



MITIGATED NEGATIVE DECLARATION

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

PROJECT NO. (or Title): Vesting Tentative Tract Map 7471 (Phased)

COMMENT PERIOD BEGINS: November 21, 2024

COMMENT PERIOD ENDS: December 23, 2024

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

Cultural Resources Impact Mitigation Measures:

1. During construction, if cultural resources are encountered during construction or ground disturbance activities, all work shall immediately cease, and the area cordoned off until a qualified cultural resource specialist can evaluate the find and make recommendations. Project is subject to any recommendations of the qualified specialist.
2. During construction, if human remains are discovered, further ground disturbance shall be prohibited pursuant to California Health and Safety Code Section 7050.5. and Public Resources Code Sections 5097.94, 5097.98 and 5097.99.

Biological Resources Impact Mitigation Measures:

3. BIO-1: Preconstruction Survey A qualified biologist knowledgeable in the identification of special-status and other protected wildlife should conduct a preconstruction survey within 14 days or less prior to disturbance (vegetation removal, grading of topsoil, leveling, laydown and materials storage areas, access routes, etc.) and after completion of protocol or other surveys recommended in Measure BIO-8. A Qualified Biologist is defined as a person with a combination of academic qualifications (minimum of 4 years of university or college education in biological sciences, zoology, wildlife biology, ecology, botany, or environmental science), professional field experience conducting biological surveys, and demonstrated knowledge and skills (i.e., field experience) related to the resources potentially present on the proposed site, including species-specific focused or protocol-level surveys to be conducted. The purpose of the preconstruction survey is to confirm the results of protocol surveys and assess the presence of any special-status species or resource considered sensitive under CEQA.
The preconstruction biological survey will consist of walking belt transects spaced at no more than 20m (65 feet) to accomplish 100% coverage of the Project site plus a 250-foot buffer, if accessible. During the survey, all direct and indirect observations of special-status biological resources will be noted if encountered and recorded using a handheld GPS on field forms and/or a mapping program (e.g., ArcGIS Field Maps).

4. BIO-2: Worker Environmental Awareness Program (WEAP) LGI Homes or developer will develop and implement a WEAP for all personnel that may conduct work on Tract 7471. WEAP trainings will be conducted for each individual prior to their first access onto the Project, and annually thereafter. The program may include an informational video, handouts, and other materials, and should consist of a presentation with material given on-site or off-site by trained personnel (e.g., Qualified Biologist or assigned Company Environmental Specialists). WEAP trainings shall cover an overview of the laws and regulations governing the protection of biological resources; a description of protected (i.e., special status) species and resources known to occur or with the potential to occur in the Kern River Field; their status and legal protections; what is considered habitat and surface disturbance; biological resource avoidance measures; and a list of designated Project contacts. The program will provide general awareness to workers and supply materials to assist workers in recognizing protected biological resources that may occur on the Project, avoidance measures to protect biological resources, and how to report biological resources if observed. Forms verifying worker attendance should be accessible to City, USFWS and CDFW staff. No untrained personnel should be allowed to work onsite during the construction phase of the Project with the exception of delivery trucks that are only onsite for 1 day or less and are under the supervision of a trained employee.
5. BIO-3: Biological Monitoring. A Qualified Biologist shall be present during initial surface disturbance for project locations where sensitive species have been observed or have the potential to occur based on pre-disturbance and/or focused/protocol biological survey results.
6. BIO-4: Nesting Bird Season. If initial ground disturbance occurs during nesting season (February 1 to August 31) a qualified avian biologist shall conduct a nesting bird survey to identify any active nests present within the proposed work area. If active nests are found, initial ground disturbance shall be postponed or halted within a buffer area, established by the qualified avian biologist, that is suitable to the particular bird species and location of the nest, until juveniles have fledged or the nest has been abandoned, as determined by the biologist. The construction avoidance area shall be clearly demarcated in the field with highly visible construction fencing or flagging, and construction personnel shall be instructed on the sensitivity of nest areas.
7. BIO-5: California legless lizard, California glossy snake, and San Joaquin coachwhip. If any of these species are identified during initial ground disturbance monitored by the qualified biologist, they shall be allowed to leave of their own accord. If they do not leave, they may be moved by a qualified biologist to nearby suitable habitat, out of harm's way.
8. BIO-6: Unidentified Special Status Species If any previously unidentified protected species that is not addressed in this document or any previously unreported protected species are found to be present, occupied areas shall be avoided by a buffer determined by a Qualified Biologist and the City of Bakersfield shall be notified. Any take of protected wildlife shall be reported immediately to USFWS and CDFW.
9. BIO-7: Best Management Practices The following best management practices (BMP) shall be implemented on the Tract 7471 Project to minimize impacts to resident wildlife in areas adjacent to the Project:
 1. During construction, all vehicles will observe a 15 mile-per-hour speed limit unless otherwise posted. Off-road traffic outside designated access routes shall be

- prohibited. Speed limit signs will be posted at visible locations at regular intervals on all access roads.
2. Construction activities shall occur during daylight hours to the extent feasible. Initial ground disturbance shall be strictly limited to daylight hours. Nighttime activity shall use shielding or directed lighting to minimize light impacts on adjacent habitat.
 3. All food-related trash items and microtrash, such as wrappers, cans, bottles, bottle tops, and food scraps shall be disposed of in closed containers and routinely removed from Project, at intervals of no less than once per week.
 4. Herbicide application shall be in accordance with existing laws and manufacturers' instructions (i.e., pesticide/herbicide labels). All herbicide chemicals used must be registered for use in the U.S. and California and must have a label certifying that the U. S. Environmental Protection Agency and the California Department of Pesticide Regulation (DPR) have approved the herbicide for use. Herbicides will not be sprayed within 50 feet of any known California- listed plant occurrence or federal land. No rodenticides shall be used on any project.
 5. All open trenches, excavations, and/or holes more than 2 feet deep shall be backfilled or covered at the end of each workday to prevent wildlife entrapment. If an excavation or hole is too large to cover, escape ramps shall be installed at an incline ratio of no greater than 1:1 for every 500 feet. All trenches and excavations shall be inspected for the presence of wildlife each day prior to the start of work. Before such holes or trenches are filled, workers shall thoroughly inspect excavations and trenches for trapped animals.
 6. All exposed pipes, culverts, and other similar structures with a diameter 3 inches or greater shall be properly capped in order to prevent entry by San Joaquin kit fox or other wildlife. Any of these materials or structures that are left overnight and are not capped shall be inspected prior to being moved, buried, or closed in order to ensure that San Joaquin kit fox or other wildlife are not present. If a listed species is found within pipe, culverts or similar structures, the animal will be allowed to escape that section of its own accord prior to moving or utilizing that segment. All bent pipe with a diameter of 3-inches or greater that cannot be visually inspected for wildlife with 100 percent certainty shall be left in place and monitored by a Qualified Biologist using wildlife cameras and/or tracking material prior to being capped, moved, or buried. If any wildlife is discovered inside a pipe, that section of pipe shall not be moved until the animal vacates the pipe on its own accord.
 7. All vertical tubes used in project construction and chain link fencing poles shall be capped to avoid entrapment and death of special-status wildlife and birds.
 8. Discovery of State or federally listed species that are injured or dead shall be reported immediately via telephone and within 24 hours in writing to CDFW and/or USFWS Office as applicable.
 9. All construction equipment and construction personnel vehicles shall be checked underneath prior to moving, to ensure that no wildlife is under equipment/vehicles. If any individuals are detected beneath equipment or vehicles, the equipment or vehicles will be left in place until the wildlife moves out of harm's way on its own accord.
 10. All washing of trucks, paint, equipment, or similar activities including concrete washout shall occur in designated areas/facilities where runoff is fully contained for collection prior to off-site disposal. Wash water may not be discharged from the

- Project, must be stored in a manner that excludes special-status wildlife species, and be located at least 100 feet from any water of the State.
11. To prevent harassment of special-status species, construction personnel shall not be allowed to have firearms or pets on the Project.
 12. All food-related trash items such as wrappers, cans, bottles and food scraps generated by Project activities shall be disposed of in closed containers and removed at least once each week from the site. Deliberate feeding of wildlife shall be prohibited.
 13. All liquids shall be in closed, covered containers. Any spills of hazardous liquids shall be promptly addressed and not be left unattended until clean-up has been completed.
 14. Any employee who inadvertently kills or injures a listed species, or who finds any such wildlife dead, injured, or entrapped, shall be required to report the incident immediately to a designated site representative (e.g., foreman, project manager, environmental inspector, etc.), except animals killed on state and county roads when such mortality is not associated with Project traffic.
 15. In the case of entrapped wildlife that are listed species, contact of a Qualified Biologist and escape ramps or structures shall be installed immediately, if possible, to allow the subject wildlife to escape unimpeded.
 16. In the case of injured special-status wildlife, the CDFW shall be notified immediately. During business hours Monday through Friday, the phone number is (559) 243-4017. For non-business hours, report to (800) 952-5400. Notification shall include the date, time, location, and circumstances of the incident. Instructions provided by the CDFW for the care of the injured animal shall be followed by the contractor onsite.
 17. In the case of dead wildlife that are listed as threatened or endangered, the USFWS and the CDFW shall be immediately (within 24 hours) notified by phone or in person and shall document the initial notification in writing within 2 working days of the findings of any such wildlife. Notification shall include the date, time, location, and circumstances of the incident.
 18. Prior to commencement of construction on any phase of work, work areas shall be clearly marked with fencing, stakes with rope or cord, or other means of delineating the work area boundaries.
10. BIO-8: Prior to surface disturbance or site alteration (vegetation removal, grading of topsoil, leveling, materials storage on site, etc.) on the Tract 7471 Project, the following focused surveys with accompanying survey buffers shall be conducted. If any of these resources are observed, recommended avoidance buffers are shown in Table 4-1. If 100% avoidance is not likely, CDFW and USFWS shall be contacted for appropriate notification, permitting, and guidance. If federal and/or state authorizations are required to complete species specific surveys, Qualified Biologists will be required to have appropriate USFWS/CDFW authorizations prior to conducting those surveys.

State and Federal Listed and Candidate Species

- Crotch's Bumble Bee (agency protocol): Unless otherwise approved by CDFW, a survey of bumble bees following the methods contained in California Department of Fish and Wildlife Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species (June 6, 2023) shall be conducted during the bumble bee colony active period (April-August) prior to surface disturbance. If bumble bees are captured for

identification, that activity will be conducted by a person holding a California Scientific Collecting Permit and Memorandum of Understanding to handle any candidate or listed species that could be captured. Survey buffer: 250 feet.

- Vernal pool fairy shrimp (agency protocol): Unless otherwise approved by USFWS, a survey following USFWS 2017 Revised Survey Guidelines for the Listed Large Branchiopods shall be conducted in the season prior to construction.
- Blunt-nosed leopard lizard (agency protocol): The CDFW Approved Survey Methodology for the Blunt-nosed Leopard Lizard (October 2019) or updated protocol(s) shall be implemented to determine whether this species is present. Surveys are valid for 1 year from the date of completion. Recommended survey buffer: 250 feet.
- San Joaquin kit fox* (agency protocol): Prior to surface disturbance, a survey shall be conducted by a qualified biologist to identify burrows/dens/structures potentially occupied by San Joaquin kit fox following the definitions and timing recommended in U.S. Fish and Wildlife Service Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance (USFWS 2011). Recommended survey buffer during natal season (January 1-August 31): 500 feet; recommended survey buffer outside of natal season (September 1-December 31); 250 feet.

*A specific note on SJKF: SJKF have shown survival success and persistence in some urban areas of Bakersfield where features suitable for SJKF denning and foraging are found. Implementation of SJKF compatible features in Project design, such as artificial dens, or travel/escape access holes into fenced areas that could be used as denning or foraging areas applied to applicable areas of the Project such as retention basins, fenced utilities stations, or community parks, is highly encouraged. Voluntary proactive coexistence measures and features for supporting SJKF recovery, implemented with the help of a Qualified Biologist and Agency input, is strongly encouraged to reduce cumulative impacts to SJKF.

11. BIO-9: If any state or federal listed species other than blunt-nosed leopard lizard are found to occupy the Project during any of the recommended surveys above or take of any of these species may occur (e.g., San Joaquin kit fox known or natal den is present), CDFW and/or USFWS (depending on listing status) shall be contacted regarding whether incidental take authorization is required from each agency. Incidental take authorization shall include additional minimization measures, such as passive relocation, avoiding natal periods, and habitat compensation for the temporary or permanent loss of the subject habitat.
12. BIO-10: If blunt-nosed leopard lizard is found to occupy the Project, in addition to contacting the USFWS regarding federal status per BIO-9, a qualified biologist shall prepare a blunt-nosed leopard lizard avoidance plan for submittal to CDFW that identifies measures to be implemented to avoid take as required under this species' fully protected status, unless incidental take authorization is subsequently issued prior to construction.
13. BIO-11: Burrowing Owl and American Badger
 - Burrowing owl (agency protocol): Given that burrowing owl may be present in the Project area, a qualified biologist shall conduct a survey to identify occupied or

potentially occupied burrows no more than 14 days prior to surface disturbance.
Recommended survey buffer: 250 feet.

If burrowing owl burrows are present and the recommended buffers in Table 4.1 cannot be implemented, burrow exclusion methods described in Staff Report on Burrowing Owl Mitigation (CDFG 2012) shall be implemented with coordination with CDFW.

If required by CDFW, LGI homes, or developer shall set aside permanent mitigation habitat to mitigate for occupied burrowing owl burrows present on the Project.

- American badger (no agency protocol): During the preconstruction survey, a qualified biologist shall determine whether American badger dens are present. American badger burrows shall be monitored following methods for San Joaquin kit fox dens. American badger natal dens shall be avoided by a buffer of 500 feet unless otherwise specified by CDFW until the young are no longer dependent on the adults. If American badger dens remain active after the recommended monitoring period, den use may be discouraged by partially blocking the entrance to the den or using passive relocation techniques specified by CDFW. Recommended survey buffer: 250 feet.

Table 4.1. Protected Biological Resources - Recommended Avoidance Buffers

Special-status Resource	Avoidance Buffer
Crotch's bumble bee nest	50 feet or implement CDFW recommended buffer
Blunt-nosed leopard lizard observation	300 feet
Swainson's hawk active nest (March 15-September 15)	¼-mile
Swainson's hawk documented nest tree (outside of nesting season)	50 feet
San Joaquin kit fox potential den or suitable pipe	50 feet
San Joaquin kit fox known den	100 feet
San Joaquin kit fox atypical den	50 feet
San Joaquin kit fox natal den	500 feet
San Joaquin kit fox natal den (unoccupied/outside of natal season)	100 feet
Burrowing owl occupied burrow (high impact level)	April 1-August 15: 1,640 feet August 16-October 15: 1,640 feet October 16-March 31: 1,640 feet
Nesting birds (non-raptors)	As determined by qualified avian biologist
Non-listed raptors	As determined by qualified avian biologist
Listed/protected raptors	½-mile
American badger occupied natal den	200 feet
American badger occupied den	50 feet

Air Quality Impact Mitigation Measures:

14. SJVAPCD Required PM10 Reduction Measures

As the Project would be completed in compliance with SJVAPCD Regulation VIII, dust control measures would be taken to ensure compliance specifically during grading and construction phases. The required Regulation VIII measures are as follows:

- ▶ Water previously exposed surfaces (soil) whenever visible dust is capable of drifting from the site or approaches 20% opacity.
- ▶ Water all unpaved haul roads a minimum of three-times/day or whenever visible dust from such roads is capable of drifting from the site or approaches 20% opacity.
- ▶ Reduce speed on unpaved roads to less than 15 miles per hour.
- ▶ Install and maintain a track out control device that meets the specifications of SJVAPCD Rule 8041 if the site exceeds 150 vehicle trips per day or more than 20 vehicle trips per day by vehicles with three or more axles.
- ▶ Stabilize all disturbed areas, including storage piles, which are not being actively utilized for production purposes using water, chemical stabilizers or by covering with a tarp or other suitable cover.
- ▶ Control fugitive dust emissions during land clearing, grubbing, scraping, excavation, leveling, grading, or cut and fill operations with application of water or by presoaking.
- ▶ When transporting materials offsite, maintain a freeboard limit of at least 6 inches and cover or effectively wet to limit visible dust emissions.
- ▶ Limit and remove the accumulation of mud and/or dirt from adjacent public roadways at the end of each workday. (Use of dry rotary brushes is prohibited except when preceded or accompanied by sufficient wetting to limit visible dust emissions and use of blowers is expressly forbidden).
- ▶ Stabilize the surface of storage piles following the addition or removal of materials using water or chemical stabilizer/suppressants.
- ▶ Remove visible track-out from the site at the end of each workday.
- ▶ Cease grading or other activities that cause excessive (greater than 20% opacity) dust formation during periods of high winds (greater than 20 mph over a one-hour period).

15. Measures to Reduce Equipment Exhaust

In addition, the GAMAQI guidance document lists the following measures as approved and recommended for construction activities. These measures are recommended:

- ▶ Maintain all construction equipment as recommended by manufacturer manuals.
- ▶ Shut down equipment when not in use for extended periods.
- ▶ Use electric equipment for construction whenever possible in lieu of diesel or gasoline powered equipment.
- ▶ Curtail use of high-emitting construction equipment during periods of high or excessive ambient pollutant concentrations.
- ▶ All construction vehicles shall be equipped with proper emissions control equipment and kept in good and proper running order to substantially reduce NOx emissions.
- ▶ On-Road and Off-Road diesel equipment shall use diesel particulate filters if permitted under manufacturer's guidelines.

- ▶ On-Road and Off-Road diesel equipment shall use cooled exhaust gas recirculation (EGR) if permitted under manufacturer's guidelines.
- ▶ All construction workers shall be encouraged to shuttle (car-pool) to retail establishments or to remain on-site during lunch breaks.
- ▶ All construction activities within the project area shall be discontinued during the first stage smog alerts.
- ▶ Construction and grading activities shall not be allowed during first stage O3 alerts. First stage O3 alerts are declared when the O3 level exceeds 0.20 ppm (1-hour average).

16. Other Measures to Reduce Project Impacts

The following measures are recommended to further reduce the potential for long-term emissions from the Project. These measures are required as a matter of regulatory compliance:

- ▶ The Project design shall comply with applicable standards set forth in Title 24 of the Uniform Building Code to minimize total consumption of energy.
- ▶ Applicants shall be required to comply with applicable mitigation measures in the AQAP, SJVAPCD Rules, Traffic Control Measures, Regulation VIII and Indirect Source Rules for the SJVAPCD.
- ▶ The developer shall comply with the provisions of SJVAPCD Rule 4601 - Architectural Coatings, during the construction of all buildings and facilities. Application of architectural coatings shall be completed in a manner that poses the least emissions impacts whenever such application is deemed proficient.
- ▶ The applicant shall comply with the provisions of SJVAPCD Rule 4641 during the construction and pavement of all roads and parking areas within the project area. Specifically, the applicant shall not allow the use of:
 - Rapid cure cutback asphalt;
 - Medium cure cutback asphalt;
 - Slow cure cutback asphalt (as specified in SJVAPCD Rule 4641, Section 5.1.3); or Emulsified asphalt (as specified in SJVAPCD Rule 4641, Section 5.1.4).
 - The developer shall comply with applicable provisions of SJVAPCD Rule 9510 (Indirect Source Review).

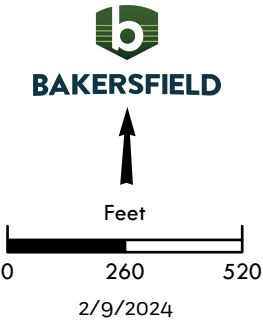
Traffic/Circulation Impact Mitigation Measures

17. Prior to issuance of building permits, the applicant/developer shall pay the Regional Transportation Impact Fee Program.
18. Prior to issuance of building permits and if necessary as determined by the City Engineer, the applicant/developer shall obtain a street permit or get approved a Traffic Control Plan from the City Public Works Department.

VTTM 7471
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CITY OF BAKERSFIELD

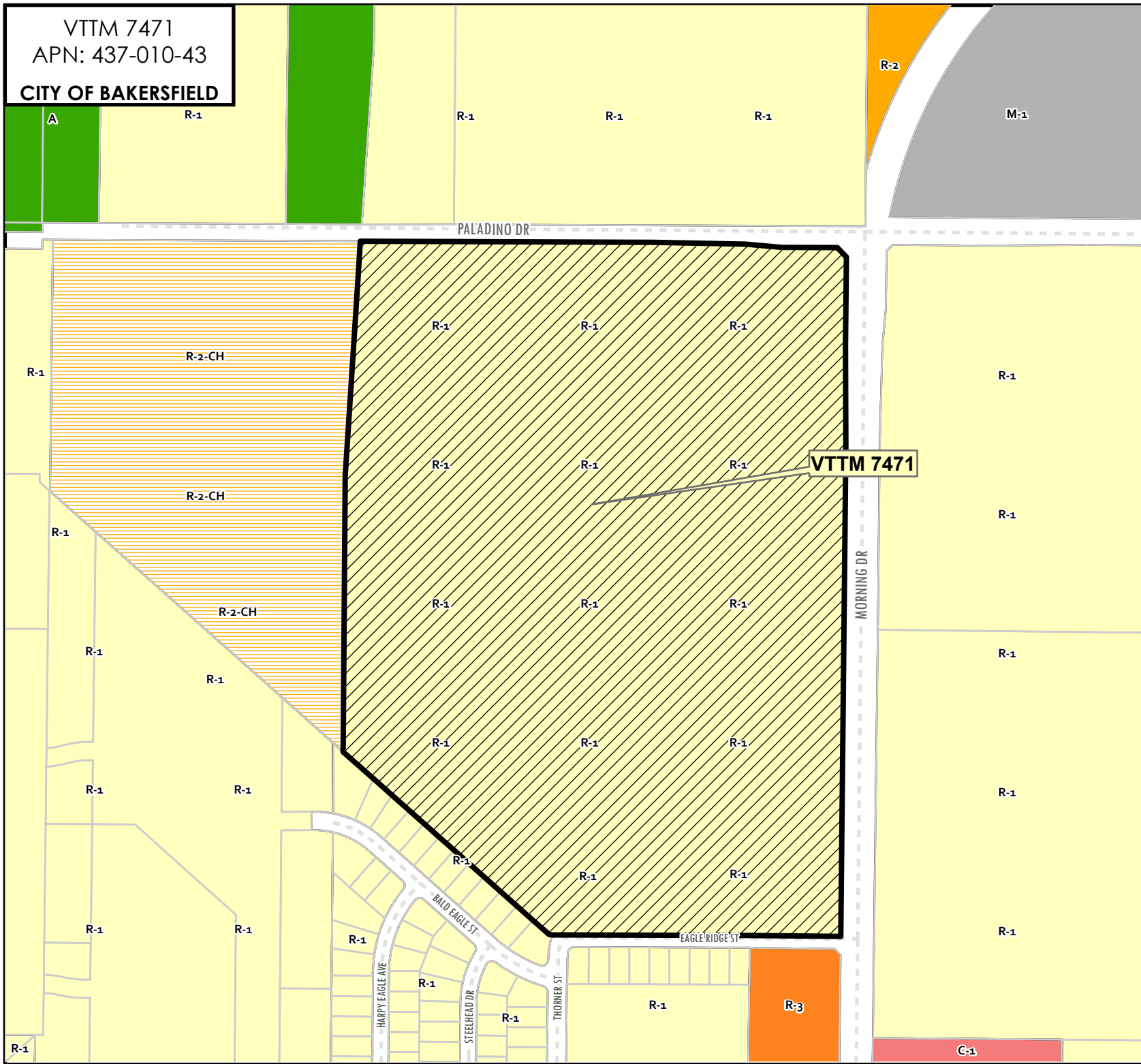


AERIAL



VTTM 7471
APN: 437-010-43

CITY OF BAKERSFIELD



Zoning

Commercial Zone Designations

C-1 Neighborhood Commercial

Industrial Zone Designations

M-1 Light Manufacturing

Resource Zone Designations

A Agricultural

Residential Zone Designations

R-1 One Family Dwelling

R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.

R-2-CH Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft. - Church Overlay Zone

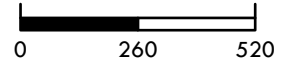
R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.



BAKERSFIELD



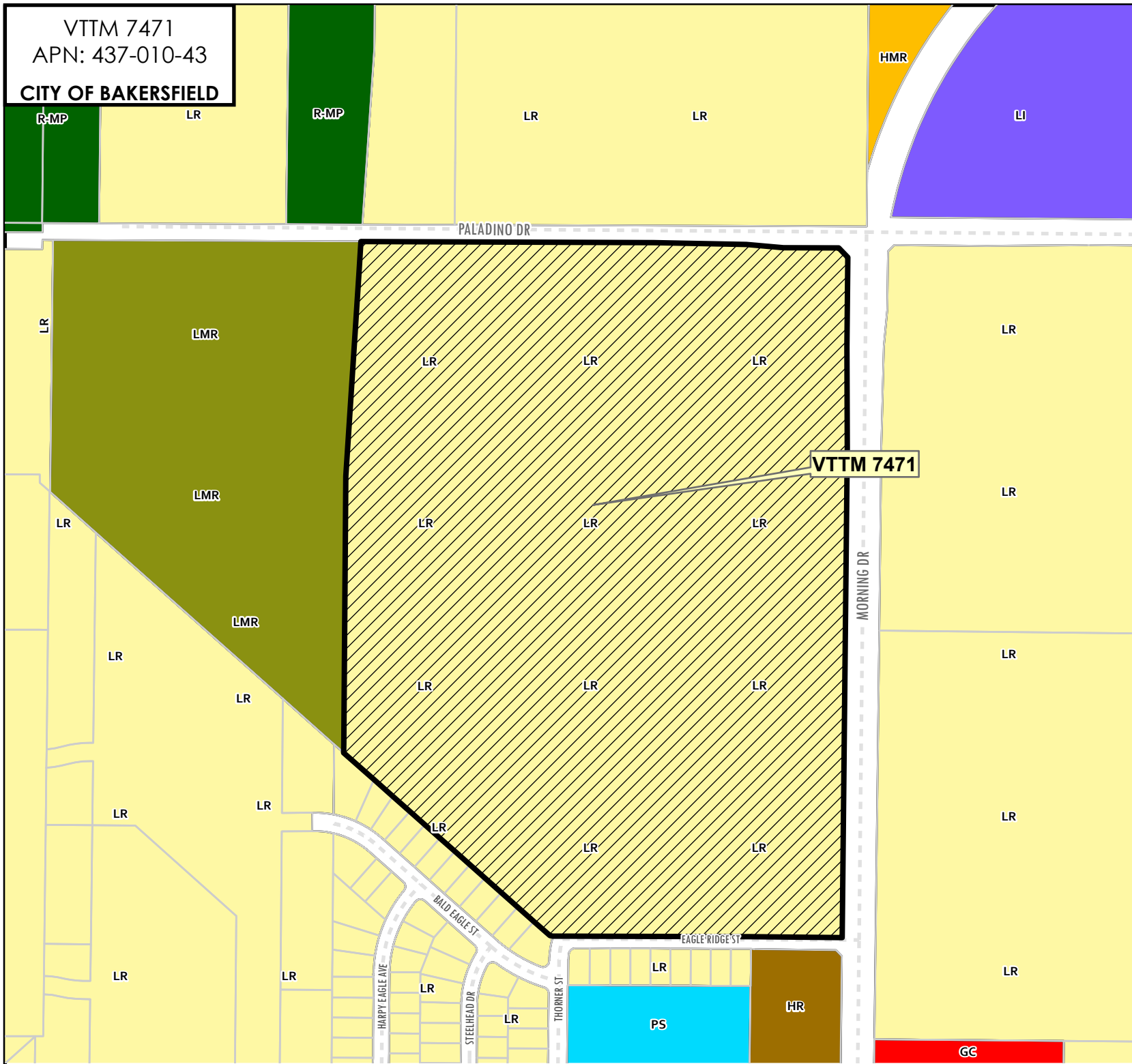
Feet



2/9/2024

VTTM 7471
APN: 437-010-43

CITY OF BAKERSFIELD



Land Use

RESIDENTIAL

LMR - Low Medium Density
Residential: > 4 units but
≤ 10 dwelling units/net
acre

HR - High Density
Residential: > 17.42 units
but ≤ 72.6 dwelling units/
net acre

HMR - High Medium
Density Residential: >
7.26 units but ≤ 17.42
dwelling units/net acre

LR - Low Density
Residential: ≤ 7.26
dwelling units/net acre

COMMERCIAL

GC - General Commercial

INDUSTRIAL

LI - LIGHT INDUSTRIAL

PUBLIC FACILITIES

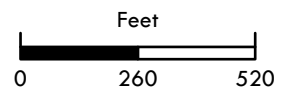
PS - Public/Private Schools

RESOURCE

R-MP - Resource - Minerals
& Petroleum: 5 acre
minimum parcel size



BAKERSFIELD



2/9/2024

VESTING TENTATIVE TRACT MAP NO. 7471
CITY OF BAKERSFIELD, CALIFORNIA



OWNER/SUBDIVIDER

LGI HOMES – CALIFORNIA, LLC
2251 DOUGLAS BLVD., SUITE 110
ROSEVILLE, CA 95661
(714) 920-2478

ENGINEER

SAN JOAQUIN ENGINEERING, INC.
200 NEW STINE RD., SUITE 175
BAKERSFIELD, CA 93309
(661)336-0977

EASEMENTS

- () = ITEM NUMBER PER TITLE REPORT NO. NHSC-6092490 BY FIRST AMERICAN TITLE COMPANY DATED JANUARY 11, 2024
- (4) TO THE CITY OF BAKERSFIELD: AN OFFER OF DEDICATION FOR INGRESS, EGRESS AND ROAD AND INCIDENTAL PURPOSES, RECORDED JANUARY 02, 1986 AS INSTRUMENT NO. 86-249, BK. 5831, PG. 602, O.R.
- (5) IN FAVOR OF KERN RIVER GAS TRANSMISSION COMPANY, A GENERAL PARTNERSHIP, AN EASEMENT FOR CONSTRUCT, ENTRENCH, MAINTAIN, OPERATE, CHANGE THE SIZE OF THE PROTECT PIPELINES WITH APPURTENANCES THERETO AND INCIDENTAL PURPOSES, RECORDED JUNE 7, 1993 AS INSTRUMENT NO. 93-80512 IN BOOK 6857, PAGE 2448, O.R.
- DOCUMENT RE-RECORDED OCTOBER 28, 1993 AS INSTRUMENT NO. 93-159290 IN BOOK 6932, PAGE 1705, O.R.
- (6) IN FAVOR OF BEAR MOUNTAIN LIMITED, A TEXAS LIMITED PARTNERSHIP, AN EASEMENT FOR CONSTRUCT, ENTRENCH, MAINTAIN, OPERATE AND PROTECT PIPELINES WITH APPURTENANCES THERETO AND OPERATED A ROAD FOR EMERGENCY VEHICLE ACCESS AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 09, 1995 AS INSTRUMENT NO. 95-16492, O.R.
- (8) IN FAVOR OF THE CITY OF BAKERSFIELD, AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES, RECORDED JANUARY 2, 2004 AS INSTRUMENT NO. 04-116, O.R.
- (9) IN FAVOR OF PALADINO WEST LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AN EASEMENT FOR SEWER PIPELINE SERVICING AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 16, 2005 AS INSTRUMENT NO. 05-319982, O.R.
- (10) EASEMENT FOR ELECTRICAL TRANSMISSION LINE PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MAY 24, 1950, BK. 1689, PG. 259, O.R.
- (11) EASEMENT FOR ELECTRICAL TRANSMISSION LINE PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED MAY 19, 1926, BK. 123, PG. 494, O.R.

SURVEYOR

JASON E. VAN CUREN
200 NEW STINE RD., SUITE 175
BAKERSFIELD, CA 93309
(661)336-0977

GENERAL NOTES

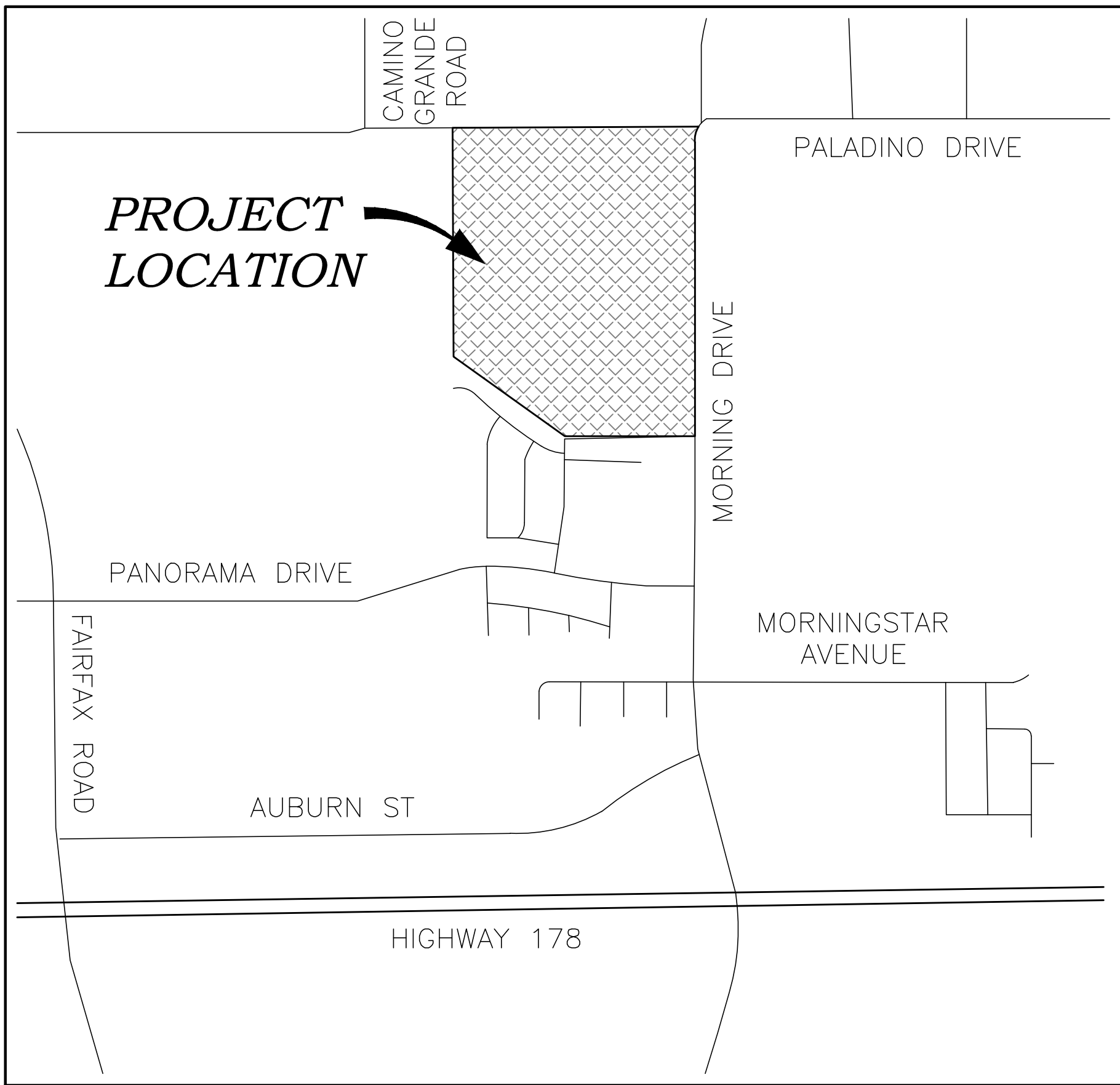
- THIS IS A PHASED DEVELOPMENT.
- IMPROVEMENTS, DRAINAGE, AND DEDICATIONS TO BE IN ACCORDANCE WITH CITY OF BAKERSFIELD SUBDIVISION STANDARDS.
- THE TRACT SHALL FOLLOW THE "COMPLETE STREET" POLICY PER RESOLUTION 108-2023

LEGAL DESCRIPTION

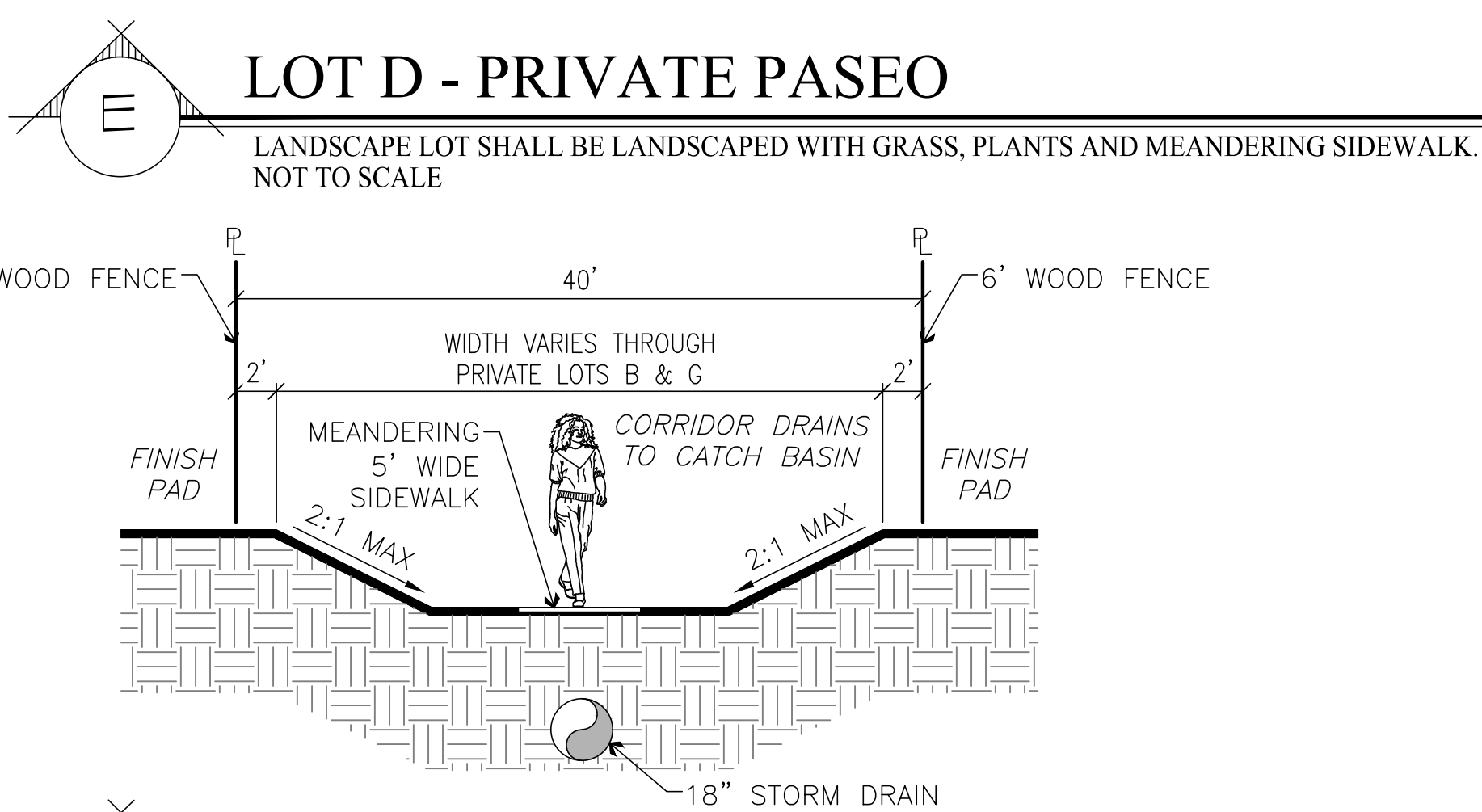
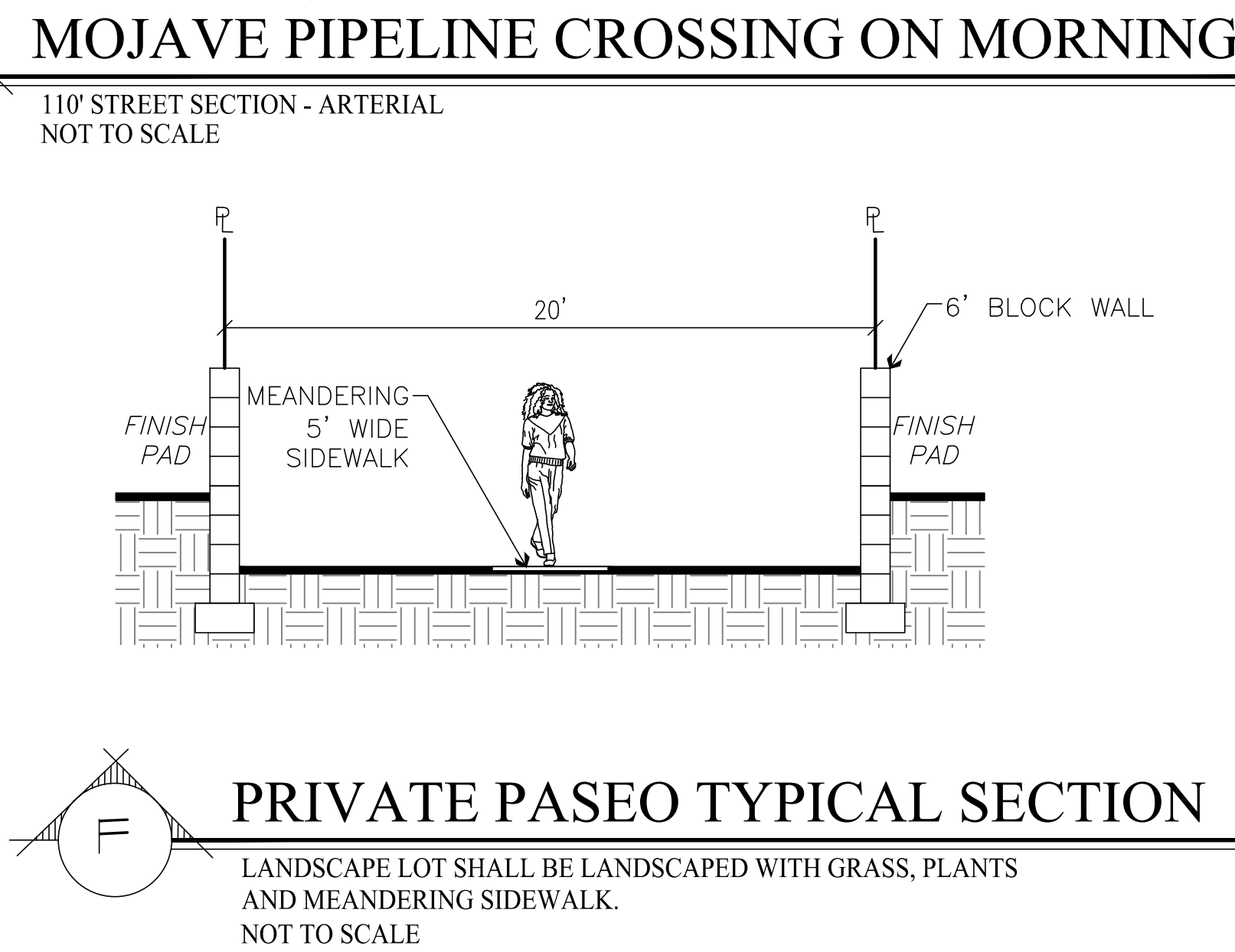
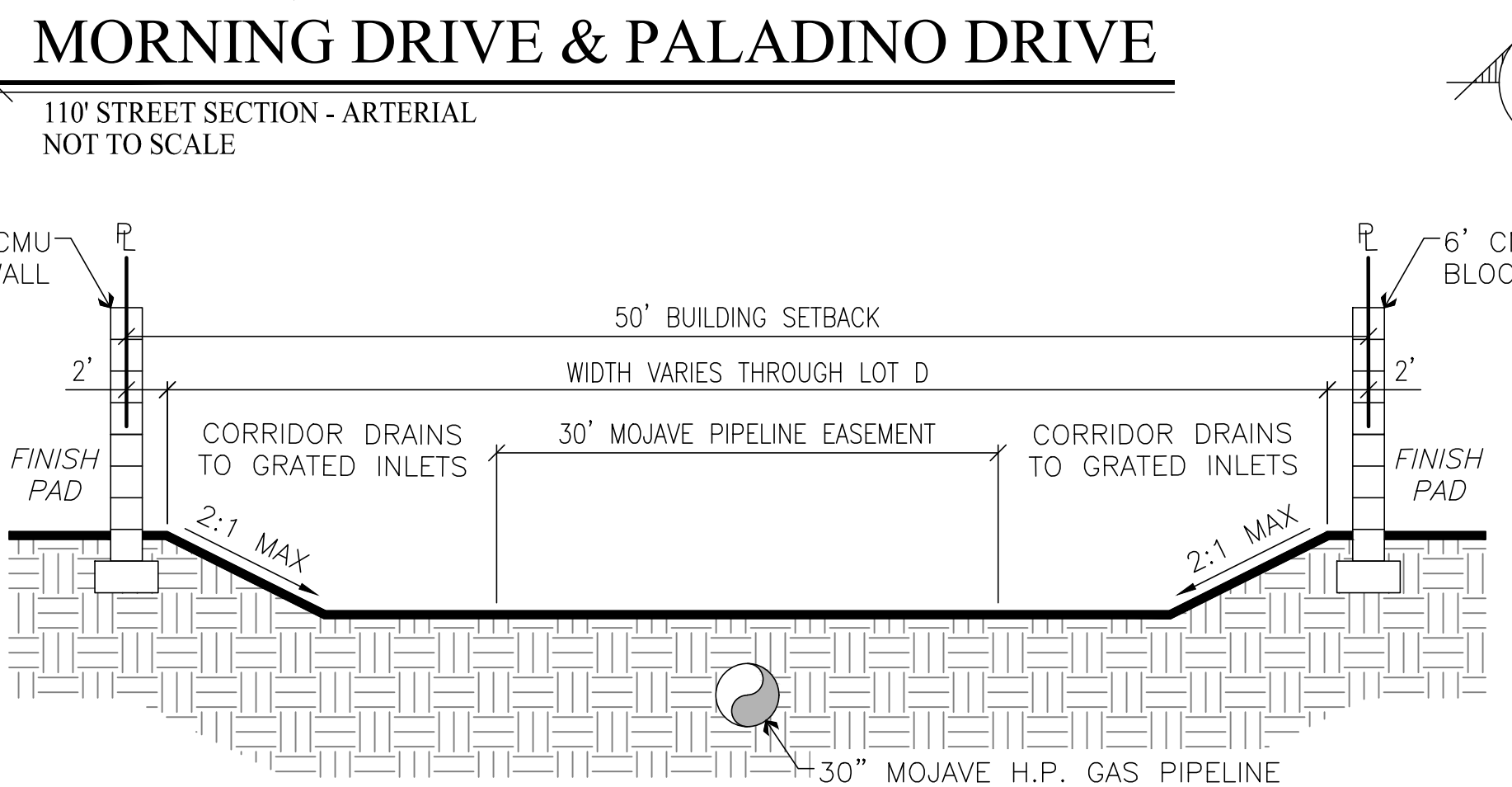
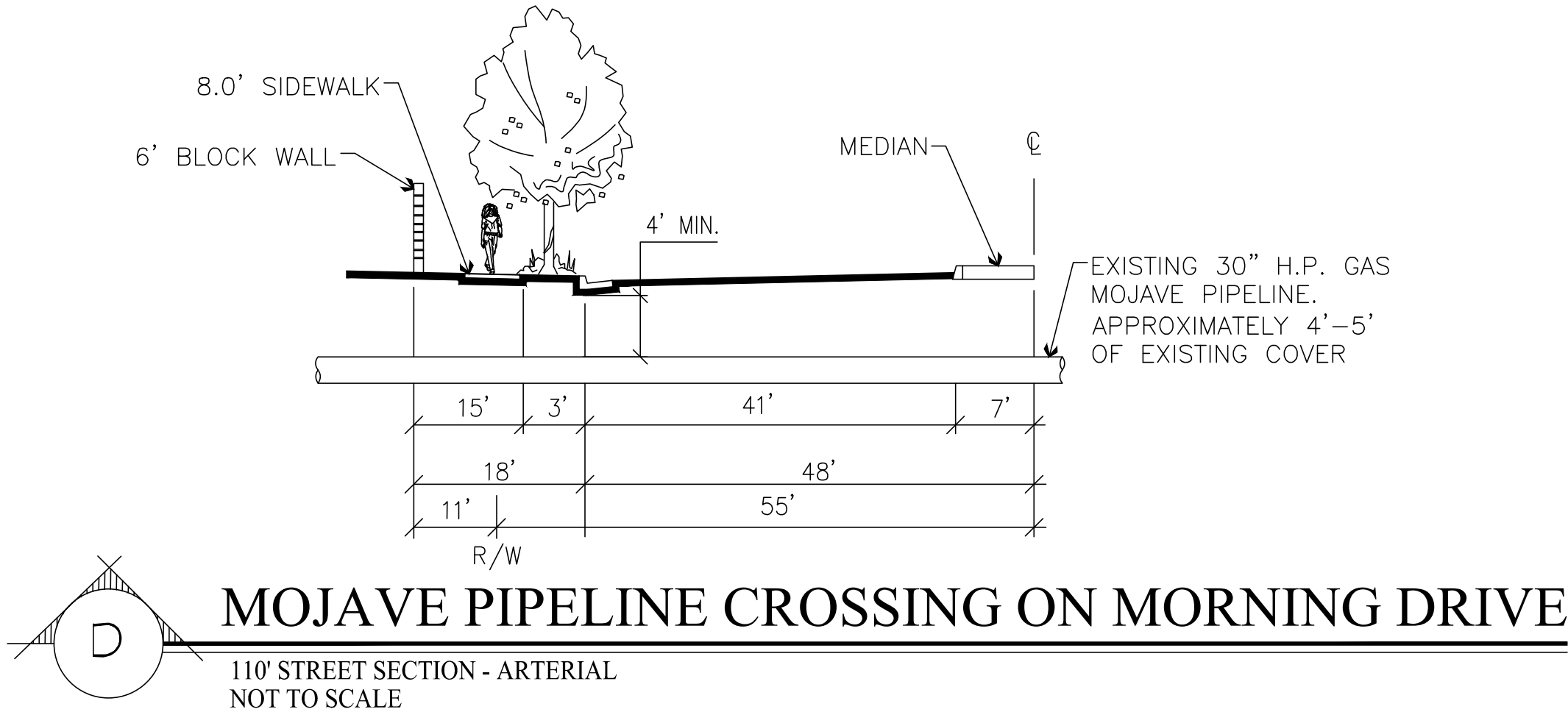
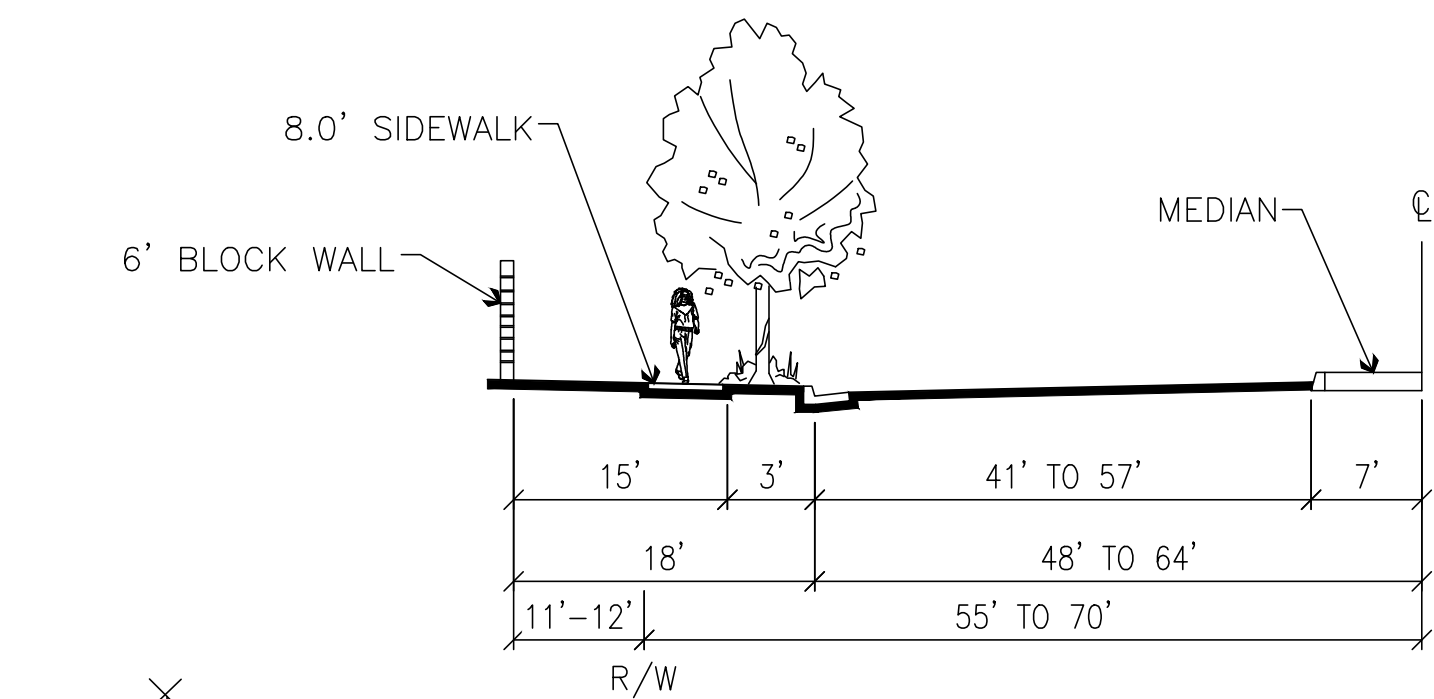
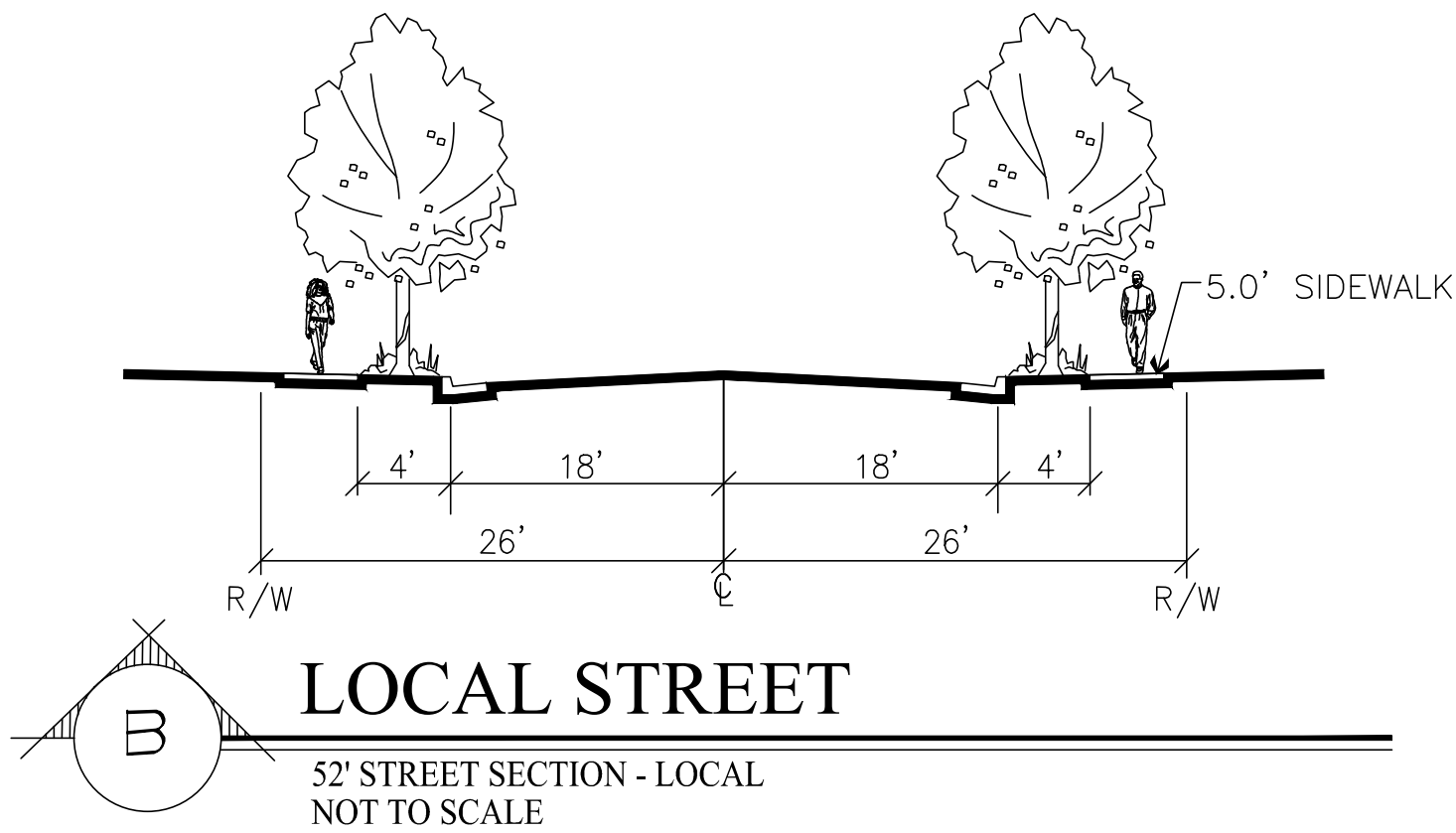
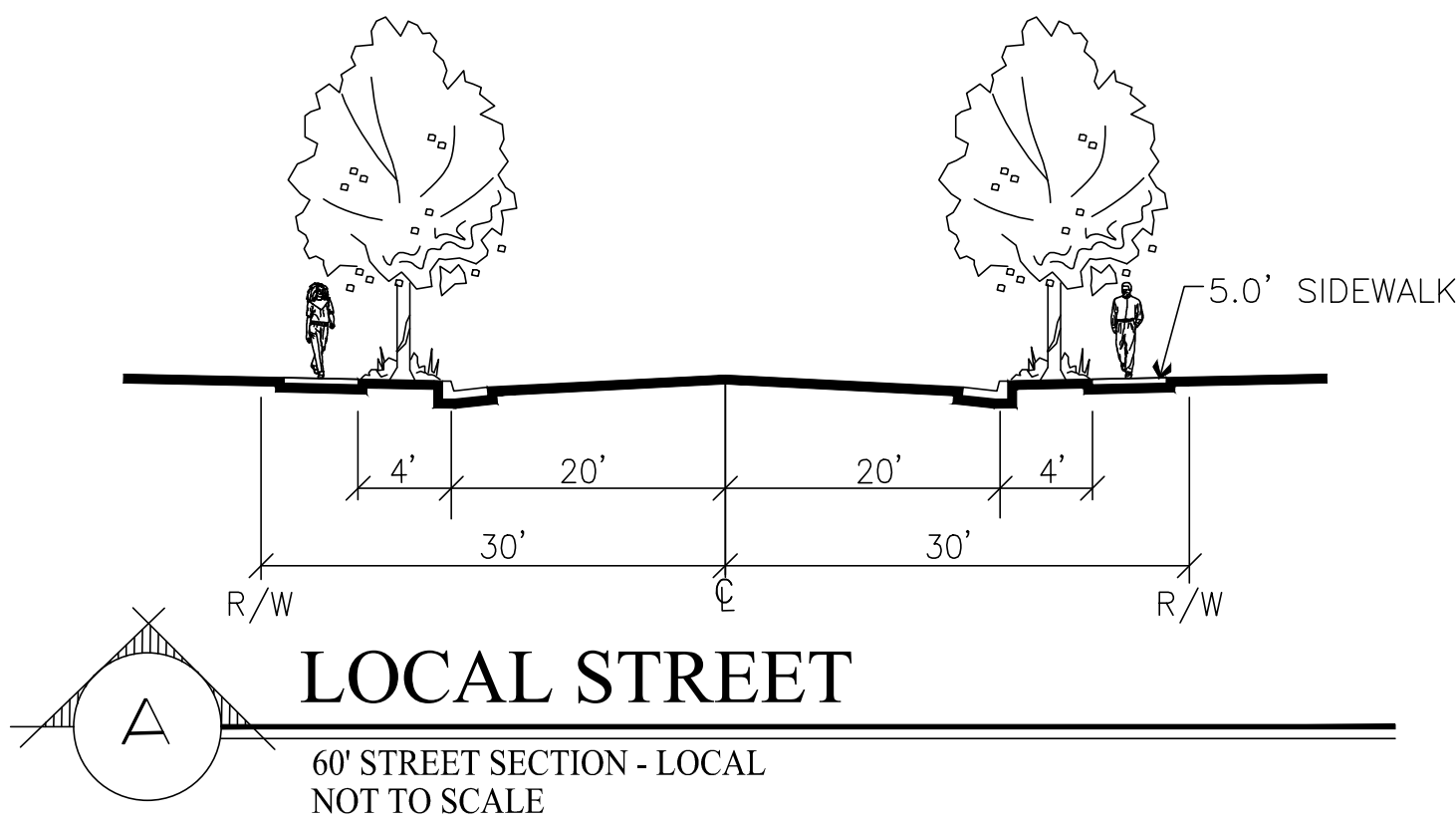
PARCEL A OF LOT LINE ADJUSTMENT #03-0715 AS EVIDENCED BY A CERTIFICATE OF COMPLIANCE RECORDED JANUARY 02, 2004, INSTRUMENT NO. 0204000115, O.R., ALSO BEING A PORTION OF THE EAST HALF OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 28 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

STATISTICS

- ASSESSOR'S PARCEL NUMBER: 437-010-43-00-2
- APPROXIMATE ACREAGE: PHASE 1 31.05 ACRES
PHASE 2 34.34 ACRES
PHASE 3 18.59 ACRES
TOTAL 83.97 ACRES
- APPROXIMATE LINEAL FOOTAGE OF STREETS: 11,970 LF
- NUMBER OF BUILDABLE LOTS: PHASE 1 114 LOTS
PHASE 2 154 LOTS
PHASE 3 95 LOTS
TOTAL 363 LOTS
- NUMBER OF NON-BUILDABLE LOTS: 5 LANDSCAPE
5 PRIVATE LANDSCAPE
1 RETENTION BASIN
1 PRIVATE RETENTION BASIN
1 PRIVATE PARKS
TOTAL 13 LOTS
- WATER: CALIFORNIA WATER SERVICE COMPANY
- SEWER: CITY OF BAKERSFIELD
- DRAINAGE: IN CONFORMANCE WITH CITY OF BAKERSFIELD SUBDIVISION STANDARDS.
- ELECTRIC: PACIFIC GAS AND ELECTRIC
- GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE: AT&T
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- FIRE PROTECTION: IN CONFORMANCE WITH CITY OF BAKERSFIELD SUBDIVISION STANDARDS
- EXISTING & PROPOSED ZONING: R-1
- GENERAL PLAN DESIGNATOR: LR
- SCHOOL DISTRICTS
HIGH SCHOOL: HIGHLAND HIGH SCHOOL
JUNIOR HIGH SCHOOL: CHIPMAN JUNIOR HIGH SCHOOL
ELEMENTARY SCHOOL: THORNER ELEMENTARY SCHOOL
- LOT DENSITY: PHASE 1 3.67 BUILDABLE LOTS PER ACRE
PHASE 2 4.48 BUILDABLE LOTS PER ACRE
PHASE 3 5.11 BUILDABLE LOTS PER ACRE
TOTAL 4.32 BUILDABLE LOTS PER ACRE
- FEMA FLOOD MAP: ZONE X
FIRM PANEL 06029C1841E



VINCINTY MAP



PREPARED BY:
SAN JOAQUIN ENGINEERING, INC.
Civil Engineering ♦ Land Development Services
200 NEW STINE ROAD, SUITE #175 BAKERSFIELD, CA 93309
PHONE/FAX: (661)336-0977
EMAIL: BDAWSON@SJE2INC.NET

CONTACT: BRETT DAWSON, P.E. 54058
DATE: SEPTEMBER 3, 2024
SHEET 1 OF 2

VESTING TENTATIVE TRACT MAP NO. 7471
CITY OF BAKERSFIELD, CALIFORNIA

VACANT LAND

APN: 436-062-30

R-1 ZONING

GENERAL PLAN DESIGNATION: LR



VACANT LAND
APN: 437-010-47
R-2 ZONING
GENERAL PLAN DESIGNATION: LMR

VACANT LAND
APN: 531-011-01
R-1 ZONING
GENERAL PLAN DESIGNATION: LR

VACANT LAND
APN: 531-011-02
R-1 ZONING
GENERAL PLAN DESIGNATION: LR

ALTERNATE STREET NAMES

- MAYFLOWER DRIVE
- DREAM CATCHER COURT
- BRIGHT STAR COURT
- MORNING SUN DRIVE
- RADIANT COURT
- MERRY WAY

LEGEND

- PROPOSED DRAINAGE FLOW (0.2% MIN. SLOPE)
- EXISTING GROUND CONTOURS (2 FT. INTERVAL)
- PROP. CATCH BASIN
- PROPOSED WAIVER OF VEHICULAR ACCESS
- EXISTING POWER POLE (PP)
- EXISTING EDGE OF PAVEMENT
- EXISTING ABANDONED WELL (DATE WELL WAS PLUGGED)
- EXISTING FIRE HYDRANT
- CONSTRUCT TRAFFIC CALMING STREET SECTIONS PER C.O.B. STD. ST-15
- PROPOSED BLOCK WALL

EXISTING HOMES TRACT 5929

R-1 ZONING
GENERAL PLAN DESIGNATION: LR



SCALE: 1" = 100'
0 50 100 200

PREPARED BY:

SAN JOAQUIN ENGINEERING, INC.
Civil Engineering ♦ Land Development Services

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DATE: SEPTEMBER 3, 2024
SHEET 2 OF 2

INITIAL STUDY

ENVIRONMENTAL ANALYSIS

1. **Project** (*Title & No.*): Vesting Tentative Tract Map 7471 (Phased)
2. **Lead Agency** (*name and address*): City of Bakersfield
Development Services Department
1715 Chester Avenue
Bakersfield, California 93301
3. **Contact Person** (*name, title, phone*): Courtney Camps, Associate Planner
(661) 326-3070
4. **Project Location:** Southwest corner of Paladino Drive and Morning Drive
5. **Applicant** (*name and address*): San Joaquin Engineering, Inc.
200 New Stine Road, Suite 175
Bakersfield, CA 93309
6. **General Plan Designation:** LR (Low-Density Residential)
7. **Zoning:** R-1 (Single-Unit Dwelling)
8. **Description of Project (describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):**
San Joaquin Engineering, Inc., representing LGI Homes – California, LLC (property owner), is proposing to subdivide 83.97 acres into 363 single-family residential lots, 5 landscape, 5 private landscape, 1 retention basin, 1 private retention basin, and 1 private park. The applicant is also requesting modifications to City standards including centerline radius, double frontage lots, non-radial lot lines, reverse corner lots, street length, storm drain easement and a waiver of the signatures of each party owning a recorded interest in, or right to minerals, not including lessees pursuant to Bakersfield Municipal Code (BMC) Section 16.20.060 A.1.
9. **Environmental setting (briefly describe the existing onsite conditions and surrounding land uses):**
The project site consists of a vacant parcel of land. Adjacent properties to the north, west and east are vacant land. In addition, there is Juliet Thorne Elementary School and existing single-family residential development to the south of the project site.
10. **Other public agencies whose approval is anticipated to be required (e.g., permits, financing approval or participation agreement):**
 - City of Bakersfield – Mitigated Negative Declaration consideration and adoption
 - City of Bakersfield – Improvement Plans
 - City of Bakersfield – Building permits
 - City of Bakersfield – Regional Transportation Impact Fee Program and Local Mitigation
 - San Joaquin Valley Air Pollution Control District – Indirect Source Rule compliance
 - State Water Resources Control Board – National Pollutant Discharge Elimination System General permit

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

ENVIRONMENTAL DETERMINATION:

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

On the basis of this initial evaluation:

- ☐ I find that the proposed project could not have a significant effect on the environment, and a negative declaration will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A mitigated negative declaration will be prepared.
- ☐ I find that the proposed project may have a significant effect on the environment, and an environmental impact report is required.
- ☐ I find that the proposed project may have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect has been (1) adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An environmental impact report is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects have been (1) analyzed adequately in an earlier environmental impact report or negative declaration pursuant to applicable legal standards, and (2) avoided or mitigated pursuant to that earlier environmental impact report or negative declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Courtney Camps
Signature

Courtney Camps, Associate Planner
Printed name

11/21/2024

Date

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 measures, 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 Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

I. AESTHETICS:

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

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

II. AGRICULTURE RESOURCES:

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

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

III. AIR QUALITY:

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

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

IV. BIOLOGICAL RESOURCES:

Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

V. CULTURAL RESOURCES:

Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

IX. HAZARDS AND HAZARDOUS MATERIALS:

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

X. HYDROLOGY AND WATER QUALITY:

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i. Result in a substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XI. LAND USE AND PLANNING:

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XII. MINERAL RESOURCES:

Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XIII. NOISE:

Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

XV. PUBLIC SERVICES:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | | | | |
| i. Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii. Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| v. Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XVI. RECREATION:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XVII. TRANSPORTATION:

Would the project:

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

XVIII. TRIBAL CULTURAL RESOURCES:

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

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

XVIV. UTILITIES AND SERVICE SYSTEMS:

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

XX. WILDFIRES:

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

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) ☐ ☐ ☒ ☐
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☒ ☐

EVALUATION OF ENVIRONMENTAL EFFECTS

I. AESTHETICS

- a. **No impact.** The project is located within the City limits at Paladino Drive and Morning Drive in northeast Bakersfield. The existing visual environment in the area adjacent to the project is predominately vacant land with adjacent single family residential to the south of the site. Vacant land is located to the north, east and west. The construction of single-family residential at the site would be in character and compatible with existing urban land uses in the vicinity of the site and is a natural extension of the urban growth occurring in the project area. Therefore, the project would not have a substantial adverse effect on a scenic vista.
- b. **No impact.** There are no trees, rock outcrops, or historic buildings (Hudlow 2003) located at the project site. Additionally, the project is not located adjacent to or near any officially designated or potentially eligible scenic highways to be listed on the California Department of Transportation (Caltrans) State Scenic Highway System. The closest section of highway eligible for state scenic highway designation is State Route (SR) 14 located in Kern County over 55 miles to the east. Therefore, the project would not substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway.
- c. **Less-than-significant impact.** Please refer to responses I.a, I.b and I.d. The project does not conflict with any applicable vista protection standards, scenic resource protection requirements or design criteria of federal, state, or local agencies and, the project would be consistent with the Metropolitan Bakersfield General Plan (MBGP) designations and Zoning Ordinance classifications for the project area. The area is not regarded or designated within the Metropolitan Bakersfield General Plan as visually important or "scenic." Therefore, the project would not substantially degrade the existing visual character or quality of the site and its surroundings.
- d. **Less-than-significant impact.** This project involves incremental urban growth within the City of Bakersfield's jurisdiction. This project would have to comply with City development standards, including Title 17 (zoning ordinance), Title 15 (buildings and construction), as well as California Code of Regulations Title 24. Together, these local and state requirements oblige project compliance with current lighting and signage standards that minimize unwanted light or glare to spill over into neighboring properties. Therefore, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

II. AGRICULTURE RESOURCES

- a. **Less-than-significant impact.** The 83.97-acre project site is designated as Grazing Land by the Farmland Mapping and Monitoring Program (DOC 2020). The site is zoned R-1 and is currently fallow land not used for grazing. The project will not convert 100 acres or more of farmlands designated Prime, Unique, or of Statewide Importance to nonagricultural uses. Large parcel size is, in general, an important indicator of potential agricultural suitability and productivity. CEQA Guidelines Section 15206 does not regard the cancellation of less than 100 acres of land from the Williamson Act to be of statewide, regional, or area wide significance. Therefore, the project would not significantly convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use.
- b. **No impact.** The project site is currently zoned R-1 (Single-Unit Dwelling) and is not under a Williamson Act contract. Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.
- c. **No impact.** As discussed in II.b, the project site is zoned R-1. There are no forest lands located on the site. Therefore, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland, or timberland zoned Timberland Production.
- d. **No impact.** Please refer to response II.c. Therefore, the project would not result in the loss of forestland or conversion of forest land to non-forest.
- e. **Less-than-significant impact.** Please refer to responses II.a through II.d. This project is in an area designated for urban development by the Metropolitan Bakersfield General Plan. The project itself is typical of the development found in Metropolitan Bakersfield. Therefore, the project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.

III. AIR QUALITY

- a. **Less-than-significant impact with mitigation incorporated.** An Air Quality Impact Analysis was conducted for the project. The methodology for the analysis followed the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI) prepared by the San Joaquin Valley Air Pollution Control District (SJVAPCD) for quantification of emissions and evaluation of potential impacts to air resources and the SJVAPCD's Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA (Trinity Consultants 2024).

The project is located within the SJVAPCD jurisdiction, in the San Joaquin Valley Air Basin (SJVAB). The SJVAB is designated nonattainment for ozone, particulate matter less than 10 microns (PM₁₀) and particulate matter less than 2.5 microns (PM_{2.5}). The SJVAPCD has annual emission significance thresholds used to determine whether a project would result in a substantial contribution for both operational and construction emissions (See **Table 4-3** and **Table 4-4**). As shown in **Table 4-3** and **Table 4-4** below, project-generated emissions are below the SJVAPCD's regional significance thresholds, and the project is consistent with current air quality attainment plans including control measures and regulations (Trinity Consultants 2024). Therefore, the project would not result in a substantial adverse effect on the implementation of an air quality plan.

Table 4-3. Short-Term Project Emissions

Emissions Source	Pollutant (tons/year)					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Unmitigated						
2025	0.20	1.82	1.86	0.00	0.71	0.35
2026	0.75	1.23	1.69	0.00	0.09	0.05
2027	0.25	1.30	1.82	0.00	0.09	0.05
2028	1.60	1.05	1.59	0.00	0.08	0.04
2029	0.06	0.00	0.00	0.00	0.00	0.00
Maximum Annual Emissions	1.60	1.82	1.86	0.00	0.71	0.35
Mitigated						
2025	0.20	1.82	1.86	0.00	0.25	0.15
2026	0.75	1.23	1.69	0.00	0.09	0.05
2027	0.25	1.30	1.82	0.00	0.09	0.05
2028	1.60	1.05	1.59	0.00	0.08	0.04
2029	0.06	0.00	0.00	0.00	0.00	0.00
Maximum Annual Emissions	1.60	1.82	1.86	0.00	0.25	0.15
Significance Threshold	10	10	100	27	15	15
Is Threshold Exceeded for a Single Year After Mitigation?	No	No	No	No	No	No
Source: Trinity Consultants 2024						
Note: 0.00 could represent < 0.00						

Source: (Trinity Consultants 2024)

Table 4-4. Non-Permitted Post-Project (Operational) Emissions

Emissions Source	Pollutant (tons/year)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Mobile	1.62	1.47	12.99	0.03	3.23	0.83
Area	0.40	0.02	1.87	0.00	0.00	0.00
Energy	0.00	0.00	0.00	0.00	0.00	0.00
Water	0.00	0.00	0.00	0.00	0.00	0.00
Waste	0.00	0.00	0.00	0.00	0.00	0.00
Operational Emissions	<i>2.02</i>	<i>1.49</i>	<i>14.86</i>	<i>0.03</i>	<i>3.24</i>	<i>0.83</i>
SJVAPCD Threshold	10	10	100	27	15	15
Is Threshold Exceeded?	No	No	No	No	No	No

Source: (Trinity Consultants 2024)

- b. **Less-than-significant with mitigation incorporated.** The SJVAPCD through its GAMAQI has determined that projects that exceed regional thresholds would have a cumulatively considerable health impact. As discussed in response III.a above, emissions of ROG, NO_x, PM₁₀, and PM_{2.5} associated with the construction and operation of the Project would not exceed the SJVAPCD significance thresholds. Therefore, the project would not have substantial adverse effects related to criteria pollutants.
- c. **Less-than-significant impact.** Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved that expose sensitive receptors to sustained exposure to any pollutants present. Examples of the types

of land use that are sensitive receptors include retirement facilities, hospitals, and schools. The most sensitive portions of the population are children, the elderly, the acutely ill, and the chronically ill, especially those with cardiorespiratory diseases. The closest sensitive receptor is Juliet Thorner Elementary School located less than 0.5 miles south of the site. The project site is situated in a city growth area. The project includes urbanization of a site that was formerly used for agricultural purposes. Construction activities would generate fugitive dust that could contain *Coccidioides immitis* (*C. immitis*) spores. Therefore, implementation of the project would have a low probability of the site having *C. immitis* growth sites and exposure to the spores from disturbed soil. The project will minimize the generation of fugitive dust during construction activities by complying with SJVAPCD's Regulation VIII. Therefore, this regulation, combined with the relatively low probability of the presence of *C. immitis* spores, would reduce Valley fever impacts to less than significant (Trinity Consultants 2024). Therefore, the project would not have a substantial adverse effect on exposing sensitive receptors to substantial pollutant concentrations.

- d. **Less-than-significant impact.** The project type proposed (i.e., single-family residential) is not on the GAMAQI list (page 27, table 4-2) of those land uses generally regarded as the type to have site odor problems. Therefore, the project would not create objectionable odors affecting a substantial number of people. The land use proposed for this project does not have the potential to create objectionable odors.

IV. **BIOLOGICAL RESOURCES**

- a. **Less-than-significant with mitigation incorporated.** A Biological Resource Evaluation was prepared for the project to document biological resources identified during a reconnaissance field study and identify potential impacts. The project is located near the northeastern edge of the urbanized portion of Bakersfield, California. Surrounding land consists of largely undeveloped fields with nearby residential development to the south and southwest, and minimally disturbed oil field development to the north. The average elevation of the project site is approximately 765 feet (233 meters) above sea level. Historic initial grading for residential development occurred over the entire site in 2006. Historic satellite imagery (Google Earth Pro) suggests the area has been fallow for extended times since 2006; however, significant very recent disturbance through scrapping or grading was evident during the reconnaissance surveys conducted for this evaluation. Several special-status wildlife species and resident and migratory birds either are present or may occur on the project site. Nesting birds and evidence of San Joaquin kit fox were observed during the surveys. Potential impacts to several other special-status species that were not observed were identified (McCormick Biological Inc. 2024). The project must comply with listed plant and animal species protected under the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA), as directed by the U.S. Fish and Wildlife Service and the California State Department of Fish and Wildlife, respectively. Therefore, the project would result in a less than significant with mitigation incorporated impact on special status species.

Mitigation Measure 3 requires a survey prior to ground disturbance for any special-status wildlife species and compliance with any requirements of the CDFW and USFWS to reduce or avoid significant impacts to biological resources. In addition, Mitigation Measure 3 requires training of on-site personnel to increase awareness of WEAP. With the implementation of Mitigation Measure 3, the project would not 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 CDFW or USFWS. (McCormick Biological, Inc. 2024)

- b. **No Impact.** There is no riparian habitat or other sensitive natural communities located at the site. This project is also not located within, or adjacent to, the Kern River riparian habitat area. Therefore, the project would result in no impacts on any riparian habitat or other sensitive natural community (McCormick Biological, Inc. 2024).
- c. **No Impact.** There are no wetlands, as defined by Section 404 of the federal Clean Water Act, located at the project site, and no features identified as wetlands categories are found in the National Wetlands Inventory within the project site (United States Fish and Wildlife Service, 2021). Therefore, the project would result in no impacts on federally protected wetlands (McCormick Biological, Inc. 2024).
- d. **Less than significant impact.** No evidence of nursery sites was observed during the site survey. In addition, the project site is not within an essential habitat connectivity area (CDFW, 2010). Therefore, the project would result likely in no impacts on migratory wildlife corridors or nursery sites (McCormick Biological, Inc. 2024).
- e. **No Impact.** The project site does not include biological resources that are protected by local policies. Therefore, the project would result in no impact on any local policies or ordinances protecting biological resources (McCormick Biological, Inc. 2024).
- f. **No Impact.** Please refer to response IV.e. The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the project would result in no impact on an adopted Habitat Conservation Plan.

V. CULTURAL RESOURCES

- a. **No Impact.** A Cultural Resources Assessment was prepared for the project to identify historic and cultural resources within the project site. A records search and field survey of the project site was conducted. No prehistoric or historical cultural resources were discovered during the field survey (Hudlow 2003). According to the Historic Buildings and Sites in Bakersfield Map, the project site does not include a historic building or site (City of Bakersfield 2022). Therefore, the project would not result in substantial adverse effects on historical resources.
- b. **Less than significant with mitigation incorporated.** No archeological resources have been documented within the project site (Hudlow 2003). In addition, according to the Environmental Impact Report prepared for the MCGP, the majority of archeological sites within the city lie outside of urban development areas. The soil within the project site has been disturbed previously; therefore, the likelihood of archeological resources being present and intact is low. However, in the event that any unknown resources are encountered, Mitigation Measure 1 would be implemented. With implementation of Mitigation Measure 1, the project would not significantly affect archeological resources.
- c. **Less than significant with mitigation incorporated.** The project site is developed and is not within or adjacent to a former cemetery. The project could inadvertently uncover, or damage previously unknown human remains. Mitigation Measure 2 requires that if any human remains are found at the site during construction, work would cease, and the

remains would be handled pursuant to applicable law. With implementation of Mitigation Measure 2, the project would not significantly disturb any human remains.

VI **ENERGY**

- a. **Less-than-significant impact.** The project would comply with modern building standards, including California Code of Regulations Title 24, which outlines energy efficiency standards for new residential buildings to ensure that they do not wastefully, inefficiently, or unnecessarily consume energy.
- b. **Less-than-significant impact.** There is no adopted plan by the City of Bakersfield for renewable energy or energy efficiency. As mentioned above, the project would comply with California Code of Regulations Title 24. Additionally, the City encourages applicants and developers to go beyond the required standards and make their developments even more efficient through programs such as LEED, or Leadership in Energy and Environmental Design, which is a green building rating system that provides a framework to create healthy, highly efficient, and cost-saving green buildings. Other encouraged programs available to applicants and developers are Title 20 appliance energy efficiency standards and 2005 building energy efficiency standards. Therefore, the project would result in a less than significant impact on a state or local plan for renewable energy or energy efficiency.

VII. **GEOLOGY AND SOILS**

- a. The following discusses the potential for the project to expose people or structures to substantial adverse effects as a result a various geologic hazards. The City is within a seismically active area. According to the Metropolitan Bakersfield General Plan, major active fault systems border the southern portion of the San Joaquin Valley. Among these major active fault systems include the San Andreas, Breckenridge-Kern County, Garlock, Pond Poso, and White Wolf faults. There are numerous additional smaller faults suspected to occur within the Bakersfield area which may or may not be active. The active faults have a maximum credible Richter magnitude that ranges from 6.0 (Breckenridge-Kern County) to 8.3 (San Andreas). Potential seismic hazards in the planning area involve strong ground shaking, fault rupture, liquefaction, and landslides.
 - a.i **Less-than-significant impact.** Ground rupture is ground deformation that occurs along the surface trace of a fault during an earthquake. The project site is not included within the limits of an "Earthquake Fault Zone" as defined in the Alquist-Priolo Earthquake Fault Zoning Act (DOC 2022). Therefore, the project would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault.
 - a.ii **Less-than-significant impact.** The City is within a seismically active area. Future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code (specifically Seismic Zone 4, which has the most stringent seismic construction requirements in the United States), and to adhere to all modern earthquake construction standards. Therefore, the project would not expose people or structures to potential substantial adverse effects involving strong seismic ground shaking.
 - a.iii **Less-than-significant impact.** The most common seismic-related ground failure is liquefaction and lateral spreading. In both cases, during periods of ground motion caused by an event such as an earthquake, loose materials are transformed from a solid state to

near-liquid state as a result of increased pore water pressure. Such ground failure generally requires a high-water table and poorly draining soils in order for such ground failure to occur. Soils underlain the southerly portion of the project site include Delano sandy loam, 0 to 2% slopes and Delano sandy loam, 5 to 9%, and the northerly portion Delano sandy loam 2 to 5% slope and Delano variant clay loam 0 to 9% slope. The potential for liquefaction at the project site is low. The site is not within an area with a high ground water. In addition, future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction.

- a.iv **Less-than-significant impact.** In Kern County, the common types of landslides induced by earthquake occur on steeper slopes found in the foothills and along the Kern River Canyon; in these areas, landslides are generally associated with bluff and stream bank failure, rockslide, and slope slip on steep slopes. The project site slopes are between 5 to 9%, but such slopes would not be considered steep enough to be considered at risk for landslides. Therefore, the project would not expose people or structures to potential substantial adverse effects involving landslides.
- b. **Less-than-significant impact.** The project site's soils have low-to-medium susceptibility to erosion by rainfall (USDA 2022). The relatively low precipitation in the project area [on average about 6 inches/year results in surface runoff that is intermittent and temporary in nature. The erosion potential at the site and the fact that the soils are well drained coupled with low average rainfall in the area does not make the project site susceptible to substantial soil erosion or loss of topsoil.

Construction of the site would temporarily disturb soils, which could loosen soil, and the removal of vegetation could contribute to future soil loss and erosion by wind and storm water runoff. The project would have to request coverage under the National Pollutant Discharge Elimination System (NPDES) *General Permit for Storm Water Discharges Associated with Construction Activities* (No. 2012-0006-DWQ) (General Permit) because the project would result in 1 or more acres of ground disturbance. To conform to the requirements of the General Permit, a Storm Water Pollution Prevention Plan (SWPPP) would need to be prepared that specifies best management (BMPs) to prevent construction pollutants, including eroded soils (such as topsoil), from moving offsite. Implementation of the General Permit and BMPs requirements would mitigate erosion of soil during construction activities.

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

- c. **Less-than-significant impact.** As discussed in VI.a.iii and VI.a.iv, the project site's soils would not expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction, lateral spreading, or landslides.

Subsidence is part of the baseline condition in the project area due to historic groundwater pumping the resultant subsidence that occurs with such activities. The project would not

substantially contribute to this baseline condition because the projected water use would be consistent with Cal Water's 2015 *Urban Water Management Plan* (UWMP) (Cal Water 2016), which takes into consideration sustainability of the groundwater basin and the need to reduce reliance on groundwater pumping in the future.

Future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

- d. **Less-than-significant impact.** When a soil has 35% or more clay content, it is considered a clayey soil. Delano soils generally have 10 to 35% clay content (USDA 2022) and therefore, have a low to high shrink swell. Additionally, future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not be located on expansive soil creating substantial risks to life or property.
- e. **No impact.** The project would not require the use of septic tanks or alternative wastewater disposal system. The project would hook up to existing City sewer in the area. Therefore, the project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.
- f. **No impact.** According to the Environmental Impact Report prepared for the MCGP, the city has a very low potential to contain paleontological resources. Therefore, the project would result in no impact on unique paleontological resources, sites or unique geologic features.

VIII. GREENHOUSE GAS EMISSIONS

- a. **Less-than-significant impact.** Total greenhouse gas emissions (GHG) emissions generated during all phases of construction were combined and are presented in **Table 4-7**. The SJVAPCD does not recommend assessing the significance of construction-related emissions. However, other jurisdictions, such as the South Coast Air Quality Management District and the Sacramento Metropolitan Air Quality Management District, have concluded that construction emissions should be included since they may remain in the atmosphere for years after construction is complete. In order to account for the construction emissions, amortization of the total emissions generated during construction were based on the life of the development (residential—30 years) and added to the operational emissions (Trinity Consultants 2024).

Total GHG emissions generated during operations are presented in **Table 4-7**. The project's contribution to cumulative global climate change impacts would not be cumulatively considerable. The project would not have a substantial adverse effect related to greenhouse gas emissions (Trinity Consultants 2024).

Table 4-7. Estimated Annual GHG Emissions (MT/Year)

Source	CO ₂	CH ₄	N ₂ O	CO ₂ e
Mitigated Construction Emissions				
Construction Emissions	1,352.11	0.05	0.03	1,363.47
Mitigated Operational Emissions				
Mobile Emissions	3,056.70	0.18	0.15	3,108.48
Area Emissions	9.09	0.00	0.00	9.15
Energy Emissions	316.75	0.05	0.01	319.89
Water Emissions	30.26	0.49	0.01	45.96
Waste Emissions	29.35	2.93	0.00	102.68
Refrigerant Emissions	0.00	0.00	0.00	0.84
Total Project Operational Emissions	3,442.16	3.65	0.16	3,587.01
Annualized Construction Emissions ¹	45.07	0.00	0.00	45.45
Project Emissions	3,487.23	3.66	0.17	3,632.46
*Note: 0.00 could represent <0.00 Per South Coast AQMD's Methodology				

Source: (Trinity Consultants 2024)

- b. **Less-than-significant impact.** The City of Bakersfield has not adopted a GHG reduction plan. In addition, the City has not completed the GHG inventory, benchmarking, or goal-setting process required to identify a reduction target and take advantage of the streamlining provisions contained in the CEQA Guidelines amendments adopted for Senate Bill (SB) 97 and clarifications provided in the CEQA Guidelines amendments adopted on December 28, 2018 (Trinity Consultants 2024).

The SJVAPCD has adopted a Climate Action Plan, but it does not include measures that are applicable to development projects. Therefore, the SJVAPCD Climate Action Plan cannot be applied to the project. Since no other local or regional Climate Action Plan is in place, the project is assessed for its consistency with Air Resources Board's (ARB) adopted Scoping Plans. This would be achieved with an assessment of the project's compliance with Scoping Plan measures contained in the 2008 Scoping Plan and the 2017 Scoping Plan Update (Trinity Consultants 2024).

The AB 32 Scoping Plan contains a variety of strategies to reduce the State's emissions. As shown in **Table 4-7**, the project is consistent with strategies that are applicable to the project. The 2017 Scoping Plan Update strategies primarily rely on increasing the stringency of existing regulations with which the project would continue to comply, support through the project's design, and implementation of the General Plan goals and policies (Trinity Consultants 2024).

Accordingly, taking into account the proposed project's emissions, project design features, and the progress being made by the State towards reducing emissions in key sectors such as transportation, industry, and electricity, the project would be consistent with State GHG Plans and would further the State's goals of reducing GHG emissions to 1990 levels by 2020, 40 percent below 1990 levels by 2030, and 80 percent below 1990 levels by 2050, and does not obstruct their attainment. Therefore, the project would not result in substantial adverse effects related to an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

IX. HAZARDS AND HAZARDOUS MATERIALS

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

The project is the development of up to 363 SFR units. Day-to-day activities in residences do not involve the routine transport, use, or disposal of hazardous materials as defined by the Hazardous Materials Transportation Uniform Safety Act. Maintenance of residences would require the transport, storage, use, and/or disposal of hazardous materials such as paints, cleaners, oils, batteries, and pesticides. Residential users should follow any instructions for use and storage provided on product labels carefully to prevent any accidents at home. Users should also read product labels for disposal directions to reduce the risk of products exploding, igniting, leaking, mixing with other chemicals, or posing other hazards on the way to a disposal facility. Additionally, residential hazardous waste can be dropped off at Metro Kern County Special Waste Facility located at 4951 Standard Street or at one-day hazardous waste collection events that take place throughout the year. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

- b. **Less-than-significant impact.** Please refer to response VIII.a. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment.
- c. **No impact.** The closest school is Juliet Thorner Elementary School located less than 0.5 miles to the south of the site. Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.
- d. **No impact.** According to EnviroStor, no hazardous waste sites or materials are located within the project site (DTSC 2022). Therefore, the project would not result in a substantially adverse effect related to hazardous materials listed on Government Code 65962.5.

- e. **No impact.** The project site is not located within the Kern County *Airport Land Use Compatibility Plan* area (Kern County 2012). The closest airport to the project site is the Bakersfield Municipal Airport located about 10 miles to the southeast of the site. Therefore, the project would not result in a safety hazard for people residing or working in the project area for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport.
- f. **Less-than-significant impact.** The project would have to develop or improve roads to the site as well as internal roads that are in compliance with the City's Fire Code to allow emergency vehicles adequate access to the site and all portions of the site. Access to the site would be maintained throughout the construction period, and appropriate detours would be provided in the event of potential temporary road closures. The project would not interfere with any local or regional emergency response or evacuation plans because the project would not result in a substantial alteration to the adjacent and area circulation system. The project is typical of urban development in Bakersfield and is not inconsistent with the adopted City of Bakersfield Hazardous Materials Area Plan (Bakersfield 1997). This plan identifies responsibilities and provides coordination of emergency response at the local level to hazardous materials incidents. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- g. **Less-than-significant impact.** The project site is located within a "moderate" fire hazard severity zone (CalFire 2008). The project site currently does not possess excessive fuel loads. With the project, the site would be developed with hardscapes and irrigated landscaping, which would reduce fire potential at the site. Additionally, the City and County require "defensible space" within areas of the County susceptible to wildland fires as shown on CalFire maps through the Fire Hazard Reduction Program. Defensible space is the buffer created between a building and the grass, trees, shrubs, or any wildland area that surrounds it. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

X. HYDROLOGY AND WATER QUALITY

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

The City owns and maintains a municipal separate storm sewer system (MS4). The project's operational urban storm water discharges are covered under the Central Valley Water Quality Control Board (CVRWQCB) *National Pollutant Discharge Elimination System Permit and Waste Discharge Requirements General Permit for Discharges from Municipal Separate Storm Sewer Systems* (Order No. R5-2016-0040; NPDES No. CAS0085324) (MS4

Permit) (CVRWQCB 2016). The MS4 Permit mandates the implementation of a storm water management framework to ensure that water quality is maintained within the City as a result of operational storm water discharges throughout the City, including the project site. By complying with the General Permit and MS4 Permit, the project would not violate any water quality standards or waste discharge requirements.

- b. **Less-than-significant impact.** Potable water from the project would be supplied by California Water Service (Cal Water). Cal Water provided a "Will Serve Letter" (Cal Water 2024) for the project, and therefore groundwater levels have already been accounted for in the UWMP with the project (a future entitlement). Therefore, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.
- c.i **Less-than-significant impact.** The project site contains ephemeral channels that do not have connectivity to a jurisdictional waterway and discharge to land. The project site would be graded and, as a result, the internal drainage pattern at the site would be altered from the baseline condition. Additionally, the project would result in increased impervious surfaces (i.e., building pads, sidewalks, asphalt parking area, etc.) at the site, which would reduce percolation to ground and result in greater amounts of storm water runoff concentrations at the site. If uncontrolled, differences in drainage patterns and increased impervious surfaces could result in substantial erosion or siltation on- or offsite. However, the project would be required to comply with the General Permit during construction and MS4 permit during operation. In order to comply with the MS4 Permit, the City requires compliance with adopted building codes, including complying with an approved drainage plan, which avoids on- and offsite flooding, erosion, and siltation problems. Therefore, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or offsite.
- c.ii **Less-than-significant impact.** Please refer to response IX.c.i Therefore, the project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- c.iii **Less-than-significant impact.** Please refer to responses IX.a and IX.c.i. Therefore, the project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- c.iv **No Impact.** The project site is located within an area designated Zone X (FEMA 2017), which is outside the 100-year flood hazard area. Therefore, the project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- d. **No Impact.** The project is not located near any ocean or an enclosed body of water and therefore, would not be subject to inundation by tsunami or seiche. A mudflow is a type of landslide where earth and surface materials are rapidly transported downhill under the force of gravity. As discussed in VII.a.iv, landslides, including mudflow, occur on steeper slopes in the foothills and along the Kern River Canyon. The project site is generally flat, there are no such geologic features located at the project site, and the site is not located

near the Kern River Canyon. Therefore. The project site would not be inundated by seiche, tsunami, or mud flow.

- e. **Less-than-significant impact.** Please refer to response X.c.i. There is currently no adopted groundwater management plan for the project site or its vicinity. Therefore, the project would result in a less than significant impact related to obstructing a water quality control plan or a sustainable groundwater management plan.

XI. LAND USE AND PLANNING

- a. **No impact.** The project is a continuation of the existing urban development pattern of the City or is an infill development. The project is not a long and linear feature, such as a freeway, railroad track, block wall, etc., that would have the potential to divide a community. The project is the development of a finite 83.97-acre project site that does not impede existing or future movement or development of the City. Therefore, the project would not physically divide an established community.
- b. **No impact.** The project does not require any land use or zoning change. The proposed single-family residential development is consistent with the Low-Density designation of the MBGP and R-1 (Single Unit Dwelling) zone on the site. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

XII. MINERAL RESOURCES

- a. **No impact.** The project site is not within the administrative boundaries of an oilfield and there are no oil wells found on the site (DOGGR 2022). The project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- b. **No impact.** The project site is currently designated LR (Low Density Residential). No portion of the site is designated for a potential mineral resource extraction use such as R-MP (Mineral and Petroleum). Therefore, the project would not result in the loss of availability of a locally important mineral resource recovery site that is delineated in a local general plan, specific plan, or other land use plan.

XIII. NOISE

- a. **Less-than-significant impact.** The project would generate noise during construction by the use of construction equipment. Typical construction equipment generates sound levels between 80 and 85 A-weighted decibels (dBA), which is a decibel system reflective of human hearing characteristics. At 80 to 85 dBA, the human response to such a sound level is annoyance and difficulty hearing conversation. Using the rule of thumb that noise attenuates 7.5 dBA per a doubling of distance away from the sound-emitting source, it would require 800 feet away from an 85-dBA sound-emitting source to obtain a 55 dBA sound level, which is considered "quiet" to the human ear. There are sensitive receptors (existing SFR) within 800 feet to the south of the project site. However, project construction would be limited to 6 a.m. and 9 p.m. on weekdays and 8 a.m. and 9 p.m. on weekends per Bakersfield Municipal Code Chapter 9.22 (Noise).

Project operations would generate sound levels typical of single-family residential land uses and residents would have to comply with Bakersfield Municipal Code regarding noise.

Therefore, the project would not expose persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

- b. **Less-than-significant impact.** Some groundborne vibration and noise would originate from earth movement and building activities during the project's construction phase. However, blasting, pile-driving, break-ramming, jackhammering, chipping, and other high impact-related construction activities that result in the creation of the greatest groundborne vibrations and noise levels would not occur as a consequence of the project. Additionally, groundborne vibration and noise attenuates at a shorter distance than airborne noise. Operation of single- and multi-family residential would not result in appreciable groundborne vibration or noise. Therefore, the project would not expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels.
- c. **No impact.** The project would not expose people residing or working in the project area to excessive noise levels for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport.

XIV. POPULATION AND HOUSING

- a. **Less-than-significant impact.** The project would accommodate population growth in this area through the development of new homes, and the project is the logical extension of existing urban development. The project would also require the extension of infrastructure. Therefore, the project would result in a less than significant impact on growth.
- b. **No impact.** The project site consists of vacant land. Therefore, the project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

XV. PUBLIC SERVICES

- a.i **Less-than-significant impact.** Fire Protection services for the Metropolitan Bakersfield area are provided through a joint fire protection agreement between the City and County. Though the project may necessitate the addition of fire equipment and personnel to maintain current levels of service, this potential increase in fire protection services can be paid for by property taxes generated by this development. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.
- a.ii **Less-than-significant impact.** Police protection will be provided by the Bakersfield Police Department upon project build out. Current City Police services standards require 1.09 officers for every 1,000 people in the City. However, this potential increase in services can be paid for by property taxes generated by this development. Therefore, the project would result in a less than significant impact on police protection performance objectives.
- a.iii **Less-than-significant impact.** The project would produce up to 363 units to accommodate 1,158 residents and generate approximately 175 school-aged children as indicated in **Table 6** below.

Table 6 Generation of School Aged Children

Number and Type of Dwelling Units	Elementary (K-8)	High School (9-12)	Total Pupils
363 single-family units	363 x 0.31	363 x 0.17	175
Totals	113	62	

This increase may necessitate the construction of additional school facilities. However, the need for additional schools can be paid for by existing school impact fees and increased property tax revenues. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools.

a.iv **Less-than-significant impact.** The project proposes a population increase of 1,158 and may result in an impact upon the quality and/or quantity of existing recreational opportunities and may also create a need for new parks or recreational facilities. The parkland requirements for the proposed project are calculated based on the General Plan and City Ordinance park standards of 2.5 acres for every 1,000 people and therefore, the park acreage estimated for the project is 1.39 acres. In addition, every residential unit must pay a park land development fee at the time of the issuance of building permits. Compliance with the park acreage dedication ordinance and the park development fee ordinance ensures that parks are dedicated and built in accordance with City standards to accommodate the increased population. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks.

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

XVI. RECREATION

- a. **Less-than-significant impact.** Please refer to response XV.a.iv. Therefore, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- b. **Less-than-significant impact.** Please refer to response XV.a.iv. Therefore, the project would not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

XVII. TRANSPORTATION AND TRAFFIC

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

Policy 36 of the Metropolitan Bakersfield General Plan Circulation Element states:

Prevent streets and intersections from degrading below Level of Service "C" where possible due to physical constraints (as defined in a Level of Service standard) or when the existing Level of Service is below "C" prevent where possible further degradation due to new development or expansion of existing development with a three-part mitigation program: adjacent right-of-way dedication, access improvements and/or an area-wide impact fee. The area-wide impact fee would be used where the physical changes for mitigation are not possible due to existing development and/or the mitigation measure is part of a larger project, such as freeways, which will be built at a later date.

Policy 36 of the Circulation Element of the MBGP requires the City to prevent streets and intersections from degrading below a level of service C, where possible, through dedication of adjacent right-of-way, access improvements, or an area wide impact fee. In addition, the Subdivision Ordinance requires all on-site street improvements and a proportional share of boundary street improvements to be built at the time the property is developed.

Mitigation Measures 17 and 18 require that the applicant/developer participation in the Regional Transportation Impact Fee Program and the payment of Local Mitigation fees. With implementation of these mitigation measures, the project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

- b. **Less-than-significant with mitigation incorporated.** Please refer to response XVII.a. With implementation of Mitigation Measures 17 and 18, the project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- c. **Less-than-significant impact.** The project would have to comply with all conditions placed on it by the City Traffic Engineering Division in order to comply with accepted traffic engineering standards intended to reduce traffic hazards, including designing the roads so that they do not result in design feature hazards. The project is within the City limits and surrounded by compatible existing and planned land uses and land use designations.

Therefore, the project would not substantially increase hazards due to a design feature or incompatible uses.

- d. **Less-than-significant with mitigation incorporated.** There is the potential that, during the construction phase, the project would impede emergency access. For projects that require minor impediments of a short duration (e.g., pouring a new driveway entrance), the project would be required to obtain a street permit from City Public Works. If a project requires lane closures and/or the diversion of traffic, then a Traffic Control Plan would be required. Mitigation Measure 18 requires that, if the City Engineer determines necessary, the applicant/developer shall obtain a street permit or develop an approved a Traffic Control Plan, for the construction period. With implementation of mitigation, the project would not result in inadequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

- a. **Less-than-significant impact with mitigation incorporated.** The Cultural Resources Assessment (Hudlow 2003) determined that there is no landscape, sacred place, or object with cultural value to a California Native American tribe located at the project site. Additionally, no portion of the site is eligible for listing in the California Register of Historical Resources or in a local register of historical resources (Hudlow 2003). However, in the event that any unknown resources are encountered, Mitigation Measures 1 and 2 would be implemented. Therefore, the project would result in a less than significant impact with mitigation incorporated on tribal cultural resources.
- b. **Less-than-significant impact with mitigation incorporated.** See response XVII.a. above. Therefore, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is determined by the lead agency to be significant.

XIX. UTILITIES AND SERVICE SYSTEMS

- a. **Less-than-significant impact.** The project would be connected to sanitary sewer where wastewater produced as a result of the project would be treated to CVRWQCB requirements at a permitted wastewater treatment plant (WWTP), including any NPDES permitting and waste discharge requirements (WDRs) specific to the applicable WWTP. Therefore, the project would not exceed wastewater treatment requirements.
- b. **Less-than-significant impact.** The Cal Water has provided a "Will Serve Letter" stating that water service can be supplied to the development (Cal Water 2024). The proposed development would not result in a need for significant additional systems or substantially alter the existing water utilities in the area. Therefore, the project would have sufficient water supplies available from existing entitlements and resources, and new or expanded entitlements would not be needed.
- c. **Less-than-significant impact.** Wastewater as a result of the project would be treated at WWTP No. 2, which is owned and operated by the City. Based on previous analyses, it is assumed that average daily water demand per dwelling unit is 325 gallons. With 363 dwelling units for the project, the project's average daily water demand would be 117,975 gpd [or 0.05 million gallons per day (MGD)] and therefore, it is assumed that wastewater capacity requirements to serve the project would also be 0.05 MGD. WWTP No. 2 has an overall capacity of 25 MGD with an average daily flow of 13.7 MGD. The current available capacity of 13.3 MGD (Bakersfield 2022). The project's contribution would account for less than 0.5% of the available capacity and therefore, WWTP No. 2 has sufficient capacity to serve the project. As a result, it has been determined that wastewater treatment provider

which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

- d. **Less-than-significant impact.** It is assumed that solid waste generated as a result of the project would be disposed at the Bena Landfill located at 2951 Neumarkel Road, Bakersfield, CA 93307. The amount of solid waste generated by the project would be negligible. The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- e. **Less-than-significant impact.** By law, the project would be required to comply with federal, state, and local statutes and regulations, including those relating to waste reduction, litter control, and solid waste disposal.

XX. WILDFIRE

- a. **Less-than-significant impact.** Please refer to response IX.f. There is the potential that, during the construction phase, the project would impede emergency access. For projects that require minor impediments of a short duration (e.g., pouring a new driveway entrance), the project would be required to obtain a street permit from City Public Works. If a project requires lane closures and/or the diversion of traffic, then a Traffic Control Plan/Street Permit would be required by the City Engineer.
- b. **Less-than-significant impact.** As discussed in response IX.g, the project site is within a "moderate" land fire hazard zone. The project site currently does not possess excessive fuel loads. With the project, the site would be developed with hardscapes and irrigated landscaping, which would reduce fire potential at the site. Therefore, the project would result in a less than significant impact on wildfire pollutant exposure or uncontrolled spread of wildfire.
- c. **Less-than-significant impact.** Please refer to response XX.b above.
- d. **Less-than-significant impact.** Please refer to response XX.b above.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. **Less-than-significant.** The project must comply with listed plant and animal species protected under the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA), as directed by the U.S. Fish and Wildlife Service and the California State Department of Fish and Wildlife, respectively. There are no important examples of the major periods of California history or prehistory found at the site. Therefore, the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- b. **Less-than-significant impact.** As described in the responses above, the project has no impacts that would be defined as individually limited, but cumulatively considerable.
- c. **Less-than-significant impact.** As described in the responses above, the project would have less than significant impacts and environmental effects which would not likely cause substantial adverse effects on human beings, either directly or indirectly.

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