

Lorelei H. Oviatt, AICP, Director
2700 "M" Street, Suite 100
Bakersfield, CA 93301-2323
Phone: (661) 862-8600
Fax: (661) 862-8601 TTY Relay 1-800-735-2929
Email: planning@kerncounty.com
Web Address: <http://kernplanning.com/>



**PLANNING AND NATURAL
RESOURCES DEPARTMENT**
Planning and Community
Development
Administrative Operations

NOTICE OF PREPARATION

DATE: August 3, 2022

TO: See Attached Mailing List

FROM: Kern County Planning and Natural Resources Department
Attn: Matthew Hall, Supervising Planner
2700 "M" Street, Suite 100
Bakersfield, CA 93301
(661) 862-8611,
hallmat@kerncounty.com

**RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
FOR THE Malibu Vineyards Industrial Parkway Project, By Malibu Vineyards, L.P. (PP21116)**

The Kern County Planning and Natural Resources Department, as Lead Agency (pursuant to California Environmental Quality Act [CEQA] Guidelines Section 15052) has determined that preparation of an Environmental Impact Report (EIR) (pursuant to CEQA Guidelines Section 15161) is necessary for the project identified below. The Planning and Natural Resources Department solicits the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities about the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval of projects

Due to limits mandated by State law, your response must be received by **September 5, 2022 at 5:00 p.m.** In addition, comments can also be submitted at a **scoping meeting** that will be held at the Kern County Planning and Natural Resources Department on **August 24, 2022 at 1:30 p.m.** at the address shown above.

PROJECT TITLE: Malibu Vineyards Industrial Parkway Project by Malibu Vineyards, L.P.; GPA 9, Map 80; GPA 23, Map 81; ZCC 13, Map 80; ZCC 92, Map 81; PD 2, Map 80; PD 74, Map 81; PD 75, Map 81

PROJECT LOCATION: The project site is located within unincorporated Kern County, north of Imperial Avenue and generally east of State Route 99 (SR 99), with site access from Saco Road and Imperial Avenue. The project site is just east of the City of Shafter, which is on the west side of SR 99, and approximately one mile north of the City of Bakersfield. The Beardsley/Lerdo Canal trends northwest to southeast through the center of project site. The project site is located within portions of Sections 29 and 30, Township 28 South, Range 27 East in the Mount Diablo Base & Meridian (MDBM), and portions of Sections 24 and 25, Township 28 South, Range 26 East, MDBM, and Section 30 of Township 28 South, Range 27 East, MDBM.

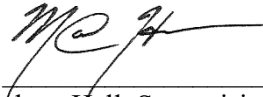
PROJECT DESCRIPTION: The proposed Malibu Vineyards Industrial Parkway Project (proposed project) involves the development of approximately 8,786,734 square feet of industrial use space, comprised of 24 buildings on approximately 739 acres of existing vineyard. The project is proposed by Malibu Vineyards, L.P. (project proponent), and would be developed over two phases.

Implementation of the project, as proposed, would include:

1. General Plan Amendment No. 9, Map No. 80 to change County General Plan Map Code 8.1 (Intensive Agriculture) to 7.2 (Service Industrial).
2. General Plan Amendment No. 23, Map No. 81 to change the Metropolitan Bakersfield General Plan Map Code R-IA (Intensive Agriculture) to SI (Service Industrial).
3. Zone Change No. 13, Map No. 80 to change zoning from A (Exclusive Agricultural) district to M2-PD (Medium Industrial, Precise Development Plan) district.
4. Zone Change No. 92, Map No. 81 (A to M2-PD) to change zoning from A (Exclusive Agricultural) district to M2-PD (Medium Industrial, Precise Development Plan) district.
5. Precise Development Plans to for the following maps:
 - a. No. 2, Map No. 80;
 - b. No. 74, Map No. 81; and
 - c. No. 75, Map No. 81.

To allow the construction and operation of an industrial parkway project including storage and office space, pursuant to Section 19.38.020E of the Kern County Zoning Ordinance.

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

Signature: 
Name: Matthew Hall, Supervising Planner

Lorelei H. Oviatt, AICP, Director
2700 "M" Street, Suite 100
Bakersfield, CA 93301-2323
Phone: (661) 862-8600
Fax: (661) 862-8601 TTY Relay 1-800-735-2929
Email: planning@kerncounty.com
Web Address: <http://kernplanning.com/>



**PLANNING AND NATURAL
RESOURCES DEPARTMENT**
Planning and Community
Development
Administrative Operations

DATE: August 3, 2022

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

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

**RE: Notice of Preparation of a Draft Environmental Impact Report (EIR) – Malibu Vineyards
Industrial Parkway Project, By Malibu Vineyards, L.P. (PP21116)**

Dear Sir or Madam:

The Kern County Planning and Natural Resources Department has determined that preparation of an Environmental Impact Report (EIR) is necessary for the project identified below. The purpose of this letter is to notify surrounding property owners within 1,000 feet of the project boundaries of this determination. A copy of the Notice of Preparation (NOP) prepared for this project is available for viewing at the following Kern County website: <https://kernplanning.com/planning/notices-of-preparation/>. The NOP is also available for review at the Planning and Natural Resources Department, located at 2700 "M" Street, Suite 100, Bakersfield, CA 93301.

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

You are invited to view the NOP and submit written comments regarding this project should you wish to do so. Due to the limits mandated by State law, your response must be received by **September 05, 2022 at 5:00 p.m.** Your comments can also be submitted at a **scoping meeting** that will be held at the Kern County Planning and Natural Resources Department on **August 24, 2022 at 1:30 p.m.** at the address shown above.

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

PROJECT TITLE: Malibu Vineyards Industrial Parkway Project by Malibu Vineyards, L.P.; GPA 9, Map 80; GPA 23, Map 81; ZCC 13, Map 80; ZCC 92, Map 81; PD 2, Map 80; PD 74, Map 81; PD 75, Map 81.

PROJECT LOCATION: The project site is located within unincorporated Kern County, north of Imperial Avenue and generally east of State Route 99 (SR 99), with site access from Saco Road and Imperial Avenue. The project site is just east of the City of Shafter, which is on the west side of SR 99, and approximately one mile north of the City of Bakersfield. The Beardsley/Lerdo Canal trends northwest to southeast through the center of project site. The project site is located within portions of Sections 29 and 30, Township 28 South, Range 27 East in the Mount Diablo Base & Meridian (MDBM), and portions of Sections 24 and 25, Township 28 South, Range 26 East, MDBM, and Section 30 of Township 28 South, Range 27 East, MDBM.

PROJECT DESCRIPTION: The proposed Malibu Vineyards Industrial Parkway Project (proposed project) involves the development of approximately 8,786,734 square feet of industrial use space, comprised of 24 buildings on approximately 739 acres of existing vineyard. The project is proposed by Malibu Vineyards, L.P. (project proponent), and would be developed over two phases.

The Beardsley/Lerdo Canal trends northwest to southeast through the center of project site, dividing the two phases of the project. Phase 1 would include seven existing parcels on approximately 534 acres, and is located between Burbank Street to the north, and Imperial Avenue to the south, with the western boundary being the Beardsley/Lerdo Canal. Phase 1 is in Kern County Zone Map 81, as portions of Sections 29 and 30, Township 28 South, Range 27 East in the MDBM.

Phase 2 would include 14 existing parcels on approximately 205 acres, with the western boundary SR 99, and the eastern boundary the Beardsley/Lerdo Canal. The site is located generally south of Lerdo Highway, and north of Imperial Avenue. Phase 2 is in Zone Maps 80 and 81, as portions of Sections 24 and 25, Township 28 South, Range 26 East, MDBM, and Section 30 of Township 28 South, Range 27 East, MDBM.

The project is located solely within the jurisdiction of Kern County, in two Zone Maps (Zone Map 80, and Zone Map 81). The project site is zoned Exclusive Agriculture (A). A portion of the project site is within the Kern County General Plan, designated as Map Code 8.1 (Intensive Agriculture), and a portion of the project site is within the Metropolitan Bakersfield General Plan, designated R-IA (Intensive Agriculture).

To allow the construction and operation of an industrial parkway project including storage and office space, pursuant to Section 19.38.020E of the Kern County Zoning Ordinance, implementation of the project, as proposed, would include:

6. General Plan Amendment No. 9, Map No. 80 to change County General Plan Map Code 8.1 (Intensive Agriculture) to 7.2 (Service Industrial).
7. General Plan Amendment No. 23, Map No. 81 to change the Metropolitan Bakersfield General Plan Map Code R-IA (Intensive Agriculture) to SI (Service Industrial).
8. Zone Change No. 13, Map No. 80 to change zoning from A (Exclusive Agricultural) district to M2-PD (Medium Industrial, Precise Development Plan) district.
9. Zone Change No. 92, Map No. 81 (A to M2-PD) to change zoning from A (Exclusive Agricultural) district to M2-PD (Medium Industrial, Precise Development Plan) district.
10. Precise Development Plans for the following maps:
 - a. No. 2, Map No. 80;
 - b. No. 74, Map No. 81; and
 - c. No. 75, Map No. 81.

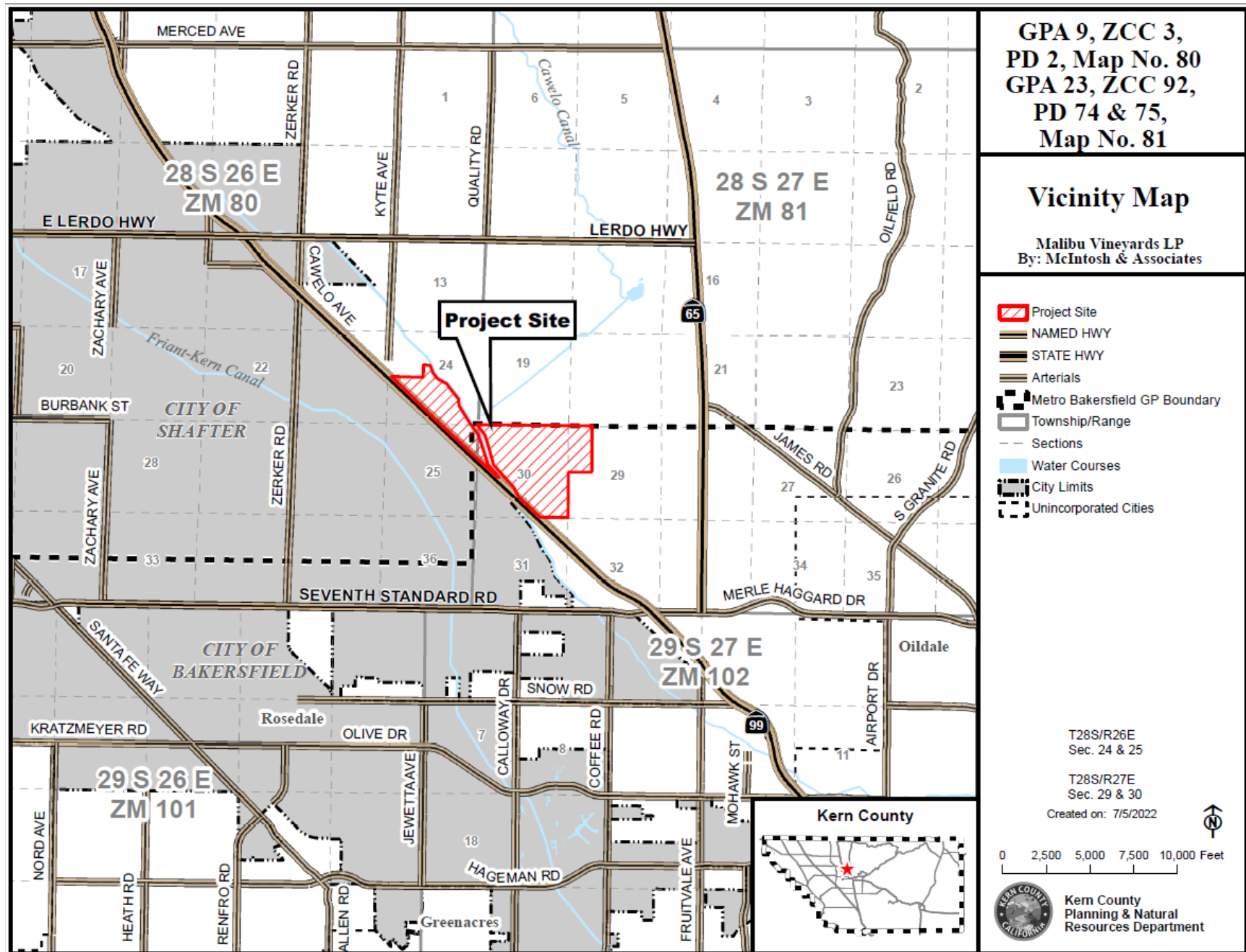
Should you have any questions regarding this project, or the Notice of Preparation, please feel free to contact the Project Manager assigned to this case, Matthew Hall, Supervising Planner, at (661) 862-8611 or hallmat@kerncounty.com.

Sincerely,



Matthew Hall, Supervising Planner
Advanced Planning Division

Attachment: Site Vicinity Map showing project boundary



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NOP Agency Distribution List

I:\Planning\WORKGRPS\WP\LA
BELS\Malibu Vineyards Industrial
Parkway Project Agencies 05-17-
22.docx
cp05-17-22

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

Bakersfield City Planning Dept
1715 Chester Avenue
Bakersfield, CA 93301

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

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

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

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

City of McFarland
401 West Kern Avenue
McFarland, CA 93250

City of Ridgecrest
100 West California Avenue
Ridgecrest, CA 93555

City of Shafter
336 Pacific Avenue
Shafter, CA 93263

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

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

City of Wasco
764 E Street
Wasco, CA 93280

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

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

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

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

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

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

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

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

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

Federal Aviation Administration
Western Reg Office/
777 South Aviation Boulevard
Suite 150
El Segundo, CA 90245

Federal Communications Comm
18000 Studebaker Road, #660
Cerritos, CA 90701

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

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

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

U.S. Army Corps of Engineers
Regulatory Division
1325 "J" Street, #1350
Sacramento, CA 95814-2920

U.S. Postal Service
Address Management Systems
28201 Franklin Parkway
Santa Clarita, CA 91383-9321

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

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

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

Caltrans/
Division of Aeronautics, MS #40
P.O. Box 942873
Sacramento, CA 94273-0001

State Clearinghouse
Office of Planning and Research
1400 - 10th Street, Room 222
Sacramento, CA 95814

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

State Dept of Conservation
Geologic Energy Management Division
11000 River Run Boulevard
Bakersfield, CA 93311

Office of the State Geologist
Headquarters
801 "K" Street, MS 12-30
Sacramento, CA 95814

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

State Dept of Conservation
Office of Mine Reclamation
801 "K" Street MS 09-06
Sacramento, CA 95814-3529

State Dept of Conservation
Div Recycling Cert. Sec.
801 "K" Street, MS 19-01
Sacramento, CA 95814

State Mining and Geology Board
801 K Street, MS 20-15
Sacramento, CA 95814

California State University
Bakersfield - Library
9001 Stockdale Highway
Bakersfield, CA 93309

California Energy Commission
James W. Reed, Jr.
1516 Ninth Street
Mail Stop 17
Sacramento, CA 95814

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

State Dept of Food & Agriculture
1220 "N" Street
Sacramento, CA 95814

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

State Office of Historical Pres
Attention Susan Stratton
P.O. Box 942896
Sacramento, CA 95296-0001

Integrated Waste Management
P.O. Box 4025, MS #15
Sacramento, CA 95812-4025

State Water Resources Control
Board
Division of Drinking Water
Attn: Jesse Dhaliwal, Sr. Sanitary
Eng
4925 Commerce Drive, Suite 120
Bakersfield, CA 93309

Public Utilities Comm Energy
Div
505 Van Ness Avenue
San Francisco, CA 94102

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

State Lands Commission
100 Howe Avenue, Ste 100-South
Sacramento, CA 95825-8202

State Dept of Toxic Substance
Control
Environmental Protection Agency
1515 Tollhouse Road
Clovis, CA 93612

Cal Environmental Protection Agency/
Dept of Toxic Substances Control, Reg 1
Attn: Dave Kereazis, Permit Div - CEQA
8800 Cal Center Drive, 2nd Floor
Sacramento, CA 95826

State Dept of Water Resources
San Joaquin Dist.
3374 East Shields Avenue, Room
A-7
Fresno, CA 93726

Kern County
Agriculture Department

Kern County Airports Department/SOI

Kern County Administrative
Officer

Tejon Indian Tribe
Kathy Morgan, Chairperson
1731 Hasti-acres Drive, Suite 108
Bakersfield, CA 93309

Kern County
Env Health Services Department

Kern County Fire Dept
Aaron Duncan, Fire Chief

Kern County Fire Dept
Cary Wright, Fire Marshall

Kern County Library/Beale
Local History Room

Kern County Library/Beale
Andie Sullivan

Wasco Rec & Parks Dist
1280 Poplar Street
Wasco, CA 93280

Kern County Museum
3801 Chester Avenue
Bakersfield, CA 93301

Kern County Sheriff's Dept
Administration

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

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

Rosedale Union School Dist
2553 Old Farm Road
Bakersfield, CA 93312

Wasco Union High School Dist
P.O. Box 250
Wasco, CA 93280

Kern High School Dist
5801 Sundale Avenue
Bakersfield, CA 93309

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

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

Local Agency Formation Comm/LAFCO
5300 Lennox Avenue, Suite 303
Bakersfield, CA 93309

North of the River Muni Water Dist
P.O. Box 5638
Bakersfield, CA 93388-5638

Cawelo Water Dist
17207 Industrial Farm Road
Bakersfield, CA 93308-9801

Oildale Mutual Water Co
P.O. Box 5638
Bakersfield, CA 93388

Shafter Rec & Parks Dist
700 East Tulare Avenue
Shafter, CA 93263

North of the River Rec & Parks
Dist
405 Galaxy Avenue
Bakersfield, CA 93308

Rosedale-Rio Bravo Water Dist
P.O. Box 20820
Bakersfield, CA 93390-0820

Kern County Water Agency
3200 Rio Mirada Drive
Bakersfield, CA 93308

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

Kern Mosquito Abatement Dist
4705 Allen Road
Bakersfield, CA 93314

Bakersfield Municipal Airport
4101 Truxtun Avenue
Bakersfield, CA 93309

California City Airport
22636 Airport Way, #8
California City, CA 93505

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

Inyokern Airport
P.O. Box 634
Inyokern, CA 93527

Minter Field Airport District
201 Aviation Street
Shafter, CA 93263

Mojave Airport
1434 Flightline
Mojave, CA 93501

East Kern Airport Dist
Attention Stuart Witt
1434 Flightline
Mojave, CA 93501

East Kern Airport Dist Engineer
3900 Ridgemoor Avenue
Bakersfield, CA 93306

Northcutt and Associates
4220 Poplar Street
Lake Isabella, CA 93240-9536

Mountain Valley Airport
P.O. Box 100
Tehachapi, CA 93581

Aero Sports Skypark Corporation
P.O. Box 2567
Rosamond, CA 93560

Rosamond Skypark/Airport
4000 Knox Avenue
Rosamond, CA 93560

Tehachapi City Hall/Airport
115 South Robinson Street
Tehachapi, CA 93561

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

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

Kern Audubon Society
Attn: Frank Bedard, Chairman
4124 Chardonnay Drive
Bakersfield, CA 93306

Los Angeles Audubon
926 Citrus Avenue
Los Angeles, CA 90036-4929

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

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

Construction Materials Assoc of
CA
1029 "J" Street, Suite 420
Sacramento, CA 95814

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

California Farm Bureau
2300 River Plaza Drive, NRED
Sacramento, CA 95833

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

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

Pacific Gas & Electric Co
Land Projects
650 "O" Street, First Floor
Fresno, CA 93760-0001

Sierra Club/Kern Kaweah Chapter
Beyond Coal Campaign
Attn: Sarah Friedman
P.O. Box 3357
Bakersfield, CA 93385

Southern California Gas Co
35118 McMurtrey Avenue
Bakersfield, CA 93308-9477

Southern California Gas Co
Transportation Dept
9400 Oakdale Avenue
Chatsworth, CA 91313-6511

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

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

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

California Resources Corp
Attn: Michael D. Gooding
11109 River Run Boulevard
Bakersfield, CA 93311

Santa Rosa Rancheria
Ruben Barrios, Chairperson
P.O. Box 8
Lemoore, CA 93245

Tejon Indian Tribe
Kathy Morgan, Chairperson
1731 Hasti-acres Drive, Suite 108
Bakersfield, CA 93309

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

Tubatulabals of Kern County
Attn: Robert Gomez, Chairperson
P.O. Box 226
Lake Isabella, CA 93240

Tule River Indian Tribe
Neal Peyron, Chairperson
P.O. Box 589
Porterville, CA 93258

Joyce LoBasso
P.O. Box 6003
Bakersfield, CA 93386

Leadership Counsel for Justice &
Accountability
1527 - 19th Street, Suite 212
Bakersfield, CA 93301

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

Mojave Foundation
Attn: Todd Quelet
16922 Airport Boulevard
Mojave, CA 93501

Northcutt and Associates
4220 Poplar Street
Lake Isabella, CA 93240-9536

Thomas Roads Improvement
Program
PARSONS
1600 Truxtun Avenue, 3rd Floor
Bakersfield, CA 93301

A E Corporation
Planning Department
901 Via Piemonte, 5th Floor
Ontario, CA 91764

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

NOP Surrounding APN Distribution List

I:\Planning\WORKGRPS\WP\LABE
LS\Malibu Vineyards PLN-01885
NOP.05-17-22docx.docx
Cp05/17/22

091 160 22 00 5
CAWELO WATER DIST
17207 INDUSTRIAL FARM RD
RR 1
BAKERSFIELD CA 93308

482 050 04 00 1
DOWNS GORDON L & JOYCE M
7500 CALLE NOBLEZA
BAKERSFIELD CA 93309

091 160 10 01 9
GIUMARRA VINEYARDS CORP
PO BOX 1969
BAKERSFIELD CA 93303-1969

482 050 02 01 4
HALLIBURTON ENERGY
SERV INC
P O DRAWER 1431
DUNCAN OK 73536-0222

091 210 08 00 9
LENNAR HOMES OF CAL INC
8080 N PALM AV STE 110
FRESNO CA 93711

482 040 15 00 0 **DUP**
LENNAR HOMES OF CAL INC
8080 PALM AV # 110
FRESNO CA 93711

091 200 13 01 9
MALIBU VINEYARDS
9777 WILSHIRE BL STE 900
BEVERLY HILLS CA 90212-
1902

091 150 03 00 7 **DUP**
MALIBU VINEYARDS L P
9777 WILSHIRE BL STE 900
BEVERLY HILLS CA 90212-1902

091 130 04 01 3
MZIRP INC
31381 POND RD
MC FARLAND CA 93250

482 010 56 00 0
NO KERN WATER STORAGE
DIST
P O BOX 81435
BAKERSFIELD CA 93380-1435

091 060 08 00 6
NORTH KERN WATER STORAGE
DIST
33380 CAWELO AV
BAKERSFIELD CA 93308-9575

482 010 05 00 2 **DUP**
NORTH KERN WATER
STORAGE DIST
P O BOX 81435
BAKERSFIELD CA 93380-1435

481 060 10 01 3
PARAMOUNT RANCH CO ET
AL
33374 LERDO HW
BAKERSFIELD CA 93308

481 060 11 00 7
S & JV PROP LLC
PO BOX 1270
SHAFTER CA 93263-1270

482 010 07 00 8
UNION PACIFIC R/R CO
1400 DOUGLAS ST # 1610
OMAHA NE 68179-1610

482 010 08 00 1 DUP
UNION PACIFIC R/R CO
1400 DOUGLAS ST
OMAHA NE 68179

481 060 12 01 9
VIGNOLO FAMILY L P
PO BOX 1270
SHAFTER CA 93263-1270

091 150 01 00 1
WONDERFUL NUT ORCHARDS
LLC
6801 E LERDO HW
SHAFTER CA 93263-9610

091 130 14 00 3
BIDART BROS
4813 CALLOWAY DR
BAKERSFIELD CA 93312-9702

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Malibu Vineyards Industrial Parkway Project

Lead Agency: County of Kern

Contact Person: Matthew Hall

Mailing Address: 2700 "M" Street, Suite 100

Phone: (661) 862-8611

City: Bakersfield

Zip: 93301-2370

County: Kern

Project Location: County: Kern

City/Nearest Community: Cawelo

Cross Streets: Saco Road and Imperial Avenue

Zip Code: 93308

Longitude/Latitude (degrees, minutes and seconds): 35 ° 50 ' 603 " N / 119 ° 14 ' 959 " W Total Acres: 740

Assessor's Parcel No.: See NOP Table 1

Section: 24, 25, 29, 30

Twp.: 28S

Range: 26E, 27E

Base: Mount Diablo

Within 2 Miles: State Hwy #: 99

Waterways: Beardsley/Lerdo Canal

Airports: Meadows Field Airport

Railways: N/A

Schools: Norris Middle School

Document Type:

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

Local Action Type:

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

Development Type:

☐ Residential: Units _____ Acres _____	☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____	☐ Power: Type _____ MW _____
☒ Industrial: Sq.ft. 10,750,000 Acres Approx 739 Employees 6,000	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☐ Other: _____
☐ Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Present: Agriculture / A Exclusive Agriculture/ 8.1 Intensive Agriculture and R-IA Intensive Agriculture

Project Description: (please use a separate page if necessary)

The proposed Malibu Vineyard Industrial Parkway Project (proposed project) involves the development of approximately 10,750,000 square-feet of industrial warehouse and office use, comprised of 22 buildings on 740 acres of existing vineyard. The project is proposed by Malibu Vineyards, L.P. (project proponent), and would be developed over two phases. Proposed entitlements include: Zone Change No. 13, Map No. 80 to change from A (Exclusive Agriculture) to M-2 PD (Medium Industrial, Precise Development); Zone Change No. 92, Map No. 81 to A (Exclusive Agriculture) to M-2 PD (Medium Industrial, Precise Development); General Plan Amendment No. 9, Map No. 80 to change County General Plan Map Code 8.1 (Intensive Agriculture) to 7.2 (Service Industrial); General Plan Amendment No. 23, Map No. 81 to change the Metropolitan Bakersfield General Plan Map Code R-IA (Intensive Agriculture) to SI (Service Industrial); Annexation of 740 contiguous acres, inclusive of the project site, into the Oildale Mutual Water Company's services.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

<u>S</u> Air Resources Board	<u>S</u> Office of Historic Preservation
<u> </u> Boating & Waterways, Department of	<u> </u> Office of Public School Construction
<u> </u> California Emergency Management Agency	<u>S</u> Parks & Recreation, Department of
<u>S</u> California Highway Patrol	<u> </u> Pesticide Regulation, Department of
<u>S</u> Caltrans District # <u>6</u>	<u>S</u> Public Utilities Commission
<u>S</u> Caltrans Division of Aeronautics	<u>S</u> Regional WQCB # <u>5</u>
<u>S</u> Caltrans Planning	<u> </u> Resources Agency
<u> </u> Central Valley Flood Protection Board	<u>S</u> Resources Recycling and Recovery, Department of
<u> </u> Coachella Valley Mtns. Conservancy	<u> </u> S.F. Bay Conservation & Development Comm.
<u> </u> Coastal Commission	<u> </u> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<u> </u> Colorado River Board	<u> </u> San Joaquin River Conservancy
<u>S</u> Conservation, Department of	<u> </u> Santa Monica Mtns. Conservancy
<u> </u> Corrections, Department of	<u> </u> State Lands Commission
<u> </u> Delta Protection Commission	<u> </u> SWRCB: Clean Water Grants
<u> </u> Education, Department of	<u>S</u> SWRCB: Water Quality
<u>S</u> Energy Commission	<u> </u> SWRCB: Water Rights
<u>S</u> Fish & Game Region # <u>4</u>	<u> </u> Tahoe Regional Planning Agency
<u>S</u> Food & Agriculture, Department of	<u>S</u> Toxic Substances Control, Department of
<u>S</u> Forestry and Fire Protection, Department of	<u>S</u> Water Resources, Department of
<u> </u> General Services, Department of	
<u>S</u> Health Services, Department of	<u> </u> Other: _____
<u> </u> Housing & Community Development	<u> </u> Other: _____
<u> </u> Native American Heritage Commission	

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

Starting Date August 03, 2022 Ending Date September 05, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Malibu Vineyards, L.P.</u>
Address: <u>250 East 1st Street, Suite 1400</u>	Address: <u>9777 Wilshire Boulevard, Suite 900</u>
City/State/Zip: <u>Los Angeles, CA 90012</u>	City/State/Zip: <u>Beverly Hills, CA 90212</u>
Contact: <u>Deanna Hansen</u>	Phone: <u>(805) 305-0753</u>
Phone: <u>(213) 279-2108, ext. 2056</u>	

Signature of Lead Agency Representative: _____ /s/ _____ Date: August 03, 2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

INITIAL STUDY/NOTICE OF PREPARATION

Malibu Vineyards Industrial Parkway Project by Malibu Vineyards, L.P.

**General Plan Amendment No. 9, Map No. 80
General Plan Amendment No. 23, Map No. 81
Zone Change No. 13, Map No. 80
Zone Change No. 92, Map No. 81
Precise Development Plan No. 2, Map 80
Precise Development Plan No. 74, Map 81
Precise Development Plan No. 75, Map 81**

PLN – 19-01885 (PP21116)

LEAD AGENCY:



Kern County Planning and Natural Resources Department
2700 "M" Street, Suite 100
Bakersfield, CA 93301-2370
Contact: Matthew Hall
(661) 862-8611
HallMat@kerncounty.com

August 2022

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1. Project Description

1.1. Project Location

The proposed Malibu Vineyards Industrial Parkway Project (proposed project) is located within unincorporated Kern County, north of Imperial Avenue and generally east of State Route 99 (SR 99), with site access from Saco Road and Imperial Avenue. The project site would be comprised of 21 Assessor's Parcel Numbers (APN) totaling 746 acres according to the County's existing parcel data. The project site is just east of the City of Shafter, which is on the west side of SR 99, and approximately one mile north of the City of Bakersfield. See **Figure 1**, *Regional Vicinity Map*; **Figure 2**, *Project Location Map*; and **Figure 3**, *Project Vicinity Map*, below, for further detail.

The project is proposed by Malibu Vineyards, L.P. (project proponent) and would be developed over two phases. The Lerdo Canal trends northwest to southeast through the center of project site, dividing the two phases of the project. Phase 1 would include 7 parcels on approximately 534 acres of the total acreage, and is located between Burbank Street to the north, and Imperial Avenue to the south, with the western boundary being the Lerdo Canal. Phase 1 is in Kern County Zone Map 81, as portions of Sections 29 and 30, Township 28 South, Range 27 East in the Mount Diablo Base & Meridian (MDBM).

Phase 2 would include 14 parcels on approximately 205 acres of the total acreage, with the western boundary SR 99, and the eastern boundary the Lerdo Canal. The site is located generally south of Lerdo Highway, and north of Imperial Avenue. Phase 2 is in Zone Maps 80 and 81, as portions of Sections 24 and 25, Township 28 South, Range 26 East, MDBM, and Section 30 of Township 28 South, Range 27 East, MDBM. **Table 1**, *Acres, Map Code Designations and Zoning by Existing Parcel for Phase 1 and Phase 2*, below, identifies the acreage, applicable map code and zoning existing parcel data whereas **Figure 4**, *Assessor's Parcelization Map*, below, illustrates the existing parcel layout within the project site.



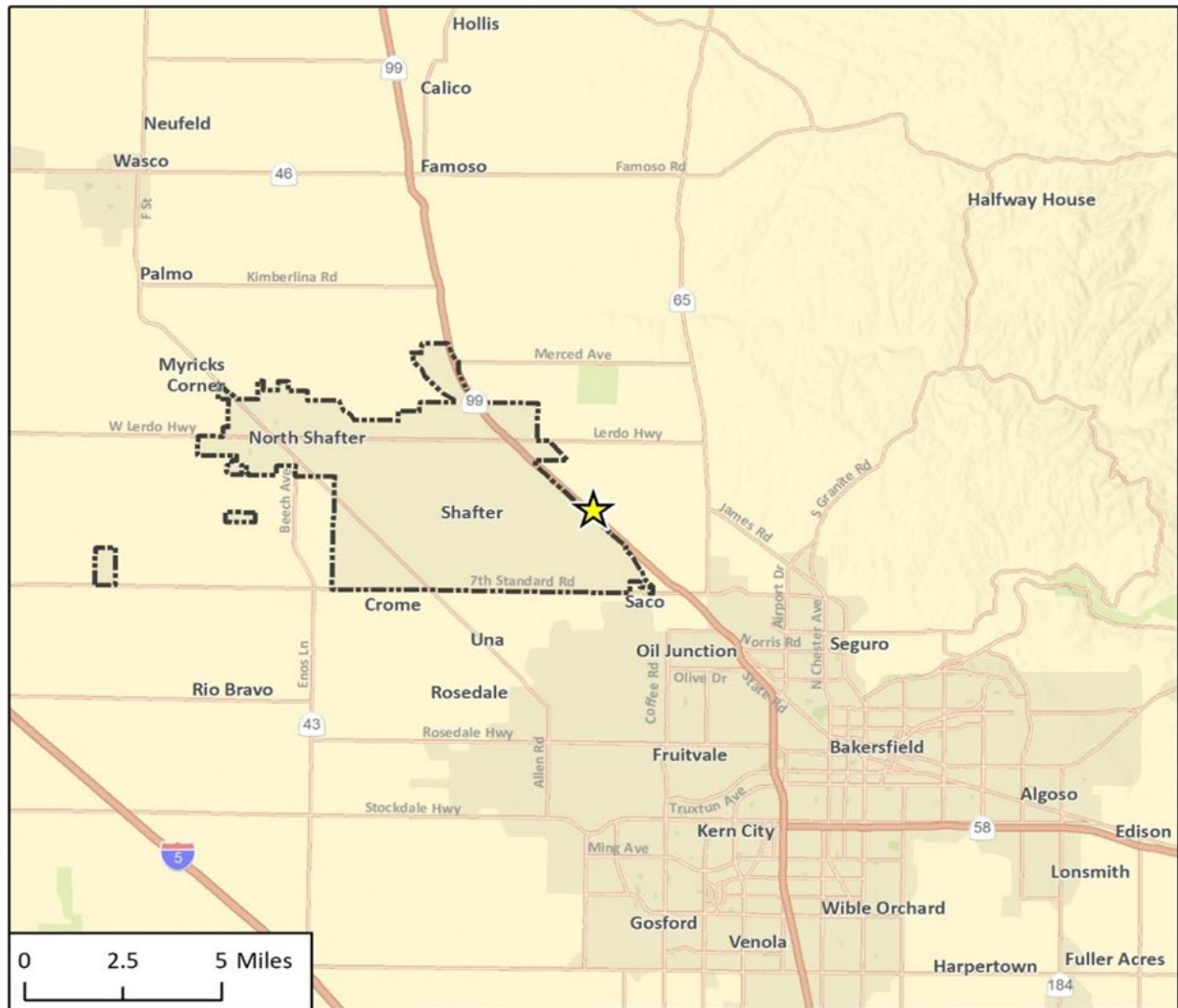
Table 1 Acres, Map Code Designations and Zoning by Existing Parcel for Phase 1 and Phase 2

APN	Map	Size (acres)	Metropolitan Bakersfield General Plan Map Code Designation	Existing County Zoning
Phase 1				
482-010-01	81	240.00	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
482-010-02	81	79.09	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
482-010-03	81	96.75	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
482-010-11	81	80.19	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
482-040-01	81	15.85	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
482-040-02	81	11.55	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
482-040-03	81	13.80	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
Total: 7		537		
Phase 2				
APN	Map	Size (acres)	Kern County General Plan Map Code Designation	Existing County Zoning
091-150-03	80	9.44	Intensive Agriculture (8.1)	Exclusive Agriculture (A)
091-160-01	80	11.08	Intensive Agriculture (8.1)	Exclusive Agriculture (A)
091-160-02	80	40.60	Intensive Agriculture (8.1)	Exclusive Agriculture (A)
091-160-03	80	18.22	Intensive Agriculture (8.1)	Exclusive Agriculture (A)
091-160-09	80	28.99	Intensive Agriculture (8.1)	Exclusive Agriculture (A)
091-160-13	80	10.50	Intensive Agriculture (8.1)	Exclusive Agriculture (A)
091-160-16	80	29.45	Intensive Agriculture (8.1)	Exclusive Agriculture (A)
091-200-04	80	7.41	Intensive Agriculture (8.1)	Exclusive Agriculture (A)
091-200-05	80	17.01	Intensive Agriculture (8.1)	Exclusive Agriculture (A)
091-200-07	80	5.56	Intensive Agriculture (8.1)	Exclusive Agriculture (A)
091-200-14	80	16.03	Intensive Agriculture (8.1)	Exclusive Agriculture (A)
APN	Map	Size (acres)	Metropolitan Bakersfield General Plan Map Code Designation	Existing County Zoning
091-200-13	81	2.43	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
482-040-04	81	11.48	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
482-040-05	81	0.67	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
Total: 14		209		

APN=Assessor's Parcel Number



Kern County Planning and Natural Resources Department
Malibu Vineyards Industrial Parkway Project



Basemap provided by Esri and its licensors © 2021. Additional sources provided by City of Shafter, 2019.

- ★ Project Location
- ▭ Shafter City Limit



Figure 1, Regional Vicinity Map

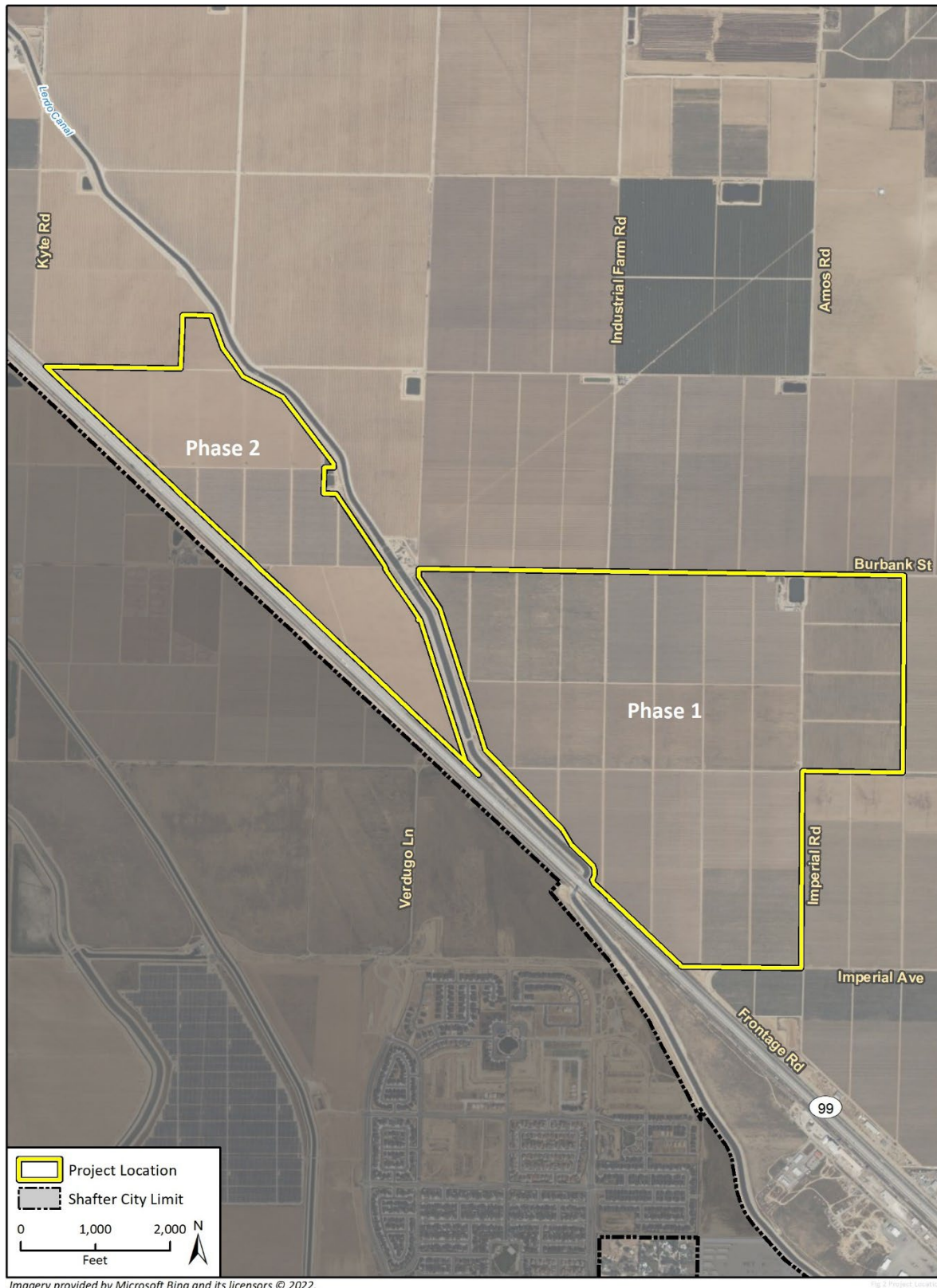


Figure 2, Project Location Map

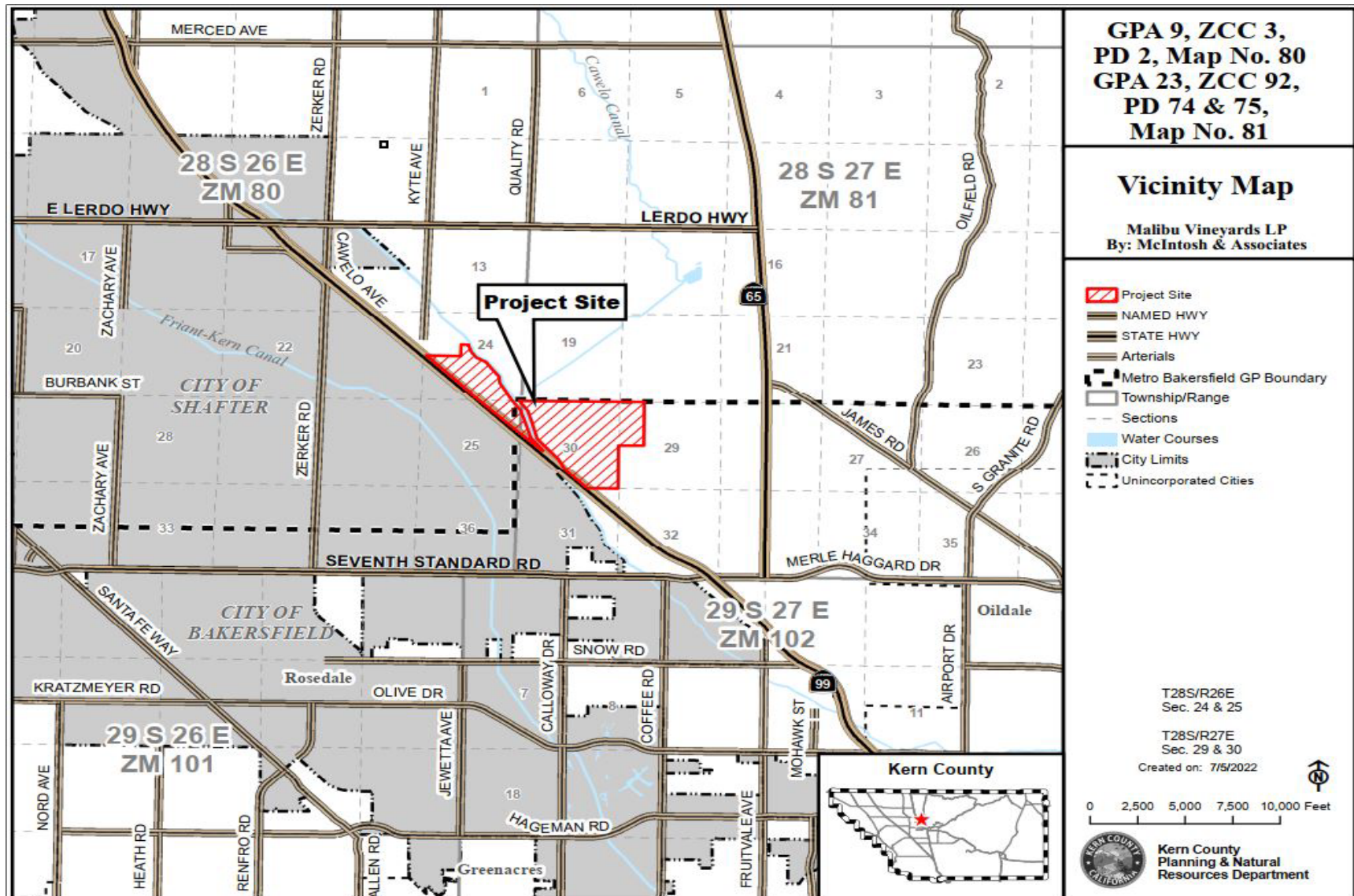


Figure 3, Project Vicinity Map

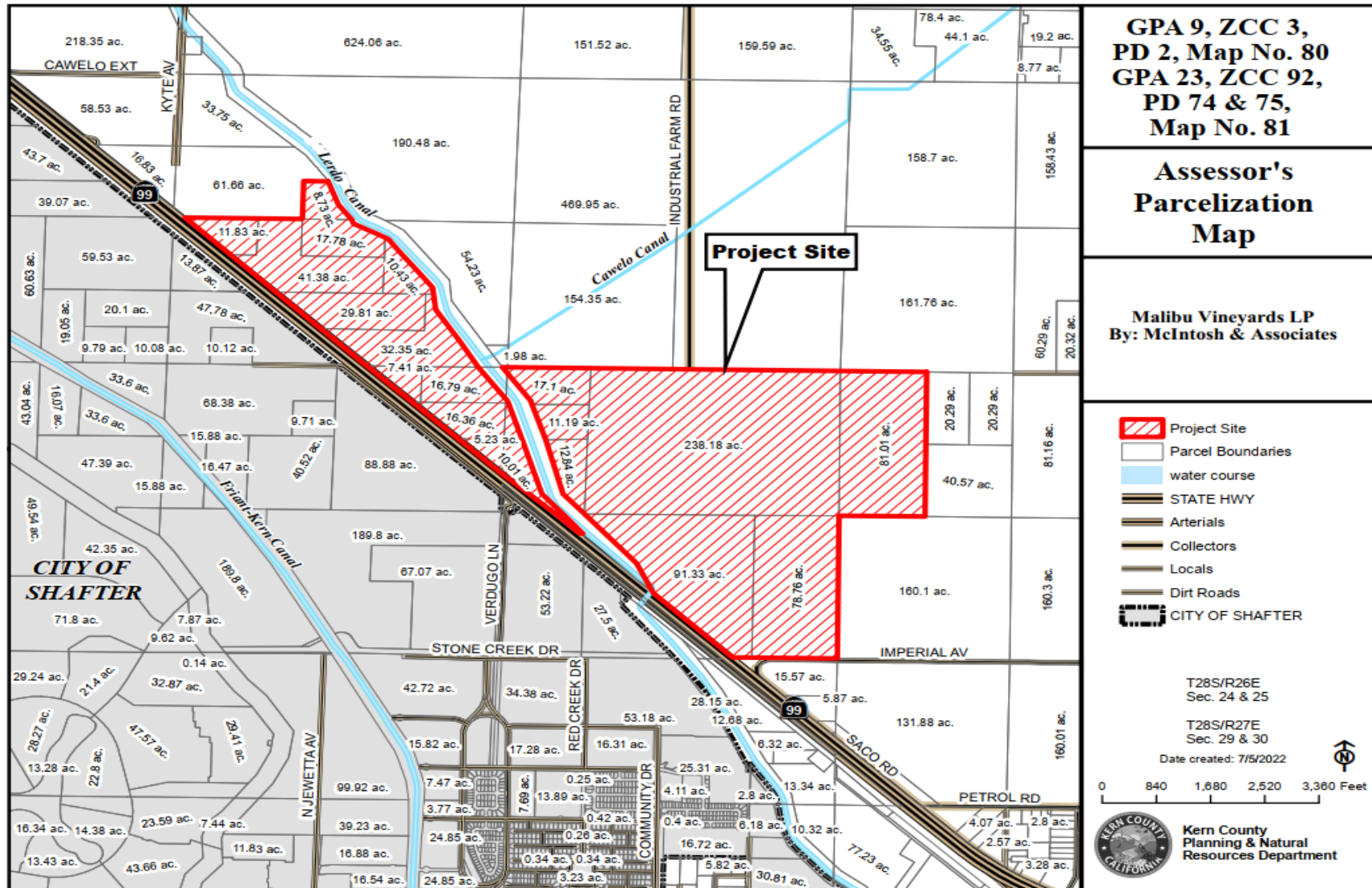


Figure 4, Assessor's Parcelization Map



1.2. Environmental Setting

The project site is located on agricultural land within unincorporated Kern County. The parcels are currently owned by Malibu Vineyards, L.P., with a portion of the property being utilized for growing table grapes. A review of historic aerial maps indicates the site has been used for grape vineyards since at least 2003. There exists a structure located on the eastern portion of the site that appears to be used as an agricultural storage building. The site includes outdoor storage of various farm related operational equipment, along with a fenced and secured concrete floor storage shed for pesticides. Agricultural uses are adjacent north of the project site. The project site can be accessed from Saco Road, Burbank Street and Imperial Avenue.

Approximately 314 acres of the project site are designated Prime Farmland (California Department of Conservation [DOC] 2019). There are no Williamson Act contracts associated with the project site.

The proposed project is located solely within the jurisdiction of Kern County, in two Zone Maps (Zone Map 80, and Zone Map 81). The project site is zoned Exclusive Agriculture (A). A portion of the project site is within the Kern County General Plan, designated as Map Code 8.1 (Intensive Agriculture), and a portion of the project site is within the Metropolitan Bakersfield General Plan, designated R-IA (Intensive Agriculture). For further detail see Figure 5, *Existing General Plan Map*, **Figure 6**, *Existing Zoning Map*, and **Table 2**, *Existing Land Use and Zoning Summary*, below.

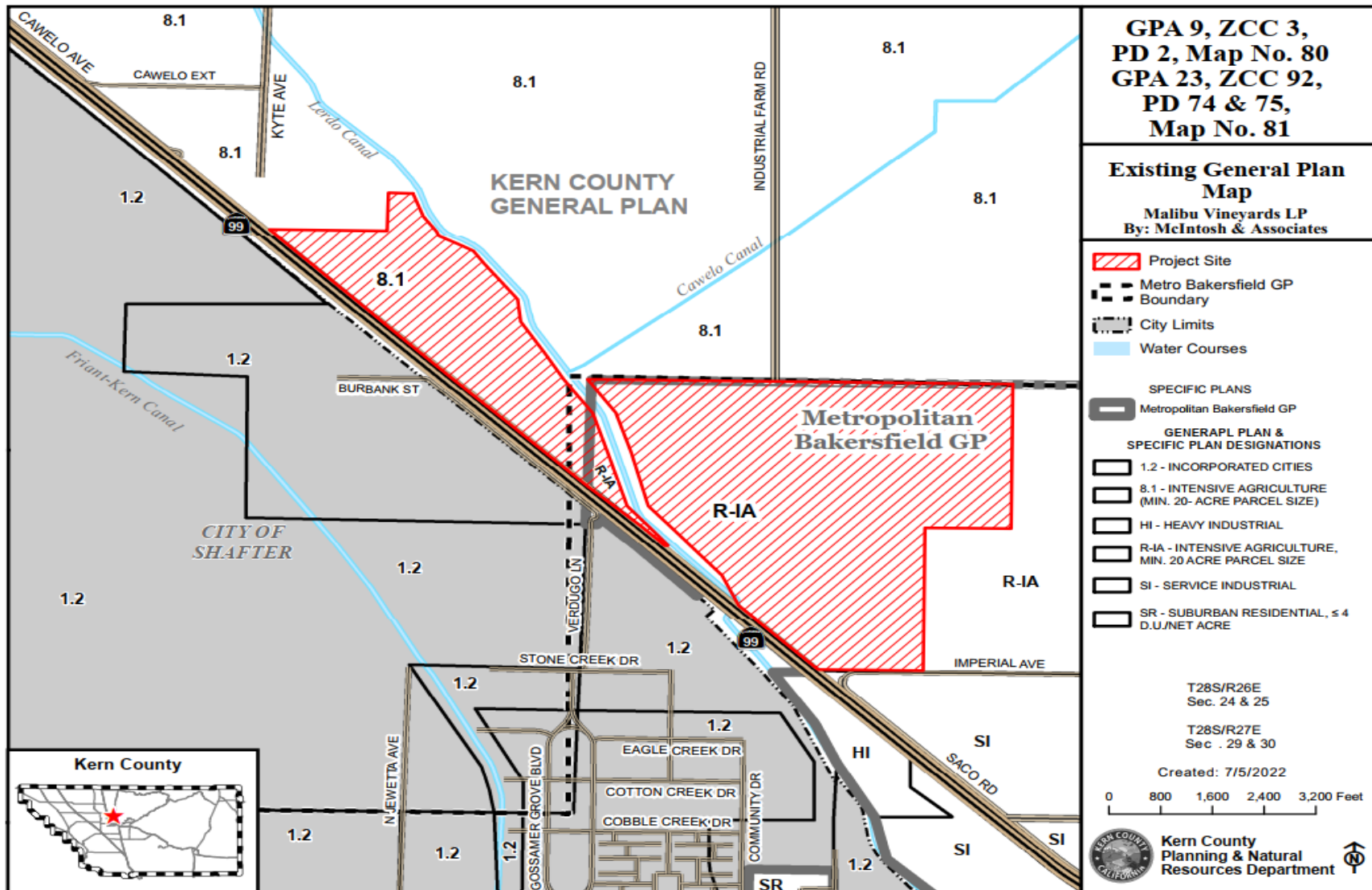


Figure 5, Existing General Plan Map

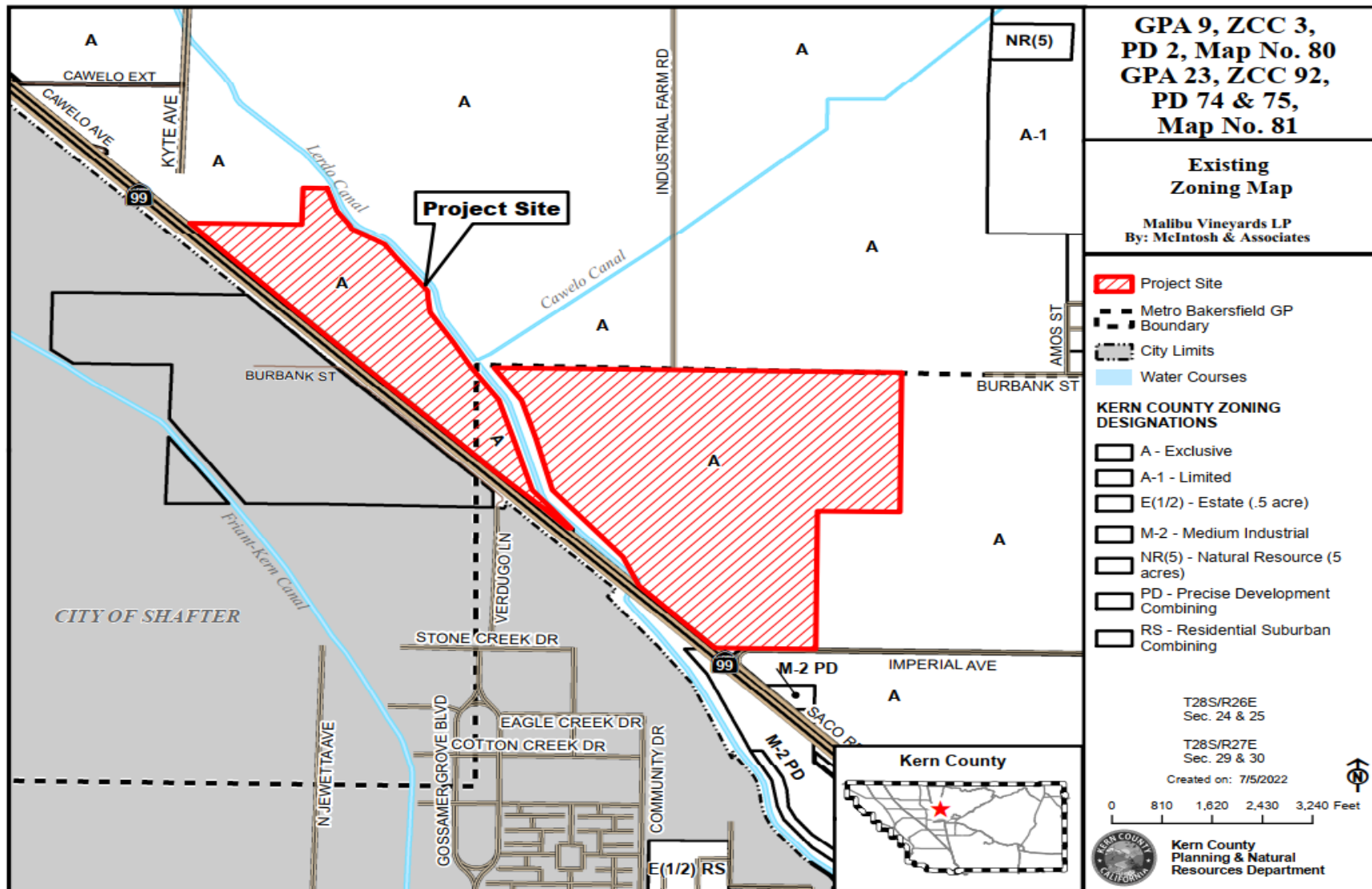


Figure 6, Existing Zoning Map



Table 2 Existing Land Use and Zoning Summary

Location	Existing Land Use	Jurisdiction	Zoning	Map Code Designation
Project Site Phase 1	Agriculture	Kern County	Exclusive Agriculture (A)	Intensive Agriculture (R-IA)
Phase 2	Agriculture	Kern County	Exclusive Agriculture (A)	Intensive Agriculture (R-IA) Intensive Agriculture (8.1)
North	Agriculture	Kern County	Exclusive Agriculture (A)	Intensive Agriculture (8.1)
East	Agriculture, vacant, residential, industrial	Kern County	Exclusive Agriculture (A)	Intensive Agriculture (8.1) Intensive Agriculture (R-IA)
South	Agriculture, industrial	Kern County	Exclusive Agriculture (A) Medium Industrial, Precise Development Combining (M-2 PD)	Service Industrial (SI) Heavy Industrial (H1)
South	Agriculture, Industrial	City of Shafter	General Commercial (GC)	Incorporated Cities (1.2)
West	Agriculture	City of Shafter	Exclusive Agriculture (A) Industrial (I) General Commercial (GC)	Incorporated Cities (1.2)

The Lerdo Canal flows southeast to northwest along the eastern boundary of the Phase 2 portion of the project, and the western boundary of the Phase 1 portion of the project, effectively dividing the two phases of the project. SR 99 is along the west side of the proposed project site. Surrounding roads are mostly dirt roads used for access to agricultural areas. The project site can be accessed from Saco Road, Burbank Street and Imperial Avenue.

The project site is located in a relatively flat-lying plain at approximately 440 feet above sea level. Within the project limits, heavy road compaction, along the perimeter and throughout the site, is evident. The project site is located in Federal Emergency Management Flood Zone X, indicating an area with a 0.2 percent annual chance of flooding (Federal Emergency Management Agency [FEMA] 2008).

There are no mapped fault zones associated with the project site (McIntosh & Associates 2020). No known surface or subsurface faults have been mapped transecting any of the properties comprising the proposed project. The nearest fault zone is the Premier Fault Zone located approximately 1.3 miles east of the northeast corner of the project site, on James Road 150 feet east of State Route 65 (SR 65). The largest fault in the area, the Kern Front Fault, is located approximately 3.7 miles east of the eastern project boundary. The nearest active major fault is the Helendale-South Lockhart fault, located approximately 9.2 miles northeast of the project site.

The project site is not within a mineral recovery area or within a designated mineral and petroleum resource site designated by the Kern County General Plan. The project site is not located within the County's Natural Resources (NR) zone or Tier 1 Oil and Gas Conformity Tier.



The closest area with NR zoning and Tier 1 Oil and Gas Conformity Tier is approximately two miles from the site. The closest active well is 3,650 feet south of the project site in the city of Shafter.

Kern County is relatively dry, receiving approximately nine inches of rain annually, with the 52 percentile of annual rain fall occurring in spring. The project vicinity experiences high temperatures (85 degrees and up) for at least two months out of the year (July and August), with an average temperature of 86 degrees Fahrenheit during these months. The area experiences moderate average temperatures (65 to 85 degrees Fahrenheit) from April to June and September to October, and cooler average temperatures (below 65 degrees Fahrenheit) from November through March.

The project area is served by the Kern County Sheriff's Department for law enforcement and public safety services (Kern County Sheriff's Office, 1350 Norris Road), Kern County Fire Department for fire protection services (Fire Station #62, 1652 Sunnyside Court), and Kern County Medical Emergency Services for medical care and emergency services.

Southern portions of the project site are within the Airport Land Use Compatibility Plan (ALUCP) for the Meadows Field Airport located approximately 3.5 miles southeast. These portions of the project are in ALUCP Zone B2, which may require a dedication of aviation easement and Zone C, which limits high-rise office buildings to no more than four stories. See **Figure 7**, *Airport Land Use Compatibility Plan Map*, below.

The closest schools to the project site are Norris Middle School two miles south and Norris Elementary School is 2.6 miles southwest.

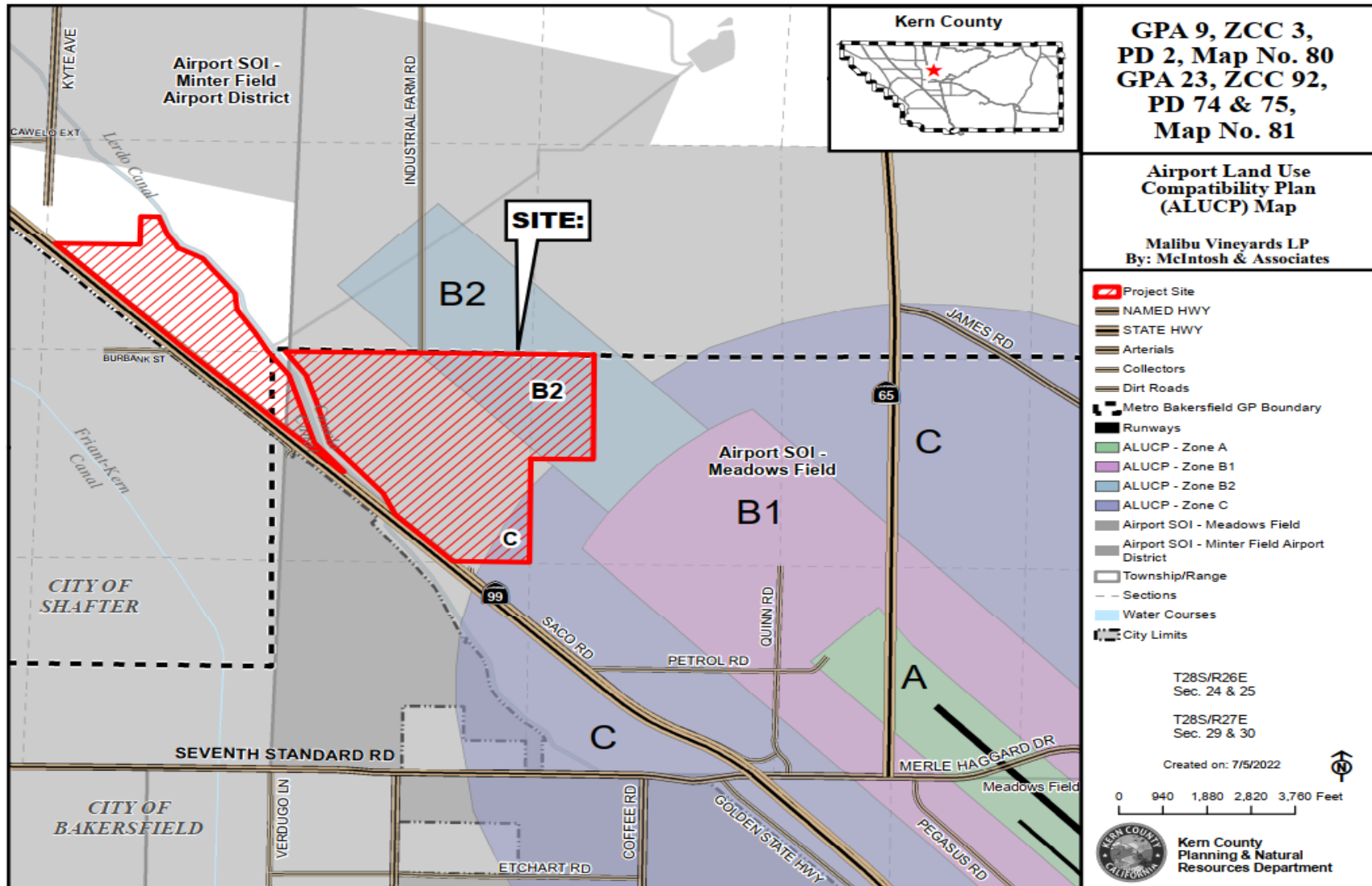


Figure 7, Airport Land Use Compatibility Plan Map



1.3. Proposed Project Description

The site has the potential to provide approximately 30 million square feet that would support warehouse, light industrial and high-cube warehouse, with supporting office space. The proposed project involves the development of an industrial park with approximately 8,907,446 square feet of industrial warehouse and office use space on approximately 739 acres of existing vineyards and fallow land.

The proposed project includes applications for General Plan Amendments, Zone Changes, and Precise Development Plans to allow for the construction and operation of an industrial park with warehousing, offices, and distribution facilities. Amendments to the Kern County General Plan parcel designations of Intensive Agriculture (8.1) to Service Industrial (7.2), and amendments to the Metropolitan Bakersfield General Plan parcels from Intensive Agriculture (R-IA) to Service Industrial (SI), are illustrated in **Figure 8, Proposed General Plan Map**, below. The project would also require a Zone Change from Exclusive Agriculture (A) to Medium Industrial, Precise Development (M-2 PD) pursuant to Chapter 19.38 of the Kern County Zoning Ordinance. The proposed zoning is illustrated in **Figure 9, Proposed Zoning Map**, below.

The industrial park would consist of 22 industrial (warehouse) buildings and additional mini warehouses, with associated office space and truck docks, parking, and access roads, on approximately 739 acres in unincorporated Kern County. The buildings would be located among 21 parcels developed over two phases and would total 8,907,446 square feet of industrial warehouse and office use space. See project site plans in **Figure 10, Phase 1 PD Plan 74, Map No. 81**; **Figure 11, Phase 2 PD Plan 2, Map No. 80** and **Figure 12, Phase 2 Site Plan 75, Map No. 80**, below. A summary of the building area square feet for the two phases is provided in **Table 3, Summary for Phase 1 and Phase 2**, below.

Phase 1 involves development of 14 buildings totaling up to 7,242,106 square feet of warehouse and office space on approximately 534 acres. Phase 1 would also include 6,439,657 square feet of landscape area. Parking would include 4,796 standard spaces, and 3,568 truck parking spaces, for a total of 8,364 spaces.

Phase 2 involves development of 8 buildings and additional mini warehouses totaling up to 1,665,340 square feet of warehouse and office space, on approximately 205 acres. Phase 2 would also include 1,969,669 square feet of landscape area. Parking would include 2,157 standard parking spaces, and 924 truck parking spaces for a total of 3,081 spaces. Of the total 8,907,446 square feet of industrial warehouse and office use space, up to 25 percent, or approximately 2,226,862 square feet, would consist of refrigerated warehouse space.

Most of the buildings would be up to 52 to 100 feet in height except for 20 percent of the buildings to be “high cube” and possibly up to 135 feet in height. With respect to building setbacks, all buildings over 75 feet in height would be setback an additional foot from the centerline of the street for each three feet in height above 75 feet. Furthermore, all 100-foot-tall buildings would be setback a minimum of 49 feet from the centerline of the street, and all 135-foot-tall buildings would be setback a minimum of 60 feet from the centerline of the street.

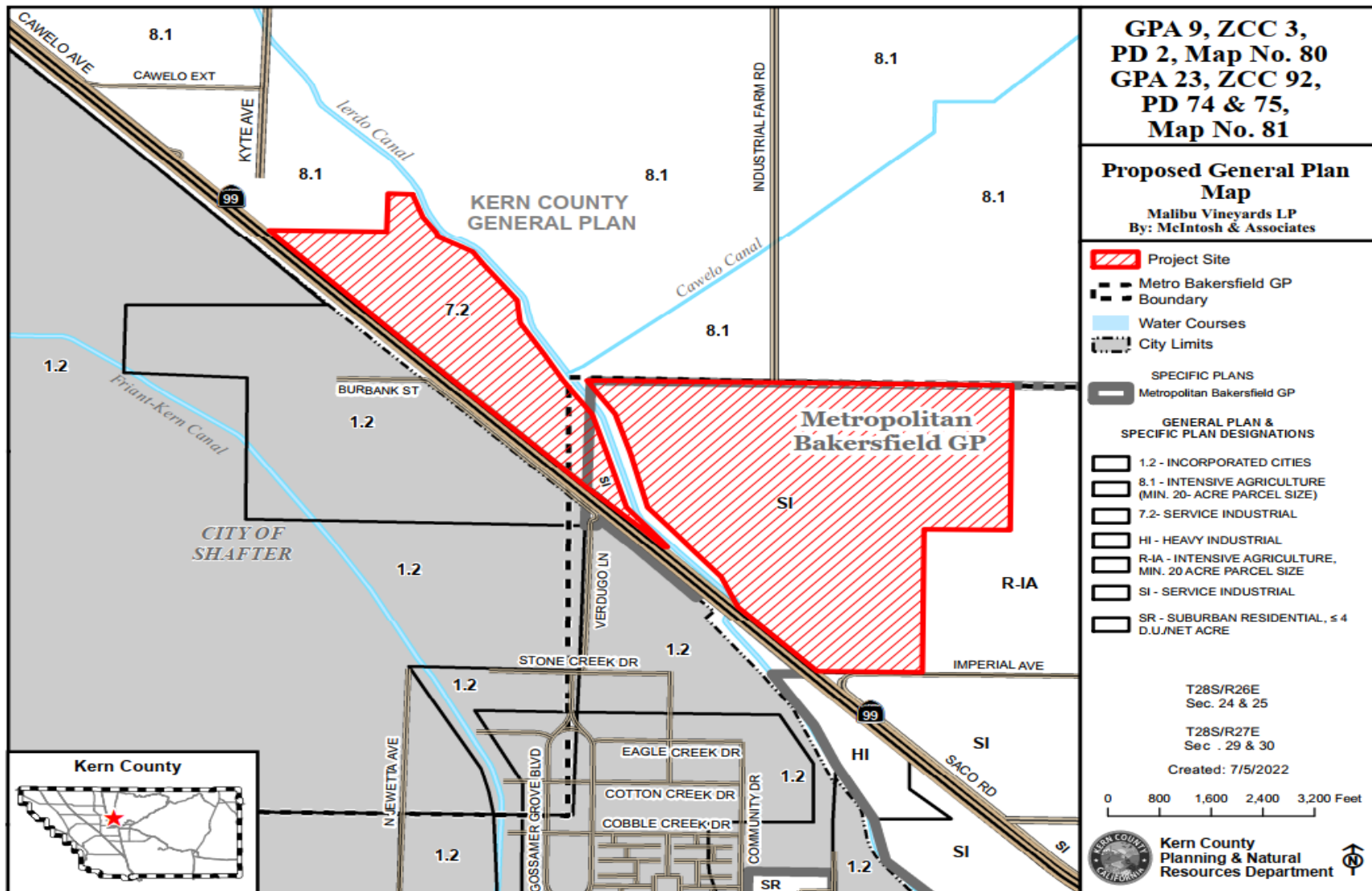


Figure 8, Proposed General Plan Map

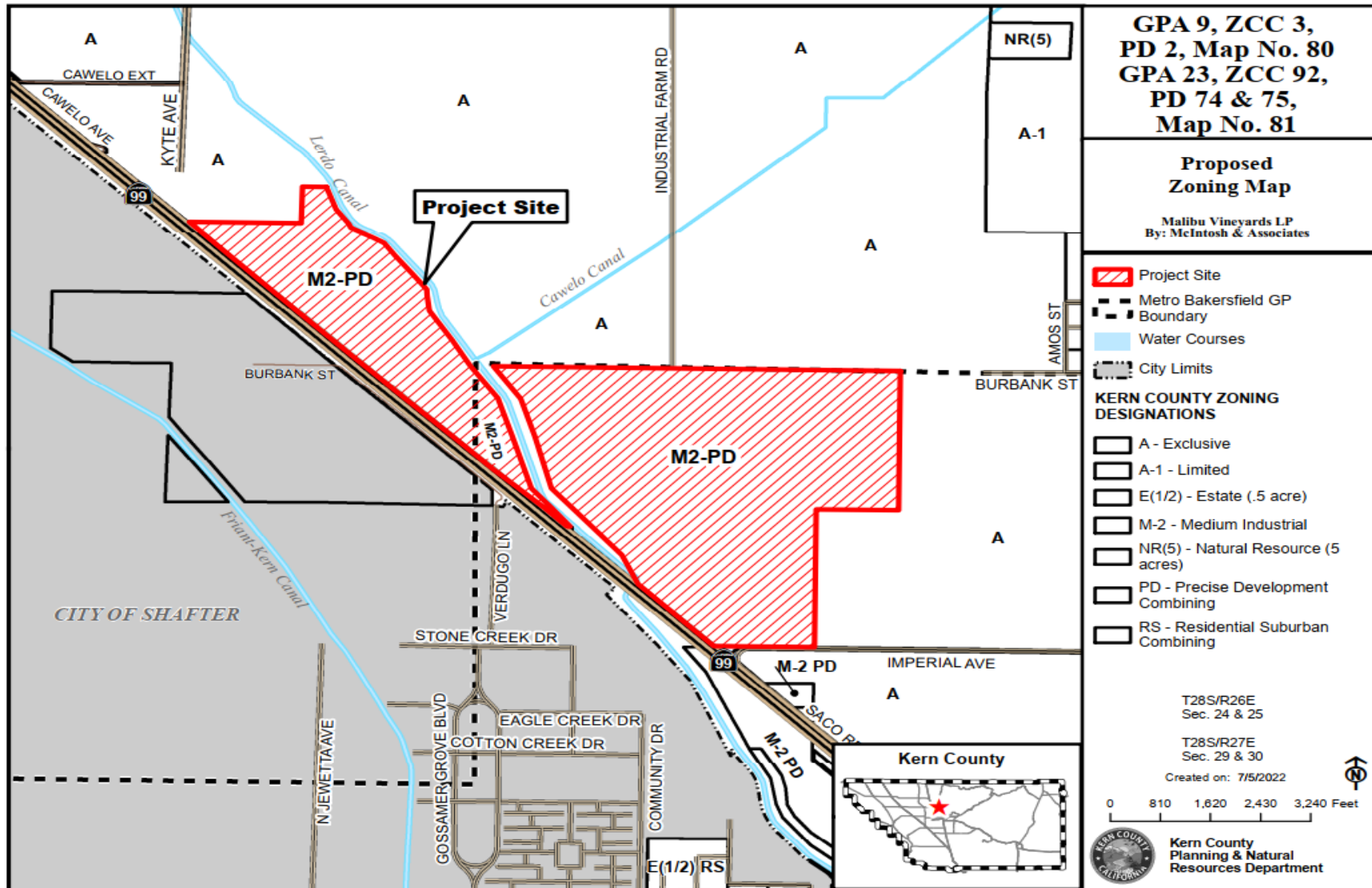


Figure 9, Proposed Zoning Map



Kern County Planning and Natural Resources Department
Malibu Vineyards Industrial Parkway Project

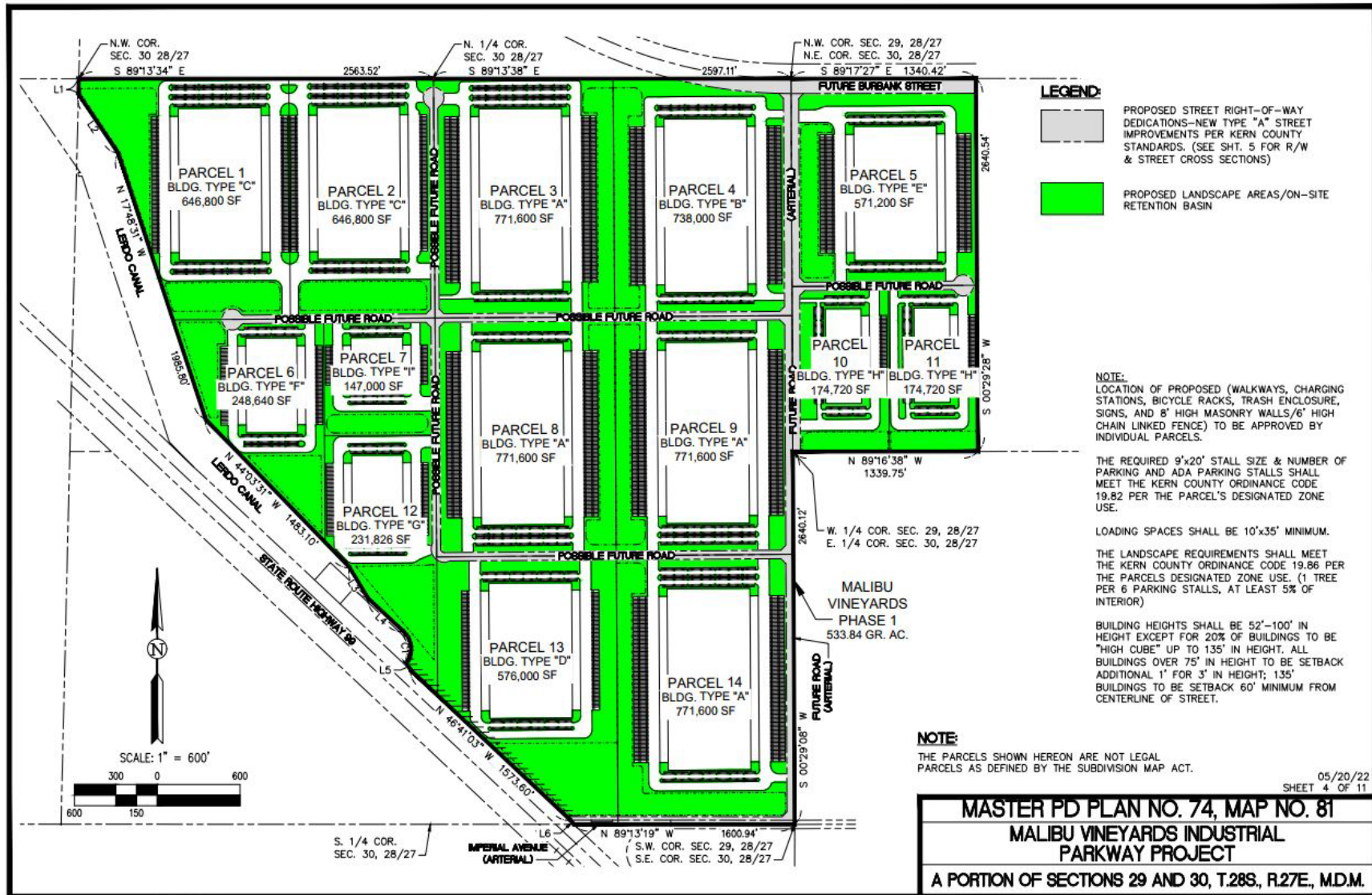


Figure 10, Phase 1 Site Plan 74, Map No. 81

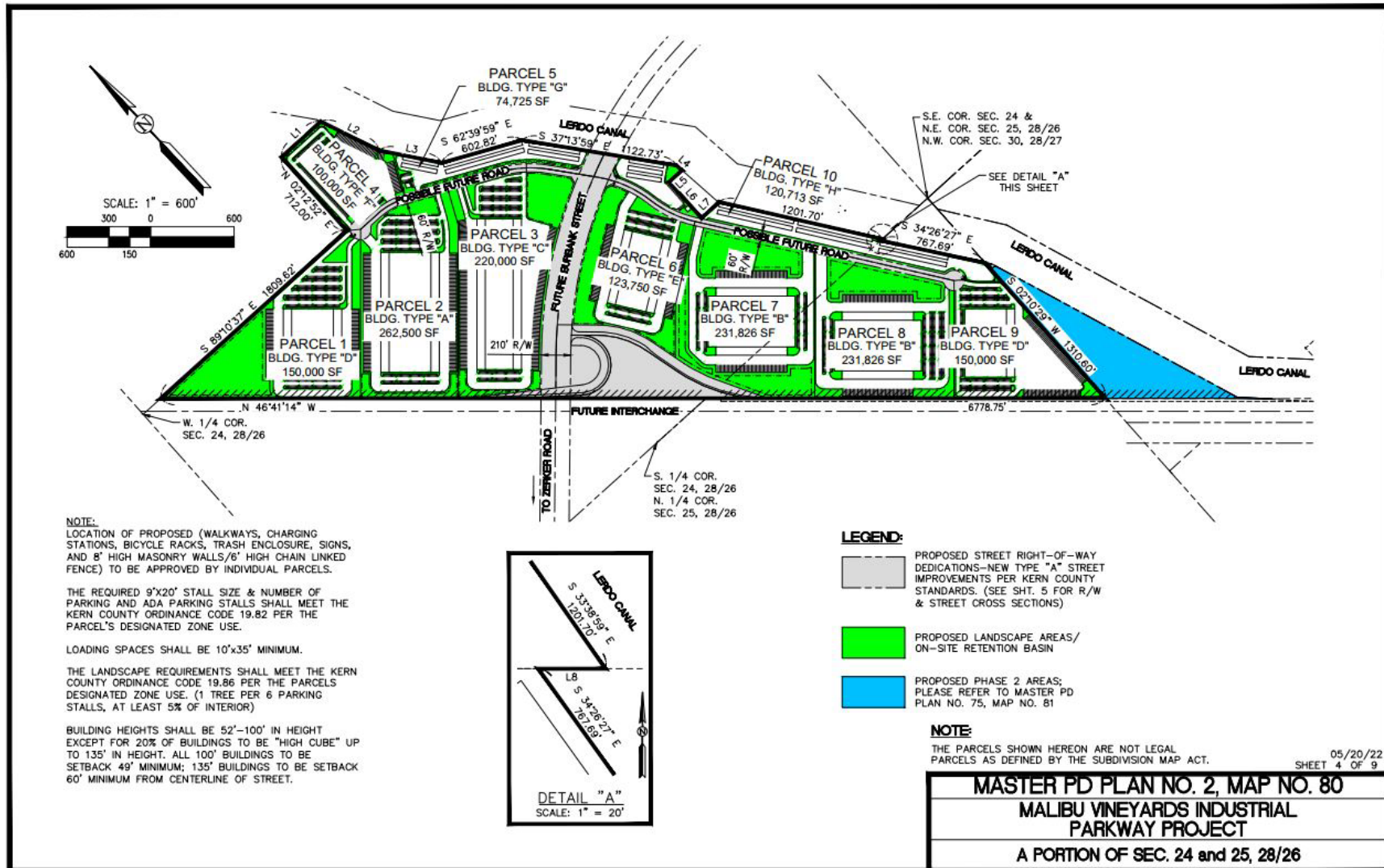


Figure 11, Phase 2 Site Plan 2, Map No. 80

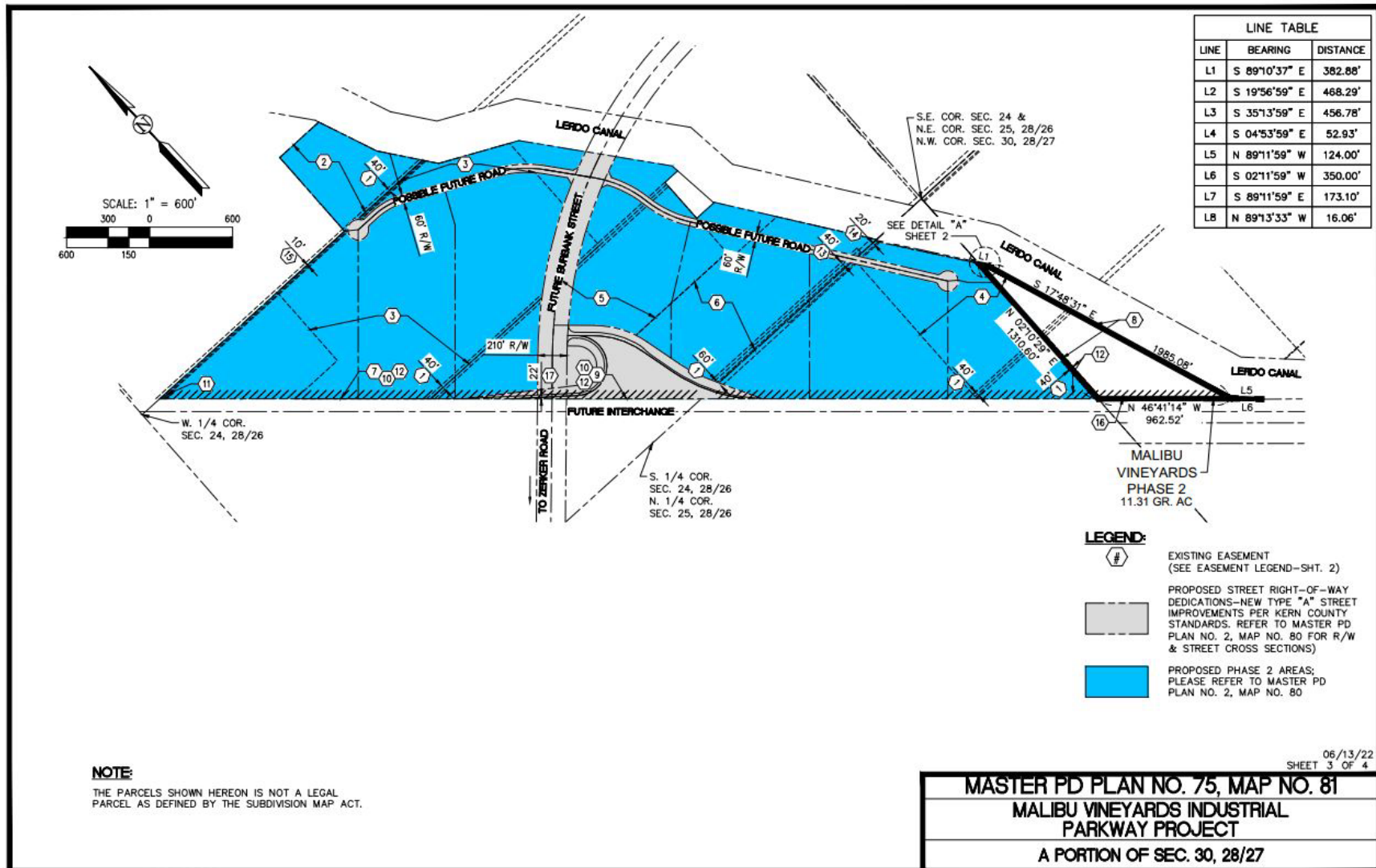


Figure 12, Phase 2 Site Plan 75, Map No. 81



Table 3 Summary for Phase 1 and Phase 2

Parcel	Building Area (sq ft)	Parking Stalls (cars)	Parking Stalls (trucks)
Phase 1			
1	646,800	556	174
2	646,800	556	174
3	771,600	486	424
4	738,000	346	406
5	571,200	276	300
6	248,640	212	162
7	147,000	160	300
8	771,600	416	424
9	771,600	416	424
10	174,720	260	52
11	174,720	270	52
12	231,826	166	100
13	576,000	260	152
14	771,600	416	424
Total	7,242,106	4,796	3,568
Parcel	Building Area (sq ft)	Parking Stalls (cars)	Parking Stalls (trucks)
Phase 2			
1	150,000	354	90
2	262,500	352	158
3	220,000	273	244
4	100,000	154	54
5	74,725	21	-
6	123,750	192	100
7	231,826	166	92
8	231,826	324	92
9	150,000	294	94
10	120,713	27	-
Total	1,665,340	2,157	924

Project Overview

The proposed project would be fully built out over a period of 10 to 20 years depending on market demand and beginning as early as 2023, if approved. It would expand the global e-commerce fulfillment services market in Kern County, which is dependent upon warehousing and shipping capabilities to get products transported in the shortest amount of time. The project would provide 5,000 to 6,000 full-time equivalent jobs upon full buildout of both Phases 1 and 2.

The Malibu Vineyards Industrial Parkway Project requests approval of the following applications by the County:

1. General Plan Amendment No. 9, Map No. 80 to change County General Plan Map Code 8.1 (Intensive Agriculture) to 7.2 (Service Industrial); (193.33 Acres)



2. General Plan Amendment No. 23, Map No. 81 to change the Metropolitan Bakersfield General Plan Map Code R-IA (Intensive Agriculture) to SI (Service Industrial); (545.15 Acres)
3. Zone Change No. 13, Map No. 80 to change zoning from A (Exclusive Agriculture) district to M-2 PD (Medium Industrial, Precise Development) district; (193.33 Acres)
4. Zone Change No. 92, Map No. 81 to change zoning from A (Exclusive Agriculture) district to M-2 PD (Medium Industrial, Precise Development) district; (545.15 Acres)
5. Precise Development Plans for the following maps:
 - a. No. 2, Map 80; (193.33 Acres)
 - b. No. 74, Map 81; (533.84 Acres)
 - c. No. 75, Map 81; (11.31 Acres)

Site Access and Internal Circulation

Access to Phase 1 of the project site would include Imperial Avenue and Burbank Street. The Phase 2 location is currently isolated between the SR 99 and the Lerdo Canal and would require development of a future Burbank Street arterial or future expressway across one or both of these features to facilitate access. See attached Precise Development Plans, **Figure 10, Figure 11, and Figure 12**, above, for detail about the proposed location and size of rights-of-way for future development of transportation corridors.

The Project Proponent would develop roads adjacent to, and through the project site, in accordance with Kern County standards for project access including development of future arterial segment of Burbank Street, local streets, expressway, and interchange. Adjacent roads would be developed to half-width standards and roads through the site would be developed to full-width standards. In addition, the project would develop local roads internal to the project to facilitate project access and internal circulation. Local roads would provide access to truck drive aisles and parking areas associated with each building. The California Department of Transportation (Caltrans) will be consulted to provide input on any State highway upgrades needed for the project.

Site Security

As part of the project, temporary construction lighting may be required, and permanent lighting at the proposed industrial park and warehouse facility would include interior lighting, signage, and exterior security and safety lighting. Project lighting would meet Kern County dark sky requirements in Zoning Ordinance Chapter 19.81 - Outdoor Lighting Dark Skies and conform to lighting and glare-reducing measures required by County development standards. In addition, six-foot masonry and/or six-foot chain link fencing would be installed per the lessee's request at build out of the project phases.

Landscaping and Irrigation

Each building parcel would feature associated landscaping, generally along road frontages, driveway entries, and parking areas. Landscaping would conform to Kern County standards. See **Figure 10, Phase 1 PD Plan 74, Map No. 81** and **Figure 11, Phase 2 PD Plan 2, Map No. 80**, above, for illustrations.

Stormwater Management and Drainage Design

Stormwater would be collected via on-site retention basins and conveyed through an onsite drainage system to facilitate stormwater infiltration, retention, and metered discharge, emulating pre-development conditions. The sump drainage system would be constructed under Phase 2 and would comprise 11.31 acres of the project site.



Utilities

The project site is generally lacking in domestic utilities, which would need to be developed in conjunction with the proposed project. The project proponent is planning on the installation of solar panels on buildings and parking areas for power and installation of on-site Tiered vehicle chargers for project and employee vehicles.

Water and Wastewater

Water service would be provided by Oildale Mutual Water Company (OMWC). Off-site improvements would include extension of OMWC's six-inch domestic water line and 12-inch non-potable water line from Quinn Road along Imperial Avenue to the southeast corner of the proposed project. To facilitate water service, OMWC would need to annex the project area into its service area. The proposed annexation would involve approximately 739 acres. The annexation would need to be considered and approved by OMWC and the Kern County Local Agency Formation Commission in order to serve the project.

Wastewater collection would be provided by North of River Sanitary District No. 1. The nearest sewer trunk is a 36-inch line in Norris Road approximately three miles southeast from the project site. A new sewer trunk would be installed from the existing 36-inch line to the future intersection of Imperial Avenue at Endes Street via Coffee Road and 7th Standard Road. In addition, Phase 1 would require installation of a sewer lift station to reach the new sewer trunk.

Other Utilities

Electric services would be provided by Pacific Gas and Electric Company (PG&E). The proposed project would involve construction of a PG&E electrical substation and distribution system along with solar panels and Tiered vehicle chargers.

Gas services would be provided by Southern California Gas Company (SoCal Gas). The project would include a connection to the existing facilities in Petrol Road, 0.5 mile south of the project, a new natural gas pressure reducing station, as well as gas main extension and distribution laterals within the project site.

Telephone services would be provided by AT&T and cable would be provided by Spectrum.

Operational Water Requirements

The proposed project's operational water consumption is expected to be approximately 0.5-acre-foot per year to be used for toilets and hand washing facilities and fire protection.

Construction Activities

A specific construction schedule has not been identified for the project; and the schedule is likely to be driven by market demand. Project construction is anticipated to begin as early as 2023, with initial grading and infrastructure for the development of Phases 1 and 2 (estimated 18 years of site construction with a 46-year buildout maximum). Each parcel has the potential to be individually developed with buildout of Phase 1 anticipated by 2068. Phase 2 is expected to be developed concurrently beginning as early as 2023 (estimated 8 years of site construction with 23-year buildout maximum), with buildout by 2045.

The on-site construction workforce will consist of laborers, craftsmen, supervisory personnel, support personnel, and construction management personnel. The on-site construction workforce for the project is expected to peak at 300 individuals, however, the average daily workforce is expected to be 200 individuals on-site during construction.



Construction activities would be conducted consistent with Kern County Code of Ordinances, Title 8, Chapter 8.36.020 (Noise Control) regarding hours of construction or as approved by Kern County. Construction of the proposed project would include the following activities:

- Site preparation
- Access and internal circulation roads
- Grading and earthwork
- Concrete foundations
- Structural steel work
- Electrical/instrumentation work
- Stormwater management facilities
- Architecture and landscaping

Site Preparation, Earthwork and Construction Control Measures

Construction would involve grading and excavation for the building foundations, building construction, architectural coating, and paving activities. Approximately 3000 cubic yards per acre would be graded.

Construction Water Use

Water would be required during the construction phase for such activities as dust suppression, soil compaction, and grading. Water may also be used at points of ingress/egress to minimize the tracking of dirt off-site onto local roadways from construction vehicles. Water used for construction purposes would be from on-site wells. Bottled water would be provided to workers during construction.

Additionally, on-site restroom facilities for the construction workers would be provided by portable units to be serviced by licensed providers; no connection to a public sewer system is required for project construction, and therefore, water for such purposes is not required.

Orderly development would commence from the southerly portions of the site to the northerly due to accessibility from existing infrastructure. Improved circulation would follow with the progression of development.

Construction activities for the proposed project are anticipated to require approximately six acre-feet of water. During the construction phase, and operations water for the project will be supplied by OMWC.

1.4. Project Objectives

The project proponent has identified the following objectives for the project:

- Reduce the current unemployment rate in Kern County of 10.8 percent by increasing the amount of square footage for new businesses and increase job opportunities. Distribution and fulfillment centers maintain a high rate of employment.
- Support local budgets by replacing lost tax revenue from closed traditional brick and mortar retail locations with new tax revenues generated by industrial buildings.
- Meet the continued and expanding demand of the global e-commerce fulfillment services market that depend on warehousing and shipping capabilities to get products transported in the shortest amount of time. This market was valued at \$69.68 billion in 2019.
- Generate large and dependable financial benefits to the County of Kern through annual property taxes upon full buildout.
- Generate tax revenue and boost the allocation of resources to improve infrastructure, utilities and public services throughout the county.



1.5. Proposed Discretionary Actions/Required Approvals

Construction and operation of the project may require the following discretionary actions and approvals. These actions/approvals are potentially required and do not necessarily represent a comprehensive list of all possible discretionary permits/approvals required. Other additional permits or approvals from responsible agencies may be required for the proposed project.

Federal

U.S. Fish and Wildlife Service (USFWS)

United States Army Corps of Engineers

- Jurisdictional delineation
- Section 404 Permit, if necessary

State

California Department of Fish and Wildlife (CDFW)

- Section 1600 et seq. permits (Streambed Alteration Agreements), if required
- Section 2081 Permit (state-listed endangered species)

California Department of Transportation (Caltrans)

- Right-of-Way Encroachment Permit
- Oversized Loads Permit

State Water Resources Control Board

- National Pollutant Discharge Elimination System Construction General Permit

Local

County of Kern

- Certification of Final Environmental Impact Report
- Adoption of 15091 Findings of Fact and 15093 Statement of Overriding Considerations
- Adoption of Mitigation Measures Monitoring and Program
- Approval of proposed Zone Change Cases
- Approval of proposed General Plan Amendments
- Approval of proposed Precise Development Plans
- Approval of Grading Permits
- Approval of Building Permits
- Fire Safety Plan



Kern County Local Agencies Formation Commission

- Annexation of approximately 740 acres, inclusive of the project site, into OMWC's service area.

Oildale Mutual Water District

- Annexation of approximately 740 acres, inclusive of the project site, into OMWC's service area.
- Approval of a Water Supply Assessment

San Joaquin Valley Air Pollution Control District

- Authority to Construct
- Fugitive Dust Control Plan

City of Shafter Planning Department

- Sphere of Influence Amendment
- Municipal Services Review Update
- CEQA EIR
- Annexation w/ GPA



2. Kern County Environmental Checklist Form

2.1. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “potentially significant impact” as indicated by the Kern County Environmental Checklist on the following pages.

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

2.2. Determination

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:

Date:

/s/

August 3, 2022

Matthew Hall, Supervising Planner

Malibu Vineyards Industrial
Parkway Project



3. Evaluation of Environmental Impacts

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. Negative Declaration: “Less than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-than-Significant Impact.” The lead agency must describe the mitigation measure and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
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 Incorporated,” describe the mitigation measures that 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 a less than significant level.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
I. Aesthetics				
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In nonurbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from public accessible vantage points) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

RESPONSES:

- (a) The project site consists of agricultural land, with a portion of the project site currently being utilized for growing table grapes. The aesthetic features of the existing visual environment in the project area are relatively uniform, flat landscapes with various agricultural fields consisting of vineyards, orchards, and cover crops. Lerdo Canal runs through the project site, however, due to an earthen berm, is not visible from SR 99, which is the prominent road nearest the project site, except where the canal passes under SR 99. The project site is generally surrounded by agricultural land and rural residential dwellings. The unincorporated community of Cawelo is located north of the project site and consists predominantly of intensive agricultural and industrial uses in addition to some suburban residential uses. Agricultural, industrial, and suburban residential uses in the unincorporated community of Saco, a census-designated place in Kern County, are also located south of the project site. No scenic vistas are associated with the project site or its vicinity. Therefore, the project would have no impact on scenic vistas and further analysis in an EIR is not required.
- (b) The nearest highway to the project site SR 99, immediately adjacent to the western boundary, is not classified as a National Scenic Byway or Designated State Scenic Highway, nor considered a sensitive corridor regarding visual resource issues. In addition, the Caltrans California Scenic Highway Mapping System further confirms there are no designated or eligible state scenic highways within the vicinity of the project site (Caltrans 2021). In addition, the project site is substantially lacking in scenic resources, and does not feature any trees, rock outcroppings, or historic buildings.



Therefore, there are no designated or eligible state scenic highways within the vicinity of the project site, and the project would have no impact to scenic resources, trees, rock outcroppings, and historic buildings within a state scenic highway. No impact is anticipated and further analysis in an EIR is not required.

- (c) Refer to Response (a), above, for a description of the existing landscape character. There is a potential that the proposed project would substantially change views from adjacent SR 99, and other public roads located in the surrounding area. Placement of the light-medium industrial structures and warehouses on the project site would alter the existing character of the area by interrupting the expansive agricultural viewshed from SR 99 with increased development and massing. Residents and travelers on adjacent roads would observe alterations to the existing landscape. Changes to the visual quality and character of the project site would be potentially significant and will be further evaluated in an EIR.
- (d) The existing project site is composed of vineyards and related agricultural features and is not a source of light or glare. The unincorporated community of Cawelo is located north of the project site and consists predominantly of intensive agricultural and industrial uses in addition to some residential uses. Agricultural, industrial, and residential uses in the unincorporated community of Saco, a census-designated place in Kern County, are also located south of the project site. The existing agricultural land and residences in the project vicinity generate a minimal amount of light and glare, primarily from building interior and exterior lighting. As part of the project, temporary construction lighting may be required, and permanent lighting at the proposed industrial park and warehouse facility would include interior lighting, signage, and exterior security and safety lighting. Project lighting would meet Kern County dark sky requirements in Zoning Ordinance Chapter 19.81 - Outdoor Lighting Dark Skies and conform to lighting and glare-reducing measures required by County development standards. Due to the change in land use, impacts related to light and glare from the proposed project would be potentially significant, however, light and glare will be further evaluated in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
II. Agriculture and Forest Resources				
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to 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?	☒	☐	☐	☐
f. Result in the cancellation of an open space contract made pursuant to the California Land Conservation Act of 1965 or Farmland Security Zone Contract for any parcel of 100 or more acres (Section 15205(b)(3) Public Resources Code)?	☐	☐	☐	☒

RESPONSES:

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



measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board (CARB).

- (a) The project site consists of agricultural land, with a portion of the project site currently being utilized for growing table grapes. There is no land that meets the requirements for Unique Farmland, or Farmland of Statewide Importance located within the project site. However, approximately 314.31 acres in the proposed project area would meet the requirements for prime farmland if undeveloped and water for irrigation is available (McIntosh & Associates 2020; DOC 2019). In addition, project conversion of agriculture to developed uses may indirectly impact other designated farmland. Project impacts associated with the conversion of designated farmland would be potentially significant and will be further evaluated in an EIR.
- (b) Implementation of the project would require all project parcels to have their existing zoning changed from A (Exclusive Agriculture) to M-2 PD (Medium Industrial, Precise Development), thereby converting an agricultural zone to a non-agricultural zone. The project site does not contain lands that are under Williamson Act Contracts. The area to the northeast of Phase 2 of the project is under a Williamson Act Contract. As such, there would be no direct impacts to Williamson Act Contract lands; however, project conversion of agriculture to developed uses may indirectly impact Williamson Act Contract lands. Project impacts associated with conflicts with existing zoning for agricultural use or a Williamson Act Contract would be potentially significant and will be further evaluated in an EIR.
- (c) No lands affected by the proposed project are zoned or used as forest land, timberland, or timberland production. Therefore, the project would not conflict with existing zoning for, or cause the rezoning of, forest land, timberland, or timberland zoned for timberland production. Therefore, there would be no impact and further analysis in an EIR is not required.
- (d) The project site is not situated on forest or timberland and is not located near any such areas that are currently under production. There is no land in the vicinity of the project site that is zoned as forest land, timberland, or lands zoned for timberland production. Therefore, there would be no impact related to the loss of forest land or conversion of forest land to non-forest use, and further analysis in an EIR is not required.
- (e) The project site is not designated as forest land and forest land or timberlands do not occur in the project vicinity. The project would directly convert land currently cultivated, zoned, and classified as Prime Farmland to non-agricultural uses. Project impacts associated with the conversion of farmland, to non-agricultural would be potentially significant and use will be further evaluated in an EIR.
- (f) The project site is not subject to an open space contract made pursuant to the California Land Conservation Act of 1965 or the Farmland Security Zone Contract. As stated above, the project site is not under a Williamson Act Contract. Therefore, the project would not result in the cancellation of an open space contract made pursuant to the California Land Conservation Act of 1965 or Farmland Security Zone Contract. No impact would occur, and no further evaluation is required in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
III. Air Quality				
Where available, the significance criteria established by the applicable air quality management or air pollution control district shall be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or state ambient air quality standard? Specifically, would implementation of the project exceed any of the following adopted thresholds:				
i. San Joaquin Valley Unified Air Pollution Control District:				
<u>Operational and Area Sources</u>				
Reactive organic gases (ROG): 10 tons per year.	☒	☐	☐	☐
Oxides of nitrogen (NO _x): 10 tons per year.	☒	☐	☐	☐
Particulate matter (PM ₁₀): 15 tons per year.	☒	☐	☐	☐
<u>Stationary Sources - as Determined by District Rules</u>				
Severe nonattainment: 25 tons per year.	☒	☐	☐	☐
Extreme nonattainment: 10 tons per year.	☒	☐	☐	☐
ii. Eastern Kern Air Pollution Control District.				
<u>Operational and Area Sources</u>				
Reactive organic gases (ROG): 25 tons per year.	☐	☐	☐	☒
Oxides of nitrogen (NO _x): 25 tons per year.	☐	☐	☐	☒
Particulate matter (PM ₁₀): 15 tons per year.	☐	☐	☐	☒
<u>Stationary Sources – as Determined by District Rules</u>				
25 tons per year.	☐	☐	☐	☒
c. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐



RESPONSES:

- (a) The project site is subject to air quality management plans promulgated by the San Joaquin Valley Unified Air Pollution Control District (SJVAPCD). The project would generate air emissions during both project construction and ongoing operations. Based on preliminary air quality analysis, short term construction-related emissions would be less than the SJVAPCD threshold levels for CO, SO_x, and PM_{2.5}, but would exceed thresholds for ROG, NO_x, and PM₁₀. In addition, long term operational emissions would exceed the SJVAPCD threshold levels for ROG and NO_x (McIntosh & Associates, Inc. 2021). Further analysis of the project's air quality impacts is warranted to confirm impacts and determine the feasible mitigation measures that could be imposed. Therefore, air quality impacts would be potentially significant and this issue will be further evaluated in an EIR.
- (b) The project site is subject to emission thresholds established by SJVAPCD and is outside the area regulated by the Eastern Kern Air Pollution Control District. The proposed project would generate air emissions during both project construction and ongoing operations. As discussed above in response (a), short term construction-related emissions would exceed SJVAPCD significance thresholds for ROG, NO_x, and PM₁₀, and thus potentially contribute to cumulative air quality emissions.

Similarly, long term operations-related emissions would exceed SJVAPCD significance thresholds for ROG, and NO_x. Further analysis of the project's air quality impacts is warranted to confirm the project's contribution to cumulative impacts, and to determine feasible mitigation measures that could be imposed. SJAVPCD ROG and NO_x criteria pollutants would be potentially significant. and this issue will be further evaluated in an EIR.

- (c) The proposed project is located in an area that is sparsely populated. The nearest sensitive receptor is a rural residential dwelling located approximately 0.07 mile to the west of the project site. The project site is surrounded by agricultural uses or undeveloped land on all sides in the proximate vicinity and no known non-residential sensitive receptors are located within two miles of the project site. However, the project site is located immediately adjacent to SR 99. Operation of the proposed project has the potential to expose employees at the future warehouse distribution facility to pollution generated by traffic on surrounding roadways. Impacts to sensitive receptors require additional analysis; therefore, impacts to sensitive receptors via exposure to substantial pollutant concentrations would be potentially significant and will be further evaluated in an EIR.
- (d) The SJVAPCD has identified some common types of facilities that have been known to produce odors in the San Joaquin Valley Air Basin. These are presented in Table 6 (Screening Levels for Potential Odor Sources) of SJVAPCD's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). A preliminary review of the criteria indicate that the proposed uses/activities are not generally associated with sources of nuisance according to SJVAPCD criteria (SJVAPCD 2015). Possible other emissions, including odors would be potentially significant and will be further evaluated in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	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 Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c. Have a substantial adverse effect on 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?	☒	☐	☐	☐

A preliminary biological report was prepared for the project site by MESA Biological LLC (2020). The analysis herein is based substantially on the information from that report.

RESPONSES:

- (a) The project site consists of agricultural land, with a portion of the project site currently being utilized for growing table grapes. The biological field surveys indicate no sign of occupation of candidate, sensitive, or special-status plant and animal species on-site. Furthermore, due to the isolated nature



of the site, historical land use and active disturbance, lack of nearby source populations of native special status species, and proximity to development/activity, the potential for occurrence of many of the state or federal listed or special-status species is considered unlikely (MESA 2020). However, potential impacts to candidate, sensitive, or special-status species will be further evaluated in an EIR.

- (b) The project site is in active agricultural production (table grapes/vineyard) and based on biological field surveys no undisturbed habitat exists within the site. No sign of any bed, bank, channel, or constituent elements were present at the project site that would indicate wetlands or wetland features present. No evidence of potential wetland habitat was present on-site near the Lerdo Canal, which divides the project site. However, impacts related to riparian habitat or other sensitive natural community, including those identified in local or regional plans, or policies would be potentially significant and will be further analyzed in an EIR.
- (c) Potential federal or state-protected water-based resources such as streams and washes could be present on the project site and might be impacted by project construction activities. No sign of any bed, bank, channel, or constituent elements were present at the project site that would indicate wetlands or wetland features present at the site. As stated above in response (b), the Lerdo Canal divides the project site. No evidence of potential wetland habitat was present on-site near the canal. However, impacts will be further evaluated in an EIR.
- (d) No source of refuge or nursery site for wildlife or fish are on or adjacent to the project site. Given the project location, proximity to urban development and predominantly developed lands or land in active agriculture in the vicinity, the area is not known to support migratory or natural wildlife movement. In addition, the Lerdo Canal through the project site and adjacent SR 99 are substantial barriers to terrestrial wildlife movement. However, project construction and operation may remove foraging habitat and impacts would be potentially significant. Impacts to wildlife movement will be further evaluated in an EIR.
- (e) There are no known local policies or ordinances protecting biological resources located within the project site and vicinity. The County tree protection requirements focus on street trees, which are not on the project site. Nonetheless, the EIR will further evaluate the project's consistency with local policies in the County General Plan regarding protection of biological resources.
- (f) The proposed project site is not located within an adopted Habitat Conservation Plan Area; however, it is located within the Kern County Valley Floor Habitat Conservation Plan, which is still in First Public Draft form. Should this Habitat Conservation Plan be adopted prior to project approval, it would apply to the project site. Therefore, impacts would be potentially significant and will be evaluated further in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
V. Cultural Resources				
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	☒	☐	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

RESPONSES:

- (a) and (b) Development of the proposed project would require demolition of existing structures, and ground disturbance for site grading and installation of the proposed industrial park structures, and all necessary underground utilities. The proposed project could potentially have a significant impact on historical or cultural resources, including resources that are undiscovered or that may be buried underground. A site-specific cultural resources survey will be conducted, to determine presence or potential presence of archaeological and historical resources and identify potential impacts to historical and/or archaeological cultural resources and to formulate avoidance or mitigation measures, if applicable. Potentially significant impacts to historical and archaeological resources will be further evaluated in an EIR.
- (c) The project site has been heavily disturbed by previous agricultural activity and is not known to be associated with human remains. The project has the potential to disturb human remains during construction if present. Therefore, this issue will be further evaluated in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
VI. Energy				
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

RESPONSES:

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

The project would be served by PG&E for electricity SoCal Gas for natural gas and would also be required to include solar rooftop and/or common field arrays consistent with the Kern County General Plan. Operation and maintenance facilities associated with the project would require electricity for interior and exterior building lighting, heating, ventilation, and air conditioning (HVAC), electronic equipment, machinery, appliances, security systems, etc. Site maintenance activities during operations could involve the use of electric or gas-powered equipment. In addition to on-site energy use, the project would also result in transportation energy use associated with employee vehicle trips. The proposed project could have potentially significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources. Therefore, this topic will be further discussed and analyzed in an EIR.

- (b) The proposed project would be required to comply with the Kern County General Plan and Energy Element therein. As required by the State of California, the proposed project would also be required to comply with the State's plans and policies regarding energy efficiency. Further analysis is warranted to provide a broader assessment of the project's potential significance in terms of obstructing implementation of important State and County objectives for renewable energy or energy efficiency. Therefore, this topic will be discussed and analyzed in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
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?	☒	☐	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐



RESPONSES:

- (a)(i) According to the Hazardous Materials Evaluation Report prepared by McIntosh & Associates, Inc. (2020), there are no mapped areas that have Fault Zones on the proposed project site. In addition, no known surface or subsurface faults have been mapped transecting any of the parcels comprising the proposed project. The nearest fault zone is the Premier Fault Zone and it is located approximately 6,770 feet east of the northeast corner of the proposed project (on James Road 150 feet east of SR 65). The largest fault in the area, the Kern Front fault, is located approximately 3.7 miles east of the east boundary of the proposed project. The nearest active major fault is the Helendale-South Lockhart fault, located approximately 9.2 miles northeast of the project site (McIntosh 2020a). Impacts related to surface fault ruptures, therefore, are not anticipated. In addition, construction of the project would be subject to all applicable ordinances of the Kern County Building Code (Chapter 17.08), include standards related to seismic hazards. Kern County has adopted the California Building Standards Code (CBC), which imposes substantially the same requirements as the International Building Code (IBC). Therefore, impacts would be less than significant.
- (a)(ii) Due to the location of active faults in the general region, strong seismic ground shaking could occur at the project site, resulting in damage to both above and below ground structures and other site improvements, if not properly designed to withstand strong ground shaking. Construction of the proposed project would be subject to all applicable ordinances of the Kern County Building Code (Chapter 17.08). Kern County has adopted the CBC which imposes substantially the same requirements for design to resist strong ground motions as the IBC. Adherence to applicable regulations would minimize the potential impacts associated with the proposed project. Nonetheless, impacts will be further evaluated in an EIR.
- (a)(iii) Seismically induced liquefaction occurs when loose, water-saturated sediments of relatively low density are subjected to cyclic shaking that causes soils to lose strength or stiffness because of increased pore water pressure. Liquefaction generally occurs when the depth to groundwater is less than 50 feet. Based on review of available groundwater data in the site vicinity, groundwater in the site vicinity is expected to be more than 50 feet below ground surface (Krazan 2020). Thus, the potential for liquefaction at the surface is low. Structures constructed as part of the project would be required by State law to be constructed in accordance with all applicable IBC and CBC earthquake construction standards, including those relating to soil characteristics. Nonetheless, the potential for substantial adverse effects to the project due to seismic-related ground failure, including liquefaction, will be examined in an EIR.
- (a)(iv) The project site is located in a relatively flat-lying plain, where landslides are not likely. Impacts related to landslides are not anticipated to occur or pose a hazard to the project or surrounding area, and are considered to have no impact, therefore, further analysis in an EIR is not required.
- (b) Implementation of the proposed project would result in the development of approximately 740 acres that are currently active grape vineyards. Therefore, impacts associated with soil erosion and loss of topsoil during or following construction would be potentially significant. This issue will be further evaluated in an EIR.
- (c) Lateral spreading is the horizontal movement or spreading of soil toward an open face. Lateral spreading may occur when soils liquefy during an earthquake event, and the liquefied soils with overlying soils move laterally to unconfined spaces. Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused



by a variety of activities, which include, but are not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydro-compaction. Based on the subsurface conditions encountered at the boring locations including the lack of a static ground water table, liquefaction potential at the project site is low. However, within the vicinity of the canal, shallow groundwater levels may be encountered (Krazan 2020).

The project would be required to adhere to applicable policies and recommendations outlined in applicable ordinances of the Kern County Building Code (Chapter 17.08). Structures constructed as part of the project would be required by state law to be constructed in accordance with all applicable IBC and CBC earthquake construction standards, including those relating to soil characteristics. However, impacts would be potentially significant and the potential for substantial adverse effects to the project due to on- or off-site lateral spreading, subsidence, liquefaction, or collapse, will be examined further in an EIR.

- (d) Expansive soils are fine-grained soils (generally high plasticity clays) that can undergo a significant increase in volume with an increase in water content and a significant decrease in volume with a decrease in water content. Changes in the water content of a highly expansive soil can result in severe distress to structures constructed on or against the soil. The proposed project would be designed to comply with applicable building codes and structural improvement requirements to withstand the effects of expansive soils; however, this impact would be potentially significant and will be further evaluated in an EIR.
- (e) The project would be connected to the sewer system for wastewater disposal and would not require a septic system or alternative wastewater system. Therefore, the project would not result in impacts associated with soils that are incapable of supporting septic tanks and alternative wastewater disposal systems. Further analysis in an EIR is not required.
- (f) Kern County is rich in paleontological resources. If sensitive paleontological formations are located underground on the project site, ground disturbance could result in impacts to paleontological resources. A paleontological study will be conducted to determine the underlying formations and potential for fossil discoveries throughout the project site due to the consideration that impacts may be potentially significant. This issue will be further evaluated in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
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VIII. Greenhouse Gas Emissions

Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☒ | ☐ | ☐ | ☐ |
| b. Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | ☒ | ☐ | ☐ | ☐ |

RESPONSES:

- (a) Greenhouse gas (GHG) emissions emitted by human activity are implicated in global climate change or global warming. The principal GHGs are CO₂, methane (CH₄), NO_x, ozone, water vapor, and fluorinated gases. The temporary construction activities associated with the proposed project, which would involve operation of heavy off-road equipment, on-road trucks (for deliveries and hauling), and construction worker commute trips, would generate GHG through exhaust emissions. The nature of the proposed project as an industrial park with truck loading docks and warehouses would also generate further GHGs through its use as a hub for diesel trucks and equipment. The project's GHG emissions generated during construction and operation of the project will be quantified and further evaluated in an EIR. Potential for significant environmental impacts will be examined through the project's consistency with GHG reduction plans, programs or regulations, as outlined in the next response.
- (b) There are numerous state plans, policies, and regulations adopted for the purpose of reducing GHG emissions. Statewide plans and regulations such as GHG emissions standards for vehicles (Assembly Bill 1493), the Low Carbon Fuel Standard, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the statewide level; as such, these do not apply to individual development projects. Mandated by Senate Bill (SB) 32, CARB adopted the 2017 Update to its 2008 Scoping Plan, which is the State's plan to achieve the 40 percent reduction in GHG emissions from 1990 levels by 2030. Guided by legislative direction, the Scoping Plan identifies actions identified to reduce overall GHG emissions in California. It notes that transportation, primarily on-road travel, is the single largest source of CO₂ emissions in the State (CARB 2017).

As discussed above, project buildout would generate GHG emissions through the burning of fossil fuels or other emissions of GHGs, thus potentially contributing to cumulative impacts related to climate change. Heavy equipment operation, truck deliveries, and construction worker commute trips associated with construction and operation of the proposed project would generate GHGs. The project's potential GHG impacts would be potentially significant and the potential GHG offsets and impacts resulting from operation of the project will be examined in an EIR, with respect to the objectives of statewide programs to reduce GHGs associated with energy generation.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
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 involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within the adopted Kern County Airport Land Use Compatibility Plan, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☒	☐	☐	☐
f. Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
g. Expose people or structures, directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐
h. Would implementation of the project generate vectors (flies, mosquitoes, rodents, etc.) or have a component that includes agricultural waste?				
Specifically, would the project exceed the following qualitative threshold:				
The presence of domestic flies, mosquitoes, cockroaches, rodents, and/or any other vectors associated with the project is significant when the applicable enforcement agency determines that any of the vectors:				



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
i. Occur as immature stages and adults in numbers considerably in excess of those found in the surrounding environment; and	☒	☐	☐	☐
ii. Are associated with design, layout, and management of project operations; and	☒	☐	☐	☐
iii. Disseminate widely from the property; and	☒	☐	☐	☐
iv. Cause detrimental effects on the public health or well-being of the majority of the surrounding population.	☒	☐	☐	☐

RESPONSES:

- (a) Although field equipment used during construction activities could contain various hazardous materials (i.e., hydraulic oil, diesel fuel, grease, lubricants, solvents, adhesives, paints, etc.), these materials are not considered to be acutely hazardous and would be used in accordance with the manufacturer's specifications and all applicable regulations. In addition, hazardous fuels and lubricants used on field equipment would be subject to a Construction Waste Management Plan and, if required, a Spill Prevention, Containment and Countermeasure Plan.

The proposed project would be subject to all local, State, and federal laws pertaining to the use of hazardous materials on-site and would be subject to review by the Kern County Environmental Health Services Division. Through the review process, the project would be required to submit a complete list of all materials used on-site, how the materials would be transported and stored, and in what form they would be used to maintain safety and prevent possible environmental contamination or worker exposure. During construction of the proposed project, Material Safety Data Sheets (MSDS) for all applicable materials present at the site would be made readily available to on-site personnel. During construction of the facilities, non-hazardous construction debris would be generated and disposed of in approved facilities. During construction of the facility, human waste would be managed using portable toilets located at reasonably accessible on-site locations. However, impacts would be potentially significant and the impacts will be further addressed in an EIR.

- (b) Construction activities would be temporary and are not are not anticipated to release hazardous materials or present significant hazards to construction workers, the general public, or the environment. Since the final uses for the site are currently unknown, the routine transport, use, or disposal of hazardous materials during operations activities is unknown. However, the proposed project would be subject to all local, State, and federal laws pertaining to the use of hazardous materials on-site and would be subject to review by the Kern County Environmental Health Services Division. Through the review process, the project proponent would be required to submit a complete list of all materials used on-site, how the materials would be transported and stored, and in what form they would be used. This would be recorded to maintain safety and prevent possible environmental contamination or worker exposure. This would include submission of MSDS for all applicable materials present at the site, and the MSDS would be made readily available to on-site personnel.



Impacts for the project would be potentially significant and potential impacts will be further evaluated in an EIR.

- (c) The project site is not located within 0.25 mile of an existing or proposed school. The nearest schools include Norris Middle School, located approximately two miles south, and Norris Elementary School, located approximately 2.6 miles southwest of the project site. Therefore, no impact would occur as a result of the project, and further analysis in an EIR is not required.
- (d) Based on a preliminary review of the Cortese List Data Resources, the proposed project is not located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 (McIntosh & Associates, Inc. 2020). In addition, based on review of the Department of Toxic Substances Control (DTSC) EnviroStor and the State Water Resources Control Board (SWRCB) GeoTracker databases, there are no hazardous materials sites located within 1,000 feet of the project site (DTSC 2021, SWRCB 2021). There would be no impacts due to the property not being listed on the Cortese List Data Resources database and project impacts will not be further evaluated in an EIR.
- (e) The Kern County ALUCP covers operations at the Meadows Field Airport, which is located approximately 1.5 miles southeast of the project site. As shown in **Figure 7, Airport Land Use Compatibility Map**, a portion of the proposed project is located within the Extended Approach/Departure Zone and Adjacent to Runway (Area B-2) and Common Traffic Pattern (Area-C) of the Meadows Field Airport. Area B-2 is categorized as having significant noise and risk impacts, as aircrafts are commonly below 800 feet, and Area C is categorized as limited risk with frequent noise intrusion. Therefore, aircraft noise from the Meadows Field Airport has the potential to generate significant impacts due to excessive noise if the workforce on-site is partially located within Areas B-2 or -C of the Kern County ALUCP. Therefore, this impact is potentially significant and will be further evaluated in an EIR.
- (f) As required by routine and standard construction specifications administered by Kern County, emergency access would be maintained throughout construction, and appropriate detours would be provided in the event of potential road closures. Therefore, no significant impacts related to impairment of the implementation of or physical interference with an adopted emergency response plan or emergency evacuation plan would occur during construction.

During operation, the proposed project would generate between 5,000 and 6,000 jobs. The size of the project's operational work force has the potential to generate significant traffic volumes during an emergency evacuation scenario that could complicate area-wide emergency evacuation efforts. Additionally, the size of the project's operational work force could impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Impacts on emergency response or evacuation plans would be potentially significant and will therefore be further assessed in an EIR.

- (g) According to the California Department of Forestry and Fire Protection's (CalFire) California Fire Hazard Severity Zone Viewer, the project site and vicinity are not located within a Fire Hazard Severity Zone (CalFire 2020). The proposed project would be subject to design review and comply with applicable wildland fire management plans and policies established by the Kern County Fire Department. Therefore, impacts would be less than significant and do not require further evaluation in an EIR.



- (h)(i. through iv.) The proposed project includes a request for land use entitlements necessary to allow the construction and operation of an industrial park. Vectors such as mosquitos and rodents may be associated with existing agricultural uses. Construction activities may result in the removal, or displacement of vectors (i.e., rodents disseminating from the site during project construction). As the project would convert the site from agricultural use to industrial uses, the project would reduce overall vector potential in the long-term. Most operational activity would be conducted indoors limiting substantially limiting vector potential. On-site landscape areas associated with the project may provide refuge for mosquitos and other vectors and would be potentially significant. Impacts will be further evaluated in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
X. Hydrology and Water Quality				
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☒	☐	☐	☐
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 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 off-site;	☒	☐	☐	☐
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
iv. impede or redirect flood flows?	☒	☐	☐	☐
d. In flood hazard, tsunami, 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?	☒	☐	☐	☐

RESPONSES:

- (a) Project construction activities have the potential to result in erosion, sedimentation, and discharge of construction debris, and could result in the discharge of wastewater and runoff at the project site. Project construction would encompass an area greater than one acre and would be subject to a General Construction Permit under the National Pollution Discharge Elimination System (NPDES) permit



program of the federal Clean Water Act. A Stormwater Pollution Prevention Plan (SWPPP) would be implemented consistent with General Construction Permit requirements. The NPDES permit would require submittal of a Notice of Intent to the Regional Water Quality Control Board (RWQCB) prior to commencement of construction activities. Implementation of the SWPPP would begin with the commencement of construction and continue through the completion of the project. The objectives of a SWPPP are to identify pollution sources (such as sediment) that may affect the quality of stormwater discharge and to implement best management practices (BMPs) to reduce pollutants in stormwater during project construction until the site is stabilized.

Project design would also be guided by a Water Quality Management Plan to address the management of stormwater and related pollutants throughout the life of the project. Impacts would be potentially significant and will be further evaluated in an EIR.

- (b) The project would use groundwater from on-site wells during construction. Potable water for project operation would be provided by the OMWC. A State Bill 610 Water Supply Assessment is being prepared for the proposed project to further evaluate water supply requirements for the proposed project. The project is anticipated to decrease water use when compared to existing agriculture operations; however, this impact will be further evaluated in an EIR.
- (c)(i) Implementation of the proposed project would include the development of approximately 740 acres of new impervious surfaces, which could impact the existing drainage pattern of the area, increase the volume or rate of runoff thereby resulting in erosion or saltation on- or off-site. Impacts would be potentially significant and will be further evaluated in an EIR.
- (c)(ii) Construction and operational activities associated with the proposed project would alter existing drainage conditions and create impervious surfaces that would have the potential to result in an increase in the rate or amount of surface runoff during storm events. A hydrologic study will be prepared for the project in accordance with Kern County requirements, and impacts will be analyzed in an EIR.
- (c)(iii) As proposed, the project would result in an overall increase in impervious surfaces on-site, which could substantially increase the rate or amount of storm water runoff. The project would also alter the drainage pattern on the site, which could impede or redirect existing drainage patterns or obstruct the carrying capacity of the flow patterns crossing the project site. These impacts could result in substantial on- and off-site flooding. The project would be required to prepare a drainage plan to address storm water runoff impacts.

The EIR will assess changes to the drainage patterns, including but not limited to, exceeding the capacity of the project area's existing drainage system or result in new storm water drainage facilities that could create potentially significant environmental impacts. The SWPPP and Water Quality Management Plan would provide the appropriate control and treatment, of storm water prior to discharge during project construction and operation, respectively. Potential impacts will be further evaluated in an EIR.

- (c)(iv) The Federal Emergency Management Agency (FEMA) delineates flood hazard areas on its Flood Insurance Rate Maps (FIRMs). According to the FIRMs for the project area, portions of the project site are located in a Zone X, an area with a 0.2 percent annual chance of flooding (FEMA 2008). The project would be reviewed by the Kern County Public Works Department-Floodplain for adherence to applicable floodplain management standards; however, impacts would be potentially significant and will be further evaluated in an EIR.



- (d) The project is not located near an ocean or large enclosed body of water, and therefore would not be subject to inundation by seiche or tsunami. Mudflows are a type of mass wasting or landslide, where earth and surface materials are rapidly transported downhill under the force of gravity and are often triggered by heavy rainfall and soil that is not able to sufficiently drain or absorb water and the super-saturation results in soil and rock materials to become unstable and slide away. Due to the relatively flat topography of the project and surrounding area, the potential to be inundated by mudflow is considered remote.

As discussed above, portions of the project site are located in Zone X with only a 0.2 percent annual chance of flooding (FEMA 2008). The project would be reviewed by the Kern County Public Works Department for adherence to all applicable floodplain management standards. In the event of inundate, there would be a related risk of release of pollutants. Potential impacts will be further evaluated in an EIR.

- (e) The project site is located within the Tulare Lake Basin, which consists of approximately 17,000 square miles, and includes all of Tulare and Kings Counties, and most of Fresno and Kern Counties. Ongoing management of this basin is governed by the Tulare Lake Basin Portion of Kern County Integrated Regional Water Management Plan (IRWMP) and serves as a sustainable groundwater management plan (Kern Region Water Management Group 2020). A water supply assessment will be completed for the project to analyze potential impacts to groundwater resources, including any potential conflicts with the IRWMP. The project impact would be potentially significant and will be further analyzed in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
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XI. Land Use and Planning

Would the project:

- | | | | | | |
|----|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a. | Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b. | Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation for the purpose of avoiding or mitigating an environmental effect? | ☒ | ☐ | ☐ | ☐ |

RESPONSES:

- (a) The project site is located in a portion of Kern County consisting of commercial and agricultural uses, approximately one mile north of the Bakersfield City limits. The nearest residential community is Gossamer Grove, located approximately 0.6 mile southwest of the project site, and consists of single-family residences. The proposed project would not physically encroach into or physically divide or restrict access to the Gossamer Grove residential community. No new roadways or other linear elements that would have the potential to restrict existing access or movement within the local community are proposed. Therefore, no impacts relating to physically dividing an established community would occur as a result of the project, and further analysis in an EIR is not required.
- (b) The project is subject to the requirements of the Kern County General Plan, the Metropolitan Bakersfield General Plan, and the Kern County Zoning Ordinance. The proposed project includes a request for land use entitlements necessary to allow the construction and operation of an industrial park, including:
- An amendment to the Metropolitan Bakersfield General Plan from R-IA (Intensive Agriculture, minimum 20-acre parcel size) to SI (Service Industrial);
 - An amendment to the Kern County General Plan from 8.1 (Intensive Agriculture, minimum 20-acre parcel size) to 7.2 (Service Industrial); and
 - A change in zone classification from A (Exclusive Agriculture) to M-2 (Medium Industrial) with a PD (Precise Development) Combining District.

Impacts related to land use planning, policies, or regulations would be potentially significant and will be further analyzed in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
XII. Mineral Resources				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

RESPONSES:

- (a) The project site was classified as a California Surface Mining and Reclamation Act (SMARA) study area in 1988 (DOC 2018). However, the project site is not within a mineral recovery area or a designated mineral and petroleum resource site established by the Kern County General Plan . The project site is not located within an area zoned NR (Natural Resources) or a Tier 1 Oil and Gas Conformity Tier. The closest area with a NR zoning is approximately 8,437 feet to the northeast and the closest Tier 1 Oil and Gas Conformity Tier is located 9,618 feet to the northeast. The closest active well is 3,650 feet south of the project site in the city of Shafter (CalGEM 2018). Additionally, according to the Kern GIS online resource Attribute Preview, the project site does not contain any parcels with mineral value. Further, the project site is not located near any wells or mineral extraction sites according to the Geologic Energy Management Division (CalGEM) well finder map (CalGEM 2018). Construction and operation of the proposed project would not interfere with mineral extraction and processing. Therefore, the project would have no impact on future mineral development and further analysis in an EIR is not required.
- (b) As mentioned previously, the project site is not located within a designated mineral and petroleum resource site within the Kern County General Plan, or other land use plan. Therefore, the development of proposed project would not preclude future mineral resource development, nor would it result in the loss of a locally important mineral resource recover site. There would be no impact, and further analysis in an EIR is not required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
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 a local general plan or noise ordinance or applicable standards of other agencies?	☒	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project	☒	☐	☐	☐
d. For a project located within the vicinity of a private airstrip or Kern County Airport Land Use Compatibility Plan, would the project expose people residing or working in the project area to excessive noise levels?	☒	☐	☐	☐

RESPONSES:

- (a) The project would generate noise during construction and operation and could therefore cause potentially significant impacts to sensitive receivers within a 0.5-mile radius of the project site. Land uses determined to be “sensitive” to noise as defined by the Kern County General Plan include residential areas, schools, convalescent and acute care hospitals, parks, and recreational areas, and churches. The Kern County General Plan Noise Element sets a 65 dBA (A-weighted decibels) Day Night noise level (Ldn) limit on exterior noise levels for stationary sources (i.e., non-transportation) at sensitive receivers. The nearest sensitive receivers are a single-family residence located approximately 350 feet west of the project site, south of SR 99, and a single-family residence located approximately 2,100 feet from the project site (Bollard Acoustical Consultants, Inc. 2020).

Based on the noise assessment prepared for the project, the increase in traffic noise levels due to the proposed project would not exceed the standards of significance at existing sensitive receivers located along the project roadway network (Bollard Acoustical Consultants, Inc. 2020). Additionally, project industrial and construction noise levels at the project site would be masked by traffic on SR 99 for the residence located approximately 350 feet west, and would be below the ambient noise level environment at the residence located approximately 2,100 feet from the project site. However, future traffic noise from SR 99 has the potential to exceed applicable Metropolitan Bakersfield General Plan exterior noise levels at the project site if outdoor break areas are proposed within 300 feet from the



centerline of SR 99 (Bollard Acoustical Consultants, Inc. 2020). This issue will be further evaluated in an EIR.

- (b) During project construction, heavy equipment would be used for grading, excavation, paving, and building construction, which could generate groundborne noise that could be audible to sensitive receivers in the area.

Given that predicted vibration levels at the residence located approximately 350 feet away from the project site during construction and operation are well below the strictest Caltrans thresholds for damage to residential structures and for severe human response (Bollard Acoustical Consultants, Inc. 2020), groundborne vibration impacts during construction and operation are not anticipated. Nonetheless, further analysis of groundborne vibration and groundborne noise resulting from project construction and operations will be further evaluated in an EIR.

- (c) Operation of the proposed project would potentially result in a permanent increase in ambient noise levels in the project vicinity in the form of employee commuting traffic as well as truck trips associated with the transport of goods to and from the industrial park, thus the impact would be potentially significant. This impact will be further assessed in an EIR.
- (d) The nearest public airport to the project site is the Meadows Field Airport located approximately 1.5 miles to the southeast. As shown in **Figure 7, *Airport Land Use Compatibility Plan Map***, a portion of the project is located within the Extended Approach/Departure Zone and Adjacent to Runway (Area B-2) and Common Traffic Pattern (Area C) of the Meadows Field Airport. Area B-2 is categorized as having significant noise and risk impacts, as aircrafts are commonly below 800 feet, and Area C is categorized as limited risk with frequent noise intrusion. Therefore, aircraft noise from the Meadows Field Airport has the potential to generate excessive and significant noise levels at the project site and expose workers, if present within Areas B-2 or C of the Kern County ALUCP. Therefore, this impact will be further assessed in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
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XIV. Population and Housing

Would the project:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | ☒ | ☐ | ☐ | ☐ |
| b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |

RESPONSES:

- (a) The proposed project would generate temporary work throughout the construction process for both Phase 1 and 2 of development. Construction workers would likely be expected to travel to the site from various local communities and locations throughout area, and few, if any workers expected to relocate to the surrounding area because of these temporary jobs. If temporary housing should be necessary, accommodations (i.e., extended stay hotels, apartments, RV parks, homes for rent or sale) could be available in the nearby cities and communities of Saco, Oildale, Bakersfield, and Shafter.

The proposed project would develop over six million square-feet for distribution/fulfillment center needs and warehouse space which would potentially create 5,000 to 6,000 full time equivalent jobs. Given the rural nature of the surrounding communities, the project would potentially require the development of new housing or businesses within the local communities to accommodate the increase in population. Given that the site is not currently designated or zoned consistent with planned industrials use, the project may induce substantial, unplanned growth in the project area. Therefore, this impact will be further analyzed in an EIR.

- (b) The project site is currently utilized for vineyard/agricultural operations and does not contain any existing housing units. The proposed project would therefore not displace any existing people or housing, necessitating the construction of replacement housing elsewhere and is considered to have no impact. No further evaluation of this issue is required in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
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XV. Public Services

Would the project:

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

i.	Fire protection?	☒	☐	☐	☐
ii.	Police protection?	☒	☐	☐	☐
iii.	Schools?	☒	☐	☐	☐
iv.	Parks?	☒	☐	☐	☐
v.	Other public facilities?	☒	☐	☐	☐

RESPONSES:

(a)(i) **Fire Protection.** The Kern County Fire Department (KCFD) provides fire suppression and emergency medical services to the project area. The fire station closest to the project site is Kern County Fire Station No. 62, located approximately 4.6 miles southeast of the project site at 1652 Sunnyside Court in Bakersfield. The proposed project would add over six million square-feet of structures to KCFD's service area, resulting in a related potential increase in service demand. Further, as discussed in XIV.(a), *Population and Housing*, the project has the potential to induce population growth in the area, including additional housing and service-oriented commercial uses. The increase in growth is likely to create an in-kind demand on fire service within the KCFD, Shafter Fire Department, and other nearby fire service areas. New development would be subject to design review consistent with current Fire Code and local fire department requirements aimed at reducing fire-related risk and loss. However, due to potential increase in service demand, impacts on fire protection would be potentially significant and will be further evaluated in an EIR.

(a)(ii) **Police Protection.** Law enforcement and public safety services in the project area are provided by the Kern County Sheriff's Department (KCSO). The closest station to the project site is the Kern County Sheriff's Office, located approximately five miles to the southeast at 1350 Norris Road, Bakersfield. The proposed project would add over six million square-feet of structures to KCFD's service area, resulting in a related potential increase in service demand. On-site security may reduce the need for police protection. Further, as discussed in XIV.(a), *Population and Housing*, the project



has the potential to induce population growth in the area, including additional housing and service-oriented commercial uses. The increase in growth is likely to create an in-kind demand on police protection demand for the area and impacts would be potentially significant. This issue will be evaluated in an EIR.

- (a)(iii) **Schools.** During project construction, construction workers would be required. It is expected that most of these workers would live in the broader region and commute to the project site from surrounding communities where their children are already enrolled in school and where their contribution to local taxes, including funds for schools, is assessed locally. Therefore, substantial temporary increases in population during project construction would not adversely affect local school populations.

Long-term operation would result in up to 5,000 to 6,000 new jobs. The jobs may attract new residents from outside the area, and result in a related increase in the student population. The project also has the potential to induce population growth including an increased demand for service-oriented uses. Also see discussion in XIV.(a), Population and Housing. New industrial, residential, and commercial development, including the proposed project, would be required to pay development impact fees, which are considered to be complete mitigation under CEQA. Although school impact fees for new development would be required, the impacts to Schools would be potentially significant. Impacts to schools will be further evaluated in an EIR.

- (a)(iv) **Parks.** During project construction, construction workers would be required. It is expected that most of these workers would live in the broader region and commute to the project site from surrounding communities where the families already use area parks.

However, as discussed in XIV. (a), *Population and Housing*, project operation has the potential to induce population growth in the area, including additional housing and service-oriented commercial uses. The project is anticipated to employ 5,000-6,000 people, some of whom may relocate to the area. In the Kern County General plan, Implementation Measure GG establishes a parkland/recreational space standard of service as 2.5 acres of park area per 1,000 residents. The project has the potential to increase the local population and related demand for public parkland. Impacts would be potentially significant and will be further analyzed in an EIR.

- (a)(v) **Other Public Facilities.** During project construction, construction workers would be required. It is expected that most of these workers would live in the broader region and commute to the project site from surrounding communities where the families already use public facilities.

However, as discussed in XIV. (a), *Population and Housing*, project operation has the potential to induce population growth in the area, including additional housing and service-oriented commercial uses, resulting in an increase in demand for area public services. Therefore, impacts to public facilities would be potentially significant and will be further analyzed in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
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XVI. Recreation

Would the project:

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|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. 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. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? | ☒ | ☐ | ☐ | ☐ |

RESPONSES:

- (a) The nearest park facilities to the project site include Madison Grove Park, located approximately three miles to the southeast at 10115 Norris Road, Bakersfield and Almondale Park, located approximately four miles to the south at 5501 Verdugo Lane, Bakersfield. During project construction, construction workers would be required. It is expected that most of these workers would live in the broader region and commute to the project site from surrounding communities where the families already use area parks.

However, as discussed in XIV. (a), *Population and Housing*, project operation has the potential to induce population growth in the area, including additional housing and service-oriented commercial uses. The project is anticipated to employ 5,000-6,000 people, some of whom may relocate to the area. Therefore, the project has the potential to increase the local population and related demand for public park and recreation land. Therefore, impacts to parks and recreation facilities would be potentially significant and will be further analyzed in an EIR.

- (b) The proposed project does not directly include or require the construction of new or expansion of existing recreational facilities, and there are no recreational facilities on the project site that would be affected. However, as discussed in a) above, the project has the potential to induce growth, which may increase the demand for new or expanded recreational facilities, the development of which might have adverse impacts on the environment. Therefore, impacts to recreational facilities would be potentially significant and will be further evaluated in an EIR.



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

RESPONSES:

- (a) The proposed project would generate short-term traffic during construction, and long-term traffic during the operational life of the project. A comprehensive traffic study will be prepared for the project; however, capacity impacts/level of service of are no longer a consideration under CEQA but may still be considered by the County as part of the project review process outside of CEQA. Conflicts with programs, plans, ordinances or policies addressing the circulation system would be potentially significant and will be further evaluated in an EIR.
- (b) CEQA Guidelines Section 15064.3, subdivision (b) was adopted in December 2018 by the California Natural Resources Agency. These revisions to the CEQA Guidelines criteria for determining the significance of transportation impacts shifts the focus from driver delay to reduction of vehicular GHG emissions through creation of multimodal networks, and creation of a mix of land uses that can facilitate fewer and shorter vehicle trips. Vehicle miles traveled (VMT) is a measure of the total number of miles driven for various purposes and is sometimes expressed as an average per trip or per person. Construction traffic would be temporary and would not permanently affect VMT characteristics in this part of Kern County or elsewhere. The project's VMT characteristics would be potentially significant and will be further evaluated in an EIR.
- (c) Impacts associated with increased hazards due to a design feature are considered potentially significant. The project would create an intensive (over six million square-foot) industrial complex, adjacent to a substantially agricultural setting. Public roads may be shared by large, slow moving farm equipment and faster, project generated traffic, may be a hazard consideration, and would be potentially significant. This impact will be further evaluated in an EIR.



- (d) The project would implement roadway improvements which could affect emergency access during construction activities. The project would also require/develop emergency access for the project site and its employees and would, therefore, result in potentially significant impacts. Further analysis of this issue will be provided in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
XVIII. Tribal Cultural Resources				
Would the project:				
a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register or historical resources as defined in Public Resources Code section 5020.1(k), or	☒	☐	☐	☐
ii. A resource determined by the lead agency in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

RESPONSES:

(ai,aii) The proposed project has the potential to impact tribal cultural resources, if present, during site clearance and earthmoving activities. Tribes with possible cultural affiliation and interest within the project area have been notified pursuant to the requirements of Assembly Bill 52, and SB 18 and consultation with the potentially affected tribes will occur, as appropriate, between the County and the tribes. Impacts would be potentially significant and will be further evaluated in an EIR.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than Significant Impact	No Impact
XIX. Utilities and Service Systems				
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐	☐
c. Result in a determination by the wastewater treatment provider that 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?	☒	☐	☐	☐

RESPONSES:

- (a) **Water Facilities.** The proposed project would include the extensions of the OMWC's six-inch domestic water line and 12-inch non-potable water line from approximately one mile west of Quinn Road along Imperial Street to the southeast corner of the proposed project. Impacts from the extension of these facilities would be potentially significant and may result in adverse environmental impacts. Therefore, impacts will be further evaluated in an EIR.

Wastewater Facilities. The project involves installation of a new sewer trunk from the future intersection of Imperial Street at Endes Street, via Coffee Road and 7th Standard Road. Additionally, Phase 1 of the proposed project would require a sewer lift station to reach the new sewer trunk. Therefore, impacts associated with installation of a new sewer trunk and sewer lift station would be potentially significant and will be further evaluated in an EIR.



Storm Water Facilities. The proposed project may require expanded or new storm drainage facilities as the proposed industrial park would increase the impervious surface area, leading to an increase in runoff during storm events. Therefore, associated impacts relating to storm water facilities would be potentially significant and will be further evaluated in an EIR.

Power, Natural Gas, and Telecommunication Facilities. The proposed project would involve construction of a new SoCal Gas natural gas pressure reducing station, gas main and laterals, and a new PG&E electrical substation and distribution. Therefore, associated impacts from the construction of the natural gas pressure reducing station, gas main and laterals, and electrical substation and distribution would be potentially significant and will be further evaluated in an EIR.

- (b) The project would create an overall increase in the demand for water service for employee use, industrial activity, and landscaping. A Water Supply Assessment will be completed for the project to analyze potential water sources and potential impacts to water supplies. This impact would be potentially significant and will be further evaluated in an EIR.
- (c) Portable toilets would provide for wastewater disposal during project construction and no connection to a public system for wastewater treatment would be required. The proposed project would include installation of a new sewer trunk and sewer lift station. The project would create an overall increase in the demand for wastewater collection and treatment, commensurate with the 5,000 to 6,000 new employees that would be associated with the new industrial park. Therefore, the project may have potentially significant impacts on existing wastewater treatment facilities, which will be further evaluated in an EIR.
- (d) Materials brought to the project site would be used to construct facilities, and few residual waste materials are expected. Non-hazardous construction refuse and solid waste would be either collected and recycled per the Construction Waste Management Plan or disposed of at a local Class III landfill, while any hazardous waste generated during construction would be disposed of at an approved off-site location. The Kern County Public Works Department operates seven landfills throughout the county located in Bakersfield (Bena Landfill), Boron, Mojave-Rosamond, Ridgecrest, Shafter-Wasco, Taft, and Tehachapi. Implementation of the proposed project is not expected to generate quantities of solid waste in excess of existing landfill capacity. Nonetheless, potential impacts will be further evaluated in an EIR.
- (e) The proposed project would generate solid waste during construction and operation, thus requiring the consideration of waste reduction and recycling measures. The 1989 California Integrated Waste Management Act (AB 939) requires Kern County to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires expanded or new development projects to incorporate storage areas for recycling bins into the proposed project design. The proposed project would be required to comply with the 1989 California Integrated Waste Management Act and the 1991 California Solid Waste Reuse and Recycling Access Act of 1991. Nonetheless, further analysis of the pertinent solid waste reduction and management regulations applicable to this project will be included in an EIR.



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

RESPONSES:

- (a) through (d) According to the Fire Hazard Severity Zones map published by CalFire, the project site is not located within or near state responsibility areas or lands classified as very high fire hazard severity zones (VHFHSZ); (CalFire 2020). The project site is classified as Local Responsibility Area (LRA) Moderate; thus, the potential for wildfire on the project site exists, but is not considered high. Furthermore, the proposed project would be subject to design review, and comply with applicable wildland fire management plans and policies established by the Kern County Fire Department. Therefore, the project does not have the potential to result in fire-related impacts associated with or being near a very high fire hazard severity zone. Impacts would be less than significant.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	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 significant 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 that would cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

RESPONSES:

- (a) The proposed project has the potential to change the quality of the environment, including fish and wildlife habitat and populations. The EIR’s biological, cultural, and tribal cultural resources sections will discuss specific project impacts on plants and wildlife including avian species and impacts to cultural and tribal cultural resources. The change in quality of environment is considered significant and an EIR will evaluate the project’s contribution to cumulative biological, cultural and tribal cultural resources impacts.
- (b) The proposed project has the potential to cumulatively contribute to significant aesthetics, air quality, biological resources, cultural resources, tribal cultural resources, GHG emissions, and traffic impacts. Such impacts could occur during the construction phases and/or as a result of project operation. An EIR will evaluate the project’s contribution to cumulative impacts.
- (c) The proposed project could result in long-term air pollutant emissions or noise sources that would adversely affect nearby sensitive receptors. The proposed project could include industrial processes or equipment that would generate hazardous substances or wastes that would threaten the well-being of people on- or off-site. In addition, short-term construction activities could result in temporary



increases in pollutant concentrations and potentially significant off-site noise impacts. Pollutants of primary concern commonly associated with construction-related activities include toxic air contaminants gaseous emissions of criteria pollutants, and fugitive dust. Within the project area, the potential for increased occurrences of Valley Fever and is also of concern. Human health impacts from the short-term and long-term cumulative contribution to air quality impacts from project construction will be further evaluated in an EIR.



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