAL IRRIGATION PLAN

Approved:

Phase
INITIAL OFFER
NOT FOR CONSTRUCTION

FULLY SPRINKLERED

Project Title
VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC

Location
KNUDSEN STREET & OLIVE DRIVE

Issue Date	Checked	Drawn
Issue Date	Team	Team

SFO Number
36C10F19R00677

Drawing Number
L002

Plot Date: 11/10/2017 10:59:50
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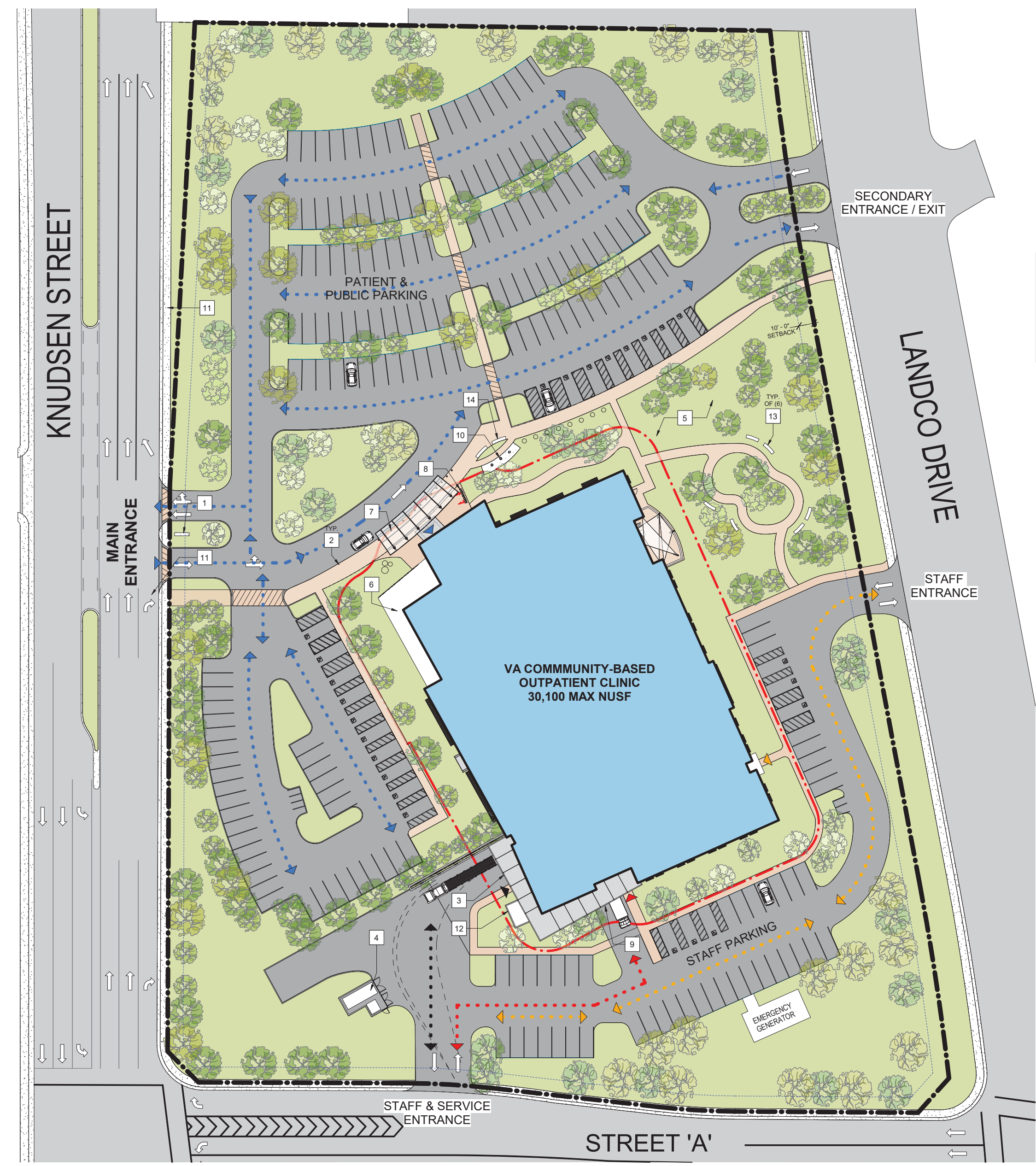


PARKING CALCULATIONS

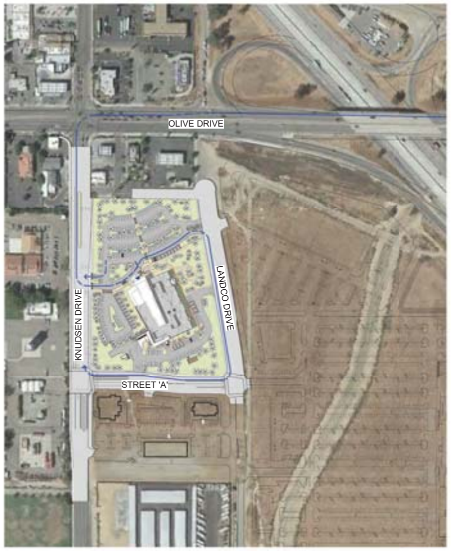
PROVIDED SPACES - SPACE TYPE	DIMENSIONS: LENGTH	DIMENSIONS: WIDTH	SPACES REQUIRED: CITY REQUIRED SPACES	SPACES REQUIRED: VA REQUIREMENTS: PUBLIC / PATIENT	SPACES REQUIRED: VA REQUIREMENTS: STAFF	SPACES REQUIRED: TOTAL REQUIRED SPACES	SPACES PROVIDED: PUBLIC/PATIENT	SPACES PROVIDED: STAFF	SPACES PROVIDED: TOTAL	REMARKS
CITY STANDARD SPACE - 9'-0" X 20'-0"	20' - 0"	9' - 0"	190	132	45	203	138	46	184	1,3,6
MOTORCYCLE SPACE - 4'-6" X 8'-0"	8' - 0"	4' - 6"	25% OR 5 MIN.	3	2	4	4	2	6	2,6
ACCESSIBLE - STANDARD	20' - 0"	9' - 0"	17	13	4	17	14	5	19	4,6
ACCESSIBLE - VAN	20' - 0"	9' - 0"	2	3	1	4	4	1	5	5,6
TOTAL NUMBER OF SPACES PROVIDED: 214							160	54	214	

REMARKS

1. VA STANDARD SPACE IS 9'-0" WITH 63'-0" BAY WIDTH
2. VA REQUIRES NO MORE THAN 1 MOTORCYCLE SPACE FOR EVERY 60 STANDARD SPACES
3. DROP-OFF SPACES DO NOT COUNT TOWARD TOTAL
4. VA ACCESSIBLE SPACE REQUIRES 5'-0" ACCESS AISLE ON BOTH SIDES
5. VA VAN ACCESSIBLE SPACE REQUIRES 8'-0" ACCESS AISLE ON BOTH SIDES
6. VA DOES NOT SPECIFY THE RATIO OF PUBLIC TO STAFF PARKING
7. VA REQUIRES THE GREATER OF 203 SPACES TOTAL, INCLUDING VAN AND STANDARD ACCESSIBLE SPACES AND MOTORCYCLE SPACES.

SHEET NOTES

1	MONUMENT SIGN, WITH CMU BASE AND METAL SIDING, COMPATABLE WITH BUILDING DESIGN AND LANDSCAPE SCHEME PER SFO SECTION 5.6
2	VEHICLE BARRIER - BOLLARDS
3	ELEVATED LOADING DOCK WITH CANOPY
4	EXTERIOR TRASH AND RECYCLING WITH 6 FT. HIGH CMU ENCLOSURE WITH METAL GATES
5	HEALING GARDEN
6	COVERED OUTDOOR PATIO
7	COVERED DROP-OFF (CANOPY SHOWN DASHED)
8	BICYCLE RACK
9	COVERED AMBULATORY PICK-UP
10	FLAGPOLES - (2) 30' AND (1) 35' HEIGHT ABOVE GROUND WITH EXTERIOR LIGHTING PER SFO SECTION 5.4.1
11	PUBLIC WAY
12	SMOKING SHELTER FOR PATIENTS, VISITORS, VOLUNTEERS, EMPLOYEES PER SFO SECTION 5.4.2
13	BENCHES SERVING HEALING GARDEN
14	CONCRETE SEAT WALL AND VEHICULAR BARRIER



PROJECT APPROACH

SCALE: 1" = 25'-0"

LEGEND

🟥 — · —	25'-0" STAND-OFF SETBACK
— · —	PROPERTY LINE ASSUMED
• • • • • • •	PATIENT CIRCULATION
• • • • • • •	STAFF CIRCULATION
• • • • • • •	SERVICE CIRCULATION
• • • • • • •	PEDESTRIAN
• • • • • • •	EMERGENCY
- - - - - - -	SET BACK OR EASEMENT PER CITY STANDARDS & REGULATIONS
◇ ◇ ◇ ◇ ◇	LIGHTED BOLLARD
○ ○ ○ ○ ○	STANDARD BOLLARD
○ ○ ○	LANDSCAPE BOULDER / VEHICLE BARRIER
▲	STAFF ENTRY
▲	PUBLIC / PATIENT ENTRY
▲	SERVICE ENTRY
▲	EMERGENCY ENTRY

NORTH

SITE PLAN

SCALE: 1" = 25'-0"

No.	Description	Date

CONSULTANTS:

DEVELOPER:

SASD
Development Group, LLC

ARCHITECT/ENGINEERS:

NICHOLS ◦ MELBURG ◦ ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 17-9009

STAMP:

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Drawing Title	OVERALL CONCEPTUAL SITE PLAN
Approved:	
Phase	INITIAL OFFER NOT FOR CONSTRUCTION
	FULLY SPRINKLERED
Project Title	VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC
Location	KNUDSEN STREET & OLIVE DRIVE
Issue Date	JANUARY, 2020
Checked	Team
Drawn	Team
SFO Number	36C10F19R00677
Drawing Number	AS101

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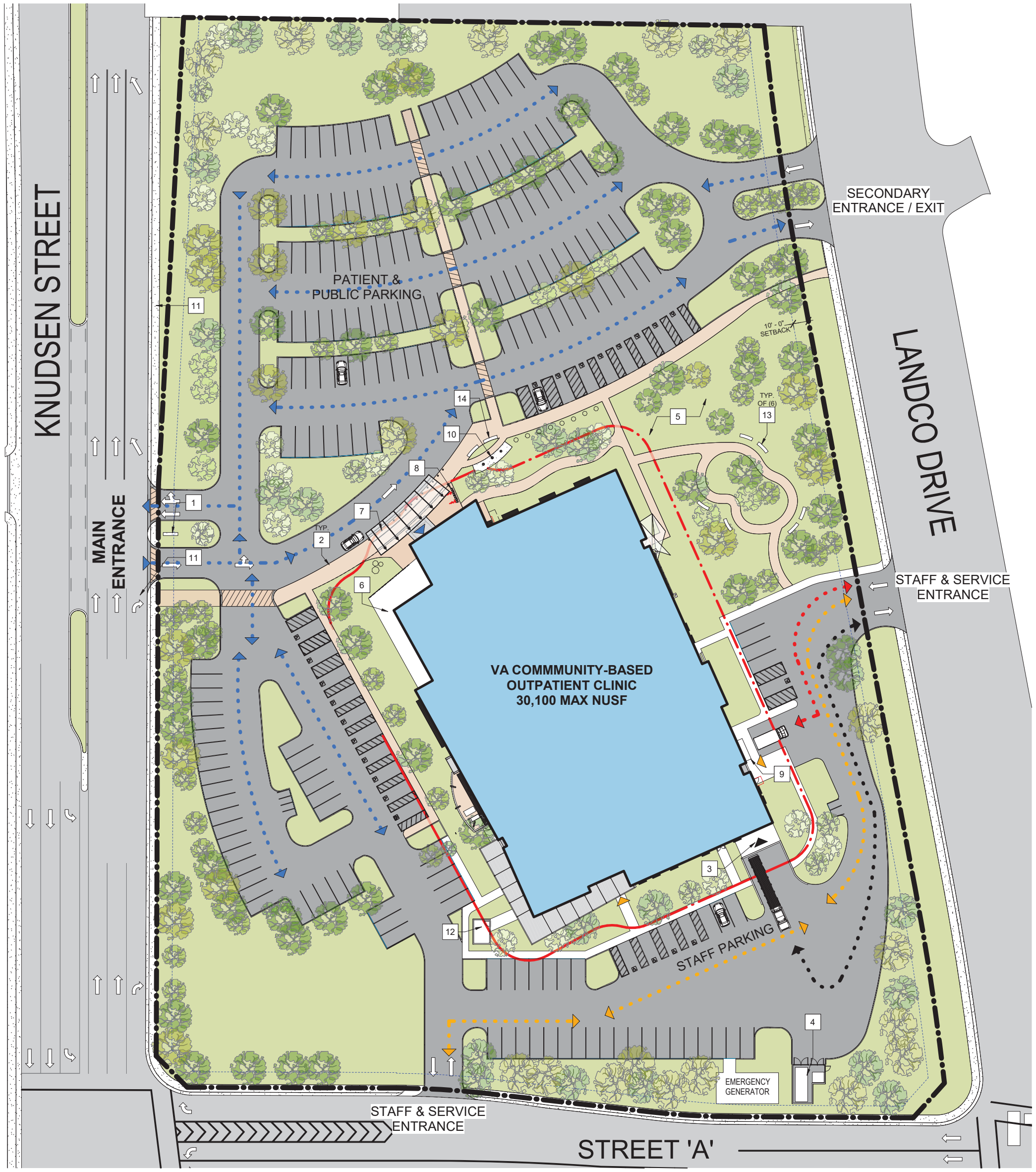
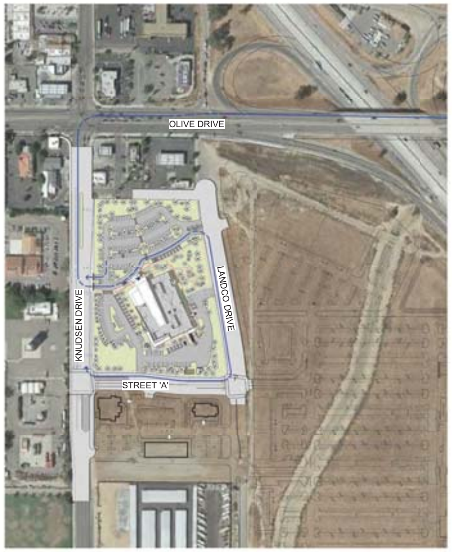


SITE PLAN

SCALE: 1/32" = 1'-0"



PROJECT APPROACH

SCALE: 1" = 25'-0"

PARKING CALCULATIONS

PROVIDED SPACES - SPACE TYPE	DIMENSIONS		SPACES REQUIRED				SPACES PROVIDED			
				VA REQUIREMENTS						
	LENGTH	WIDTH	CITY REQUIRED SPACES	PUBLIC / PATIENT	STAFF	TOTAL REQUIRED SPACES	PUBLIC/PATIENT	STAFF	TOTAL	REMARKS
CITY STANDARD SPACE - 9'-0" X 20'-0"	20' - 0"	9' - 0"					7	0	0	
CITY STANDARD SPACE - 9'-0" X 20'-0"	20' - 0"	9' - 0"	190	132	45	203	142	34	176	1,3,6
MOTORCYCLE SPACE - 4'-6" X 8'-0"	8' - 0"	4' - 6"	25% OR 5 MIN.	3	2	4	4	2	6	2,6
ACCESSIBLE - STANDARD	20' - 0"	9' - 0"	17	13	4	17	15	4	19	4,6
ACCESSIBLE - VAN	20' - 0"	9' - 0"	2	3	1	4	4	1	5	
TOTAL NUMBER OF SPACES PROVIDED: 213							172	41	206	

REMARKS

1. VA STANDARD SPACE IS 9'-0" WITH 63'-0" BAY WIDTH
2. VA REQUIRES NO MORE THAN 1 MOTORCYCLE SPACE FOR EVERY 60 STANDARD SPACES
3. DROP-OFF SPACES DO NOT COUNT TOWARD TOTAL
4. VA ACCESSIBLE SPACE REQUIRES 5'-0" ACCESS AISLE ON BOTH SIDES
5. VA VAN ACCESSIBLE SPACE REQUIRES 8'-0" ACCESS AISLE ON BOTH SIDES
6. VA DOES NOT SPECIFY THE RATIO OF PUBLIC TO STAFF PARKING
7. VA REQUIRES THE GREATER OF 203 SPACES TOTAL, INCLUDING VAN AND STANDARD ACCESSIBLE SPACES AND MOTORCYCLE SPACES.

SHEET NOTES

1	MONUMENT SIGN, WITH CMU BASE AND METAL SIDING, COMPATABLE WITH BUILDING DESIGN AND LANDSCAPE SCHEME PER SFO SECTION 5.6
2	VEHICLE BARRIER - BOLLARDS
3	ELEVATED LOADING DOCK
4	EXTERIOR TRASH AND RECYCLING WITH 6 FT. HIGH CMU ENCLOSURE WITH METAL GATES
5	HEALING GARDEN
6	COVERED OUTDOOR PATIO
7	COVERED DROP-OFF
8	BICYCLE RACK
9	COVERED AMBULATORY PICK-UP
10	FLAGPOLES - (2) 30' AND (1) 35' HEIGHT ABOVE GROUND WITH EXTERIOR LIGHTING PER SFO SECTION 5.4.1
11	PUBLIC WAY
12	SMOKING SHELTER FOR PATIENTS, VISITORS, VOLUNTEERS, EMPLOYEES PER SFO SECTION 5.4.2
13	BENCHES SERVING HEALING GARDEN
14	CONCRETE SEAT WALL AND VEHICULAR BARRIER

LEGEND

— · —	25'-0" STAND-OFF SETBACK
— · —	PROPERTY LINE ASSUMED
• • • • • • •	PATIENT CIRCULATION
• • • • • • •	STAFF CIRCULATION
• • • • • • •	SERVICE CIRCULATION
• • • • • • •	PEDESTRIAN
• • • • • • •	EMERGENCY
- - - - - - - -	SET BACK OR EASEMENT PER CITY STANDARDS & REGULATIONS
◇ ◇ ◇ ◇ ◇	LIGHTED BOLLARD
○ ○ ○ ○ ○	STANDARD BOLLARD
○ ○ ○	LANDSCAPE BOULDER / VEHICLE BARRIER
▲	STAFF ENTRY
▲	PUBLIC / PATIENT ENTRY
▲	SERVICE ENTRY
▲	EMERGENCY ENTRY

No.	Description	Date

CONSULTANTS:

DEVELOPER:

SASD
Development Group, LLC

ARCHITECT/ENGINEERS:

NICHOLS ◦ MELBURG ◦ ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 18-4870

STAMP:

Office of
Construction
and Facilities
Management

VA U.S. Department
of Veterans Affairs

Drawing Title	OVERALL CONCEPTUAL SITE PLAN - ALTERNATIVE
Approved:	
Phase	INITIAL OFFER NOT FOR CONSTRUCTION
	FULLY SPRINKLERED
Project Title	VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC
Location	KNUDSEN STREET & OLIVE DRIVE
Issue Date	JANUARY 2020
Checked	Team
Drawn	Team
SFO Number	36C10F19R00677
Drawing Number	AS102

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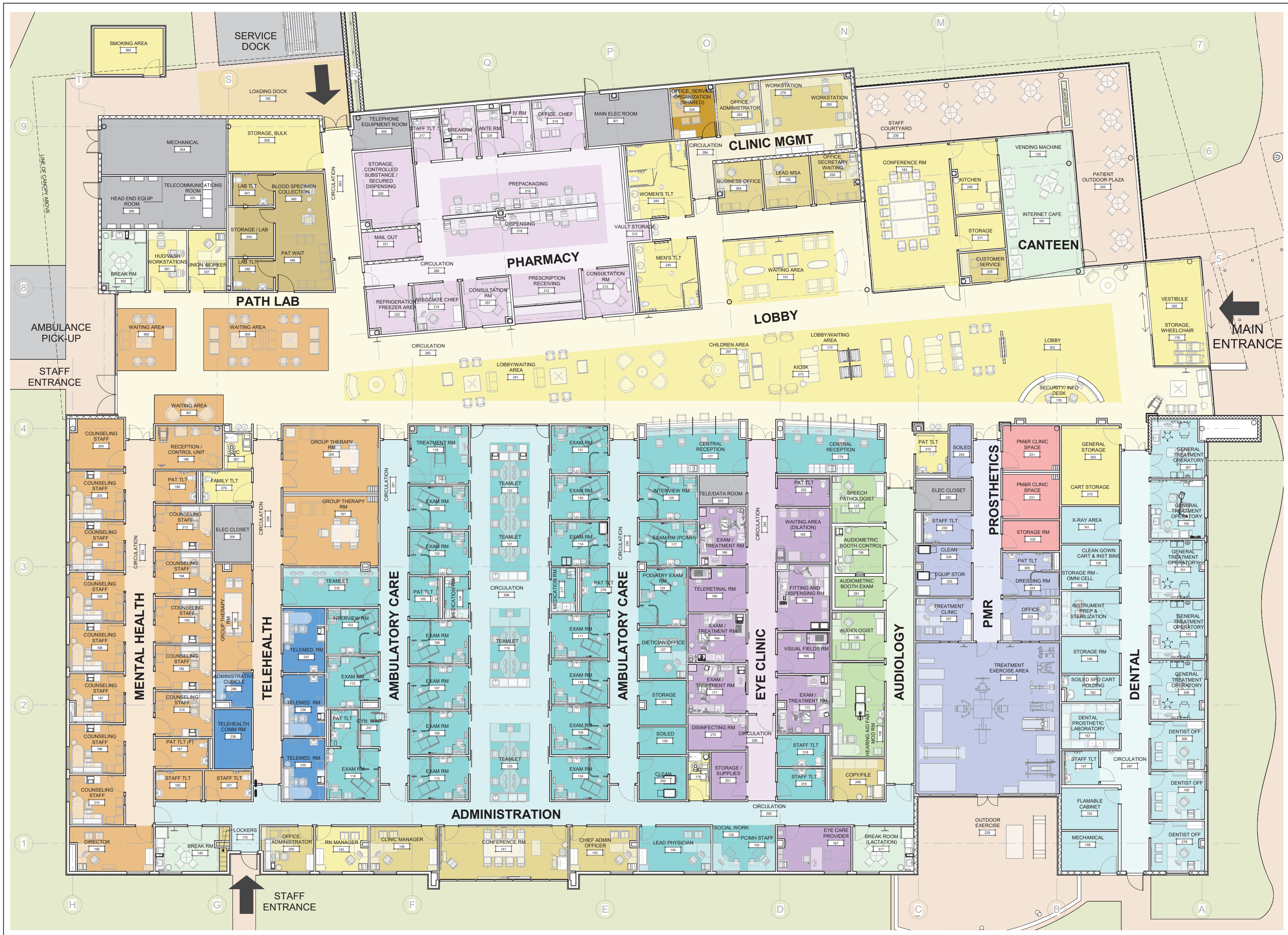
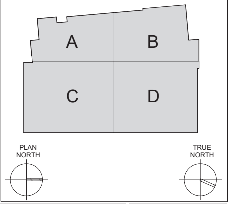
one-quarter inch = one foot



DEPARTMENT LEGEND

- 🟦 AMBULATORY CARE
- 🟩 AUDIOLOGY AND SPEECH PATHOLOGY
- ▨ CANTEEN
- 🟨 CLINIC MANAGEMENT
- 🟦 DENTAL
- 🟪 EYE CLINIC
- 🟨 LOBBY
- 🟧 MENTAL HEALTH
- ⬜ MEP Spaces
- 🟫 PATHOLOGY AND LABORATORY MEDICINE (PLM)
- 🟪 PHARMACY
- 🟦 PHYSICAL MEDICINE AND REHABILITATION (PMR)
- 🟥 PROSTHETICS AND SENSORY AIDS
- 🟧 SERVICE ORGANIZATION
- 🟦 TELEHEALTH

KEY PLAN



No.	Description	Date

CONSULTANTS:

DEVELOPER:

SASD
Development Group, LLC

ARCHITECT/ENGINEERS:

NICHOLS • MELBURG • ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 17-9009

STAMP:

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VA U.S. Department of Veterans Affairs

Drawing Title: DEPARTMENTAL FLOOR PLAN

Approved:

Phase: INITIAL OFFER

NOT FOR CONSTRUCTION

FULLY SPRINKLERED

Project Title: VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC

Location: KNUDSEN STREET & OLIVE DRIVE

Issue Date: JANUARY, 2020

Checked: Team

Drawn: Team

SFO Number: 36C10F19R00677

Drawing Number: AE101

Plot Date: 1/20/2020 9:28:55 AM
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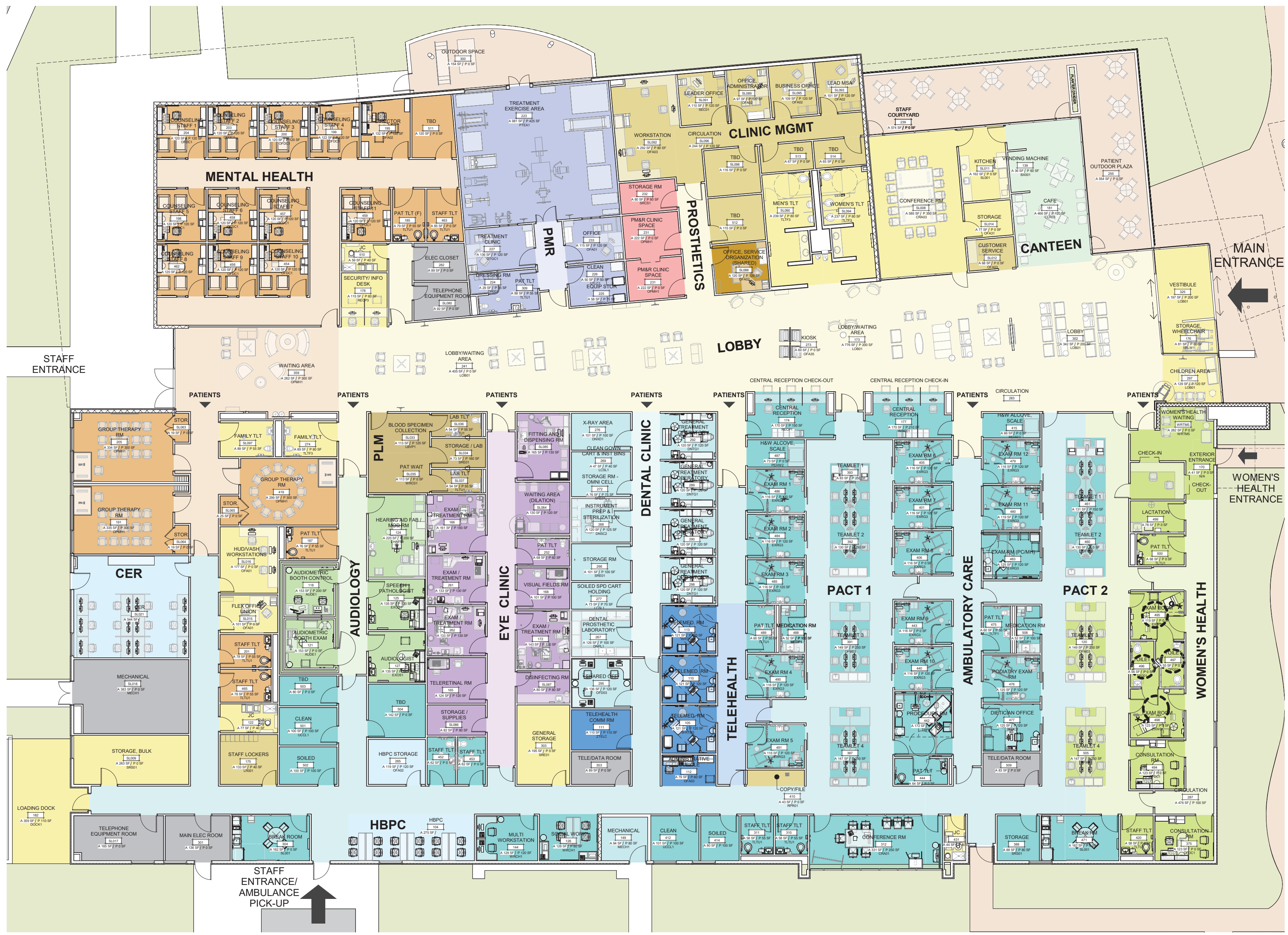
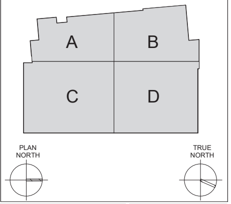
three-quarters inch = one foot
one inch = one foot
one and one-half inches = one foot
three inches = one foot



DEPARTMENT LEGEND

- 🟦 AMBULATORY CARE
- 🟩 AUDIOLOGY AND SPEECH PATHOLOGY
- 🟩 CANTEEN
- 🟨 CLINIC MANAGEMENT
- 🟨 DENTAL
- 🟪 EYE CLINIC
- 🟦 HOME BASED PRIMARY CARE
- 🟨 LOBBY
- 🟧 MENTAL HEALTH
- ⬜ MEP Spaces
- 🟫 PATHOLOGY AND LABORATORY MEDICINE (PLM)
- 🟪 PHYSICAL MEDICINE AND REHABILITATION (PMR)
- 🟥 PROSTHETICS AND SENSORY AIDS
- 🟫 SERVICE ORGANIZATION
- 🟦 TELEHEALTH
- 🟩 WOMEN'S HEALTH

KEY PLAN NTS



No.	Description	Date

CONSULTANTS:

DEVELOPER:

SASD Development Group, LLC

ARCHITECT/ENGINEERS:

NICHOLS • MELBURG • ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 18-4870

STAMP:

Office of Construction and Facilities Management

VA U.S. Department of Veterans Affairs

Drawing Title: DEPARTMENTAL FLOOR PLAN - ALTERNATIVE

Phase: INITIAL OFFER

NOT FOR CONSTRUCTION

Approved:

FULLY SPRINKLERED

Project Title: VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC

SFO Number: 36C10F19R00677

Location: KNUDSEN STREET & OLIVE DRIVE

Issue Date: JANUARY 2020

Checked: Team

Drawn: YB

Drawing Number: AE102

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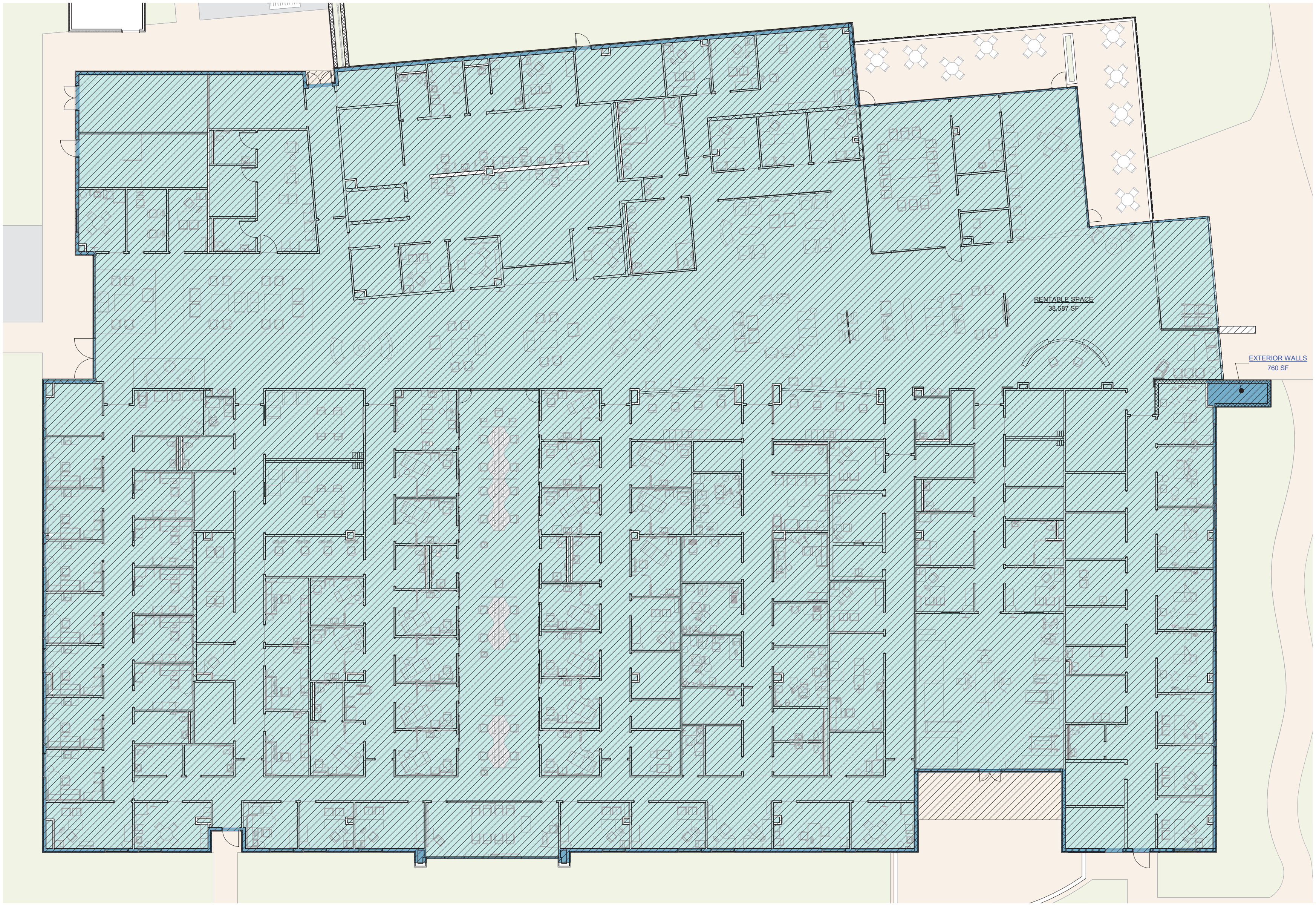
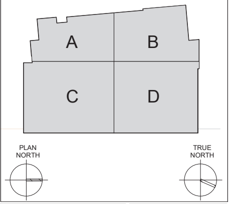


GROSS BUILDING AREA

- ▨ LESS PENETRATIONS & SKIN
- 🟦 RENTABLE SPACE
- ▨ GROSS BUILDING AREA

NUSF CALCULATIONS	
GROSS BUILDING AREA	
GROSS BUILDING AREA	39,648 SF
LESS PENETRATIONS & SKIN	
EXTERIOR WALLS	760 SF
RENTABLE SPACE	
RENTABLE SPACE	38,587 SF

KEY PLAN NTS



GROSS BUILDING AREA

SCALE: 1/8" = 1'-0"

No.	Description	Date

CONSULTANTS:

DEVELOPER:

SASD
Development Group, LLC

ARCHITECT/ENGINEERS:

NICHOLS ◦ MELBURG ◦ ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com

NMR Project Number: 17-9009

STAMP:

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VA U.S. Department of Veterans Affairs

Drawing Title	GROSS BUILDING AREA
Approved:	
Phase	INITIAL OFFER NOT FOR CONSTRUCTION
	FULLY SPRINKLERED
Project Title	VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC
Location	KNUDSEN STREET & OLIVE DRIVE
Issue Date	JANUARY, 2020
Checked	Checker
Drawn	AE
SFO Number	36C10F19R00677
Drawing Number	AE103

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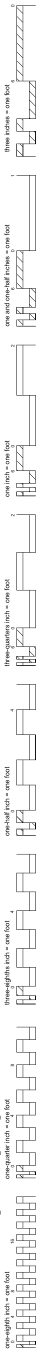
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one inch = one foot
three-quarters inch = one foot
one-half inch = one foot
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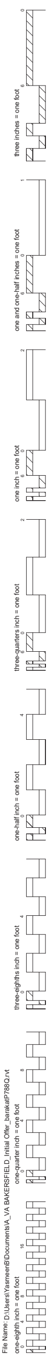
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one and one-half inches = one foot
one inch = one foot
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one-quarter inch = one foot
one-eighth inch = one foot
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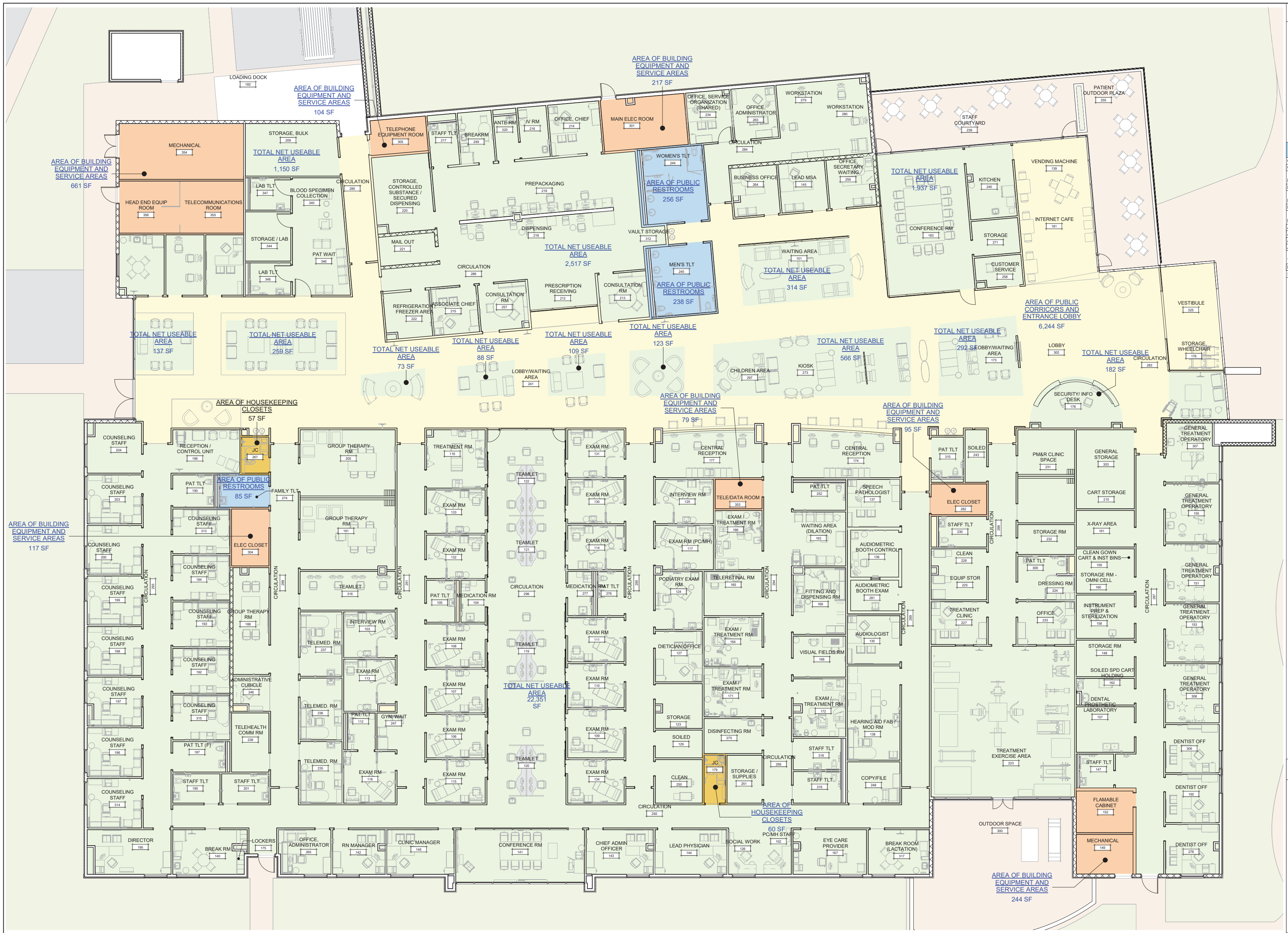
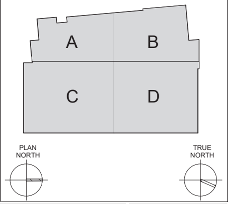


NUSF AREA

- 🟨 AREA OF PUBLIC CORRIDORS AND ENTRANCE LOBBY
- 🟦 AREA OF PUBLIC RESTROOMS
- 🟧 AREA OF BUILDING EQUIPMENT AND SERVICE AREAS
- 🟨 AREA OF HOUSEKEEPING CLOSETS
- 🟩 NET USEABLE AREA

NUSF CALCULATIONS	
GROSS BUILDING AREA	
GROSS BUILDING AREA	39,648 SF
LESS PENETRATIONS & SKIN	
EXTERIOR WALLS	760 SF
RENTABLE SPACE	
RENTABLE SPACE	38,587 SF
LESS PUBLIC SPACES	
AREA OF BUILDING EQUIPMENT AND SERVICE AREAS	1,517 SF
AREA OF HOUSEKEEPING CLOSETS	117 SF
AREA OF PUBLIC CORRIDORS AND ENTRANCE LOBBY	6,269 SF
AREA OF PUBLIC RESTROOMS	580 SF
TOTAL NET USEABLE AREA	
NET USEABLE AREA	30,100 SF
MAXIMUM ALLOWABLE	**30,100 SF**

KEY PLAN



No.	Description	Date

CONSULTANTS:

DEVELOPER:

SASD
Development Group, LLC

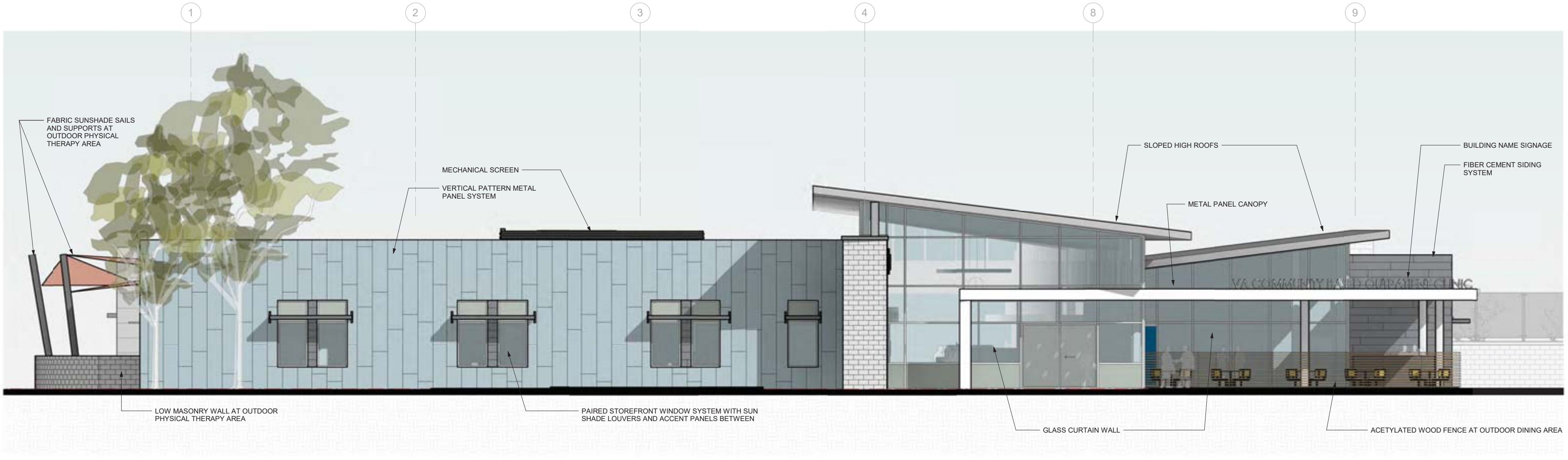
ARCHITECT/ENGINEERS:

NICHOLS ◦ MELBURG ◦ ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 17-9009

STAMP:

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title NET USEABLE AREA PLAN	Phase INITIAL OFFER NOT FOR CONSTRUCTION	Project Title VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC	SFO Number 36C10F19R00677
Approved:	FULLY SPRINKLERED	Location KNUDSEN STREET & OLIVE DRIVE Issue Date: JANUARY, 2020 Checked: Checker Drawn: AE	Drawing Number AE104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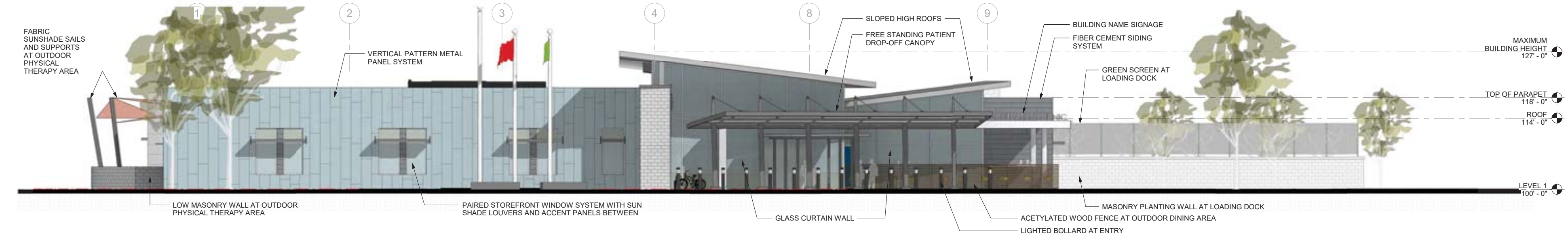
FABRIC SUNSHADE SAILS AND SUPPORTS AT OUTDOOR PHYSICAL THERAPY AREA
MECHANICAL SCREEN
VERTICAL PATTERN METAL PANEL SYSTEM
SLOPED HIGH ROOFS
METAL PANEL CANOPY
BUILDING NAME SIGNAGE
FIBER CEMENT SIDING SYSTEM
VA COMMUNITY BASED OUTPATIENT CLINIC
LOW MASONRY WALL AT OUTDOOR PHYSICAL THERAPY AREA
PAIRED STOREFRONT WINDOW SYSTEM WITH SUN SHADE LOUVERS AND ACCENT PANELS BETWEEN
GLASS CURTAIN WALL
ACETYLATED WOOD FENCE AT OUTDOOR DINING AREA

1 NORTH ELEVATION - ENLARGED ENTRY WITHOUT DROP-OFF CANOPY

SCALE: 3/16" = 1'-0"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FABRIC SUNSHADE SAILS AND SUPPORTS AT OUTDOOR PHYSICAL THERAPY AREA
VERTICAL PATTERN METAL PANEL SYSTEM
SLOPED HIGH ROOFS
FREE STANDING PATIENT DROP-OFF CANOPY
BUILDING NAME SIGNAGE
FIBER CEMENT SIDING SYSTEM
GREEN SCREEN AT LOADING DOCK
MAXIMUM BUILDING HEIGHT 127' - 0"
TOP OF PARAPET 118' - 0"
ROOF 114' - 0"
LEVEL 1 100' - 0"
LOW MASONRY WALL AT OUTDOOR PHYSICAL THERAPY AREA
PAIRED STOREFRONT WINDOW SYSTEM WITH SUN SHADE LOUVERS AND ACCENT PANELS BETWEEN
GLASS CURTAIN WALL
MASONRY PLANTING WALL AT LOADING DOCK
ACETYLATED WOOD FENCE AT OUTDOOR DINING AREA
LIGHTED BOLLARD AT ENTRY

2 NORTH ELEVATION WITH PATIENT DROP-OFF CANOPY

SCALE: 1/8" = 1'-0"

No.	Description	Date

CONSULTANTS:

DEVELOPER:
SASD Development Group, LLC

ARCHITECT/ENGINEERS:
NICHOLS ◦ MELBURG ◦ ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 17-9009

STAMP:

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VA U.S. Department of Veterans Affairs

Drawing Title: BUILDING ELEVATIONS
Approved:
Phase: INITIAL OFFER
NOT FOR CONSTRUCTION
FULLY SPRINKLERED
Project Title: VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC
Location: KNUDSEN STREET & OLIVE DRIVE
Issue Date: JANUARY, 2020
Checked: Checker
Drawn: Author
SFO Number: 36C10F19R00677
Drawing Number: AE300

Plot Date: 1/20/2020 10:10:20 AM
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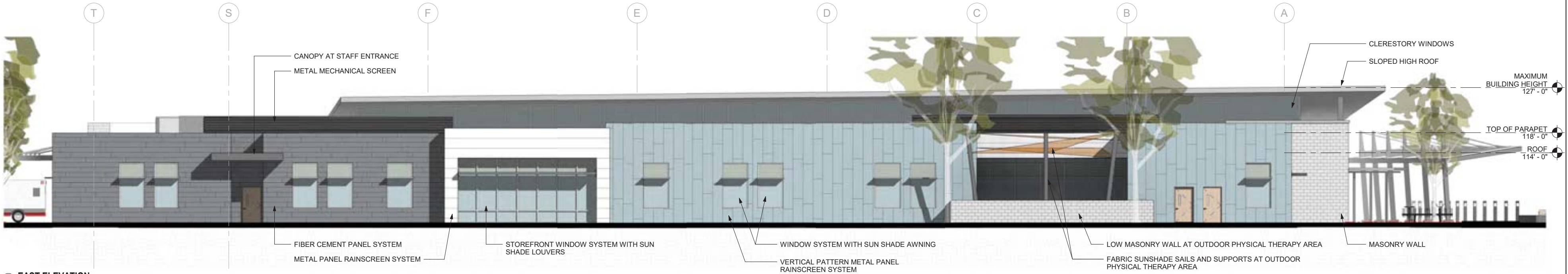
one and one-half inches = one foot
one inch = one foot
three-quarters inch = one foot
one-half inch = one foot
three-eighths inch = one foot
one-quarter inch = one foot
one-eighth inch = one foot


T
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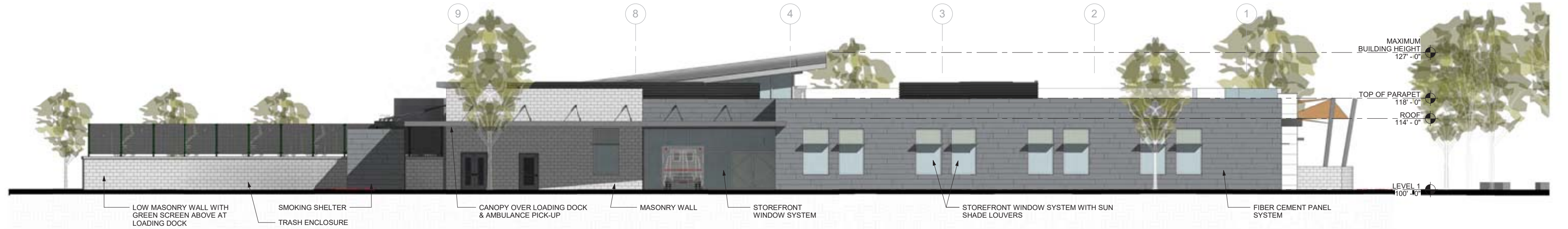
CANOPY AT STAFF ENTRANCE
METAL MECHANICAL SCREEN
CLERESTORY WINDOWS
SLOPED HIGH ROOF
MAXIMUM BUILDING HEIGHT 127' - 0"
TOP OF PARAPET 118' - 0"
ROOF 114' - 0"
FIBER CEMENT PANEL SYSTEM
METAL PANEL RAINSCREEN SYSTEM
STOREFRONT WINDOW SYSTEM WITH SUN SHADE LOUVERS
WINDOW SYSTEM WITH SUN SHADE AWNING
VERTICAL PATTERN METAL PANEL RAINSCREEN SYSTEM
LOW MASONRY WALL AT OUTDOOR PHYSICAL THERAPY AREA
FABRIC SUNSHADE SAILS AND SUPPORTS AT OUTDOOR PHYSICAL THERAPY AREA
MASONRY WALL

B1 EAST ELEVATION
SCALE: 1/8" = 1'-0"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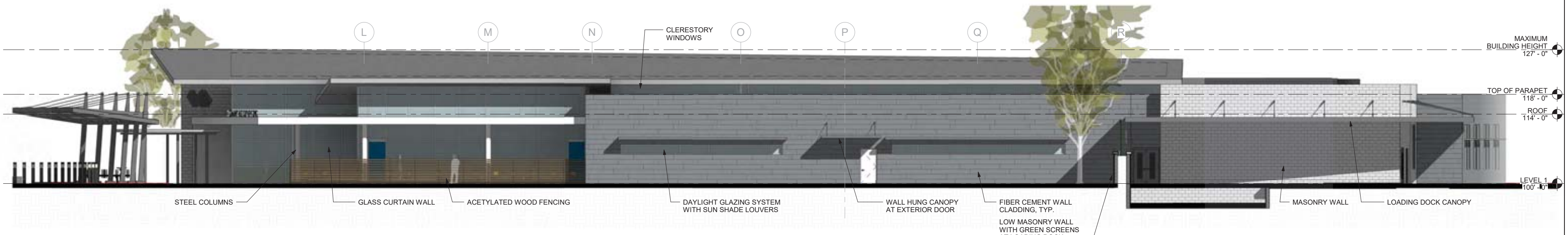
MAXIMUM BUILDING HEIGHT 127' - 0"
TOP OF PARAPET 118' - 0"
ROOF 114' - 0"
LEVEL 1 100' - 0"
LOW MASONRY WALL WITH GREEN SCREEN ABOVE AT LOADING DOCK
SMOKING SHELTER
TRASH ENCLOSURE
CANOPY OVER LOADING DOCK & AMBULANCE PICK-UP
MASONRY WALL
STOREFRONT WINDOW SYSTEM
STOREFRONT WINDOW SYSTEM WITH SUN SHADE LOUVERS
FIBER CEMENT PANEL SYSTEM

C1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"


L
M
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CLERESTORY WINDOWS
MAXIMUM BUILDING HEIGHT 127' - 0"
TOP OF PARAPET 118' - 0"
ROOF 114' - 0"
LEVEL 1 100' - 0"
STEEL COLUMNS
GLASS CURTAIN WALL
ACETYLATED WOOD FENCING
DAYLIGHT GLAZING SYSTEM WITH SUN SHADE LOUVERS
WALL HUNG CANOPY AT EXTERIOR DOOR
FIBER CEMENT WALL CLADDING, TYP.
LOW MASONRY WALL WITH GREEN SCREENS AT LOADING DOCK
MASONRY WALL
LOADING DOCK CANOPY

E1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

No.	Description	Date

CONSULTANTS:

DEVELOPER:
SASD
Development Group, LLC

ARCHITECT/ENGINEERS:
NICHOLS ◦ MELBURG ◦ ROSSETTO
ARCHITECTS + ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA. 96002
(530) 222-3300 (530) 222-3538 FAX
http://www.nmrdesign.com
NMR Project Number: 17-9009

STAMP:

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

Drawing Title: BUILDING ELEVATIONS
Approved:
Phase: INITIAL OFFER
NOT FOR CONSTRUCTION
FULLY SPRINKLERED
Project Title: VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC
Location: KNUDSEN STREET & OLIVE DRIVE
Issue Date: JANUARY, 2020
Checked: Team
Drawn: Team
SFO Number: 36C10F19R00677
Drawing Number: AE301

Plot Date: 1/20/2020 10:13:22 AM
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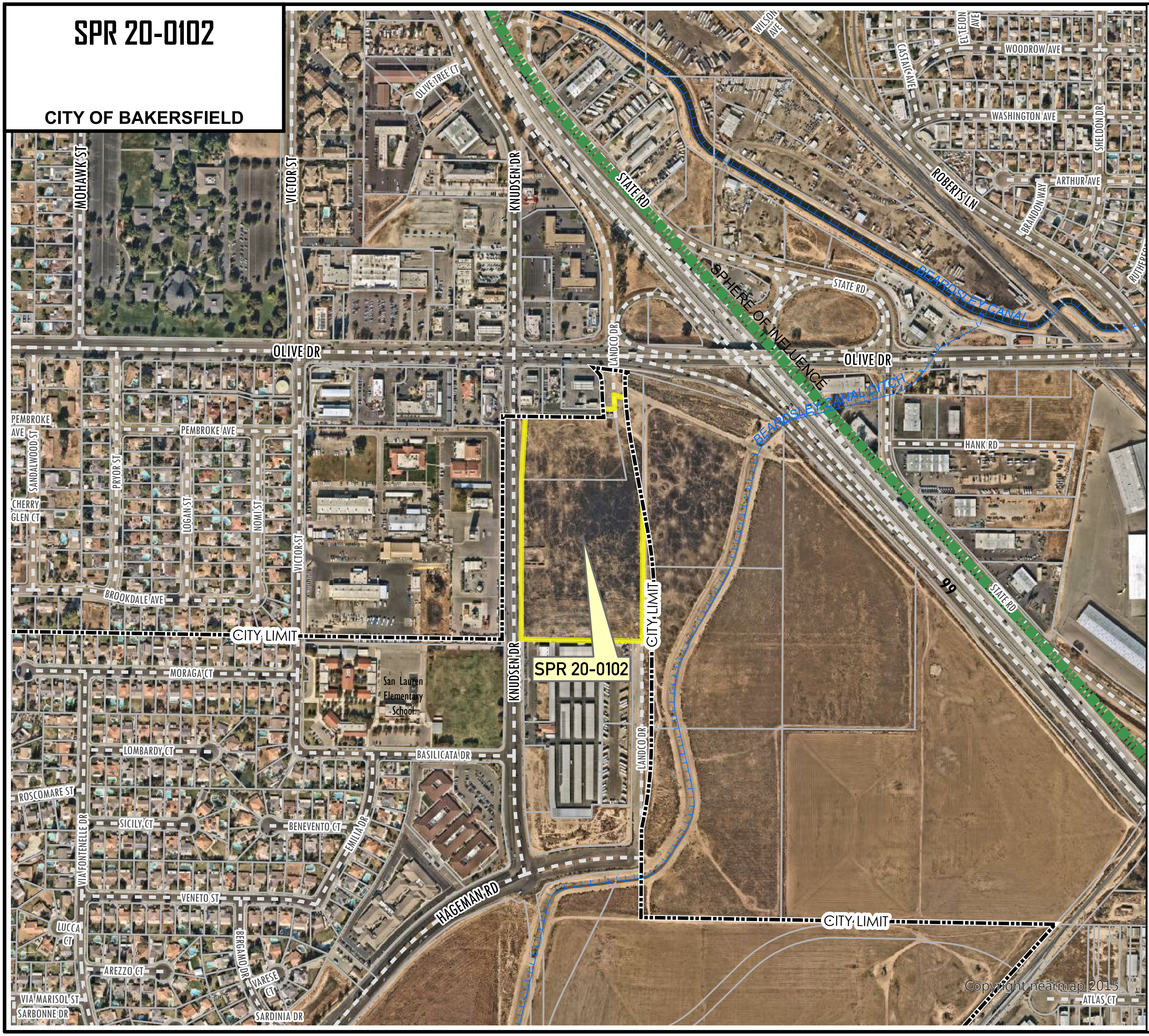
Appendix C:
Project Maps

SPR 20-0102

CITY OF BAKERSFIELD



AERIAL

BAKERSFIELD

Feet

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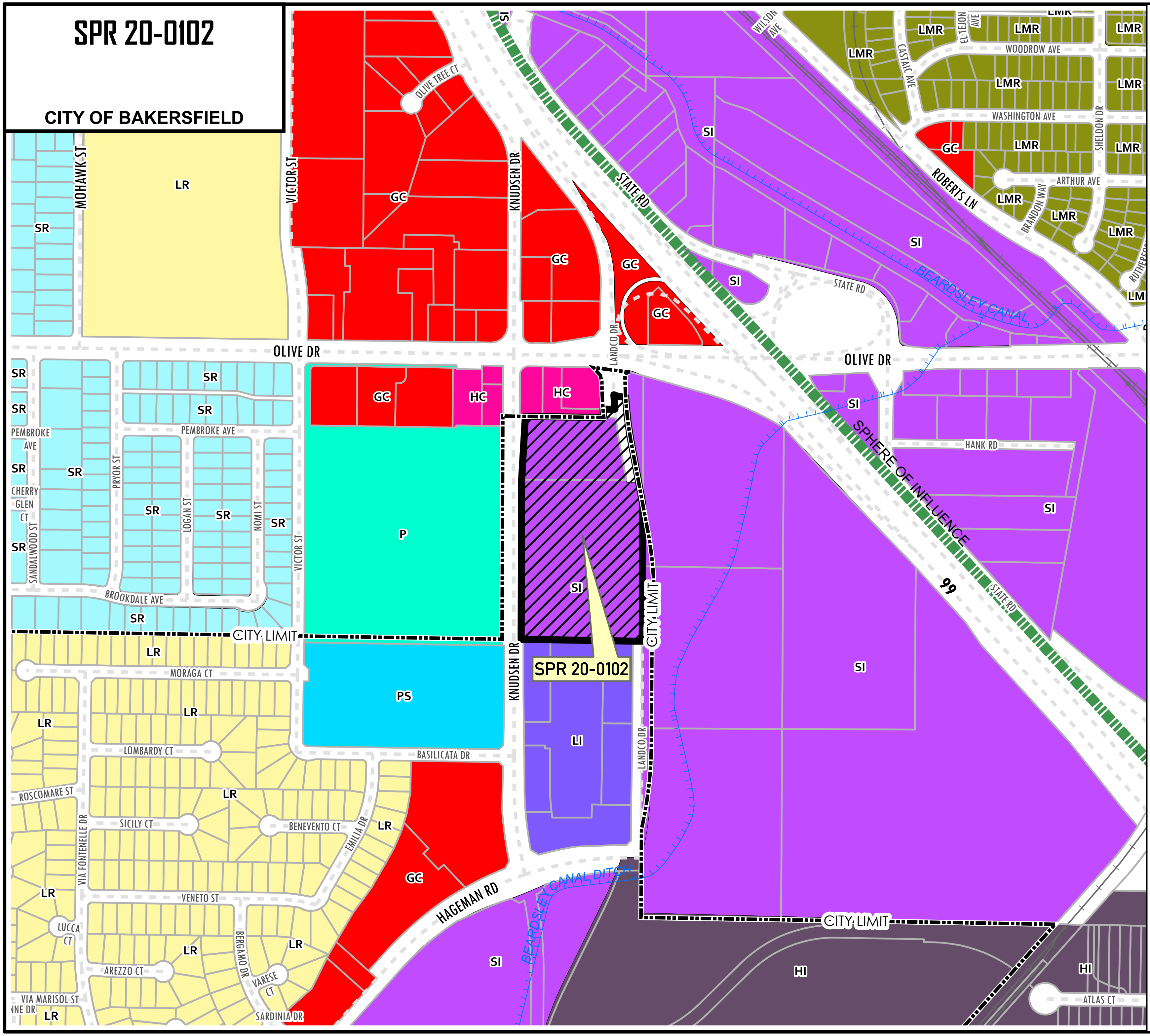
Document Name: 2020_11_10zc

SPR 20-0102

CITY OF BAKERSFIELD



Land Use

RESIDENTIAL

- 🟦 SR -Suburban Residential: ≤ 4 dwelling units/net acre
- 🟩 LMR - Low Medium Density Residential: > 4 units but ≤ 10 dwelling units/net acre
- 🟧 HMR - High Medium Density Residential: > 7.26 units but ≤ 17.42 dwelling units/net acre
- 🟨 LR - Low Density Residential: ≤ 7.26 dwelling units/net acre

COMMERCIAL

- 🟥 GC - General Commercial
- 🟥 HC - Highway Commercial

INDUSTRIAL

- 🟪 LI - LIGHT INDUSTRIAL
- 🟪 SI - Service Industrial
- 🟫 HI - Heavy Industrial

PUBLIC FACILITIES

- 🟩 P - Public Facilities
- 🟦 PS - Public/Private Schools

BAKERSFIELD

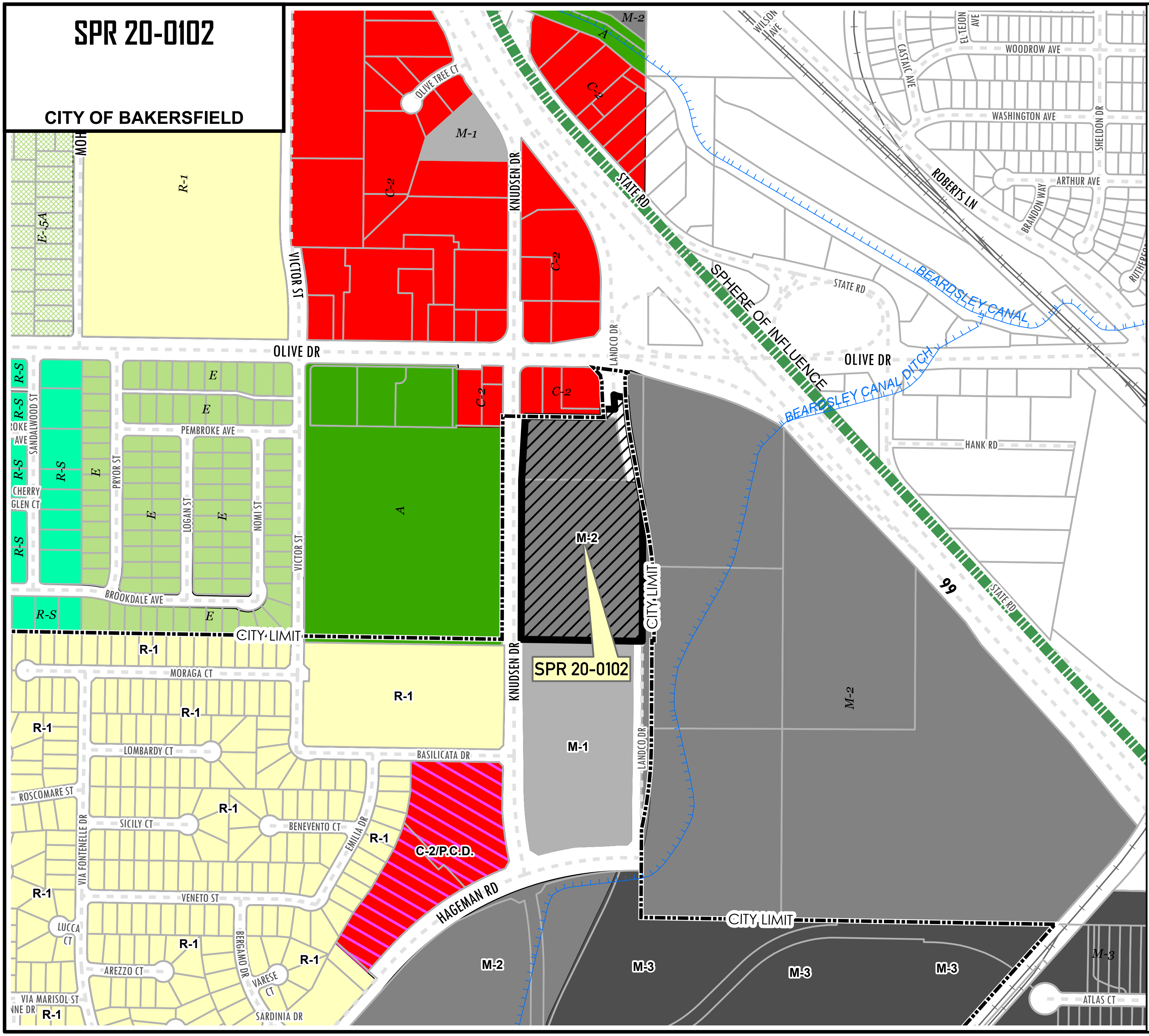
Feet

0 300 600

Document Name: 2020_11_10zc

SPR 20-0102

CITY OF BAKERSFIELD



Zoning

Commercial Zone Designations

- 🟥 C-2 Commercial
- ▨ C-2/P.C.D. Combining

Industrial Zone Designations

- ■ M-1 Light Manufacturing
- ■ M-2 General Manufacturing
- ■ M-3 Heavy Industrial

Resource Zone Designations

- 🟩 A Agricultural

Residential Zone Designations

- 🟩 E Estate One Family Dwelling
- ▨ E-.5A Estate One Family Dwelling - .5 acre minimum
- 🟩 R-S Residential Suburban
- 🟨 R-1 One Family Dwelling
- 🟧 R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.

BAKERSFIELD

Feet

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