MITIGATED NEGATIVE DECLARATION

The City of Bakersfield Community Development 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 7386 (Phased)

COMMENT PERIOD BEGINS: September 15, 2025

COMMENT PERIOD ENDS: October 15, 2025

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

Air Quality Impact Mitigation Measures:

AQ-1 Water previously exposed surfaces (soil) whenever visible dust is capable of drifting from the site or approaches 20% opacity.

AQ-2 Water all unpaved haul roads a minimum of three times per day, or whenever visible dust from such roads is capable of drifting from the site or approaches 20% opacity.

AQ-3 Reduce speed on unpaved roads to less than 15 miles per hour.

AQ-4 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.

AQ-5 Stabilize all disturbed areas, including storage piles, not actively utilized for production purposes, using water, chemical stabilizers, or by covering with a tarp or other suitable cover.

AQ-6 Control fugitive dust emissions during land clearing, grubbing, scraping, excavation, leveling, grading, or cut-and-fill operations with application of water or by presoaking.

AQ-7 When transporting materials offsite, maintain a freeboard limit of at least six inches and cover or effectively wet loads to limit visible dust emissions.

AQ-8 Limit and remove accumulation of mud and/or dirt from adjacent public roadways at the end of each workday. Use of dry rotary brushes is prohibited unless preceded or accompanied by sufficient wetting. Use of blowers is expressly forbidden.

AQ-9 Stabilize the surface of storage piles following the addition or removal of materials using water or chemical stabilizers/suppressants.

AQ-10 Remove visible track-out from the site at the end of each workday.

AQ-11 Cease grading or other activities that cause excessive dust formation (greater than 20% opacity) during periods of high winds (greater than 20 mph over a one-hour period.

AQ-12 Maintain all construction equipment as recommended by manufacturer manuals.

AQ-13 Shut down equipment when not in use for extended periods.

AQ-14 Use electric equipment for construction whenever possible in lieu of diesel or gasoline-powered equipment.

AQ-15 Curtail use of high-emitting construction equipment during periods of high or excessive ambient pollutant concentrations.

AQ-16 Require all construction vehicles to be equipped with proper emissions control equipment and kept in good running order to substantially reduce NOx emissions.

AQ-17 Require on-road and off-road diesel equipment to use diesel particulate filters if permitted under manufacturer's guidelines.

AQ-18 Require on-road and off-road diesel equipment to use cooled exhaust gas recirculation (EGR) if permitted under manufacturer's guidelines.

AQ-19 Encourage construction workers to shuttle (carpool) to retail establishments or remain onsite during lunch breaks.

AQ-20 Discontinue all construction activities within the project area during first stage smog alerts, when O_3 levels exceed 0.20 ppm (1-hour average).

AQ-21 The Project design shall comply with applicable standards set forth in Title 24 of the California Code of Regulations (California Building Energy Efficiency Standards) to minimize total consumption of energy.

AQ-22 Applicants shall comply with applicable mitigation measures in the Air Quality Attainment Plan (AQAP), San Joaquin Valley Air Pollution Control District (SJVAPCD) Rules, Traffic Control Measures, Regulation VIII, and Indirect Source Rules for the SJVAPCD.

AQ-23 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.

AQ-24 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, or 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).

AQ-25 The developer shall comply with applicable provisions of SJVAPCD Rule 9510 (Indirect Source Review).

Greenhouse Gas Mitigation Measures:

GHG-1 Use controls that limit exhaust from construction equipment.

GHG-2 Utilize alternatives to diesel fuel where feasible, such as electricity.

GHG-3 Comply with CARB diesel anti-idling regulations and prohibit idling of construction equipment engines.

GHG-4 Ensure delivery trucks and construction equipment comply with CARB diesel engine emission standards.

GHG-5 Support statewide vehicle emission reduction programs, including passenger vehicle and light-duty truck standards (AB 1493) and light-duty vehicle technology improvements for post-2017 model years.

Biological Resources Impact Mitigation Measures:

BIO-1 A Qualified Biologist knowledgeable in the identification of special-status and other protected wildlife shall 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.) 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).

BIO-2 The developer will implement a Worker Environmental Awareness Program (WEAP) for all personnel who may conduct work on Tract 7386. Each individual will be provided a WEAP training 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 representative). 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 on the site; 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 documenting worker attendance should be provided to the city of Bakersfield. 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.

BIO-3 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.

BIO-4 If initial ground disturbance occurs during nesting season (February 1 to September 15), 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 no disturbance buffers, as shown in Table 4.1. If nesting birds are discovered during construction, construction should be halted within no disturbance buffers. If the no disturbance buffers in Table 4.1 are not feasible, nests will be monitored by a qualified avian biologist who will establish a behavior baseline prior to activities. The qualified avian biologist will establish an avoidance buffer and continuously monitor during project activities, watching for behavioral changes. If any indication of nesting disturbance is observed, the avoidance buffer will be increased until the avian biologist determines that nesting behavior has returned to baseline. Nest monitoring will continue 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. Monitoring will be documented on standardized field forms and provided to the City of Bakersfield for verification of compliance with the Migratory Bird Treaty Act and applicable section of the Fish and Game Code (Section 3503.5 and 3513). CDFW may be contacted for guidance regarding alternative avoidance strategies.

BIO-5 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 a nearby suitable habitat, out of harm's way.

BIO-6 If any previously unidentified protected species that is not addressed in this document or any previously unreported protected species is 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 listed or otherwise federally or state-protected wildlife shall be reported immediately to USFWS and CDFW.

BIO-7 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.

BIO-8 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.

BIO-9 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.

BIO-10 All food-related trash items and micro trash, such as wrappers, cans, bottles, bottle tops, and food scraps, shall be disposed of in closed containers and routinely removed from the Project at intervals of no less than once per week.

BIO-11 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 the project during construction.

BIO-12 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 at least 6 inches wide shall be installed at slope of no greater than 50% grade (or 2:1) 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.

BIO-13 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.

BIO-14 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.

BIO-15 The ground under all construction equipment and construction personnel vehicles shall be checked 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.

BIO-16 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 waters of the State.

BIO-17 To prevent harassment of special-status species, construction personnel shall not be allowed to have firearms or pets on the Project.

BIO-18 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.

BIO-19 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.

BIO-20 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.

BIO-21 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 on-site.

BIO-22 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.

BIO-23 Prior to surface disturbance or site alteration (vegetation removal, herbicide use, grading of topsoil, leveling, materials storage on site, etc.) on the Project, the following focused surveys with accompanying survey buffers shall be conducted at the appropriate seasonal timing. 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

BIO-24 Crotch 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, vegetation removal, or site wide herbicide use. If bumble bees are captured for identification, that activity will be conducted following required agency notification 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.

BIO-25 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.

BIO-26 Burrowing owl: Given that burrowing owl are known to occupy the Project area within the last five years, 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. Should a burrowing owl or known burrowing owl burrow (active or inactive) be detected, either during preconstruction surveys or construction activities, no-disturbance buffers included in Table 4.1 shall be implemented prior to and during any ground-disturbing activities.

BIO-27 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.

BIO-28 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 and take of any of these species cannot be avoided (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.

BIO-29 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.

BIO-30 Monarch butterfly (no agency protocol): Milkweed on site shall be thoroughly inspected by a qualified biologist for monarch eggs, larvae, or chrysalis no more than 14 days prior to initial ground disturbance , vegetation removal, or site-wide herbicide use. If monarch are found to be using the milkweed, they must either be allowed to leave of their own accord, or they may be relocated during the larval stage by a qualified biologist to a milkweed plant outside the project area. If monarch butterfly is subsequently listed

under CESA or FESA, they may not be relocated without authorization from the appropriate agency.

BIO-31 American badger (no agency protocol): During the preconstruction survey, a qualified biologist shall determine whether American badger dens are present. Potentially occupied American badger dens shall be monitored and excavated following methods for San Joaquin kit fox dens. American badger natal dens shall be avoided by a buffer of 250 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	Work may not proceed until BIO-9 and BIO-10 have been completed
Swainson's hawk active nest (March 15-September 15)	¼-mile
San Joaquin kit fox potential den[1] San Joaquin kit fox known den San Joaquin kit fox atypical den San Joaquin kit fox natal den San Joaquin kit fox natal den (unoccupied/outside of natal season)	50 feet 100 feet 50 feet 500 feet 100 feet
Burrowing owl occupied burrow (high impact level)	1,640 feet
Nesting birds (non-raptors)	250 feet
Non-listed raptors	500 feet
Listed/protected raptors	½-mile
American badger occupied natal den American badger occupied den	250 feet 50 feet
*Unless incidental take authority authorizes encroachment or appropriate agency concurrence for a reduced buffer is received. [1]For definitions of SJKF dens, see *standardized recommendations for protection of the endangered San Joaquin kit fox prior to or during ground disturbance* (USFWS 2011)	

Cultural Resources Impact Mitigation Measures:

CUL-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.

CUL-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.

Transportation and Traffic Mitigation Measures

TRAN-1 Prior to the issuance of building permits, the project applicant shall participate in the Regional Traffic Impact Fee (RTIF) program by paying the adopted fees in place for the land use type at time of development.

INITIAL STUDY
ENVIRONMENTAL ANALYSIS

1. **Project** *(Title & No.)*: Vesting Tentative Tract Map 7386 (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)*: Veronica Martinez (661) 326-3640

4. **Project Location:** The project is located at the southeast corner of Morning Drive and Paladino Drive, located in northeast Bakersfield (Accessor Parcel Number 531-011-01)

5. **Applicant** *(name and address)*: San Joaquin Engineering
   Attention: Brett Dawson
   200 New Stine Rd. Suite #175
   Bakersfield, CA 93309

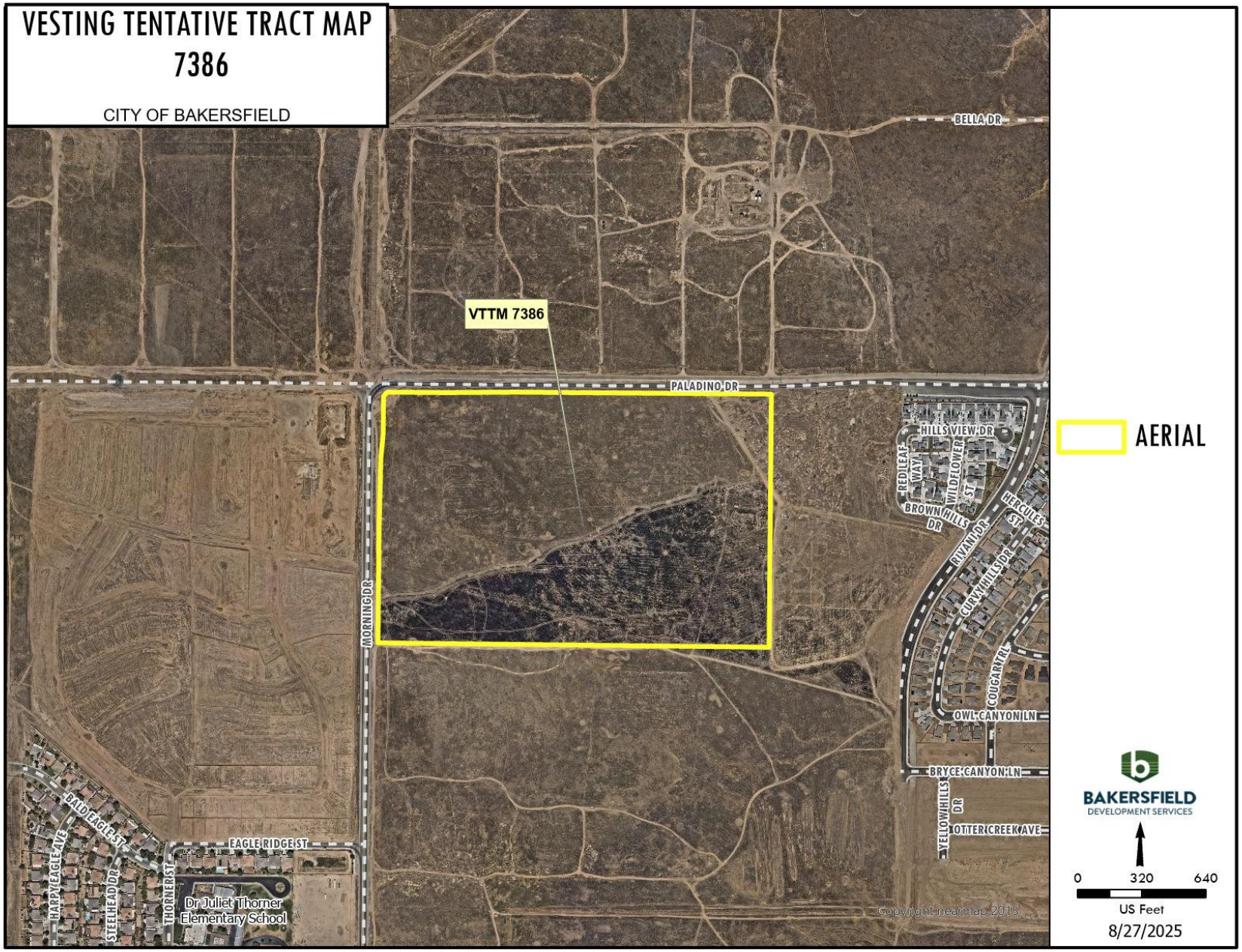
6. **General Plan Designation:** LR (Low Density Residential)

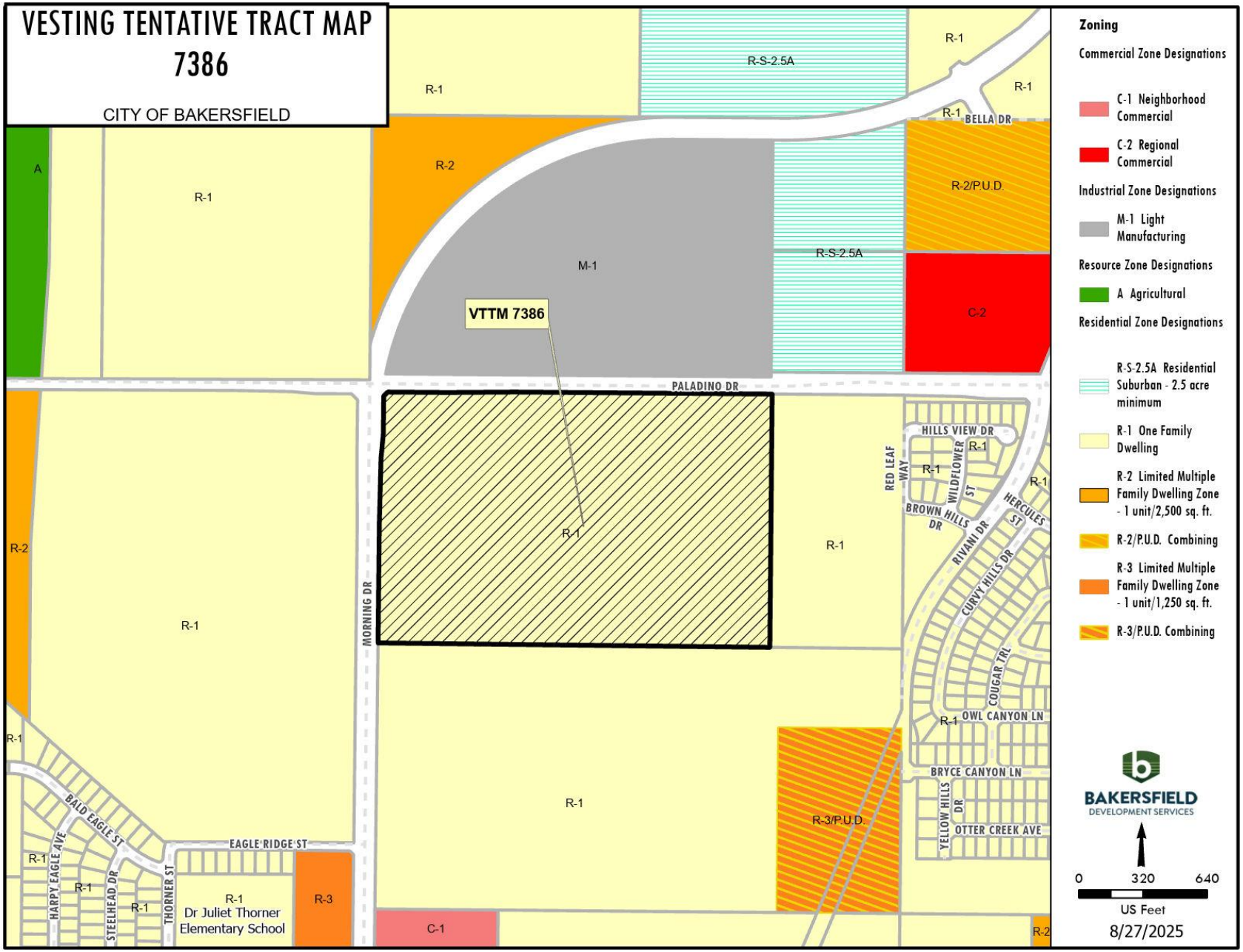
7. **Zoning:** R-1 (Single-Unit Dwelling)

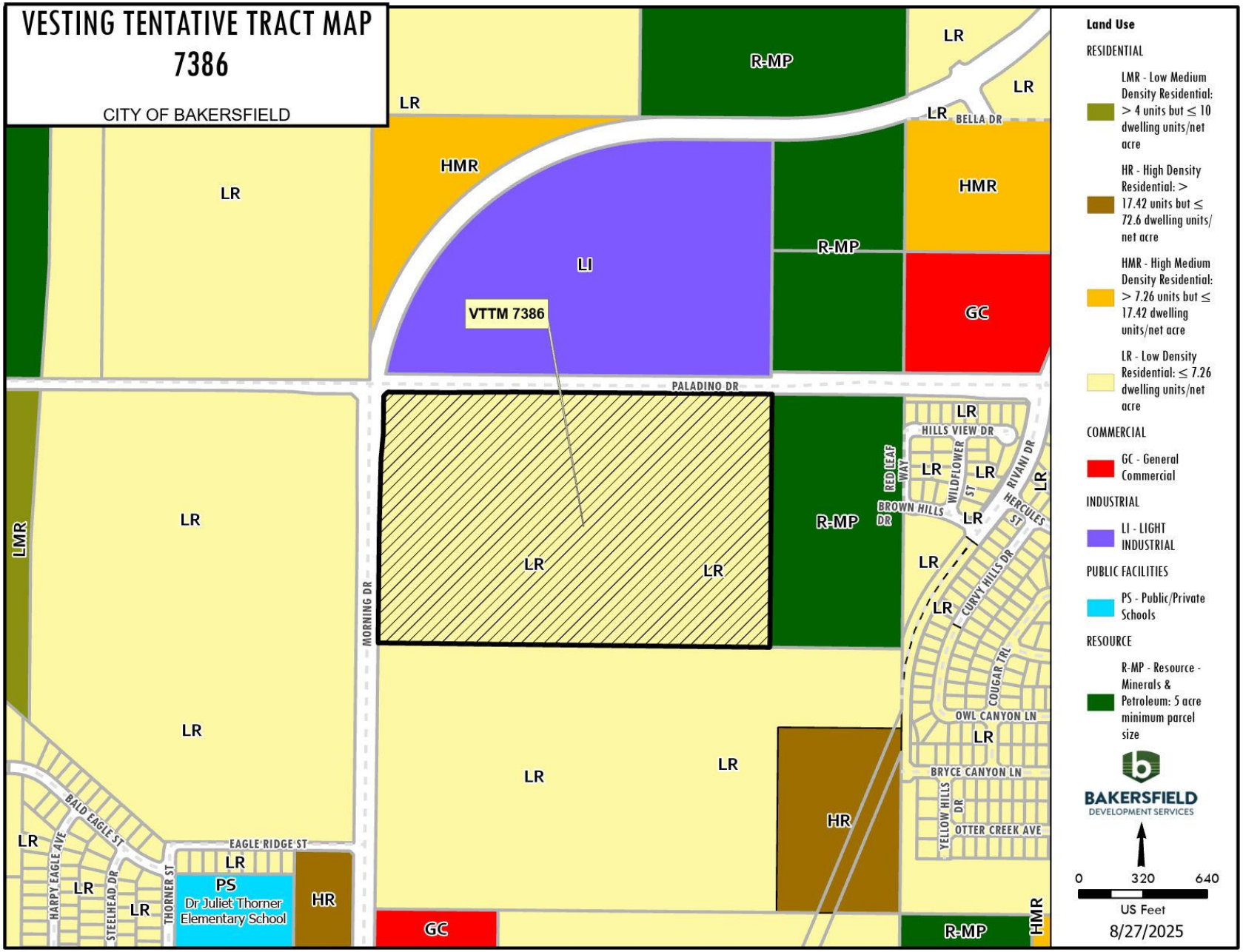
8. **Description of Project** San Joaquin Engineering, representing Emland, LLC (Owner), is proposing a Vesting Tentative Tract Map for 245 residential lots and 5 public landscape lots, 1 sump, and 1 designated remainder on 58.29 acres, zoned R-1 (Single-Unit Dwelling). In addition, the applicant is requesting a waiver of mineral rights signatures under Bakersfield Municipal Code (BMC) Section 16.20.060 A.2, meaning the party's interest that has not provided signatures or waiver of right of surface entry is less than 20% of the mineral interest estate, and signatures or waivers of right of surface entry have been obtained from more than 50% of mineral interest estate.

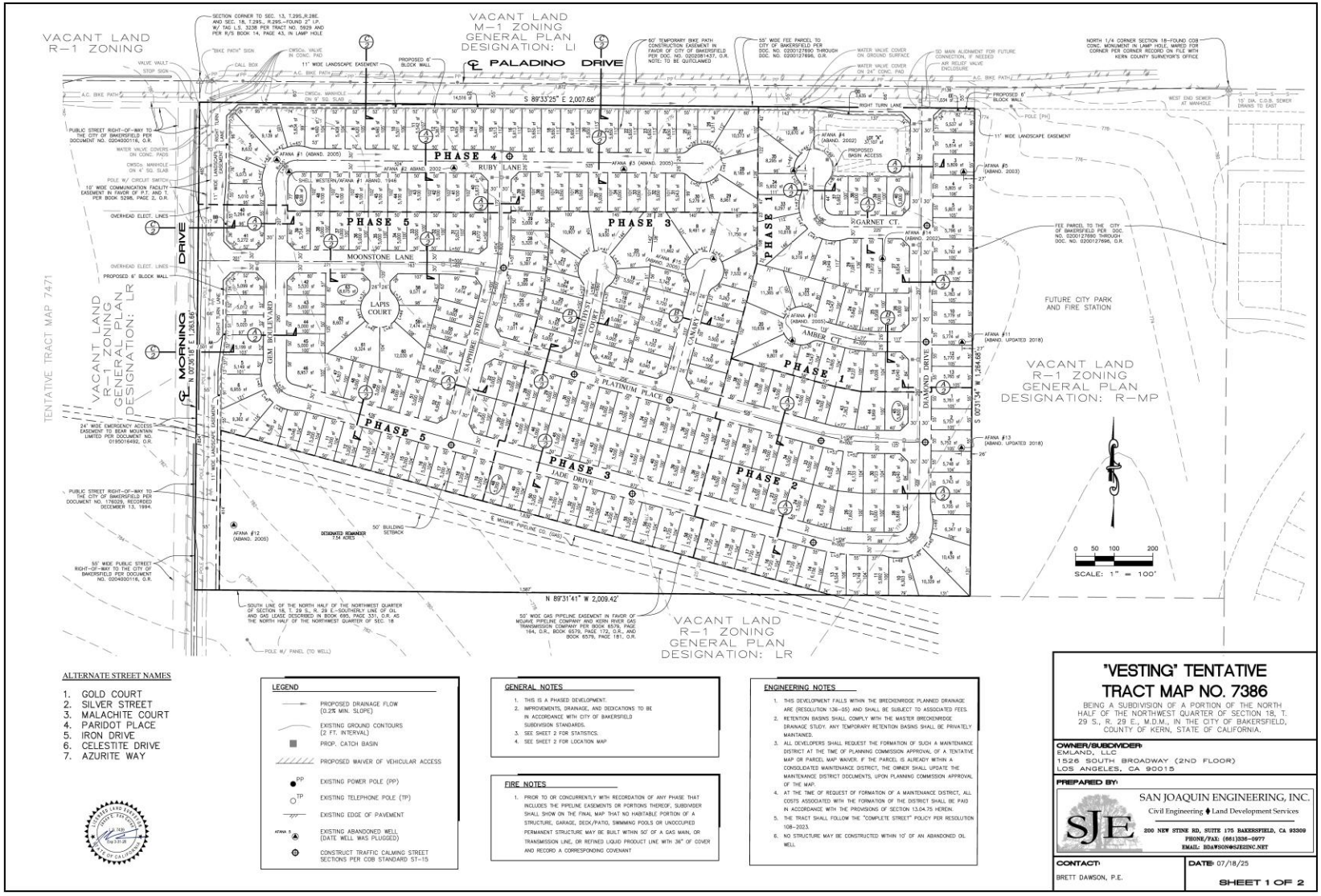
9. **Environmental setting**
   The proposed project site is currently vacant land. Surrounding properties are primarily developed as: vacant land zoned M-1 (Light Manufacturing) to the north; vacant land zoned R-1 (Single-Unit Dwelling) to the east, west, and south.

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
    - San Joaquin Valley Air Pollution Control District – Indirect Source Rule compliance


VESTING TENTATIVE TRACT MAP
7386
CITY OF BAKERSFIELD
VTTM 7386
BELLA DR
PALADINO DR
MORNING DR
HILLS VIEW DR
REDLEAF WAY
WILDFLOWER ST
BROWN HILLS DR
HERCULES ST
RIVANNA DR
CURVY HILLS DR
COUGAR TRL
OWL CANYON LN
BRYCE CANYON LN
YELLOWHILLS DR
OTTER CREEK AVE
BALD EAGLE ST
HARPY EAGLE AVE
STEELHEAD DR
EAGLE RIDGE ST
THORNER ST
Dr Juliet Thorner Elementary School
Copyright nearmap 2015
AERIAL
BAKERSFIELD
DEVELOPMENT SERVICES
0
320
640
US Feet
8/27/2025


VESTING TENTATIVE TRACT MAP
7386
CITY OF BAKERSFIELD
VTTM 7386
PALADINO DR
MORNING DR
BELLA DR
HILLS VIEW DR
RED LEAF WAY
WILDFLOWER ST
BROWN HILLS DR
RIVANI DR
HERCULES ST
CURVY HILLS DR
COUGAR TRL
OWL CANYON LN
BRYCE CANYON LN
YELLOW HILLS DR
OTTER CREEK AVE
BALD EAGLE ST
EAGLE RIDGE ST
HARPY EAGLE AVE
STEELHEAD DR
THORNER ST
Dr Juliet Thorner Elementary School
R-1
R-2
R-3
A
M-1
C-1
C-2
R-S-2.5A
R-2/P.U.D.
R-3/P.U.D.
Zoning
Commercial Zone Designations
C-1 Neighborhood Commercial
C-2 Regional Commercial
Industrial Zone Designations
M-1 Light Manufacturing
Resource Zone Designations
A Agricultural
Residential Zone Designations
R-S-2.5A Residential Suburban - 2.5 acre minimum
R-1 One Family Dwelling
R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.
R-2/P.U.D. Combining
R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.
R-3/P.U.D. Combining
BAKERSFIELD
DEVELOPMENT SERVICES
0 320 640
US Feet
8/27/2025


VESTING TENTATIVE TRACT MAP
7386
CITY OF BAKERSFIELD
VTTM 7386
PALADINO DR
MORNING DR
BELLA DR
HILLS VIEW DR
RED LEAF WAY
WILDFLOWER ST
RIVANI DR
BROWN HILLS DR
HERCULES ST
CURVY HILLS DR
COUGAR TRL
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OTTER CREEK AVE
BALD EAGLE ST
EAGLE RIDGE ST
HARPY EAGLE AVE
STEELHEAD DR
THORNER ST
PS
Dr Juliet Thorner Elementary School
LR
LMR
HMR
HR
LI
R-MP
GC
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
DEVELOPMENT SERVICES
0
320
640
US Feet
8/27/2025



ALTERNATE STREET NAMES

1. GOLD COURT
2. SILVER STREET
3. MALACHITE COURT
4. PARIDOT PLACE
5. IRON DRIVE
6. CELESTITE DRIVE
7. AZURITE 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 TELEPHONE POLE (TP)
- EXISTING EDGE OF PAVEMENT
- EXISTING ABANDONED WELL (DATE WELL WAS PLUGGED)
- CONSTRUCT TRAFFIC CALMING STREET SECTIONS PER COB STANDARD ST-15

GENERAL NOTES

1. THIS IS A PHASED DEVELOPMENT.
2. IMPROVEMENTS, DRAINAGE, AND DEDICATIONS TO BE IN ACCORDANCE WITH CITY OF BAKERSFIELD SUBDIVISION STANDARDS.
3. SEE SHEET 2 FOR STATISTICS.
4. SEE SHEET 2 FOR LOCATION MAP

FIRE NOTES

1. PRIOR TO OR CONCURRENTLY WITH RECORDATION OF ANY PHASE THAT INCLUDES THE PIPELINE EASEMENTS OR PORTIONS THEREOF, SUBDIVIDER SHALL SHOW ON THE FINAL MAP THAT NO HABITABLE PORTION OF A STRUCTURE, GARAGE, DECK/PATIO, SWIMMING POOLS OR UNOCCUPIED PERMANENT STRUCTURE MAY BE BUILT WITHIN 50' OF A GAS MAIN, OR TRANSMISSION LINE, OR REFINED LIQUID PRODUCT LINE WITH 36" OF COVER AND RECORD A CORRESPONDING COVENANT

ENGINEERING NOTES

1. THIS DEVELOPMENT FALLS WITHIN THE BRECKENRIDGE PLANNED DRAINAGE ARE (RESOLUTION 138-05) AND SHALL BE SUBJECT TO ASSOCIATED FEES.
2. RETENTION BASINS SHALL COMPLY WITH THE MASTER BRECKENRIDGE DRAINAGE STUDY. ANY TEMPORARY RETENTION BASINS SHALL BE PRIVATELY MAINTAINED.
3. ALL DEVELOPERS SHALL REQUEST THE FORMATION OF SUCH A MAINTENANCE DISTRICT AT THE TIME OF PLANNING COMMISSION APPROVAL OF A TENTATIVE MAP OR PARCEL MAP WAIVER. IF THE PARCEL IS ALREADY WITHIN A CONSOLIDATED MAINTENANCE DISTRICT, THE OWNER SHALL UPDATE THE MAINTENANCE DISTRICT DOCUMENTS, UPON PLANNING COMMISSION APPROVAL OF THE MAP.
4. AT THE TIME OF REQUEST OF FORMATION OF A MAINTENANCE DISTRICT, ALL COSTS ASSOCIATED WITH THE FORMATION OF THE DISTRICT SHALL BE PAID IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13.04.75 HEREIN.
5. THE TRACT SHALL FOLLOW THE "COMPLETE STREET" POLICY PER RESOLUTION 108-2023.
6. NO STRUCTURE MAY BE CONSTRUCTED WITHIN 10' OF AN ABANDONED OIL WELL.

"VESTING" TENTATIVE TRACT MAP NO. 7386

BEING A SUBDIVISION OF A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 18, T. 29 S., R. 29 E., M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

OWNER/SUBDIVIDER:
EMLAND, LLC
1526 SOUTH BROADWAY (2ND FLOOR)
LOS ANGELES, CA 90015

PREPARED BY:
SAN JOAQUIN ENGINEERING, INC.
Civil Engineering ♦ Land Development Services
200 NEW STINE RD, SUITE 175 BAKERSFIELD, CA 93309
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EMAIL: BDAWSON@SJEENG.NET

CONTACT:
BRETT DAWSON, P.E.

DATE: 07/18/25

SHEET 1 OF 2

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

□ Aesthetics	□ Agricultural Resources	□ Air Quality
□ Biological Resources	□ Cultural Resources	□ Geology / Soils
□ Greenhouse Gas Emissions	□ Hazards & Hazardous Materials	□ Hydrology / Water Quality
□ Land Use / Planning	□ Mineral Resources	□ Noise
□ Population / Housing	□ Public Services	□ Recreation
□ Transportation / Traffic	□ Utilities / Service Systems	
□ Mandatory Findings of Significance		

ENVIRONMENTAL DETERMINATION:

On the basis of this initial evaluation:

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

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

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

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

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



Signature

September 16, 2025

Date

Veronica Martinez

Printed name

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

Discussion

a. **No impact.** The project is located within the City limits at the southeast corner of Morning Drive and Paladino Drive in northeast Bakersfield. The existing visual environment in the area adjacent to the project consists of vacant land. 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 located within 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 (Caltrans, n.d.). The closest section of highway eligible for state scenic highway designation is State Route (SR) 14 located in Kern County over 60 miles to the southeast of the project area. 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 MBGP 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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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. 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 non-agricultural use?	☐	☐	☒	☐
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forestland or conversion of forest land to non-forest?	☐	☐	☐	☒
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?	☐	☐	☒	☐

Discussion

a. **Less than significant impact.** The project site is designated as Grazing Land by the Farmland Mapping and Monitoring Program (CDOC, 2022). Grazing Land is not considered important farmland according to the California Department of Conservation (CDOC), and therefore is not subject to the protections afforded to those farmland categories under CEQA. In addition, the project site is not under a Williamson Act Contract (KernGIS, 2025). Implementation of the proposed project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, the project would have less that significant impact related to the conversion of 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 (KernGIS, 2025). 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.** There are no forestlands within the project site. 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 result in no impact related to the change in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY:				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Discussion

a. **Less than significant impact with mitigation incorporated.** An Air Quality Impact Analysis was prepared for the project (Trinity Consultants, 2024). The project is located within the San Joaquin Valley Air Pollution Control District (SJVAPCD) jurisdiction, in the San Joaquin Valley Air Basin (SJVAB). The SJVAB is designated nonattainment for ozone, particulate matter less than 10 microns (PM_{10}) 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 1** and **Table**

2). The project's construction and operational emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2013.2.2 and EMFAC2011 from the California Air Resources Board (CARB). Estimates of the project's construction and operational emissions are summarized respectively in **Table 1** and **Table 2** below (Trinity Consultants, 2024).

Table 1 Construction Emissions

Emissions Source	Pollutants (tons/year)					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
2025	0.20	1.78	2.13	0.00	0.16	0.10
2026	0.45	1.85	2.29	0.00	0.20	0.12
2027	0.79	4.00	5.52	0.01	0.35	0.21
2028	0.79	1.46	2.21	0.00	0.09	0.06
2029	0.31	0.13	0.21	0.00	0.01	0.00
Maximum	0.79	4.00	5.52	0.01	0.35	0.21
Significance Threshold	**10**	**10**	**100**	**27**	**15**	**15**

**Note: 0.000 could represent < 0.000*
Source: (Trinity Consultants, 2024)

Table 2 Annual Operational Emissions

Emissions Source	Pollutants (tons/year)					
	ROG	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Mobile	1.14	1.34	12.04	0.03	3.32	0.85
Area	0.26	0.01	1.25	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	1.14	1.34	12.0	0.03	0.00	0.00
Maximum	*1.41*	*1.35*	*13.29*	*0.03*	*3.32*	*0.85*
SVJAPCD Threshold	**10**	**10**	**100**	**27**	**15**	**15**

**Note: 0.00 could represent < 0.00*
Source: (Trinity Consultants, 2024)

As shown in **Table 1** and **Table 2** above, the emissions generated by the project would not exceed the SJVAPCD regional significance thresholds and are consistent with applicable air quality attainment plans, including associated control measures and regulations. (Trinity Consultants, 2024).

Implementation of Recommendations **AQ-1 through AQ-11** would reduce project-related impacts to less than significant with mitigation incorporated. Therefore, the project would not result in a substantial adverse effect on the implementation of an air quality plan and would result in less than significant impact with mitigation.

b. **Less than significant impact with mitigation incorporated.** As discussed in response III.a above, emissions of ROG, NO_X, PM_{10}, 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 with mitigation incorporated.

c. **Less than significant impact with mitigation incorporated.** The proposed project has the potential to generate fugitive dust and suspend Valley Fever spores with the dust that could reach nearby sensitive receptors and onsite workers during construction. 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 to the project site is Juliet Thorner Elementary School, located within 0.8 miles southwest of the project site.

To mitigate potential risk, the proposed project would provide training and personal protective respiratory equipment to construction workers and provide information to all construction personnel and visitors about Valley Fever.

Additionally, the project has the potential to release naturally occurring asbestos from serpentinite and ultramafic rocks when the rock is broken or crushed. These rocks are commonly used for unpaved gravel roads, landscaping, fill projects, and other improvement projects in some localities. Asbestos may be released to the atmosphere due to vehicular traffic on unpaved roads, during grading of development projects, and at mining operations. Serpentinite and/or ultramafic rock are known to be present in 44 of California's 58 counties. These rocks are particularly abundant in the counties associated with the Sierra Nevada foothills, the Klamath Mountains, and Coast Ranges. However, according to information provided by the Department of Conservation Division of Mines and Geology, the project site is not located in an area where naturally occurring asbestos is likely to be present (CDCDMG, 2000). Therefore, impacts associated with exposure of construction workers and nearby sensitive receptors to asbestos would be less than significant with mitigation incorporated.

SJVAPCD considers a cancer risk to be significant if it exceeds 20 in one million, and non-cancer health risks to be significant if the hazard index is greater than 1.0. For this analysis, a 5-year exposure duration was assumed. As shown in **Table 3**, the maximum cancer risk and non-cancer hazard index from the proposed Project are below these thresholds. Measures **AQ-1** through **AQ-11** are being incorporated to reduce impacts related to dust. Therefore, the Project would not result in a significant health risk impact under CEQA (Trinity Consultants, 2024). Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations, and impacts are less than significant with mitigation incorporated.

Table 3 Maximum Potential Health Impacts

	Value	UTM East	UTM North
Express Cancer Risk	0.0088 in a million	326161.6	3920419.9
Chronic Hazard Index	0.00384	326161.6	3920419.9

Source: (Trinity Consultants, 2024)

d. **Less than significant impact**. The land use proposed for this project does not have the potential to create objectionable odors. This project is not included on the list of land uses generally regarded to have site odor problems per Table 6 of the Guidance for Assessing and Mitigating Air Quality Impacts (SJVAPCD, 2015). In addition, there are no significant existing odor-generating facilities located in close proximity to the site that would adversely affect future residents. Project emissions estimates further indicate that operational activities would not generate odors at a level that would affect surrounding receptors. For these reasons, the

proposed Project would not generate objectionable odors affecting a substantial number of people, nor would it expose future residents to significant odor impacts. Therefore, the project impacts are less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES: Would the project;				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Discussion

a. **Less than significant with mitigation incorporated.** A Biological Resource Evaluation was prepared by McCormick Biological, Inc. for the project (McCormick Biological, Inc., 2025). The fieldwork conducted for the report followed state and federal guidelines for spacing and timing requirements to detect special-status species. An initial reconnaissance survey was conducted on March 23, 2023, with three follow-up surveys on April 21, May 5, and May 8, 2025. The entire 58.29-acre project site and a 0.5-mile raptor habitat buffer were surveyed. These efforts allowed for 100 percent visual coverage of the project site and adjacent habitat features (McCormick Biological, Inc., 2025).

Special-status Plants Impacts

The CNDDB, USFWS, and CNPS Rare and Endangered Plant Inventory queries returned a total of 24 special-status plant species that have been documented as potentially occurring in the region of the proposed Project site. Based on MBI's habitat suitability analysis and surveys conducted to date, none are expected to occur on the proposed Project site. Measures **BIO-11** and **BIO-23** are being implemented to reduce impacts to special-status plant species. Therefore, the impact will be less than significant with mitigation incorporated.

Special-status Wildlife Impacts

Invertebrates

No Crotch bumblebees or bumble bees of any species were observed during reconnaissance surveys. No monarch butterflies of any life stage were observed during reconnaissance surveys. One known host plant of these species (*Asclepias*) was observed to a limited extent on the Project site. The Project is within the known range for the species, and a minor amount of suitable habitat is present.

Direct impacts to the Crotch bumblebee could include mortality or injury caused by Project construction activities. Direct impacts to adult monarch butterflies are unlikely due to lack of overwintering habitat; however, impacts to egg, larval and chrysalis stages could include mortality or injury if milkweed are destroyed during construction activities. The Project could also result in loss of suitable habitat.

Implementation of Recommendations **BIO-1** through **BIO-3**, **BIO-6** through **BIO-9**, **BIO-11, BIO-23, BIO-24,** and **BIO-30** would reduce project-related impacts to special-status invertebrates to less than signification.

Reptiles

No California legless lizards, California glossy snakes, or blunt-nosed leopard lizards were observed during the reconnaissance surveys; however, one San Joaquin coachwhip was observed in the survey buffer. The Project is within the range and contains suitable habitat for these species.

Direct impacts to these species could include mortality or injury caused by Project construction activities, including entrapment in burrows or construction excavations, direct vehicle strikes, or injury/mortality from staging, moving, and use of materials brough onsite that may be used as temporary refugia. Noise, vibration, and increased human activity could alter the normal behaviors and the Project could result in the loss of suitable habitat.

Implementation of Recommendations **BIO-1** through **BIO-3, BIO-5** through **BIO-10, BIO-23,** and **BIO-25** would reduce project-related impacts to special-status reptile species to less significant.

Birds (including nesting birds)

One burrowing owl was observed in 2023, along with a single burrow that showed sign of use by this species. No confirmed evidence of burrowing owl was observed in 2025, but sign that may indicate presence of the species was documented. Loggerhead shrike was observed; however, nesting habitat on the Project site is marginal and no nests were observed. Swainson's hawk was not observed, and marginal nesting and foraging habitat was documented. Although several bird species were observed, no nesting activity was documented during the reconnaissance surveys conducted during nesting season.

Direct impacts to these species could include mortality or injury caused by Project construction activities, including entrapment in burrows (burrowing owls), direct vehicle strikes, or injury/mortality from staging, moving, and use of materials brough onsite that may be used as temporary refugia. Additionally, if present on the Project site at the time of construction, loggerhead shrike or Swainson's hawk nests could be destroyed. Noise, vibration, and increased human activity could alter normal behaviors and potentially result in nest failures, and the Project could result in the loss of suitable habitat.

Implementation of Recommendations **BIO-1** through **BIO-4, BIO-6** through **BIO-9, BIO-23,** and **BIO-26** would reduce project-related impacts to special-status bird species and bird nests to less than significant.

Mammals

No San Joaquin kit fox, American badger, or evidence of site occupation were observed during the reconnaissance surveys; however, 175 potential San Joaquin kit fox dens were identified, which may also be suitable for American badger. The Project is within the range and contains suitable habitat for these species.

Direct impacts to these species could include mortality or injury caused by Project construction activities, including entrapment in burrows or construction excavations, direct vehicle strikes, or injury/mortality from staging, moving, and use of materials brough onsite that may be used as temporary refugia. Noise, vibration, and increased human activity could alter the normal behaviors and the Project could result in the loss of suitable habitat.

Implementation of Recommendations **BIO-1** through **BIO-3**, **BIO-6** through **BIO-9**, **BIO-12, BIO-23, BIO-27,** and **BIO-31** would reduce project-related impacts to special-status mammal species to less than significant with mitigation incorporated impact on special status species (McCormick Biological, Inc., 2025).

b. **No impact.** No riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the CDFW or the USFWS will be disturbed by the proposed Project. Therefore, no further measures are recommended and the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural communities (McCormick Biological, Inc., 2025).

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 wetland categories are found in the National Wetlands Inventory within the project area (USFWS, 2023). Therefore, the project would not have a substantial adverse effect on federally protected wetlands (McCormick Biological, Inc., 2025).

d. **No impact.** Wildlife corridors are defined as connections between wildlife blocks that meet specific habitat needs for species movement, generally during migratory periods, but seasonally as well. Wildlife corridors generally contain habitat dissimilar to the surrounding vicinity and include examples such as riparian areas along rivers and streams, washes, canyons, or otherwise undisturbed areas within urbanization. Corridor width requirements can vary based on the needs of the species utilizing them. Development of the Project site would not prevent grassland species that may occupy the surrounding habitat from accessing additional grassland resources in the vicinity. Depending on the patterns of development, grasslands will remain to the north and to the south of the Project after construction. No specific corridors have been identified on

or adjacent to the Project, and no impacts are expected; consequently, no additional measures are included (McCormick Biological, Inc., 2025).

e. **No impact.** No biological resources occur on the site that are separately protected by local policies. Therefore, conflicts with local policies will not occur (McCormick Biological, Inc., 2025).

f. **No impact.** The Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) and CESA Incidental Take Permit (City of Bakersfield and Kern County 1994, Incidental Take Permit No. 2081-2013-058-04) once covered the area where the Project occurs. However, the MBHCP and associated CESA ITP expired in 2022 and no longer provides guidance or takes coverage. The Project is not known to conflict with any current Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (McCormick Biological, Inc., 2025).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES: Would the project;				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion

a. **No impact.** A Cultural Resources Survey was conducted for the project site (ASM Affiliates, 2023). The Cultural Resources Survey concluded that there are no cultural resources within the project site that are listed in the National Register of Historic Places, the California Register, the California Points of Historical Interest, California Inventory of Historic Resources, or the California State Historic Landmarks (Southern San Joaquin Valley Information Center, 2014). In addition, 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 cause a substantial adverse change in the significance of a historical resource.

b. **Less than significant with mitigation incorporated.** It has been concluded that the project site does not contain any known archaeological resources (ASM Affiliates, 2023). 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 not been disturbed and is currently vacant. Therefore, the likelihood of archeological resources being present and intact is low. However, in the event that any unknown resources are encountered, measure **CUL-1** would be implemented. With the implementation of measures **CUL-1** through **CUL-2,** the project would not significantly affect archeological resources.

c. **Less than significant with mitigation incorporated.** There are no known human remains on the site. The project could inadvertently uncover or damage previously unknown human remains. Measure **CUL-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 measure **CUL-2**, the project would not significantly disturb any human remains.

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

Discussion

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS: Would the project;				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Discussion

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

1. **Less than significant impact.** Ground rupture is ground deformation that occurs along the surface trace of a fault during an earthquake. According to the California Department of Conservation's (CDOC) Earthquake Zones of Required Investigation map, the project site is not located within an earthquake fault zone (CDOC, n.d.). Therefore, the project would not expose

people or structures to potential substantial adverse effects involving rupture of a known earthquake fault.

2. **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.

3. **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 project site include Delano sandy loam (USDA, n.d.). The potential for liquefaction at the project site is low. The site is not within an area with 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.

4. **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 is relatively flat and level with no major changes in grade. Therefore, the project would not expose people or structures to potential substantial adverse effects involving landslides.

b. **Less than significant impact.** 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 (National Oceanic and Atmospheric Administration, 2025).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 likely to have substantial soil erosion or loss of topsoil. The project site's soils have low-to-moderate susceptibility to erosion by rainfall (USDA, n.d.).

   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 above, 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.

Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. 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.** The soil identified on site, Delano sandy loam, does not have a high potential to be expansive (USDA, n.d.). Additionally, future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not be located on expansive soil creating substantial risks to life or property.

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

f. **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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS: Would the project;				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☒	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐

Discussion

a. **Less than significant with mitigation incorporated.** An Air Quality Analysis was prepared for the project (Trinity Consultants, 2024). The project would generate an incremental contribution and, when combined with the cumulative increase of all other sources of greenhouse gases (GHG), could contribute to global climate change impacts. Although the project is expected to emit GHG, the emission of GHG by a single project into the atmosphere is not necessarily an adverse environmental effect. Rather, it is the increased accumulation of GHG from more than one project and many sources in the atmosphere that may result in global climate change. The result consequences of climate change can cause adverse environmental effects. A project's

GHG emissions typically would be relatively very small in comparison to state or global GHG emissions and, consequently, they would, in isolation, have no significant direct impact on climate change. Therefore, a project's GHG emissions and the resulting significance of potential impacts are more properly assessed on a cumulative basis.

The project would potentially contribute to cumulative greenhouse gas emissions. However, the contribution would not be cumulatively considerable, given the efforts made to reduce emissions of greenhouse gases from the project through design measures and standards, plus further mitigation accomplished at the statewide level through California Air Resources Board (CARB) regulations and other statewide regulations adopted pursuant to Assembly Bill 32 (AB 32). With proposed design measures, state regulation and air quality regulation implemented, GHG emissions will be reduced by at least 16%, in compliance with AB 32, and impacts will remain below a level of significance. Measures **GHG-1** through **GHG-5** would be incorporated as design features to reduce GHG emissions by at least 16%.

Because the project applicant is implementing the operational measures **GHG-1** through **GHG-5** as suggested by the SJVAPCD, the proposed project would have a less than significant individual and cumulative impact on global climate. Implementation of these measures also ensures that the project is in compliance with the Climate Change Action Plan being implemented by the SJVAPCD.

b. **Less than significant impact with mitigation incorporated.** The City of Bakersfield has not adopted a qualified GHG reduction plan or completed the necessary steps such as a GHG inventory or target-setting to allow for CEQA streamlining under SB 97 or the 2018 CEQA Guidelines amendments. While the SJVAPCD has adopted a Climate Action Plan, it does not contain measures applicable to individual development projects and therefore cannot be applied to this project. In the absence of a local or regional GHG reduction plan, the project's consistency with the California Air Resources Board (CARB) Scoping Plans, including the 2008 Scoping Plan and 2017 Update, was evaluated.

The project would comply with existing regulations and implementation of applicable design features. Based on the project's emissions and alignment with statewide strategies for reducing GHG emissions across key sectors, the project is considered consistent with State GHG reduction goals and would not result in a significant impact related to greenhouse gas emissions under CEQA (Trinity Consultants, 2024). Based on the values shown in **Table 4,** along with measures **GHG-1** through **GHG-5**, the project would not result in a significant impact with mitigation incorporated.

Table 4 Estimated Annual GHG Emissions (MT/Year)

Source	CO2	CH4	N2O	CO2e
Mitigated Construction Emissions				
Construction Emissions	2,232.05	0.08	0.04	2,245.43
Mitigated Operational Emissions				
Mobile Emissions	3,112.13	0.16	0.14	3,160.88
Area Emissions	3.03	0.00	0.00	3.04
Energy Emissions	213.72	0.03	0.00	215.83
Water Emissions	19.98	0.33	0.01	30.52
Waste Emissions	19.71	1.97	0.00	68.96
Refrigerant Emissions	0.00	0.00	0.00	0.57
Total Project Operational Emissions	**3,368.58**	**2.49**	**0.15**	**3,479.80**

Annualized Construction Emissions[1]	74.40	0.00	0.00	74.85
Project Emissions	**3,442.98**	**2.49**	**0.15**	**3,554.65**
*Note: 0.00 could represent <0.00 Per South Coast AQMD's Methodology				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project;				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Discussion

a. **Less than significant impact.** The project is the development of up to 245 single-family residential 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 VIX.a. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment.

c. **No impact**. The closest school is Juliet Thorner Elementary School located approximately 0.8 miles southwest of the project 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.** The EnviroStor (DTSC, 2025) and Cortese lists (DTSC, n.d.) pursuant to Government Code (GC) Section 65962.5 were reviewed. No portion of the project site is identified on either list, which provides the location of known hazardous waste concerns. Therefore, the project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to GC Section 65962.5 and, as a result, create a significant hazard to the public or the environment.

e. **No impact.** The project site is not located within the Kern County *Airport Land Use Compatibility Plan* area (Kern County, 2011). The closest airport to the project site is the Bakersfield Municipal Airport, which is located approximately 10 miles southwest of the project site. Therefore, the project would not result in a safety hazard or excessive noise for people residing or working in the project area. The project is not located within a distance an airport land use plan or, where such a plan has not been adopted.

f. **Less than significant impact.** 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 (City of Bakersfield, 1996). 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 (City of Bakersfield, 2025). The Fire Prevention Division of the Kern County Fire Department inspects all new construction, major remodels, and fire protection system revisions to ensure compliance with the California Fire Code and conducts enforcement of the fire code (City of Bakersfield, 2002). The project site would be developed with hardscapes and irrigated landscaping, which would further reduce fire potential at the site. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY: Would the project;				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
d. Result in a substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐
f. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
g. Impede or redirect flood flows?	☐	☐	☒	☐
h. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Discussion

a. **Less than significant impact.** Construction would include ground disturbing activities. As discussed in VII.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 VII.b, the project would be required to comply with the General Permit. To conform to the requirements of the General Permit, a SWPPP would need to be prepared that specifies BMPs to prevent construction pollutants from moving offsite. The project is required to comply with the General Permit because project-related construction activities would disturb at least 1 acre of soil.

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" for the project, and therefore groundwater levels have already been accounted for in the UWMP with the project (a future entitlement) (CalWater, 2024). 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. The following discusses whether the project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces.

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

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

   iii. **Less than significant impact.** In order to comply with the City's MS4 Permit, the City requires compliance with an approved drainage plan that would avoid on- and offsite flooding thus, the project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.

   iv. **Less than significant impact.** A review of the Federal Emergency Management Agency (FEMA) National Flood Insurance Maps, shows the project site is located in Zone X, which is a minimal risk area outside the 1-percent and 0.2-percent-annual-chance floodplain (FEMA, n.d.). Therefore, the project would not impede or redirect flood flows.

d. **Less than significant impact.** The City of Bakersfield is located within Central California and is not near a coastal environment that risks flood inundation. In addition, the City is not located within a tsunami zone as identified by the California Department of Conservation's Tsunami Map. As mentioned above, the project site is located in Zone X, which is a minimal risk area outside the 1-percent and 0.2-percent-annual-chance floodplain. The project site, like most of the City, is located within the Lake Isabella flood inundation area (USACE, n.d), which is the area that would experience flooding in the event that there was a catastrophic failure of the Lake Isabella Dam. There is an approved Lake Isabella Dam Failure Evacuation Plan (Kern County Fire Department, 2009)) that establishes a process and procedures for the mass evacuation and short-term support of populations at risk below the Lake Isabella Dam. The City would utilize the Evacuation Plan to support its Emergency Operations Plans. Due to the project's location and

implementation of related emergency safety plans, the project would not likely risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING: Would the project;				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Discussion

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 58.29-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.

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

Discussion

a. **Less than significant impact.** The project site contains previously drilled oil wells that have since been properly plugged and abandoned. While oil is considered a mineral resource of statewide and regional importance, the plugging of the wells indicates that the site no longer provides access to available or recoverable resources. Because there is no ongoing or reasonably foreseeable future mineral extraction, development of the site would not result in the loss of availability of a known mineral resource that would be of value to the region or state. Therefore, impacts to mineral resources would be less than significant.

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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE: Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion

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) approximately 900 feet to the southwest 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 ground-borne vibration and noise would originate from earth movement and building activities during the project's construction phase. Ground-borne noise and vibration from construction activity would be mostly low to moderate. The operation of typical construction equipment would generate ground-borne vibrations that would not exceed guidelines that are considered unsafe for any type of buildings. Operation of the proposed neighborhood commercial use would not generate ground-borne vibration. Therefore, the project would not expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

c. **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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING: Would the project result in:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion

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 undeveloped land. Therefore, the project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

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

Discussion

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

g. **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. Potential increase in 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.

h. **Less than significant impact.** Police protection for the project would be provided by the Bakersfield Police Department. Potential increase in 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, or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.

i. **Less than significant impact.** The project would produce up to 245 units to accommodate 782 residents and generate approximately 118 school-aged children as indicated in **Table 4** below.

Table 4 Generation of School Aged Children

Number and Type of Dwelling Units	Elementary (K-8)	High School (9-12)	Total Pupils
245 single-family units	245 x 0.31	245 x 0.17	**118**
Totals	**76**	**42**	

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.

j. **Less than significant impact.** The project proposes a population increase of 782 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 1.96 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.

k. **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, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION: Would the project result in:				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational	☐	☐	☒	☐

facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion

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.

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

Discussion

l. **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 if 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

Policy 36 of the Metropolitan Bakersfield General Plan (MBGP) Circulation Element requires the City to prevent streets and intersections from degrading below a Level of Service "C" where feasible, through right-of-way dedication, access improvements, or payment of an area-wide impact fee. Additionally, the Subdivision Ordinance requires all on-site street improvements and a proportional share of boundary street improvements to be constructed at the time of development.

Mitigation measure **TRAN-1** would require that the applicant/developer participation in the Regional Transportation Impact Fee (RTIF) Program and the payment of Local Mitigation fees. With the implementation of this mitigation measure, 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 measure **TRAN-1**, 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 impact.** There is the potential that, during the construction phase, the project would impede emergency access. For projects that require minor impediments of a short duration (e.g., pouring a new driveway entrance), the project would be required to obtain a street permit from City Public Works. If a project requires lane closures and/or the diversion of traffic, then a Traffic Control Plan, subject to Public Works approval, would be required. During operations, the project would have to comply with all applicable City policies and requirements to ensure adequate emergency access. The need for such permits is determined by the Public Works Department during the permitting and construction phases of their permitting process. In addition, the site plans have been designed in accordance with all City development standards. Therefore, impacts are less than significant.

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

XVIII. TRIBAL CULTURAL RESOURCES: Would the project result in:

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	☐	☒	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	☐	☒	☐	☐

Discussion

a. **Less than significant impact with mitigation incorporated**. A Cultural Resources Survey was conducted for the project site (ASM Affiliates, 2023). The Cultural Resources Survey determined that there are no cultural resources within the project site. A determination of no adverse effect and no significant impact will result from the project. However, in the event that any unknown resources are encountered, measures **CUL-1** through **CUL-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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIV. UTILITIES AND SERVICE SYSTEMS: Would the project result in:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
c. Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion

a. **Less than significant impact**. The project would require the construction of new water, storm water drainage, sewer facilities; above and/or belowground electrical facilities, natural gas facilities, and telecommunications (e.g., cable, fiber optics, phone, etc.) typical of residential development. Water, storm water, and sewer structures would have to be designed to meet the City's Current *Subdivision & Engineering Design Manual* (City of Bakersfield, 1989). Compliance with the Design Manual would ensure that the such facilities would not result in significant environmental effects. Electrical, natural gas, and telecommunications facilities would be placed by the individual serving utilities; these entities already have in place safety and siting protocols to ensure that placement of new utilities to serve new construction would not have a significant effect on the environment. Therefore, the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

b. **Less than significant impact.** The Cal Water has provided a "Will Serve Letter" stating that water service can be supplied to the development (Cal Water, 2025). 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 the average daily water demand per dwelling unit is 325 gallons. With 245 dwelling units for the project, the project's average daily water demand would be 79,625 gpd [or 0.08 million gallons per day (MGD)] and therefore, it is assumed that wastewater capacity requirements to serve the project would also be 0.08 MGD. WWTP No. 2 has an overall capacity of 25 MGD with an average daily flow of 13.7 MGD (Bakersfield 2025). The project's contribution would account for less than 1% 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. In accordance with city standards which are designed to achieve State waste stream reduction and recycling goals, the Solid Waste Division of Public Works will conduct a detailed review of the facility at the time of development to incorporate appropriate on-site trash facilities, subject to city approval. Therefore, the project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

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

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

Discussion

a. **Less than significant impact.** The project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. The project is located in an urbanized area and access to the site would be maintained throughout the construction period. The project would not interfere with any local or regional emergency response or evacuation plans because the project would not result in 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, 1996). This plan identifies responsibilities and provides coordination of emergency response at the local level to hazardous materials incidents. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan.

b. **Less than significant impact.** As mentioned above, the project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. Additionally, the project site is relatively flat, not near wildlands, the site and its surrounding do not possess high fuel loads (i.e., lots of vegetation and other burnable material) to exacerbate wildfire risks and therefore, fire-related pollutant concentrations. Therefore, the project would not exacerbate wildfires and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors.

c. **Less than significant impact.** The project is located within the Metropolitan Bakersfield city limits and the site, as well as the surrounding area, is extensively developed with existing infrastructure such as roads, power lines, utilities etc., to support the development of this project. Therefore, the project would not require the installation or maintenance of associated infrastructure (such as

roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.

d. **Less than significant impact.** The project site is relatively flat, is not within a floodplain, and is located in a moderate fire risk area. However, due to the absence of steep slopes or other hazardous site conditions, the project would not expose people or structures to substantial risks associated with downslope or downstream flooding, landslides, post-fire slope instability, runoff, or drainage changes.

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

Discussion

a. **Less than significant with mitigation incorporated.** 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. In addition, measures **BIO-1** through **BIO-6** and **BIO-23 through BIO-31** would be implemented to avoid any impacts to special status species. There are no important examples of the major periods of California history or prehistory found at the site. However, measures **CUL-1** and **CUL-2** would be implemented to avoid any potential impacts to cultural or historical resources. Therefore, with the implementation of measures, 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.** Under Section 15065(a)(3) of the CEQA Guidelines, a lead agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the project has potential environmental effects "that are individually limited, but cumulatively considerable." This section further states that cumulatively considerable means "that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."

   Past, present, and future projects in proximity to the project were considered and evaluated as part of this Initial Study. Also, in addition to project specific impacts, this Initial Study considered the projects potential for incremental effects that are cumulatively considerable. As described in the responses above, there is no substantial evidence that there are cumulative effects associated with this project. In addition, any future development projects not identified above would be required to undergo a separate environmental analysis and mitigate any project- or site-specific potential impacts, as necessary. Therefore, impacts are less than significant.

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

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