INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

KERN COMMUNITY COLLEGE DISTRICT

TEHACHAPI COLLEGE CAMPUS CENTER PROJECT

SEPTEMBER 2025

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

TEHACHAPI COLLEGE CAMPUS CENTER PROJECT

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NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

This is to advise that the Kern Community College District has prepared a Mitigated Negative Declaration for the Project identified below that is scheduled to be held at the Kern Community College District – Board of Trustees meeting on November 13, 2025.

PLEASE BE ADVISED that the Kern Community College District – Board of Trustees will consider adopting the Mitigated Negative Declaration at the Board's meeting to be held on November 13, 2025. Presentations will be made at approximately 1:00 pm. Action on items on the Board agenda will occur after the presentations. The meeting will be held at the Kern Community College District, 2100 Chester Avenue, Bakersfield, CA 93301.

Project Name

Tehachapi College Campus Center Project (Project)

Project Location

The Project proposes to develop an approximately 6.82-acre site located on West Tehachapi Boulevard, in the City of Tehachapi. The site is located within Section 20, Township 32S, Range 33E, Mount Diablo Base and Meridian (MDB&M), of the Tehachapi North U.S. Geological Survey (USGS) Quad Map. The Project site is also identified as Parcel A, being a merger of Parcel 2 and Parcel 3 of Parcel Map 10531.

Project Description

The Project intends to develop a new community college campus to serve the residents of the greater Tehachapi area. The campus will be developed in phases:

- Phase 1: Consists of a combined total of 19,320 square feet of general education instructional buildings with four modular buildings, a 375 square-foot storage building, a 174-space parking lot, pathways, landscaping, a proposed on-site stormwater retention basin and 20 foot drainage easement, and other internal infrastructure.

- Phase 2: Includes the development of an approximately 39,000 square-foot two story classroom building. The four modular buildings will be removed when the permanent classroom building is completed.

Construction:

Phase 1 buildout will take approximately four months. Phase 2 building may take approximately one year to complete. Therefore, full buildout of the campus will take approximately 16 months. It is anticipated that the following pieces of equipment would be used during construction activities:

- Roller
- Loaded trucks
- Excavator
- Generator
- Service truck
- Air compressor

Operation

- At full buildout, the general education building with up to seven classrooms will be available and are expected to serve on average 200 to 300 students per day. Maximum enrollment at the campus would be up to approximately 500 students.

- Classes are expected to be held Monday through Thursday, typically between 11 am and 8 pm. It is expected that seven employees will also regularly work out the instructional facilities. To maintain the facility, three employees will be dedicated for maintenance and operations

Entitlements:

- Rezone the subject parcels from the M-1 (Light Industrial) conventional zone district to the SD-2 (Special District) transect zone district.

The document and documents referenced in the Initial Study/Mitigated Negative Declaration are available for review at Kern Community College District, 2100 Chester Avenue, Bakersfield, CA 93301.

As mandated by the California Environmental Quality Act (CEQA), the public review period for this document was 30 days (CEQA Section 15073[b]). The public review period begins on September 30, 2025, and ends on October 30, 2025. For further information, please contact Jaymie Brauer at (661) 616-2600.

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LIST OF ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ALUCP	Airport Land Use Compatibility
APN	Assessor's Parcel Number
AQAP	Air Quality Attainment Plan
ATCM	Airborne Toxic Control Measure
BMPs	best management practices
BSA	Biological Survey Area
C&D	Construction and Demolition
CAA	Clean Air Act
CalEEMod	California Emissions Estimator Model
CalGEM	California Geologic Energy Management
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CERS	California Environmental Reporting System
CGS	California Geological Survey
CNDDB	California Natural Diversity Database
CO_2e	carbon dioxide equivalents
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
DSA	Division of the State Architect
DTSC	Department of Toxic Substance Control
EIR	Environmental Impact Report
EOADP	Extreme Ozone Attainment Demonstration Plan
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GAMAQI	Guide to Mitigating and Assessing Air Quality Impacts
GHG	greenhouse gas
GPCD	gallons per capita per day
GSP	Groundwater Sustainability Plan
HAPs	hazardous air pollutants
HI	hazard index
HMBP	Hazardous Materials Business Plan
IS	Initial Study
ITE	Institute of Transportation Engineers
LOS	level of service

MDB&M	Mount Diablo Base and Meridian
mgd	million gallons per day
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
mph	miles per hour
MRZ	Mineral Resources Zone
NAHC	Native American Heritage Commission
NHD	National Hydrography Database
NOA	naturally occurring asbestos
NOI	Notice of Intent
NOx	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NWI	National Wetlands Inventory
OPR	Office of Planning and Research
PG&E	Pacific Gas & Electric Company
PM10	particulate matter less than 10 microns
PM2.5	particulate matter less than 2.5 microns
PMI	point of maximum impact
PRC	Public Resources Code
PV	photovoltaic
ROG	reactive organic gases
RTIF	Regional Traffic Impact Fee
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCE	Southern California Edison
SDS	safety data sheets
SGMA	Sustainable Groundwater Management Act
SPAL	Small Project Analysis Level Assessment
SSI	Supplemental Site Investigation
SWPPP	Stormwater Pollution Prevention Plan
TA	Technical Advisory
TAC	toxic air contaminants
TPH	total petroleum hydrocarbons
USACE	United States Army Corps of Engineers
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
UWMP	Urban Water Management Plan
VMT	vehicle miles traveled
VOCs	volatile organic compounds

MITIGATED NEGATIVE DECLARATION

As Lead Agency under the California Environmental Quality Act (CEQA), the Kern Community College District (District) reviewed the Project described below to determine whether it could have a significant effect on the environment because of its development. In accordance with CEQA Guidelines Section 15382, "[s]ignificant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the Project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

Project Name

Tehachapi College Campus Center Project

Project Location

The Project proposes to develop an approximately 6.82-acre Project site located on West Tehachapi Boulevard, in the City of Tehachapi. The site is located within Section 20, Township 32S, Range 33E, MDB&M, of the Tehachapi North USGS Quad Map. The Project site is also identified as Parcel A, being a merger of Parcel 2 and Parcel 3 of Parcel Map 10531.

Project Description

The Project intends to develop a new community college campus to serve the residents of the greater Tehachapi area. The campus will be developed in phases:

- Phase 1: Consists of a combined total of 19,320 square feet of general education instructional buildings with four modular buildings, a 375 square-foot storage building, a 174-space parking lot, pathways, landscaping, a proposed on-site stormwater retention basin, a 20 foot drainage easement, and other internal infrastructure.

- Phase 2: Includes the development of an approximately 39,000 square-foot two story classroom building. The four modular buildings will be removed when the permanent classroom building is completed.

Construction:

Phase 1 buildout will take approximately four months. Phase 2 building may take approximately one year to complete. Therefore, full buildout of the campus will take approximately 16 months. It is anticipated that the following pieces of equipment would be used during construction activities:

- Roller
- Loaded trucks
- Excavator

- Generator
- Service truck
- Air compressor

Operation

- At full buildout, the general education building with up to seven classrooms will be available and are expected to serve on average 200 to 300 students per day. Maximum enrollment at the campus would be up to approximately 500 students.

- Classes are expected to be held Monday through Thursday, typically between 11 am and 8 pm. It is expected that seven employees will also regularly work out the instructional facilities. To maintain the facility, three employees will be dedicated for maintenance and operations

Entitlements:

- Rezone the subject parcels from the M-1 (Light Industrial) conventional zone district to the SD-2 (Special District) transect zone district.

Mailing Address and Phone Number of Contact Person

Kern Community College District
2100 Chester Avenue
Bakersfield, CA 93301
Contact Person: Chris Beltramo, Construction Project Manager
Phone: (760) 384-6268

Findings

As Lead Agency, the District finds that the Project will not have a significant effect on the environment. The Environmental Checklist (CEQA Guidelines Appendix G) or Initial Study (IS) *(see Section 3 – Initial Study)* identified one or more potentially significant effects on the environment, but revisions to the Project have been made before the release of this Mitigated Negative Declaration (MND) or mitigation measures would be implemented that reduce all potentially significant impacts to less than significant levels. The Lead Agency further finds that there is no substantial evidence that this Project would have a significant effect on the environment.

Mitigation Measures Included in the Project to Avoid Potentially Significant Effects

MM BIO-1: Prior to ground-disturbing activities, a qualified wildlife biologist shall conduct a preconstruction biological clearance survey between 14 and 30 days prior to the onset of construction.

The clearance survey shall include walking transects to identify presence of burrowing owl, nesting birds, and other special-status species. The pre-construction survey shall be conducted with no greater than 30-foot transects for 100 percent coverage of the Project and a 50-foot buffer, where feasible. If no evidence of special-status species is detected, no further action is required except MM BIO-4 and BIO-6 shall be implemented. A copy of the preconstruction clearance survey shall be submitted to the City of Tehachapi as evidence of compliance.

MM BIO-2: The following avoidance and minimization measures shall be implemented during all phases of the Project to reduce the potential for impact from the Project. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers and removed at least once a week from the construction of the Project site.

a. Construction-related vehicle traffic shall be restricted to established roads and predetermined ingress and egress corridors, staging, and parking areas. Vehicle speeds shall not exceed 20 miles per hour (mph) within the Project site.

b. To prevent inadvertent entrapment of kit fox or other animals during construction, the contractor shall cover all excavated, steep-walled holes or trenches more than two feet deep at the close of each workday with plywood or similar materials. If holes or trenches cannot be covered, one or more escape ramps constructed of earthen fill or wooden planks shall be installed in the trench. Before such holes or trenches are filled, the contractor shall thoroughly inspect them for entrapped animals. All construction-related pipes, culverts, or similar structures with a diameter of four inches or greater that are stored on the Project site shall be thoroughly inspected for wildlife before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If at any time an entrapped or injured kit fox is discovered, work in the immediate area shall be temporarily halted, and USFWS and CDFW shall be consulted.

c. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS and CDFW have been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity until the fox has escaped.

d. No pets, such as dogs or cats, shall be permitted on the Project sites to prevent harassment, mortality of kit foxes, destruction of dens.

e. Use of anti-coagulant rodenticides and herbicides in project sites shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the

depletion of prey populations on which they depend. All uses of such compounds shall observe labels and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and federal legislation, as well as additional Project-related restrictions deemed necessary by the USFWS and CDFW. If rodent control must be conducted, zinc phosphide shall be used because of the proven lower risk to kit foxes.

f. A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured, or entrapped kit fox. The representative shall be identified during the employee education program, and their name and telephone number shall be provided to the USFWS.

g. The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing within three working days of the accidental death or injury to a SJKF during Project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species at the addresses and telephone numbers below. The CDFW contact can be reached at (559) 243-4014 and R4CESA@wildlifeca.gov.

h. All sightings of the SJKF shall be reported to the California Natural Diversity Database (CNDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.

i. Any Project-related information required by the USFWS or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at: Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone: (916) 414-6620 or (916) 414-6600.

j. New sightings of SJKF should be reported to the CNDDB.

MM BIO-3: If construction is planned outside the nesting period for raptors (other than burrowing owl) and migratory birds (February 15 to August 31), no mitigation shall be required. If construction is planned during the nesting season for migratory birds and raptors, a pre-construction survey to identify active bird nests shall be conducted by a qualified biologist to evaluate the site and a 250-foot buffer for migratory birds and a 500-foot buffer for raptors. If nesting birds are identified during the survey, active raptor nests shall be avoided by 500 feet and all other migratory bird nests shall be avoided by 250 feet. Avoidance buffers may be reduced if a qualified on-site monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affecting the breeding behaviors of the resident birds. Because nesting birds can establish new nests or produce a second or even third clutch at any time during the nesting

season, nesting bird surveys shall be repeated every 30 days as construction activities are occurring throughout the nesting season.

No construction or earth-moving activity shall occur within a non-disturbance buffer until it is determined by a qualified biologist that the young have fledged (left the nest) and have attained sufficient flight skills to avoid project construction areas. Once the migratory birds or raptors have completed nesting and young have fledged, disturbance buffers will no longer be needed and may be removed, and monitoring may cease. A report outlining the results of the survey and any required monitoring shall be submitted to the City of Tehachapi.

MM BIO-4: Prior to ground-disturbance activities, or within one week of being deployed at the Project site for newly hired workers, all construction workers at the Project site shall attend a Construction Worker Environmental Awareness Training and Education Program developed and presented by a qualified biologist.

The Construction Worker Environmental Awareness Training and Education Program shall be presented by the biologist and shall include information on the life histories of special-status wildlife and plant species that may be encountered during construction activities, their legal protections, the definition of "take" under the Endangered Species Act, measures the project operator is implementing to protect the species, reporting requirements, specific measures that each worker must employ to avoid take of the species, and penalties for violation of the Act. Identification and information regarding special status or other sensitive species with the potential to occur on the Project site shall also be provided to construction personnel. The program shall include:

- An acknowledgment form signed by each worker indicating that environmental training has been completed.
- A copy of the training transcript and/or training video/CD, as well as a list of the names of all personnel who attended the training and copies of the signed acknowledgment forms, shall be maintained on-site for the duration of construction activities.

A copy of the Construction Worker Environmental Awareness Training and Education Program shall be submitted to the City of Tehachapi prior to the start of construction

MM CUL-1: If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock, as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery

excavation. A copy of any additional studies and the final determination of the qualified archaeologist shall be submitted to the City of Tehachapi.

MM CUL-2: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement in the event of discovery of human remains at the direction of the county coroner.

MM GEO-1: Prior to construction, the District shall submit: (1) the approved Stormwater Pollution Prevention Plan (SWPPP) and (2) the Notice of Intent (NOI) to comply with the General National Pollutant Discharge Elimination System (NPDES) from the Central Valley Regional Water Quality Control Board. The requirements of the SWPPP and NPDES shall be incorporated into design specifications and construction contracts. Recommended best management practices for the construction phase may include the following:

- Stockpiling and disposing of demolition debris, concrete, and soil properly.
- Protecting existing storm drain inlets and stabilizing disturbed areas.
- Implementing erosion controls.
- Properly managing construction materials.
- Managing waste, aggressively controlling litter, and implementing sediment controls

MM GEO-2: During any ground-disturbance activities, if paleontological resources are encountered, all work within 25 feet of the find shall halt until a qualified paleontologist, as defined by the Society of Vertebrate Paleontology *Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources* (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or another appropriate facility regarding any discoveries of paleontological resources.

If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations, and fossil recovery may be required to mitigate adverse impacts from Project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects or such effects must be mitigated. Construction in that area shall not resume until the resource-appropriate measures are recommended, or the materials are determined to be less than significant. If the resource is significant and

fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the City of Tehachapi.

TRA-1: The Project proponent shall pay its fair share costs for intersection and roadway segment improvements These improvements shall include, but not be limited to:

A. To operate at acceptable LOS in the near-term condition, the westbound direction of the Tehachapi Boulevard road segment between Tucker Road and Mountain View Avenue shall be widened to two lanes. This improvement, shall also be extended to the east, to improve the operations of the intersection of Mountain View Avenue and Tehachapi Boulevard (in particular the northbound approach) to LOS D.
B. For the intersection of South Green Street and Tehachapi Boulevard to operate at acceptable LOS, the intersection shall be signalized with the following lane configurations and protected left-turn phasing:
    1. Eastbound: one left-turn lane and one through lane with a shared right turn
    2. Westbound: one left-turn lane and one through lane with a shared right turn
    3. Southbound: one shared left-turn/through lane and one right-turn lane

C. For the intersection of Mountain View Avenue and Tehachapi Boulevard to operate at acceptable LOS for the year 2046, the intersection shall be signalized with the following lane configurations and protected left-turn phasing on Tehachapi Boulevard:
    1. Eastbound: one left-turn lane, two through lanes, and one right-turn lane
    2. Westbound: one left-turn lane and two through lanes with a shared right turn
    3. Northbound: one shared left-turn/through lane and one right-turn lane
    4. Southbound: one shared left-turn/through/right-turn lane.

D. For the intersection of South Green Street and Tehachapi Boulevard to operate at acceptable LOS for the year 2046, the intersection shall be signalized with the following lane configurations and protected left-turn phasing:
    1. Eastbound: one left-turn lane and one through lane with a shared right turn
    2. Westbound: one left-turn lane and one through lane with a shared right turn
    3. Southbound: one shared left-turn/through lane and one right-turn lane.

E. For the intersection of Tucker Road and Valley Boulevard to operate at acceptable LOS for the year 2046, the southbound approach to the intersection shall be modified to provide a second left turn lane. Queues in the right-turn lane on the southbound approach may exceed the length of the lane for short periods during the peak hour; however, this condition is considered acceptable because the right turn operates on the same phase as the adjacent through lane and does not block other phases.

F. For the Tehachapi Boulevard road segment between Tucker Road and Mountain View Avenue to operate at acceptable LOS for the year 2046, the segment shall be widened to four lanes (two lanes in each direction).

SECTION 1 - INTRODUCTION

1.1 - Overview

The District is proposing a new college campus on a vacant site located on West Tehachapi Boulevard, in the City of Tehachapi. The new college campus is to serve the greater Tehachapi area. Figure 1-1 is a map of the regional location, and Figure 1-2 shows the aerial location of the Project site. A preliminary conceptual site plan is included as Figure 1-3.

1.2 - California Environmental Quality Act

The District is the Lead Agency for this Project pursuant to the CEQA Guidelines (Public Resources Code Section 15000 et seq.). The Environmental Checklist (CEQA Guidelines Appendix G) or Initial Study (IS) (see *Section 3 – Initial Study*) provides analysis that examines the potential environmental effects of the construction and operation of the Project. Section 15063 of the CEQA Guidelines requires the Lead Agency to prepare an IS to determine whether a discretionary project will have a significant effect on the environment. A Mitigated Negative Declaration (MND) is appropriate when an IS has been prepared, and a determination can be made that no significant environmental effects will occur because revisions to the project have been made or mitigation measures will be implemented that reduce all potentially significant impacts to less than significant levels. The content of an MND is the same as a Negative Declaration, with the addition of identified mitigation measures and a Mitigation Monitoring and Reporting Program (MMRP) (see *Section 6 – Mitigation Monitoring and Reporting Program*).

Based on the IS, the Lead Agency has determined that the environmental review for the proposed application can be completed with an MND.

1.3 - Impact Terminology

The following terminology is used to describe the level of significance of impacts.

- A finding of "no impact" is appropriate if the analysis concludes that the project would not affect a topic area in any way.
- An impact is considered "less than significant" if the analysis concludes that it would cause no substantial adverse change to the environment and requires no mitigation.
- An impact is considered "less than significant with mitigation incorporated" if the analysis concludes that it would cause no substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the applicant.
- An impact is considered "potentially significant" if the analysis concludes that it could have a substantial adverse effect on the environment.

1.4 - Document and Contents

The content and format of this IS/MND is designed to meet the requirements of CEQA. The report contains the following sections:

- *Section 1 – Introduction:* This section provides an overview of CEQA requirements, intended uses of the IS/MND, document organization, and a list of regulations that have been incorporated by reference.
- *Section 2 – Project Description:* This section describes the Project and provides data on the site's location.
- *Section 3 – Initial Study:* This section contains the evaluation of 21 different environmental resource factors contained in Appendix G of the CEQA Guidelines. Each environmental resource factor is analyzed to determine whether the proposed Project would have an impact. One of four findings is made, which include: no impact, less than significant impact, less than significant with mitigation, or significant and unavoidable. If the evaluation results in a finding of significant and unavoidable for any of the 21 environmental resource factors, then an Environmental Impact Report will be required.
- *Section 4 – List of Preparers:* This section identifies the individuals who prepared the IS/MND.
- *Section 5 – Bibliography:* This section contains a full list of references that were used in the preparation of this IS/MND.
- *Section 6 – Mitigation Monitoring and Reporting Program:* This section contains the Mitigation Monitoring and Reporting Program.

1.5 - Incorporated by Reference

The following documents and/or regulations are incorporated into this IS/MND by reference:

- City of Tehachapi General Plan
- City of Tehachapi Zoning Ordinance
- Kern County Airport Land Use Compatibility Plan

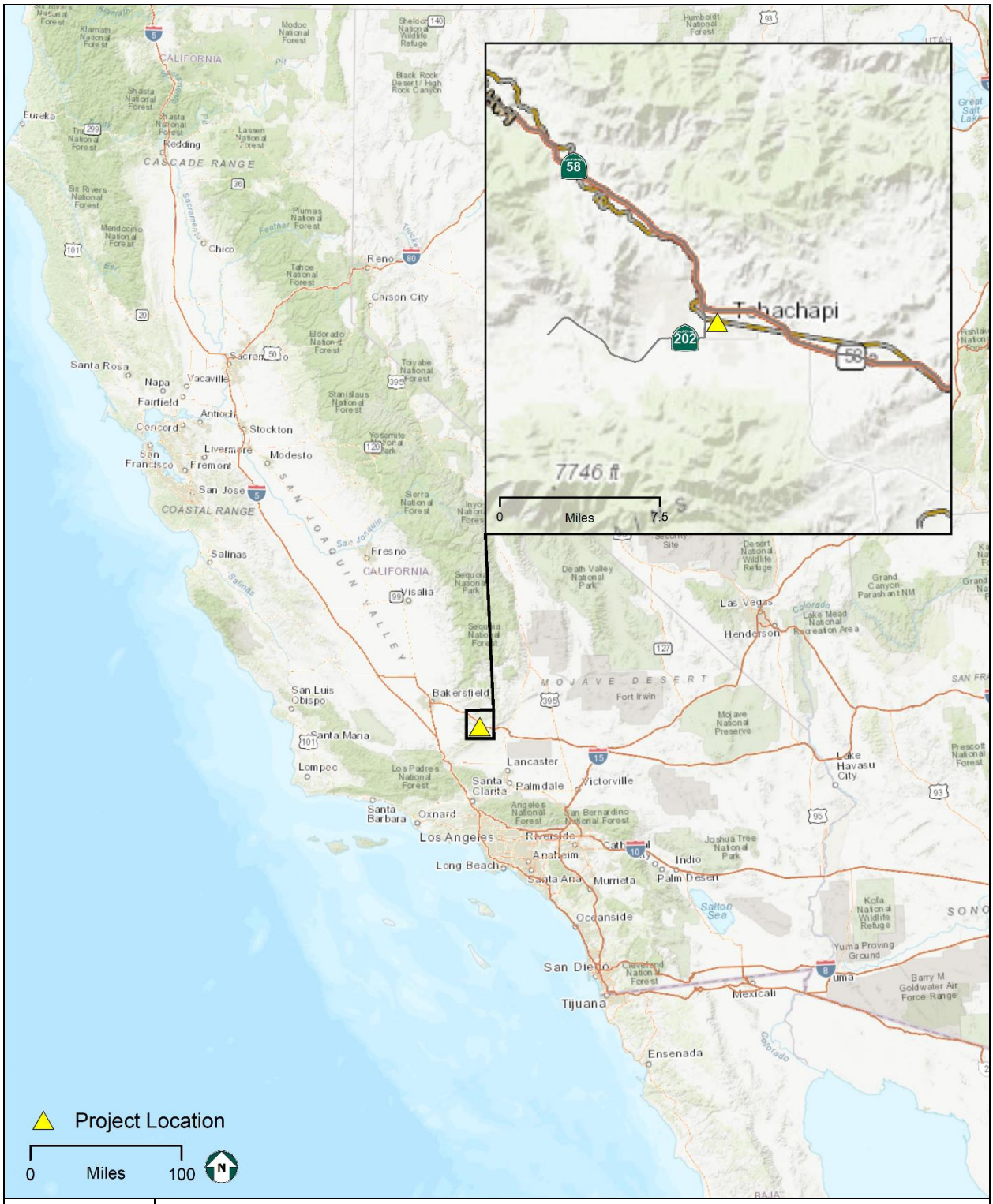

Figure 1-1
Regional Location

Figure 1-2
Project Site

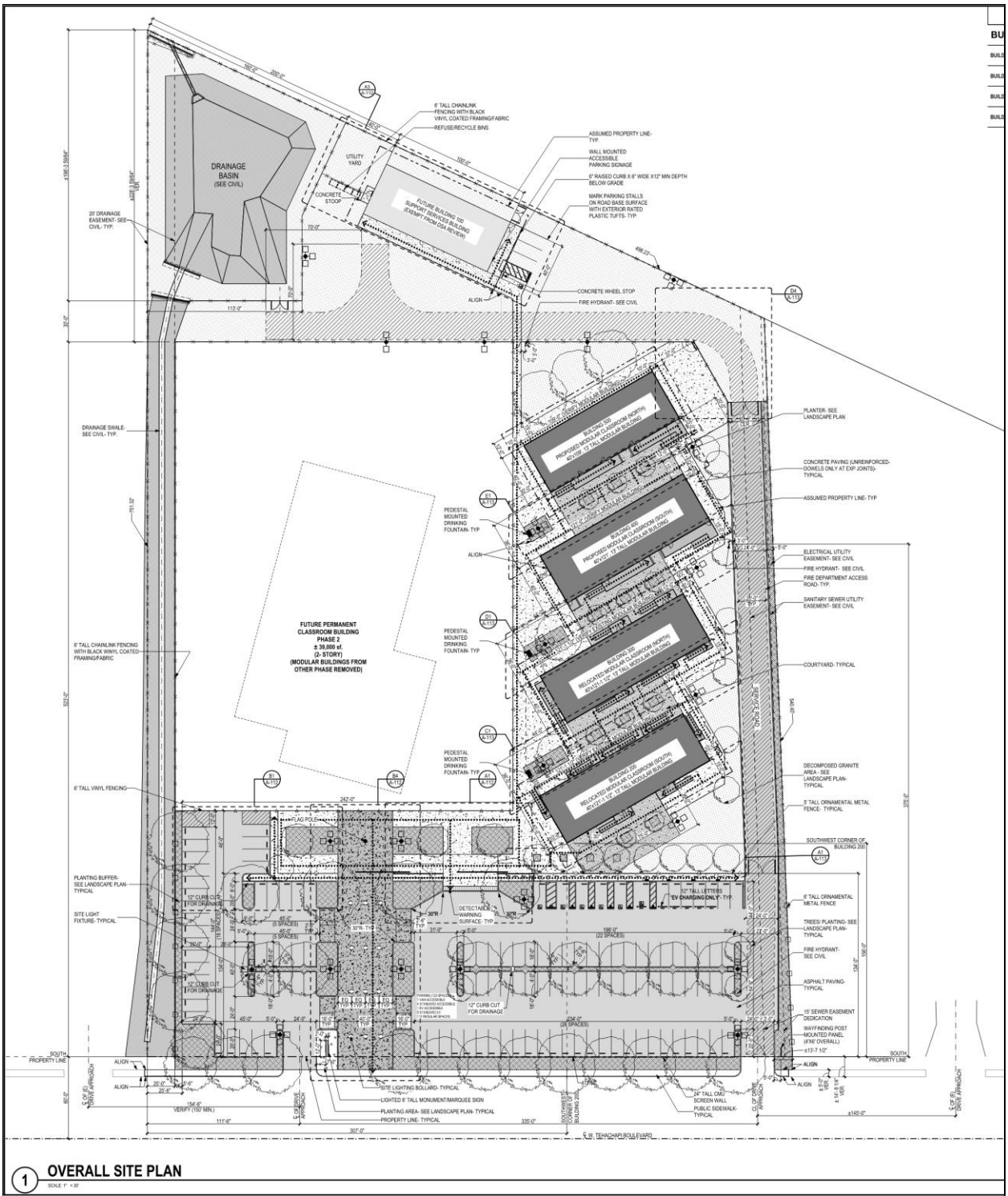

Figure 1-3
Preliminary Site Plan

SECTION 2 - PROJECT DESCRIPTION

2.1 - Introduction

The District is proposing a new college campus to serve the greater Tehachapi area. Figure 1-1 is a map of the regional location, and Figure 1-2 shows the aerial location of the Project site. A preliminary conceptual site plan is included as Figure 1-3.

2.2 - Project Location

The Project proposes to develop an approximately 6.82-acre site located on West Tehachapi Boulevard, in the City of Tehachapi. The site is located within Section 20, Township 32S, Range 33E, MDB&M, of the Tehachapi North USGS Quad Map. The Project site is also identified as Parcel A, being a merger of Parcel 2 and Parcel 3 of Parcel Map 10531.

2.3 - Project Environment

The Project site is unimproved and currently undeveloped. The proposed site is generally bounded by West Tehachapi Boulevard to the south and the Union Pacific Railroad to the north, with industrial or commercial uses to the east and west. The City of Tehachapi is a somewhat remote community in the southeast portion of the District's service area. The student population would come from Tehachapi, Mojave and surrounding communities. Currently students have to travel considerable distances to continue their education after high school. The construction of a community college campus in Tehachapi would reduce the barriers to access for community members to continue their education after high school graduation.

2.4 - Proposed Project

The Project intends to develop a new community college campus to serve the residents of the greater Tehachapi area. The campus will be developed in phases:

- Phase 1: Consists of a combined total of 19,320 square feet of general education instructional buildings with four modular buildings, a 375 square-foot storage building, a 174-space parking lot, pathways, landscaping, a proposed on-site stormwater retention basin, a 20 foot drainage easement and other internal infrastructure. .

- Phase 2: Includes the development of an approximately 39,000 square-foot two story classroom building. The four modular buildings will be removed when the permanent classroom building is completed.

Construction:

Phase 1 buildout will take approximately four months. Phase 2 building may take approximately one year to complete. Therefore, full buildout of the campus will take approximately 16 months. It is anticipated that the following pieces of equipment would be used during construction activities:

- Roller
- Loaded trucks
- Excavator
- Generator
- Service truck
- Air compressor

Operation

- At full buildout, the general education building with up to seven classrooms will be available and are expected to serve on average 200 to 300 students per day. Maximum enrollment at the campus would be up to approximately 500 students.

- Classes are expected to be held Monday through Thursday, typically between 11 am and 8 pm. It is expected that seven employees will also regularly work out the instructional facilities. To maintain the facility, three employees will be dedicated for maintenance and operations

Entitlements:

- Rezone the subject parcels from the M-1 (Light Industrial) conventional zone district to the SD-2 (Special District) transect zone district.

  .

SECTION 3 - INITIAL STUDY

3.1 - Environmental Checklist

1. **Project Title:**

   Tehachapi College Campus Center Project

2. **Lead Agency Name and Address:**

   Kern Community College District
   2100 Chester Avenue
   Bakersfield, CA 93301

3. **Contact Person and Phone Number:**

   Chris Beltramo, Construction Project Manager
   (760) 384-6268

4. **Project Location:**

   The Project proposes to develop an approximately 6.82-acre site located on West Tehachapi Boulevard, in the City of Tehachapi. The site is located within Section 20, Township 32S, Range 33E, Mount Diablo Base and Meridian (MDB&M), of the Tehachapi North U.S. Geological Survey (USGS) Quad Map. The Project site is also identified as Parcel A, being a merger of Parcel 2 and Parcel 3 of Parcel Map 10531.

5. **General Plan Designation:**

   Transect Designation: SD (Special District)

6. **Zoning:**

   Existing: M-1 (Light Industrial)

   Proposed: SD-2 (Special District)

7. **Description of Project:**

   The Project intends to develop a new community college campus to serve the residents of the greater Tehachapi area. The campus will be developed in phases:

   - Phase 1: Consists of a combined total of 19,320 square feet of general education instructional buildings with four modular buildings, a 375 square-foot storage building, a 174-space parking lot, pathways, landscaping, a proposed stormwater retention basin, a 20 foot drainage easement and other internal infrastructure. .

- Phase 2: Includes the development of an approximately 39,000 square-foot two story classroom building. The four modular buildings will be removed when the permanent classroom building is completed.

Construction:

Phase 1 buildout will take approximately four months. Phase 2 building may take approximately one year to complete. Therefore, full buildout of the campus will take approximately 16 months. It is anticipated that the following pieces of equipment would be used during construction activities:

- Roller
- Loaded trucks
- Excavator
- Generator
- Service truck
- Air compressor

Operation

At full buildout, the general education building with up to seven classrooms will be available and are expected to serve on average 200 to 300 students per day. Maximum enrollment at the campus would be up to approximately 500 students.

Classes are expected to be held Monday through Thursday, typically between 11 am and 8 pm. It is expected that up to 10 employees will work out of the instructional facilities and help maintain the facility.

Entitlements:

- Rezone the subject parcels from the M-1 (Light Industrial) conventional zone district to the SD-2 (Special District) transect zone district.

8. Surrounding Land Uses and Setting:

Union Pacific Railroad and City of Tehachapi Wastewater Treatment Plant to the north, industrial uses to the east and west, and commercial uses to the south.

9. Other Public Agencies Whose Approval May Be Required:

- California Department of Toxic Substances Control
- California Division of the State Architect
- Central Valley Regional Water Quality Control Board
- City of Tehachapi
- Eastern Kern Air Pollution Control District

10. Have California Native American tribes traditionally and culturally affiliated with the Project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of the significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

A Sacred Land Files search was requested on February 24, 2025 from the Native American Heritage Commission (NAHC), which responded with its findings that indicate negative results on April 24, 2025. A letter pursuant to AB 52 was sent to the appropriate tribal groups on April 24, 205, with a follow call on May 15, 2025. To date, no responses have been received.

Based on the results of the cultural records search prepared for the Project and the lack of historical or archaeological resources previously identified within a half-mile radius of the proposed site, the potential to encounter subsurface cultural resources is minimal. The potential to uncover subsurface historical or archaeological deposits would be considered unlikely. Additionally, the Project construction would be conducted within the partially developed and previously disturbed parcel.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies and Project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources and reduce the potential for delay and conflict in the environmental review process. (See PRC Section 21083.3.2.) Information may also be available from the NAHC's Sacred Lands File per PRC Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that PRC Section 21082.3(c) contains provisions specific to confidentiality

3.2 - Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

3.3 - 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 (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed Project, nothing further is required.

Chris Beltramo	9/26/2025
Signature	Date
Chris Beltramo	Kern Community College District
Printed Name	For

3.4 - 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 "Earlier Analyses," as described in (5) below, 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.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.1 - AESTHETICS					
Except as provided in Public Resources Code Section 21099, would the Project:					
a.	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☐	☒
c.	In non-urbanized 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 that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion

Impact #3.4.1a – Except as provided in Public Resources Code Section 21099, would the Project have a substantial adverse effect on a scenic vista?

The Tehachapi 2015 General Plan (General Plan), Natural Resources Element (City of Tehachapi, 2012a) identifies the natural landscape and surrounding mountains as resources that generate views from the town. Policy NR5 through NR 10 were adopted to protect views of the mountains, and Policy NR11 through 13 were adopted for the purpose of protecting natural open space and agriculture in the context of viewsheds to provide for the transition from town to the backdrop of the surrounding mountains. Specifically, Policy NR5 requires maintaining the City's small mountain town character through appropriate development standards that reflect the various intended physical contexts throughout the Planning Area. Policy NR10 promotes streetscape standards that reflect the 'town type' of view-shed, including the issue of terminated vistas or open vistas depending upon the physical context and actual location within Tehachapi. The General Plan does not identify any specific scenic vista. Therefore, the site is not within or in the vicinity of a city, county, or State identified scenic vistas.

The development of the Project will be in compliance with City development standards and impacts of the Project on scenic resources would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be a ***less than significant impact***.

Impact #3.4.1b - Except as provided in Public Resources Code Section 21099, would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

The Project does not lie near or within a State Designated or Eligible State Scenic Highway (California Department of Transportation, 2025). For reference, the nearest eligible Scenic Highway is located approximately 17 miles east of the Project site. Furthermore, the development of the Project would not block or preclude views to any area containing important or what would be considered visually appealing landforms. Finally, the proposed Project does not include the removal of trees determined to be scenic or of scenic value, the destruction of rock outcroppings, or the degradation of any historic building. Therefore, no scenic resources will be affected. The Project will not result in development that is substantially different from surrounding land uses, and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

Impact #3.4.1c - Except as provided in Public Resources Code Section 21099, would the Project in non-urbanized 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?

The Project site is surrounded by industrial uses to the east and west, commercial use to the south, and a railroad and wastewater treatment facility to the north. The Project would be expected to comply with the provisions of the Tehachapi Zoning Code and development standards. The adopted development standards of the Tehachapi Zoning Code establish building setbacks, landscaping, parking requirements and building height limits. These standards were adopted by the City consistent with the General Plan objectives and policies which include the appropriate development standards to maintain Tehachapi's small

mountain town visual character. The Project will be built in a style and appearance that complements the existing land uses, and would not substantially degrade the visual character of the site. Therefore, the Project would result in a less than significant impact to the visual quality of the area.

See also discussion of Impacts #3.4.1a-b above.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.1d - Except as provided in Public Resources Code Section 21099, would the Project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Construction of the proposed Project would generally occur during daytime hours, typically from 7:00 a.m. to 6:00 p.m. All lighting would be directed downward and shielded to focus illumination on the desired work areas only and prevent light spillage onto adjacent properties. Because lighting used to illuminate work areas would be shielded, focused downward, and turned off by 6:00 p.m., the potential for lighting to affect any residents adversely is minimal. Increased truck traffic and the transport of construction materials to the Project site would temporarily increase glare conditions during construction. However, this increase in glare would be minimal. Construction activity would focus on specific areas on the sites, and any sources of glare would not be stationary for a prolonged period of time. Therefore, the construction of the proposed Project would not create a new source of substantial glare that would affect daytime views in the area.

During operations, campus intends to hold evening classes. The campus buildings' exterior lighting would comply with the City's lighting standards, which includes lighting design to provide safety while minimizing reflective glare and light scatter. The school's outdoor lighting is for security and safety purposes and will be shielded and aimed downward to reduce potential off-site nuisances from light or glare. The area surrounding the Project is predominantly developed with commercial and industrial uses, and there are no sensitive receptors adjacent to the site. The proposed Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Therefore, the proposed Project would have a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact

3.4.2 - AGRICULTURE AND FORESTRY RESOURCES

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

a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to 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]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?	☐	☐	☐	☒
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion

Impact #3.4.2a – Would the Project 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?

CEQA uses the California Department of Conservation Division of Land Resource Protection's Farmland Mapping and Monitoring Program (FMMP) categories of "Prime Farmland," "Farmland of Statewide Importance," and "Unique Farmland" to define "agricultural land" for the purposes of assessing environmental impacts (PRC Section 21060.1[a]). The Project site is designated as Prime Farmland and Farmland of Statewide Importance (California Department of Conservation, 2022).

Under the FMMP, the Project site and adjacent land are designated as Urban and Built-up Land (California Department of Conservation, 2022). Therefore, the proposed project does not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and would have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

Impact #3.4.2b – Would the Project conflict with existing zoning for agricultural use or a Williamson Act contract?

The parcel is not subject to a Williamson Act land use contract. The Project site has used for industrial purposes in the past but has been vacant for a number of years. The site is zoned Industrial under the City of Tehachapi Zoning Code. The site is not zoned for agricultural use and is not proposed for agricultural use. Therefore, the Project has no impacts related to conflicts with existing zoning for agricultural use as there is no existing agricultural zoning and no Williamson Act contracts associated with the Project site.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

Impact #3.4.2c – Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])?

The Public Resources Code Section 12220(g) and Section 4526 defines "forest land" as land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions and that allows for the management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland, pursuant to PRC 4526, is land other than land owned by

the federal government and land designated as experimental forest land, which is available for and capable of growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees.

There are no forest lands or timberlands identified on the Project site or within its vicinity; therefore, there would be no conflict with or impacts to zoning for forest land or timberland. The proposed Project would not result in the loss or conversion of forest land to a non-forest use.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.2d – Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

See discussion of Impact #3.4.2c above.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.2e – Would the Project 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?

See discussion of Impacts #3.4.2a, 3.4.2b, and #3.4.2c above.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact

3.4.3 - AIR QUALITY

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

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

Discussion

A Focused Air Quality Study (FAQS) was prepared for the Project (QK, 2025a) and is included as Appendix A.

Impact #3.4.3a – Would the Project Conflict with or obstruct implementation of the applicable air quality plan?

The prepared FAQS examines the projected gross impact to air quality posed by this Project to the Mojave Desert Air Basin (MDAB) to determine whether or not the Project remains below established air quality thresholds of significance. This FAQS utilizes the CEQA and the EKAPCD's Guidelines to determine the significance thresholds for the proposed Project.

According to the EKAPCD's Guidelines, a proposed project does not have significant air quality impacts on the environment, if operation of the project will:

- Emit (from all projects sources subject to EKAPCD Rule 201) less than offsets trigger levels set forth in Subsection III.B.3 of EKAPCD's Rule 210.1 (New and Modified Source Review Rule);
- Emit less than 137 pounds per day (25 tons per year) of NOx or Reactive Organic Compounds from motor vehicle trips (indirect sources only);

- Not cause or contribute to exceeding any California or National Ambient Air Quality Standard;
- Not exceed the District health risk public notification thresholds adopted by the EKAPCD Board; or
- Be consistent with adopted Federal and State Air Quality Attainment Plans. The EKAPCD has established emission thresholds in their Guidelines to determine whether a project would create any potential air quality impacts that would require further analysis in an Environmental Impact Report (EIR).

The EKAPCD air quality thresholds from their Guidelines are presented in Table 3.4.3-1 and the Federal Ambient Air Quality Standards (NAAQS) / California Ambient Air Quality Standards (CAAQS) are provided in Table 3.4.3-2 below.

Table 3.4.3-1
EKAPCD CEQA Thresholds of Significance

Criteria Pollutant	Significance Level	
	Daily (Indirect Mobile Only)	Annual
NOx	137 lbs/day	25 tons/yr
ROG	137 lbs/day	25 tons/yr
SOx	-	27 tons/yr
PM_{10}	-	15 tons/yr
$PM_{2.5}$	-	15 tons/yr

Table 3.4.3-2
NAAQS and CAAQS Thresholds

Pollutant	Averaging Time	NAAQS	CAAQS
		Concentration	
O_3	8-hour	0.070 ppm (137 µg/m³)[a]	0.070 ppm (137 µg/m³)
	1-hour		0.09 ppm (180 µg/m³)
CO	8-hour	9 ppm (10 µg/m³)	9 ppm (10 µg/m³)
	1-hour	35 ppm (40 µg/m³)	20 ppm (23 µg/m³)
NO_2	Annual Average	53 ppb (100 µg/m³)	0.030 ppm (57 µg/m³)
	1-Hour	100 ppb (188.68 µg/m³)	0.18 ppm (339 µg/m³)
SO_2	3-Hour	0.5 ppm (1,300 µg/m³)	
	24 Hour	0.14 ppm (365 µg/m³)	0.04 ppm (105 µg/m³)
	1-Hour	75 ppb (196 µg/m³)	0.25 ppm (655 µg/m³)
Particulate Matter (PM_{10})	Annual Arithmetic Mean		20 µg/m³

	24-Hour	150 µg/m^3	50 µg/m^3
Fine Particulate Matter ($PM_{2.5}$)	Annual Arithmetic Mean	12 µg/m^3	12 µg/m^3
	24-Hour	35 µg/m^3	
Sulfates	24-Hour		25 µg/m^3
Pb[d]	Rolling Three-Month Average	0.15 µg/m^3	
	30 Day Average		1.5 µg/m^3
H_2S	1-Hour		0.03 ppm (42 µg/m^3)
Vinyl Chloride (chloroethene)	24-Hour		0.010 ppm (26 µg/m^3)
Visibility Reducing particles	8 Hour (1000 to 1800 PST)		[b]
ppm = parts per million ppb = parts per billion		mg/m^3 = milligrams per cubic meter	µg/m^3 = micrograms per cubic meter

Source: CARB 2016
a. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm
b. In 1989, CARB converted both the general statewide 10-mile visibility standards and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

Short-term emissions are primarily from the construction of a project and would have temporary impacts on air quality. CalEEMod was used to estimate emissions from construction worker vehicles and on-site construction equipment. CalEEMod default construction schedule and equipment were used to estimated Project emissions. Even though unmitigated emissions would be less than the air quality thresholds, the Project also must comply with EKAPCD Rule 402 to limit fugitive dust emissions. Therefore, the data presented in Table 3.4.3-3 below provides for the mitigated short term emissions consistent with EKAPCD Rule 402.

Table 3.4.3-3
Short-Term Project Emissions

Emissions Source	Pollutant (tons/year)					
	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mitigated						
2025	0.09	0.76	0.93	0.002	0.09	0.06
2026	0.88	1.10	1.56	0.003	0.08	0.05
TOTAL	**1.78**	**1.86**	**2.49**	**0.005**	**0.17**	**0.11**
Significance Threshold	25	25	NA	27	15	15
Is Threshold Exceeded After Mitigation?	No	No	No	No	No	No

Source: Appendix A

Long-term emissions are caused by operational mobile sources and area source emissions from the Project. CalEEMod was used to estimate emissions from worker, student and visitor vehicles and on-site area sources. CaEEMod default trips and fleet mix were used for the Project. The Project's long-term emissions demonstrated that the Project's operational activities would not exceed operational thresholds. Table 3.4.3-4 presents the Project's long-term operations emissions generated from mobile, energy, and area sources as well as from water use and waste generation emissions. Most of these emission impacts are from mobile sources traveling to and from the Project area.

Table 3.4.3-4
Long-Term (Operational Emissions)

Emissions Source	Pollutant (tons/year)					
	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Project Operational Emissions	0.80	0.63	3.17	0.01	0.51	0.14
Significance Threshold	25	25	NA	27	15	15
Is Threshold Exceeded After Mitigation?	No	No	No	No	No	No

Source: Appendix A

It should be noted that the nearest residential sensitive receptor to the proposed Project is located 0.14 miles south of the Project site. The closest school is Tompkins Elementary School located 1.06 miles southeast of the Project site. The closest hospital is Adventist Health Tehachapi Valley located 1.08 miles northeast and the closest assisted living facility is Tehachapi Senior I & II located 0.14 miles to the south. The nearest daycare facility is Tehachapi Tots located 0.25 miles to the southeast of the Project

The Project is not anticipated to result in an exceedance of established EKACPD thresholds for both construction and operational emissions. Accordingly, it can be concluded the proposed Project is consistent with the EKAPCD Guidelines. The Project impact is less than significant for this criterion.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

Impact #3.4.3b – Would the Project 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?

Emissions associated with the construction of the Project would be temporary in nature and are not anticipated to result in the generation of a substantial amount of hazardous air

pollutants. Table 3.4.3-3 above shows the emission levels for the construction of the Project, which are minimal and well below the adopted thresholds.

Based on these anticipated levels, Project construction activities would not exceed construction emission thresholds. Therefore, construction emissions were found to be less than significant. Table 3.4.3-4 above shows the Project's long-term operational emissions generated from energy and area sources emissions.

As calculated, the long-term operational emissions associated with the proposed Project would be well below the EKAPCD significance thresholds and would, therefore, not pose a significant impact to criteria air pollutants. As such, the impact of the Project related to criteria pollutant emissions is anticipated to be less than significant.

Cumulative Impacts

Cumulative impacts were also evaluated; however, cumulative emissions were not quantified because no other tentative projects were found within a one-mile radius of the proposed Project that provided enough project detail information to accurately estimate emissions. Owing to the inherently cumulative nature of air quality impacts, the threshold for whether a project would make a cumulatively considerable contribution to a significant cumulative impact is currently based on whether the proposed Project would exceed established project-level thresholds. As such, a qualitative evaluation of the cumulative projects supports a finding that the Project's contribution would not be cumulatively considerable because the proposed Project's incremental emissions increase would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

Impact #3.4.3c – Would the Project expose sensitive receptors to substantial pollutant concentrations?

Sensitive receptors are defined as locations where young children, chronically ill individuals, the elderly, or people who are more sensitive than the general population reside, such as schools, hospitals, nursing homes, and daycare centers. As previously noted, the nearest residential sensitive receptor to the proposed Project is located 0.14 miles south of the Project site. The closest school is 1.06 miles of the Project site. The closest hospital is approximately 1.08 miles, nearest healthcare facility is 0.35 miles away and the closest assisted living facility is 0.14 miles to the south. The nearest daycare facility is located 0.25 miles from the Project.

Because of its educational nature, the proposed Project is not expected to result in the generation of odors or hazardous air pollutants. However, during the construction of the Project, construction activities and equipment may generate emissions from construction equipment exhaust. These impacts are localized and temporary in nature and therefore are considered less than significant. The Project would not expose sensitive receptors to substantial concentrations of localized PM_{10}, carbon monoxide, diesel particulate matter, hazardous air pollutants, or naturally occurring asbestos.

Hazardous Pollutants or Odors

Projects are considered for potential health risks wherein a new or modified source of Hazardous Air Pollutants (HAPs) is proposed for a location near an existing residential area or other sensitive receptor when evaluating potential impacts related to HAPs.

Toxic Air Contaminants (TAC) and Health Risk Impacts

The proposed Project would result in emissions of Hazardous Air Pollutants (HAPs) during construction and would be located near existing residents; therefore, an assessment of the potential risk to the population attributable to emissions of hazardous air pollutants from the proposed Project is required.

To predict the potential health risk to the population attributable to emissions of HAPs from the proposed Project, ambient air concentrations were predicted with dispersion modeling to arrive at a conservative estimate of increased individual carcinogenic risk that might occur as a result of continuous exposure over the construction period for construction emissions. Similarly, predicted concentrations were used to calculate non-cancer chronic and acute hazard indices, which are the ratio of expected exposure to acceptable exposure. The basis for evaluating potential health risks is the identification of sources with increased HAPs. HAP emissions from anticipated on-site construction activities were evaluated.

Health risk is determined using the Hotspots Analysis and Reporting Program (HARP) software distributed by the CARB. HARP2 requires peak 1-hour emission rates and annual-averaged emission rates for all pollutants for each modeling source.

EKAPCD has set the level of significance for carcinogenic risk at ten in one million, which is understood as the possibility of causing 10 additional cancer cases in a population of one million people. The level of significance for chronic non-cancer risk is a hazard index of 1.0. All receptors were modeled with a 2-year exposure for construction activities.

The carcinogenic risk and the health hazard index (HI) for chronic non-cancer risk at the point of maximum impact (PMI) do not exceed the significance levels of ten in one million (10 x 10-6) and 1.0, respectively for the proposed Project. The PMIs are identified by receptor location and risk and are provided in Table 3.4.3-5

Table 3.4.3-5
Potential Maximum Health Risk Impacts

	Cancer Risk	Chronic Hazard Index
Total Construction	8.21E-07	9.09E-03
EKAPCD Threshold	10.0E-06	1.0
Exceedance?	No	No
Receptor #	481	3
UTM Easting (m)	367040.81	367150.97
UTM Northing (m)	3888487.13	3888829.08

Note: UTM = Universal Transverse Mercator

The maximum predicted cancer risk for the proposed Project is 8.21E-07. The maximum chronic non-cancer hazard index for the proposed Project is 9.09E-03. Since the PMI remained below the significance threshold for cancer and chronic risk, this Project would not have an adverse effect to any of the surrounding communities.

The potential health risk attributable to the proposed Project is determined to be less than significant based on the following conclusions:

1. Potential carcinogenic risk from the proposed Project is below the significance level of ten in a million at each of the modeled receptors; and

2. The hazard index for the potential chronic non-cancer risk from the proposed Project is below the significance level of 1.0 at each of the modeled receptors.

3. The hazard index for the potential acute non-cancer risk was not calculated since there is no acute risk associated with DPM emission; therefore, the proposed Project is considered below the significance level.

Therefore, potential risk to the population attributable to emissions of HAPs from the proposed Project would be less than significant

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.3d – Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

See discussion of Impacts #3.4.3 a-c above.

A sensitive receptor is a location where human populations, especially children, senior citizens and sick persons, are present, and where there is a reasonable expectation of continuous human exposure to pollutants, according to the averaging period for ambient air

quality standards, i.e. the 24-hour, 8-hour or 1-hour standards. Commercial and industrial sources are not considered sensitive receptors.

The proposed Project is not considered a source of objectionable odors or odorous compounds. Furthermore, there does not appear to be any significant source of objectionable odors in close proximity that may adversely impact the project site when it is in operation. As such, the proposed project will not be a source of any odorous compounds nor will it likely be impacted by any odorous source.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

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

Discussion

This section is based on a biological reconnaissance level survey conducted on the Project site to determine whether there are sensitive biological resources that might be adversely affected. The evaluation is based on existing site conditions, the potential for sensitive

biological resources to occur on and in the vicinity of the Project site, and any respective impacts that could potentially occur.

A review of the California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDB) (CDFW, 2022a), CDFW's special animals list (CDFW, 2022b) California Native Plant Society, the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation project planning tool (U.S. Fish and Wildlife Service, 2023a), and the United States Fish and Wildlife Service Endangered Species List (U.S. Fish and Wildlife Service, 2023b) was conducted to identify special-status plant and wildlife species with the potential to occur within the Project site and vicinity (the surrounding nine USGS 7.5-minute quadrangles and a 10-mile radius). Information on the potential presence of wetlands and waters was obtained from the National Wetlands Inventory (NWI), National Hydrography Database (NHD), and Federal Emergency Management Agency (FEMA). Information regarding the presence of Critical Habitat in the Project vicinity was obtained from the United States Fish and Wildlife Service's Critical Habitat Mapper database. The results of the database inquiries were subsequently reviewed to evaluate the potential for the occurrence of special-status species and other sensitive biological resources known to occur on or near the Project site prior to conducting the biological survey.

A biological reconnaissance survey of the entire Project site and a 250-foot buffer area (Biological Survey Area or BSA), where feasible, was conducted on February 11, 2025, by qualified biologists. The purpose of the survey was to determine the locations and extent of sensitive-plant communities and habitats, determine the potential for the occurrence of special-status plant and animal species, and identify other sensitive biological resources within the BSA. Meandering pedestrian transects were walked through all habitat types present on the site. Protocol surveys for specific special-status wildlife species were not conducted due to the disturbed condition of the Project site, lack of suitable habitat, outside of known ranges of species and, therefore, deemed not to be warranted. Photographs were taken to document the existing landscape of the Project site and adjacent land uses. Detailed notes on observed plant and wildlife species and site conditions were taken.

General Site Conditions

The Project site was predominantly disturbed from previous land uses. Based on historical aerial imagery, the Project site has been grubbed, graded and used for storage of equipment and materials. The adjacent properties have been developed for industrial and urban use. There are remnants of agricultural lands north and west of the Project, and residential communities to the south and east.

Habitat within the Project site was of poor quality and contains low plant variability. Most of the Project site was covered with gravel. The Project site was sparsely vegetated with rubber rabbitbrush (*Ericameria nauseosa*) and non-native annual grasses including ripgut brome (*Bromus diandrus*), red brome (*Bromus madritensis ssp. rubens*), and cheatgrass (*Bromus tectorum*) in areas that contained less gravel. Additionally, there was a drainage present along the southwest corner of the Project site that contained a two hydrophytic plants: willow (*Salix* sp.) and giant reed (*Arundo donax*). The drainage bed and bank were mostly

overgrown with upland species such as rubber rabbit brush and short-pod mustard. The drainage was dry at the time of the survey.

Plant and wildlife species observed during the survey included 19 plant species, three bird species, and one mammal species, either through direct observation or diagnostic sign (Table 3.4.4-1). Plant and wildlife species observed during the survey were typical of disturbed urban habitats and did not hold any special-status habitat designation. No dens or small mammal burrows were present on the Project site.

Table 3.4.4-1
List of Plant and Wildlife Species Observed within the Survey Area

Scientific name	Common name
Plants	
Ambrosia acanthicarpa	annual burweed
Argemone munita	chicalote
Bromus diandrus	ripgut brome
Bromus madritensis ssp. rubens	red brome
Bromus tectorum	cheatgrass
Centaurea solstitialis	yellow starthistle
Ericameria nauseosa	rubber rabbitbrush
Hirschfeldia incana	short pod mustard
Marrubium vulgare	white horehound
Salsola tragus	tumbleweed
Baccharis salicifolia	tule fat
Centaurea melitensis	tocalote
Cynodon dactylon	Bermuda grass
Erodium cicutarium	red stemmed filaree
Pinus sp.	pine sp.
Rhamnus sp.	buckthorn
Rumex crispus	curly dock
Salix sp.	willow sp.
	unknown ornamental tree sp.
Wildlife	
Corvus corax	common Raven
Buteo jamaicensis	red-tailed hawk
Sylvilagus audubonii	desert cottontail
Columbia livia	rock pigeon

Impact #3.4.4a – Would the Project 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?

The literature search indicated that there is potential for special-status species to be present on the Project site. Each of these resources was evaluated for their potential to occur on the site based on known records and site conditions on the site and were verified during the

biological survey. There is limited habitat for nesting migratory birds and nesting and foraging raptors to be present on the site or within 500 feet of the site.

Sensitive Natural Communities and Special-Status Plant and Wildlife Species

SENSITIVE NATURAL COMMUNITIES AND SPECIAL-STATUS PLANTS

According to CNDDB, there are no sensitive natural communities and 13 plant species with records occurring within a 10-mile buffer of the Project site. These plant species include Baja navarretia (*Navarretia peninsularis*), Coulter's goldfields (*Lasthenia glabrata ssp. coulteri*), Madera leptosiphon (*Leptosiphon serrulatus*), Mt. Pinos onion (*Allium howellii var. clokeyi*), Palmer's mariposa-lily (*Calochortus palmeri*), Piute Mountains triteleia (*Triteleia piutensis*), Spanish needle onion (*Allium shevockii*), Tehachapi monardella (*Monardella linoides ssp. oblonga*), Tracy's eriastrum (*Eriastrum tracyi*), calico monkeyflower (*Diplacus pictus*), grey-leaved violet (*Viola pinetorum ssp. grisea*), pale-yellow layia *(Layia heterotricha*), and sagebrush loeflingia (*Loeflingia squarrosa var. artemisiarum*).

The Project site and vicinity has been highly disturbed for decades by agricultural, industrial and commercial uses and nearby residential development. The Project BSA does not provide suitable habitat for any sensitive natural community or special-status plant species. No sensitive natural habitat and no special-status plant species were identified during the site survey.

SPECIAL-STATUS WILDLIFE

According to CNDDB, there are 14 special-status wildlife species found within a 10-mile radius of the Project site.

Golden eagle (*Aquila chrysaetos*), Tricolored blackbird (*Agelaius tricolor*), Prairie falcon (*Falco mexicanus*) Purple martin (*Progne subis*) California legless lizard (*Anniella spp.*) Coast horned lizard (*Phrynosoma blainvillii*) Crotch's bumble bee (*Bomus crotchii*) Foothill yellow-legged frog (*Rana boylii* pop 5) Northern California legless lizard (*Anniella pulchra* Southern rubber boa (*Charina umbratica*) Tehachapi slender salamander (*Batrachoseps stebbinsi*) Yellow-blotched salamander (*Ensatina eschscholtzii croceater*) Tehachapi pocket mouse (*Perognathus alticola inexpectatus*) Tulare grasshopper mouse (*Onychomys torridus tularensis*).

None of the 14 species were determined to have potential to occur on site due to a lack of suitable habitat that would support the species, or the site is outside their natural range. There was no their sign (i.e., small mammal burrows, dens, nests) of any of the above sensitive species were observed during the survey. The vegetation on the site is sparse and of very low quality habitat. Therefore, there is no potential for these species to inhabit the site or use it for foraging.

Nesting Migratory Birds and Nesting Raptors.

Nesting migratory birds and nesting raptors could be present on the site and within the buffer surrounding the site at any time during the nesting season (generally accepted as being from February 1 through September 15). Appropriate nesting substrates are minimal due to the lack of trees and large shrubs on site. However, there are ornamental trees on some of the adjacent properties that could be used for nesting birds. Ground-nesting species could nest anywhere on the site. If construction of the Project starts prior to the nesting season, the potential for ground nesting species to occur on site is minimal.

Implementation of MM BIO-1 (preconstruction survey), MM BIO-2 (avoidance and minimization measures), MM BIO-3 (nesting bird survey) and MM BIO-4 (environmental awareness training for construction personnel) would reduce potential Project impacts to nesting migratory birds, nesting raptors and other sensitive species to a less than significant level.

CONCLUSION

The Project site and surrounding area have been disturbed for many years by urban uses and agriculture. The Project site and vicinity does not provide suitable habitat for any sensitive natural community or special-status plant species, and no mitigation measures to protect, avoid, or minimize impacts to these biological resources are warranted.

Due to the sparse and low quality habitat on the site, there is no potential for special-status wildlife species to be present or be impact by Project activities. However, there is a potential for nesting migratory birds and nesting and foraging raptors to be present on and near the Project site. Compliance with Mitigation Measures MM BIO-1 through MM BIO-4 would protect, avoid, and minimize impacts to special-status wildlife species and nesting migratory birds and nesting and foraging raptors. When implemented, these measures would reduce impacts to these species to below significant levels.

MITIGATION MEASURE(S)

MM BIO-1: Prior to ground-disturbing activities, a qualified wildlife biologist shall conduct a preconstruction biological clearance survey between 14 and 30 days prior to the onset of construction.

The clearance survey shall include walking transects to identify presence of burrowing owl, nesting birds, and other special-status species. The pre-construction survey shall be conducted with no greater than 30-foot transects for 100 percent coverage of the Project and a 50-foot buffer, where feasible. If no evidence of special-status species is detected, no further action is required except MM BIO-4 and BIO-6 shall be implemented. A copy of the preconstruction clearance survey shall be submitted to the City of Tehachapi as evidence of compliance.

MM BIO-2: The following avoidance and minimization measures shall be implemented during all phases of the Project to reduce the potential for impact from the Project. All food-related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in securely closed containers. All food-related trash items such as wrappers, cans, bottles, and

food scraps shall be disposed of in securely closed containers and removed at least once a week from the construction of the Project site.

k. Construction-related vehicle traffic shall be restricted to established roads and predetermined ingress and egress corridors, staging, and parking areas. Vehicle speeds shall not exceed 20 miles per hour (mph) within the Project site.

l. To prevent inadvertent entrapment of kit fox or other animals during construction, the contractor shall cover all excavated, steep-walled holes or trenches more than two feet deep at the close of each workday with plywood or similar materials. If holes or trenches cannot be covered, one or more escape ramps constructed of earthen fill or wooden planks shall be installed in the trench. Before such holes or trenches are filled, the contractor shall thoroughly inspect them for entrapped animals. All construction-related pipes, culverts, or similar structures with a diameter of four inches or greater that are stored on the Project site shall be thoroughly inspected for wildlife before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If at any time an entrapped or injured kit fox is discovered, work in the immediate area shall be temporarily halted, and USFWS and CDFW shall be consulted.

m. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of four inches or greater that are stored at a construction site for one or more overnight periods shall be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe shall not be moved until the USFWS and CDFW have been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity until the fox has escaped.

n. No pets, such as dogs or cats, shall be permitted on the Project sites to prevent harassment, mortality of kit foxes, destruction of dens.

o. Use of anti-coagulant rodenticides and herbicides in project sites shall be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds shall observe labels and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and federal legislation, as well as additional Project-related restrictions deemed necessary by the USFWS and CDFW. If rodent control must be conducted, zinc phosphide shall be used because of the proven lower risk to kit foxes.

p. A representative shall be appointed by the Project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured, or entrapped kit fox. The representative shall be

identified during the employee education program, and their name and telephone number shall be provided to the USFWS.

q. The Sacramento Fish and Wildlife Office of USFWS and CDFW shall be notified in writing within three working days of the accidental death or injury to a SJKF during Project-related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species at the addresses and telephone numbers below. The CDFW contact can be reached at (559) 243-4014 and R4CESA@wildlifeca.gov.

r. All sightings of the SJKF shall be reported to the California Natural Diversity Database (CNDDB). A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed shall also be provided to the Service at the address below.

s. Any Project-related information required by the USFWS or questions concerning the above conditions or their implementation may be directed in writing to the U.S. Fish and Wildlife Service at: Endangered Species Division, 2800 Cottage Way, Suite W 2605, Sacramento, California 95825-1846, phone: (916) 414-6620 or (916) 414-6600.

t. New sightings of SJKF should be reported to the CNDDB.

MM BIO-3: If construction is planned outside the nesting period for raptors (other than burrowing owl) and migratory birds (February 15 to August 31), no mitigation shall be required. If construction is planned during the nesting season for migratory birds and raptors, a pre-construction survey to identify active bird nests shall be conducted by a qualified biologist to evaluate the site and a 250-foot buffer for migratory birds and a 500-foot buffer for raptors. If nesting birds are identified during the survey, active raptor nests shall be avoided by 500 feet and all other migratory bird nests shall be avoided by 250 feet. Avoidance buffers may be reduced if a qualified on-site monitor determines that encroachment into the buffer area is not affecting nest building, the rearing of young, or otherwise affecting the breeding behaviors of the resident birds. Because nesting birds can establish new nests or produce a second or even third clutch at any time during the nesting season, nesting bird surveys shall be repeated every 30 days as construction activities are occurring throughout the nesting season.

No construction or earth-moving activity shall occur within a non-disturbance buffer until it is determined by a qualified biologist that the young have fledged (left the nest) and have attained sufficient flight skills to avoid project construction areas. Once the migratory birds or raptors have completed nesting and young have fledged, disturbance buffers will no longer be needed and may be removed, and monitoring may cease. A report outlining the results of the survey and any required monitoring shall be submitted to the City of Tehachapi.

MM BIO-4: Prior to ground-disturbance activities, or within one week of being deployed at the Project site for newly hired workers, all construction workers at the Project site shall attend a Construction Worker Environmental Awareness Training and Education Program developed and presented by a qualified biologist.

The Construction Worker Environmental Awareness Training and Education Program shall be presented by the biologist and shall include information on the life histories of special-status wildlife and plant species that may be encountered during construction activities, their legal protections, the definition of "take" under the Endangered Species Act, measures the project operator is implementing to protect the species, reporting requirements, specific measures that each worker must employ to avoid take of the species, and penalties for violation of the Act. Identification and information regarding special status or other sensitive species with the potential to occur on the Project site shall also be provided to construction personnel. The program shall include:

- An acknowledgment form signed by each worker indicating that environmental training has been completed.
- A copy of the training transcript and/or training video/CD, as well as a list of the names of all personnel who attended the training and copies of the signed acknowledgment forms, shall be maintained on-site for the duration of construction activities.

A copy of the Construction Worker Environmental Awareness Training and Education Program shall be submitted to the City of Tehachapi prior to the start of construction

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated.*

Impact #3.4.4b – Would the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

The Project site is highly disturbed and does not contain any sensitive natural community. The Project would not result in impacts to any sensitive natural community. The Project site has been used for agricultural production and is surrounded by disturbed cultivated land, and commercial, industrial, and residential development.

Riparian habitat is defined as the area adjacent to rivers, streams, lakes, and other water bodies, characterized by vegetation adapted to wet conditions and influenced by the presence of water. Riparian habitat is the transition zone between aquatic and terrestrial ecosystems. An unnamed drainage that contained no water during the survey was located on the western boundary of the Project site and was oriented in a north to south direction. The drainage was constructed for the previous land uses, and drains into an existing culvert that connects to the City's sewer system. The drainage contained two hydrophytic plants - willow and giant reed, but the drainage bed and bank were overgrown with upland species,

and there was no clear transition zone in the vegetation that could be considered riparian habitat. No riparian habitat was present on the Project site.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

Impact #3.4.4c – Would the Project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

The United States Army Corps of Engineers (USACE) has regulatory authority over the Clean Water Act (CWA), as provided for by the US EPA. The USACE has established specific criteria for the determination of wetlands based on the presence of wetland hydrology, hydric soils, and hydrophilic vegetation. Wetlands, streams, reservoirs, sloughs, and ponds typically meet the criteria for federal jurisdiction under Section 404 of the CWA and State regulatory authority under the Porter-Cologne Water Quality Control Act. Streams and ponds typically meet the criteria for State regulatory authority under Section 1602 of the California Fish and Game Code.

The National Hydrography Dataset (NHD) and National Wetlands Inventory (NWI) did not identify any water features within the Project site. One unnamed drainage not identified by NHD or NWI was present on the Project site during the survey. The drainage was located on the western portion of the Project site and runs in a north-south orientation. As noted above, the drainage is existing and directs stormwater into an existing culvert that connects to the City's sewer system. The drainage was overgrown with upland species and lacked wetland indicators. There are no water features on the Project site that would meet the criteria for either State or federally protected wetlands. There would be no impact to State or federally protected wetlands.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

Impact #3.4.4d – Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Wildlife migratory corridors are linear stretches of land that connect two open pieces of habitat that would otherwise be unconnected. These routes provide shelter and sufficient food resources to support wildlife species during migratory movements. Movement corridors generally consist of riparian, woodlands, or forested habitats that span contiguous acres of undisturbed habitat and are important elements of resident species' home ranges.

The proposed Project does not occur within any terrestrial migration route, significant wildlife corridor, or wildlife linkage area as identified in the Recovery Plan for Upland Species in the San Joaquin Valley (U.S. Fish and Wildlife Service, 1998) or by the California Essential Habitat Connectivity Project (Spencer, W.D., et al., 2010)..

The land surrounding the Project is developed with urban uses, a railroad line, residences, commercial or industrial uses, or is in agricultural production. These land uses are not well suited for use as wildlife movements. The Project would not substantially affect migrating birds or other wildlife. The Project will not restrict, eliminate, or significantly alter a wildlife movement corridor, wildlife core area, or Essential Habitat Connectivity area, either during construction or after the Project has been constructed. Project construction will not substantially interfere with wildlife movements or reduce breeding opportunities.

The proposed Project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. The Project would have no impacts to wildlife movements, no impacts to wildlife movement corridors, and no impacts to a nursery site

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

Impact #3.4.4e – Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

There are no adopted local policies or ordinances protecting biological resources that would apply to this Project site. The General Plan includes Policies NR26 through NR 28, which are meant to reduce impacts to biological resources. The Project will not be conflict with these or other City goals or policies related to the protection of biological resources. Therefore, implementation of the proposed Project would have no conflict related to adopted local policies or ordinances protecting biological resources.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

Impact #3.4.4f – Would the Project conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan?

The Project is not located within any Natural Community Conservation Plan, Habitat Conservation Plan, or any other local, regional, or State Conservation Plan. The proposed Project would have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact

3.4.5 - CULTURAL RESOURCES

Would the Project:

a.	Cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?	☐	☒	☐	☐
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	☐	☒	☐	☐
c.	Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Discussion

This section is based on a Cultural Resources Technical Memo (QK, 2025b), prepared for the Project. This document can be found in Appendix B.

Impact #3.4.5a – Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to CEQA Guidelines Section 15064.5?

As defined by CEQA Guidelines Section 15064.5, "historical resources" are:

- A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources (Public Resource Code Section 5024.1, Title 14 California Code of Regulations, Section 4850 et seq.).
- A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of the evidence demonstrates that it is not historically or culturally significant.
- Any object, building, structure, site, area, place, record, or manuscript which a Lead Agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be a historical resource, provided the Lead Agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the Lead Agency to be "historically significant" if the resource meets the criteria for listing on

the California Register of Historical Resources (Public Resources Code Section 5024.1, Title 14 CCR, Section 4852), including the following:

- Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- Is associated with the lives of persons important in our past;
- Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- Has yielded, or may be likely to yield, information important in prehistory or history.

A cultural resources records search conducted at the Southern San Joaquin Valley Information Center of the California Historical Resources Information System -- California State University, Bakersfield. The purpose of the search was to determine whether any known cultural resources or previously conducted cultural resource surveys were located on or near the Project.

The Native American Heritage Commission (NAHC) was contacted, and a Sacred Lands File search was conducted; the results were negative. The records search covered an area within one-half mile of the subject property and included a review of the *National Register of Historic Places, California Points of Historical Interest, California Registry of Historic Resources, Historical Landmarks, California State Historic Resources Inventory*, and a review of cultural resource reports on file.

The records search indicated that except for a narrow strip of land along its southern boundary adjacent to State Route 202/West Tehachapi Blvd. the subject property has never been surveyed for cultural resources, and it is not known if any exist on it. Nine cultural resource studies have been conducted within a half mile of the project. Two historic period cultural resources have been recorded within one half mile of the project. These are the routes of the Union Pacific Railroad (Primary No. P-15-002050) and State Route 58 (P-15-017304). The Project will not impact these historic cultural resources. No other cultural resources, either prehistoric nor historic, have been identified within a half mile of the Project.

Grading and trenching, as well as other ground-disturbing actions, have the potential to damage or destroy these previously unidentified and potentially significant cultural resources within the Project area, including historical resources. It would be an unlikely event the disturbance of any deposits that have the potential to provide significant cultural data would be considered a significant impact under CEQA. However, implementation of MM CUL-1 would reduce potential impacts to cultural resources to less than significant levels.

MITIGATION MEASURE(S)

MM CUL-1: If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and

debris, shell, bone, ceramics, and fire-affected rock, as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from Project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation. A copy of any additional studies and the final determination of the qualified archaeologist shall be submitted to the City of Tehachapi.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.5b – Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?

See discussion of Impact #3.4.5a above.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures MM CUL-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.5c – Would the Project disturb any human remains, including those interred outside of formal cemeteries?

Although unlikely, subsurface construction activities, such as trenching and grading, associated with the proposed Project could potentially disturb previously undiscovered human burial sites. Accordingly, this is a potentially significant impact. Although considered unlikely, subsurface construction activities could cause a potentially significant impact to previously undiscovered human burial sites. The records searches did not indicate the presence of human remains, burials, or cemeteries within the Project site. No human remains have been discovered at the Project site, and no burials or cemeteries are known to occur within the area of the site. However, construction would involve earth-disturbing activities, and it is still possible that human remains may be discovered, possibly in association with archaeological sites. Implementation of MM CUL-2 would ensure that the proposed Project would not directly or indirectly destroy previously unknown human remains. It is unlikely that the proposed Project would disturb any known human remains, including those interred outside of formal cemeteries. However, with the implementation of MM CUL-2, the Project would have a less than significant impact.

MITIGATION MEASURE(S)

MM CUL-2: If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the

California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement in the event of discovery of human remains at the direction of the county coroner.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact

3.4.6 - 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

This section is based on a FAQS prepared for the Project (QK, 2025a), which is included in this document as Appendix A.

Impact #3.4.6a – Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?

Construction

Energy demand during the approximately 16-month construction phase would result from the transportation of materials, construction equipment, and employee vehicle trips. Construction equipment includes excavators, graders, off-highway trucks, rubber-tired dozers, scrapers, tractors, loaders, backhoes, forklifts, cement and mortar mixers, and cranes. The Project would comply with the EKAPCD requirements regarding the use of fuel-efficient vehicles and equipment to the extent feasible. The Project will not use natural gas during the construction phase. All new building construction and site work on new or community colleges must comply with the mandatory measures outlined in Section 301.4 of the 2022 California Building Code (CBC) Title 24, Part 11 (CALGreen). Compliance with standard regional and local regulations, the Project would minimize fuel consumption during construction.

There are no unusual Project characteristics that would cause construction equipment to be less energy efficient compared with other similar construction sites in other parts of the State. Thus, construction-related fuel consumption of the Project would not result in inefficient, wasteful, or unnecessary energy use.

Operations

Once operational, the Project's energy demand would result from ongoing school activities, the use of typical appliances, the heating, ventilation and air conditioning (HVAC) system, typical school equipment, and maintenance equipment. The buildings themselves are being sited in such a way as to minimize the amount of direct sunlight each building receives (see Figure 1-3). This will help reduce the energy demand generated by the HVAC system to keep the buildings cool in the summer months. However, as noted above, the buildings will be constructed to meet current building CAL Green requirements for energy efficiency. The Project will also use energy-efficient appliances, insulation, LED and other efficient lighting, low-flow toilets, faucets, dual pane windows, ceiling fans, solar photovoltaic rooftop panels, drought tolerant landscaping or artificial turf and the use of drip irrigation systems, etc., which would also help reduce energy consumption and water demand. Electricity services for the proposed Project would be provided by Southern California Edison and natural gas services are provided by Southern California Gas. Electricity consumption in Kern County in 2022 was 14,860.85 gigawatts per hour (GWh) (California Energy Commission, 2025a). Gas consumption in Kern County in 2022 was 1,773.55 million therms (mBTU) (California Energy Commission, 2025b). Energy estimates in comparison to the Project are provided in Table 3.4.6-1 below.

Table 3.4.6-1
Estimated Energy Use

	Natural Gas (mBTU/yr)	Electricity (GWh/year)
Junior College	2.79	651.43
Parking Lot	0	59.76
Kern County Total	1,773.55	14,860.85

Based on these estimates, the Project would result be approximately 0.15 percent of natural gas use and approximately 4.8% of electricity use based on California Energy Commission historical data.

It is anticipated that the modes of transportation used to the Project site would be the same as those used for typical community colleges , such as buses and cars. Based on this analysis, construction and operationally related fuel consumption for the Project would not result in inefficient, wasteful, or unnecessary energy use. The Project would have a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

Impact #3.4.6b – Would the Project Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

See Impact #3.4.6a above.

Energy-saving strategies will be implemented where feasible to reduce the Project's energy consumption during the construction and post-construction phases. Strategies being implemented include those recommended by the California Air Resources Board (CARB) that may reduce the Project's construction energy consumption, including diesel anti-idling measures, light-duty vehicle technology, usage of alternative fuels, such as biodiesel blends and ethanol, and heavy-duty vehicle design measures to reduce energy consumption. Compliance with Title 24 CALGreen requirements such as the use of rooftop solar-generated energy, along with the energy efficiency appliances and the HVAC, lighting, and other components outlined above, will assist California in meeting its greenhouse gases (GHG) emissions reduction goal by 2030, as required by the California Global Warming Solutions Act (AB 32) (amended by SB 32 in 2016). Impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

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

Discussion

Impact #3.4.7a(i) – Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?

The nearest active fault is the Garlock Fault, approximately 9 miles southeast of the Project site, and the White Wolf Fault, approximately 12.06 miles to the northwest (California Department of Conservation, 2024). It is noted in the General Plan, Community Safety Element, Table 2-18 that surface rupture has a "low" level of risk (City of Tehachapi, 2012a).

The proposed Project would comply with the most recent California Building Standards Code, which is implemented by the Division of the State Architect (DSA), who ensures compliance with structural, accessibility, and fire and life safety codes and provides criteria for the seismic design of college buildings. Further, under the General Plan, Community Safety Element, the City would require Policy CS1 through CS3 addresses requirements for further geotechnical evaluations. The appropriate development requirements for seismic design would be determined during plan review and would include standards under Chapter 18 of the California Building Code for earthwork and grading during construction. As the site is not located on or near a known fault and in consideration of the "low" level of risk associated with surface ruptures, the Project would have a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

Impact #3.4.7a(ii) – Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

The level of groundshaking at any given location within the City depends on many factors including the size and type of earthquake, distance from the earthquake and subsurface geologic conditions. The Garlock fault (to the southeast) is an active earthquake fault. In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The City has incorporated numerous policies related to seismicity to ensure the health and safety of all people. Design in accordance with these standards and policies would reduce any potential impact to a less than significant level. Because all proposed structures on the Project site must be designed in conformance with these state and local standards and policies, any potential impacts would be less than significant. In addition, the Project will be required to perform a final geotechnical evaluation

of the site as required by the California Building Code Title 24, Part 2, Chapter 18 requiring a final geotechnical evaluation of the soils at a design level by a qualified geotechnical engineer or equivalent. The evaluation will be subject to review and approval by the City of Tehachapi. Structural elements shall then be designed to resist or accommodate appropriate site-specific ground motions and conform to the current California Building Code seismic design standards. Therefore, compliance with State Building Code and City of Tehachapi design standards would allow development of the site to occur and result in a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7a(iii) – Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

The General Plan provides a summary of environmental risks associated with planning area. The General Plan indicates that there is a "low" level of risk associated with liquefaction within the planning area.

Structures constructed as part of the Project would be required by State law to be constructed in accordance with all applicable CBC Title 24 (Part 10) construction standards related specifically to seismic requirements. This results in the Project being developed in a manner that would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. Adherence to all applicable regulations would reduce or avoid any potential impacts to structures resulting from liquefaction at the Project site, and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7a(iv) – Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

The site and surrounding area are flat with no significant topological features. The nearest topographical features are the foothills located on the north side of SR 58, approximately 0.4

miles north of the Project site. There is no potential for rock falls and landslides to impact the site in the event of a major earthquake, as the site has no dramatic elevation changes.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

Impact #3.4.7b – Would the Project result in substantial soil erosion or the loss of topsoil?

Construction activities associated with the proposed Project would disrupt surface vegetation and soils and would expose these disturbed areas to erosion by wind and water. National Pollutant Discharge Elimination System (NPDES) stormwater permitting programs regulate stormwater quality from construction sites, which includes erosion and sedimentation. Under the NPDES permitting program, the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) are required for construction activities that would disturb an area of one acre or more. A SWPPP must identify potential sources of erosion or sedimentation that may be reasonably expected to affect the quality of stormwater discharges as well as identify and implement best management practices (BMPs) that ensure the reduction of these pollutants during stormwater discharges. Typical BMPs intended to control erosion include sandbags, retention basins, silt fencing, storm drain inlet protection, street sweeping, and monitoring of water bodies. Mitigation Measure MM GEO-1 requires the approval of a SWPPP to comply with the NPDES General Construction Permit from the Central Valley Regional Water Quality Control Board (RWQCB).

Once the campus is operational, the ground surface will have impermeable surfaces as well as permeable surfaces. The impermeable surfaces would include roadways, driveways, parking lots, and buildings and no exposed soil would be present. The permeable surfaces would include the open space and landscape areas that will be covered with grass or other native plants to help minimize soil erosion. Overall, the development of the Project would not result in conditions where substantial surface soils would be exposed to wind and water erosion or result in substantial soil erosion or the loss of topsoil. Impacts would be less than significant with incorporation of mitigation measures.

MITIGATION MEASURE(S)

MM GEO-1: Prior to construction, the District shall submit: (1) the approved Stormwater Pollution Prevention Plan (SWPPP) and (2) the Notice of Intent (NOI) to comply with the General National Pollutant Discharge Elimination System (NPDES) from the Central Valley Regional Water Quality Control Board. The requirements of the SWPPP and NPDES shall be incorporated into design specifications and construction contracts. Recommended best management practices for the construction phase may include the following:

- Stockpiling and disposing of demolition debris, concrete, and soil properly.
- Protecting existing storm drain inlets and stabilizing disturbed areas.
- Implementing erosion controls.
- Properly managing construction materials.
- Managing waste, aggressively controlling litter, and implementing sediment controls.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.7c – Would the Project 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?

The site and surrounding area is flat, which does not provide the conditions required for significant on-site land sliding. Additionally, the site is not located near any areas with sufficient slope that could result in off-site landslides. Moreover, the Project will be designed to comply with current applicable CBC Title 24and local design requirements to accommodate existing soil conditions of the Project site. The Project would result in a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7d – Would the Project 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?

Expansive soils are characterized by the potential for shrinking and swelling as the moisture content of the soil decreases and increases, respectively. Clay soils are typically more susceptible to expansion and subsequent hazards due to the disparity between their wet and dry compositions. Per the Natural Resources Conservation Service (NRCS) Web Soil Survey (WSS), the Project site consists of Havala sandy loam 0 to 2 percent slopes and Tehachapi sandy loam, 2 to 15 percent slope (USDA, Natural Resources Conservation Service, 2024).

Havala sandy loam is characterized as a well drained soil that formed from mixed alluvium with slow to moderate runoff and moderately slow permeability (USDA, 2001). Tehachapi sandy loam is characterized as a well-drained soil formed in mixed alluvium on old alluvial fans and terraces with slow to medium runoff and slow permeability.

The Project would comply with all applicable requirements in accordance with applicable CBC Title 24 requirements and provides criteria for the appropriate design of buildings.

Additionally, the General Plan indicates compliance with CBC Chapter 18 regulating earth work and grading during construction that would minimize risk of property damage and personal injury posed by seismic and geologic hazards. The proposed Project would not be located on any identified expansive soils, as defined in the California Building Code. Therefore, the Project would have a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.7e – Would the Project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater?

The proposed Project will not use a septic system. The Project will connect to the existing sewer system and will comply with adopted development standards. Therefore, there would be no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

Impact #3.4.7f – Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

The Project site has experienced ground disturbance through past grading and clearing activities, however the site has remained largely undeveloped. The Project site is located within an urbanized area generally bounded by industrial and commercial uses to the east, west, and south, and the Union Pacific railroad and City wastewater treatment facility to the north. The City General Plan Natural Resources Element also notes that no paleontological resources have been discovered within its Planning Area (City of Tehachapi, 2012a). Therefore, the potential for paleontological resources is minimal.

Although minimal, there remains the possibility for previously unknown, buried paleontological resources or unique geological sites to be uncovered during subsurface construction activities. Implementation of MM GEO-2 requires that if unknown paleontological resources are discovered during construction activities, work within a 25-foot buffer would cease until a qualified paleontologist determines the appropriate course of

action. The inclusion of this MM GEO-2 is consistent with General Plan Policy NR44 and with implementation, the Project will have a less than significant impact.

MITIGATION MEASURE(S)

MM GEO-2: During any ground-disturbance activities, if paleontological resources are encountered, all work within 25 feet of the find shall halt until a qualified paleontologist, as defined by the Society of Vertebrate Paleontology *Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources* (2010), can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or another appropriate facility regarding any discoveries of paleontological resources.

If the qualified paleontologist determines that the discovery represents a potentially significant paleontological resource, additional investigations, and fossil recovery may be required to mitigate adverse impacts from Project implementation. If avoidance is not feasible, the paleontological resources shall be evaluated for their significance. If the resources are not significant, avoidance is not necessary. If the resources are significant, they shall be avoided to ensure no adverse effects or such effects must be mitigated. Construction in that area shall not resume until the resource-appropriate measures are recommended, or the materials are determined to be less than significant. If the resource is significant and fossil recovery is the identified form of treatment, then the fossil shall be deposited in an accredited and permanent scientific institution. Copies of all correspondence and reports shall be submitted to the Lead Agency.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact

3.4.8 - GREENHOUSE GAS EMISSIONS

Would the Project:

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

Discussion

This section is based on a FAQS prepared for the Project (QK, 2025a), which is included in this document as Appendix A.

Impact #3.4.8a – Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The Project's greenhouse gas (GHG) emissions are primarily from mobile source activities. Not all GHGs exhibit the same ability to induce climate change; as a result, GHG contributions are commonly quantified as carbon dioxide equivalents (CO_2e). The proposed Project's operational CO_2e emissions were estimated using CalEEMod. These emissions are summarized in Table 3.4.8-1 (QK, 2025a).

Table 3.4.8-1
Estimated Annual Greenhouse Gas Emissions

Source	CO_2	CH_4	N_2O	CO_2e
Total Construction Emissions	451.26	0.02	0.01	454.95
Annualized Construction Emissions[1]	15.04	0.00	0.00	15.17
Total Operational Emissions	900.88	0.90	0.04	935.42
Total Project Emissions	**915.92**	**0.90**	**0.04**	**950.59**
EKAPCD's Significance Threshold	-	-	-	25,000
Significance Threshold Exceeded?	-	-	-	No

1 Per South Coast AQMD's Methodology

The Project emissions are less than the EKAPCD's significance thresholds for GHG emissions. Additionally, in the decade after EKAPCD adopted their Guidance for Addressing GHG Emission Impacts for New Projects, several new laws and executive orders were adopted

that require additional reductions in years after 2020. For instance, Senate Bill 32 requires that GHG emissions be 40% less than 1990 levels by 2030. More drastic still, Senate Bill 100 which was signed by the Governor recently requires 100% zero-carbon electricity by 2045. On the day SB 100 was signed into law, the Governor also signed Executive Order B-55-18 which commits California to total, economy-wide carbon neutrality by 2045. Today's standards propose a grand vision that, if achieved, would fundamentally change how business is conducted, and citizens live in the State. Thus, as discussed in the most recent updates to the Scoping Plan, objectives of the Scoping Plan affect all sectors of the economy, and it no longer makes sense to evaluate GHG emissions on a project-level.

For these reasons, Project GHG emissions levels presented in Table 3.4.8-6 are primarily for disclosure purposes. The Project's largest contributors to GHG emissions are from construction activities and operational mobile and energy sources. Electricity and transportation fuels are, in effect, regulated by requiring providers and importers of electricity and fuel to participate in the GHG Cap-and-Trade Program and other Programs (e.g., low carbon fuel standard, renewable portfolio standard, etc.). Each sector-wide program exists within the framework of AB 32 and its descendant laws the purpose of which is to achieve GHG emissions reductions consistent with the AB 32 Scoping Plan

The Project would generate GHGs from electricity use and combustion of gasoline/diesel fuels, each of which is regulated near the top of the supply-chain. As such, each consumer in California (including those creating emissions of this Project) will have no choice but to purchase electricity and fuels produced in a way that is acceptable to the California market. Thus, Project GHG emissions will be consistent with the relevant plan (i.e., AB 32 Scoping Plan). The Project would meet its fair share of the cost to mitigate the cumulative impact of global climate change based on energy purchases from the California market. Thus, consumers of electricity and transportation fuels are in effect regulated by higher level emissions restrictions on the producers of these energy sources. Therefore, the Project would have a less than significant impact on applicable GHG reduction plans and the Project's contribution to cumulative global climate change impacts would not be cumulatively considerable.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.8b – Would the Project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

See the discussion of Impact #3.4.8 above.

in the decade after EKAPCD adopted their Guidance for Addressing GHG Emission Impacts for New Projects, several new laws and executive orders were adopted that require

additional reductions in years after 2020. For instance, Senate Bill 32 requires that GHG emissions be 40% less than 1990 levels by 2030. More drastic still, Senate Bill 100 which was signed by the Governor recently requires 100% zero-carbon electricity by 2045. On the day SB 100 was signed into law, the Governor also signed Executive Order B-55-18 which commits California to total, economy-wide carbon neutrality by 2045. Today's standards propose a grand vision that, if achieved, would fundamentally change how business is conducted, and citizens live in the State. Thus, as discussed in the most recent updates to the Scoping Plan, objectives of the Scoping Plan affect all sectors of the economy, and it no longer makes sense to evaluate GHG emissions on a project-level.

Additionally, the Project will not exceed the criteria pollutant thresholds established by the EKAPCD. Therefore, the Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact

3.4.9 - HAZARDS AND HAZARDOUS MATERIALS

Would the Project:

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☒	☐	☐
c.	Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☒	☐	☐
d.	Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e.	For a Project located within 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

This section is based on the prepared Phase I Environmental Site Assessment (ESA) for the Project (Soils Engineering, Inc., 2024). This study is included as Appendix C of this document.

Impact #3.4.9a – Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Construction

Hazardous and non-hazardous wastes would likely be transported to and from the Project site during the construction phase of the proposed Project. Construction would involve the use of some hazardous materials, such as diesel fuel, hydraulic oil, grease, solvents, adhesives, paints, and other petroleum-based products, although these materials are commonly used during construction activities and would not be disposed of on the Project site. Any hazardous waste or debris that is generated during the construction of the proposed Project would be collected and transported away from the site and disposed of at an approved off-site landfill or other such facility. In addition, sanitary waste generated during construction would be managed through the use of portable toilets, which would be located at reasonably accessible on-site locations.

Per the California Health and Safety Code and CCR, a business is required to provide a Hazardous Materials Business Plan (HMBP) to the California Environmental Reporting System (CERS) if they handle a listed hazardous material above a certain threshold. Specific hazardous chemicals reported to the CERS and CUPA and procedures specified in the SPCC would provide a system of addressing hazardous materials handled by the Project. The material threshold for this program is 55 gallons of liquid, 500 pounds of solid, 200 cubic feet of compressed gas, and/or applicable State/federal threshold quantity for extremely hazardous material.

A HMBP consists of the following items: business activities, business owner/operator identification, hazardous materials inventory stored and/or generated, facility site map, emergency response/contingency plan for procedures in the event of a release or threatened release of a hazardous material/waste, employee training plan, which includes hazardous communications/safety data sheets (SDS), annual training refresher courses, and safety procedures in the event of a release or threatened release of a hazardous material/waste, etc.

The Project would be required to prepare and submit a Hazardous Materials Business Plan to include the new campus site for report to the appropriate regulatory agency. As this is a regulatory requirements, implementation of the approved HMBP, would result in no significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste during the construction of the new school campus would occur.

Construction of the Project would involve the transport and use of minor quantities of hazardous materials such as fuels, oils, lubricants, hydraulic fluids, paints, and solvents. The types and quantities of hazardous materials to be used and stored on-site would not be of a significant amount to create a reasonably foreseeable upset or accident condition. The handling and transport of all hazardous materials on-site would be performed in accordance with all applicable federal, State, and local laws and regulations.

Operations

During Project operation, small amounts of custodial chemicals would be used for cleaning purposes. The presence of such materials could present a risk if not managed properly. The presence and use of these materials, which can be classified as hazardous materials, create the potential for accidental spillage and exposure of workers to these substances. As noted above, the Project would be required to prepare and submit a Hazardous Materials Business Plan that covers operational activities. As this is a regulatory requirements, implementation of the approved HMBP, would result in no significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste during the operation of the new school campus would occur. In addition, the District has procedures in place for the transport, use, and storage of hazardous materials that comply with State requirements.

The proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Based on the analysis above, With regulatory compliance, the proposed Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, nor 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. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant***.

Impact #3.4.9b – Would the Project 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?

There were no recognized environmental condition (REC), controlled recognized environmental conditions (CRECs), or historical RECs (HRECs) observed at site in connection with current and past land uses (Soils Engineering, Inc., 2024).. It was further concluded that the historical use and current conditions of the site appear to have a very low environmental risk to the site and future occupants and none of the adjoining properties appear to be an environmental threat to the site.

As noted in Section VII GEOLOGY AND SOILS, part (b), and imposed as MM GEO-1, the Project would be required to prepare and implement a SWPPP under the NPDES permit for construction sites over one acre. The SWPPP identifies potential sources of pollution from the Project that may affect the quality of stormwater discharge and requires that BMPs be implemented to prevent contamination at the source. By implementing BMPs during

construction activities, accidental spills of hazardous materials would be contained, and soil and groundwater contamination would be minimized or prevented.

Therefore, based on the results of the Phase I ESA, and compliance with federal and State regulations the Project would not result in significant hazards to the public or environment through the release of hazardous materials. The impact would be less than significant

MITIGATION MEASURE(S)

Implementation of MM GEO-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated.*

Impact #3.4.9c – Would the Project emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The Project proposes to develop a site with a new community college campus. The nearest existing school is the Monroe High School approximately one mile east of the Project site and Tompkins Elementary School approximately one mile south of the Project site. The Project is not anticipated to result hazardous emissions or involve hazardous materials, substances or waste within a one-quarter mile of an existing school. The Project is expected to comply with federal, State, and local requirements for construction and operational activities for hazardous materials storage and handling and would result in a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.9d – Would the Project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

A literature review of available federal, State, and local database information systems was performed for the purpose of identifying known recognized environmental conditions present on the site and the nearby properties that have the potential to adversely impact the site (Soils Engineering, Inc., 2024). It was determined that no business or operations were found within a one-mile radius of the site that processes, stores, or transports hazardous materials that requires permitting and listing pursuant to Government Code Section 65962.5. No sites were listed in the search of available or "reasonably ascertainable" State or federal government records within the ASTM E-1527-13 search radius around the subject

property. No sites appear to have current environmental problems that may affect the site, as reported by the Kern County Environmental Services Department, and GeoTracker.

Per the California Department of Toxic Substances Control (DTSC) Envirostor Database, the Project site does not contain and is not in the vicinity of a permitted hazardous material/waste facility or a hazardous waste cleanup site (California Department of Toxic Substances Control, 2023), and would not create a significant hazard to the public or the environment. The Project site is not within the immediate vicinity of a hazardous materials site and would not impact a listed site. Based on this data, there are no identified facilities within one-quarter mile of the site that might reasonably be anticipated to emit hazardous air emissions or handle hazardous materials, substances, or wastes that might affect the proposed school and impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.9e – Would the Project be 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?

The proposed Project is located approximately 0.95 miles west of the Tehachapi Municipal Airport. The Kern County Airport Land Use Compatibility (ALUCP) is a document that provides guidance to allow for the orderly development of each public airport and the area surrounding these airports in Kern County. It also directs the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards within areas around public: airports to the extent these areas are not already devoted to incompatible uses. The ALUCP identifies a list of specific hazards zones, which are outlined in Table 2A of that document (County of Kern, 2012). Each hazard zone has a set of impact elements, maximum densities for residential and non-residential uses, prohibited uses, acceptable uses, development conditions and provisions with additional policy guidelines.

Under Section 3.2.3, land uses of particular concern are identified which include children's schools, hospitals, nursing homes, and other uses in which the majority of occupants are children, elderly, and/or handicapped are inappropriate within Compatibility Zones A, B, and C.

The Project site is located within Compatibility Zone C. Compatibility Zone C is defined as "the outer boundary of the Common Traffic Pattern Zone where aircraft are commonly below 1,000 feet above ground level (i.e., the traffic pattern and pattern entry points). This area is considered to extend 5,000 feet laterally from the runway centerline. The length along the runway's axis will vary from 5,000 to 10,000 feet from the end of the runway's primary

surface. The length depends upon the runway classification (visual versus instrument), and the type and volume of aircraft accommodated. For runways having an established track solely on one side, the shape of the zone is modified accordingly." Table 2A identifies schools as a prohibited use and also indicates the maximum densities for non-residential uses within Compatibility Zone C is 150 people per acre.

However, there is a provision note in Table 2A that allows local governing bodies to modify airport-specific policies or decision with appropriate adopted findings based upon evidence in the record. Although the ALUCP addresses schools, it is mainly focused on pre-kindergarten and elementary schools, not necessarily institutions of secondary education. It should be noted that there are two existing City schools, the Jacobsen Middle School and Tehachapi High School, located within the Compatibility Zone C.

Additionally, the maximum density as provided in the ALUCP of 150 people per acre would allow for a maximum density of 1,023 people for the 6.82 acre Project site. As described, at full buildout, the college will have a maximum enrollment of 500 students and 10 faculty. The seven classrooms are expected to serve on average 200 to 300 students per day. Therefore, based on maximum enrollment and full staff, the Project would be well below the maximum density threshold as defined in the ALUCP. The ALUCP also indicates that the Project site is outside of the 65 CNEL noise contour lines and would not be adversely affected by noise generated by the airport.

The City has also noted that the ALUCP is currently being updated for the Tehachapi Municipal Airport, which now gives the runway a "short" runway designation, shrinking the safety zone areas. When adopted, the hazard zones will be adjusted and new zones added, the Project site will be located within Hazard Zone D1, which is an overhead flight zone that does not restrict any educational uses.

Based on the preponderance of the evidence provided, the City has determined that schools can be safely developed within Compatibility Zone C and will be able to make the appropriate findings for the proposed Project. The Project is expected to be developed in compliance with City development standards and would not result in a safety hazard for people residing or working in the Project area. Therefore, the Project would have a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

Impact #3.4.9f – Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The District Board of Trustees has adopted Administrative Procedures (AP) 3505, which is an Emergency Planning, Preparedness, and Response Plan as part of their policy document

(Kern Community College District, 2024). Each college and the District office has emergency response and evacuation procedures for notifying the campus community in the event of a significant emergency or dangerous situation involving an immediate threat to the health or safety of students or employees occurring on the campus.

In addition, the City participates in the Kern County Emergency Operations Plan (KCEOP) and adheres to the Standardized Emergency Management System established by the Kern County Board of Supervisors. Tehachapi also has a Mutual Aid Agreement with Kern County and surrounding areas to ensure resources, equipment, and personnel can be shared in emergencies. The City is currently updating their Emergency Operations Plan but continues to implement the appropriate procedures as outlined in the KCEOP. The City also adheres to the California Fire Code, which is a part of CBC Title 24 building standards.

The proposed Project is required to adhere to the procedures and standards set forth in the KCEOP, AP 3505 and the CFC and CBC Title 24, which identifies the design standards for emergency access during both the Project's construction and operational phases. The Project would also comply with the appropriate local and State requirements. The proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, the Project would have a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.9g – Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

The Project site is not located within a hazard zone classified as Very High, High, or Moderate for wildland fires (Cal Fire, 2025). The proposed Project is surrounded by a mix of commercial and industrial land uses and would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, as there are no wildlands in the vicinity. Construction and operation of the Project is not expected to increase the risk of wildfires on or adjacent to the Project site. The Project will also be required to comply with all applicable standards as required by the State Fire Marshall, and Title 24 regulations, as well as local fire codes.

The proposed 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. Therefore, the impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

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

Discussion

This section is based on the prepared Water Supply Assessment(WSA) for the Project (QK, 2025c). This study is included as Appendix D of this document.

Impact #3.4.10a – Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Construction of the Project would involve excavation, soil stockpiling, mass, and fine grading, the installation of, and associated infrastructure. The site will also include an on-site retention basin to collect stormwater during construction and from the impervious areas of the site during operations. During site grading and construction activities, large areas of bare soil could be exposed to erosive forces for long periods of time. Construction activities involving soil disturbance, excavation, cutting/filling, stockpiling, and grading activities could result in increased erosion and sedimentation to surface waters.

Additionally, accidental spills or disposal of potentially harmful materials used during construction could possibly wash into and pollute surface water runoff. Materials that could potentially contaminate the construction area, or spill or leak, include lead-based paint flakes, diesel fuel, gasoline, lubrication oil, hydraulic fluid, antifreeze, transmission fluid, lubricating grease, and other fluids. A SWPPP for construction-related activities would include, but not be limited to, the following types of BMPs to minimize the potential for pollution related to material spills:

- Vehicles and equipment will be cleaned.
- Vehicle and equipment fueling and maintenance requirements will be established.
- A spill containment and cleanup plan will be in place prior to and during construction activities.

In order to reduce potential impacts to water quality during construction activities, regulatory compliance of the Project with NPDES General Construction Permit requires the Project proponent to file a Notice of Intent (NOI) and prepare a SWPPP. SWPPP implementation is incorporated as MM GEO-1. The Project SWPPP would include BMPs targeted at minimizing and controlling construction and post-construction runoff and erosion to the maximum extent practicable. Additionally, as noted in Section 3.4.9, additional regulatory compliance with hazardous materials storage and handling requires that all hazardous wastes be in accordance with the approved HMBP.

Once constructed, the on-site retention basin will contain stormwater runoff from the facility during rain events and either percolate back into the underlying water basin or direct the water into the City sewer system via a 20 foot drainage along the west side of the Project site. It is unlikely that operational activities would impact surface or groundwater quality. The Project site will be graded in compliance with State and local requirements and impacts to water quality would be considered less than significant.

The proposed Project would not violate any water quality standards or waste discharge requirements and would have a less than significant impact.

MITIGATION MEASURE(S)

Implementation of MM GEO-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated*.

Impact #3.4.10b – Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

The California Department of Water Resources, (DWR) has divided the State into 10 Hydrologic Regions. The Project site is located within the Tulare Lake Hydrologic Region in a Basin ranked as "high priority" in a Statewide ranking of groundwater importance. The Region encompasses approximately 16,800 square miles. the Project site is within the City of Tehachapi in the Tehachapi Valley West Groundwater Basin (DWR Subbasin 5-28; Basin), which is in the greater Tulare Lake Hydrologic Region (DWR Basin 5.22). The Tehachapi Valley West Groundwater Subbasin covers approximately 14,800 square miles. The Tehachapi Valley West Groundwater Subbasin is generally bounded on the north by the Sierra Nevada and on the south by the Tehachapi Mountains.

Groundwater in the Basin is used for all water supplied to the City of Tehachapi. The Tehachapi Valley West Subbasin is an adjudicated groundwater Basin. The Tehachapi-Cummings County Water District (TCCWD) serves as the watermaster for this adjudicated Basin. The City has an estimated service population of approximately 8,815 people. In 2015, approximately 1,737 acre-feet (566 million gallons) of water was delivered to an estimated 3,085 water service connections of which approximately 57% of the water use is for residential services. The remainder are for commercial, industrial uses and losses.

The City currently utilizes local groundwater as its source of potable water supply. Groundwater is extracted by seven wells located within the City's SOI.

Since the 2015 RUWMP, the City has acquired additional native water rights. In 2025, the City owns 1,996 pumpable acre-feet of water rights with a projected demand of all customers at 1,863.327 acre-feet, leaving 133 acre-feet of unused native water rights available. In addition, the City of Tehachapi controls 500 acre-feet of leased water rights with two large water rights holders. The City does not pump that water currently for potable use. The 1.9 acre-feet per year required for this project at full-site build-out is available via unused native water rights owned by the City. The City relies on groundwater pumping from the adjudicated Tehachapi Basin to meet the demands of its customers, and has an adjudicated pumping allocation of 1,996 acre-feet/year in addition to the right to recovery of previously recharged SWP supplies purchased from the TCCWD in its BWRA (Banked Water Recovery Account). In addition, the City leases an additional 500 acre-feet of adjudicated pumping allocation on an annual basis. Based on ongoing monitoring of the Tehachapi Basin, the City anticipates that the safe yield and water quality will remain at close to current conditions for the next twenty years and beyond.

The sufficiency of the Project water supply is analyzed on two bases: the physical availability of the City to provide water in the amounts required for Project construction and operation. The water estimates are based on the most current and available 2015 Greater Tehachapi Area Regional Urban Water Management Plan (UWMP). The estimates provide normal water year, single dry water year and multiple dry water years, water supply and demand-related water availability with respect to projected water demand during a 20-year projection, starting from the year of adoption of the UWMP (2015 to 2035). Under the UWMP, the estimated normal year supply and demand comparison (Table 3.4.10-1), the estimated single dry year supply and demand comparison (Table 3.4.10-2), and the three consecutive dry year supply and demand comparison (Table 3.4.10-3) are provided below.

Table 3.4.10-1
Normal Year Supply and Demand Comparison (AF)

	2020	2025	2030	2035
Supply Totals	2,242	2,347	2,458	2,575
Demand Totals	2,242	2,347	2,458	2,575
Difference	0	0	0	0

Source: (Tehachapi-Cummings County Water District, 2016)

Table 3.4.10-2
Single Dry Year Supply and Demand Comparison (AF)

	2020	2025	2030	2035
Supply Totals	2,242	2,347	2,458	2,575
Demand Totals	2,242	2,347	2,458	2,575
Difference	0	0	0	0

Source: (Tehachapi-Cummings County Water District, 2016)

Table 3.4.10-3
Three Consecutive Dry Years Supply and Demand Comparison (AF)

		2020	2025	2030	2035
First Year	Supply Total	2,242	2,347	2,458	2,575
	Demand Total	2,242	2,347	2,458	2,575
	Difference	0	0	0	0
Second Year	Supply Total	2,242	2,347	2,458	2,575
	Demand Total	2,242	2,347	2,458	2,575
	Difference	0	0	0	0
Third Year	Supply Total	2,242	2,347	2,458	2,575
	Demand Total	2,242	2,347	2,458	2,575
	Difference	0	0	0	0

Source: (Tehachapi-Cummings County Water District, 2016)

As shown in the tables above and found in the Regional UWMP, the anticipated water supplies are sufficient to meet all demands through the next twenty years under the normal year, single dry year, and multiple dry year scenarios.

It should be noted that the supply and demand numbers shown from the 2015 RUWMP are not representative of the City's current water supply and demand. According to the City, the 2024 actual water demand was 1,853.65 acre-feet and the actual supply was 2,480.667 acre-feet. The 2025 forecast water demand is 1,863.667 acre-feet with a forecast water supply of 2,296 acre-feet.

Groundwater adjudication proceedings were initiated in 1966 in response to the decline in groundwater levels that had been experienced in the Basin since 1950. The Tehachapi Basin adjudication judgment was filed in 1971, with an amended judgment filed in 1973 (Superior Court Case No. 97210). The adjudicated Basin includes portions of both the Tehachapi Valley West and East Basins. The physical solution in the judgment created "allowed pumping allocations" for each party that restricted total annual extractions within the Tehachapi Basin to the safe yield of 5,500 acre-feet. Exports from the groundwater Basin are not allowed. Allowed pumping allocations per the judgment and updates per water rights transactions are as follows:

- City of Tehachapi – 1,994 Acre-feet
- Golden Hills CSD – 874 Acre-feet
- Other pumpers – 2,828 Acre-feet.

In addition to its allowable pumping allocation from the adjudication judgment, the City has the ability to purchase surface water from TCCWD as available, that is recharged into the groundwater Basin and available for future recovery by the City's wells. Under a 2017 Term Municipal & Industrial Agreement (M&I Agreement) between the City and TCCWD, the maximum annual amount of SWP water is 1,153 acre-feet/year. Under the M&I Agreement, the City may purchase SWP water from TCCWD to meet its needs beyond its groundwater allocation. TCCWD's obligation to supply water is further conditioned upon the availability of sufficient SWP water to enable TCCWD to meet all of its Customers' water demands. The current M&I agreement ends on December 31, 2026. The availability of SWP water is not guaranteed. The City does not rely on SWP water since current adjudicated water pumping allocations are in excess of current domestic water demand.

A groundwater modeling study of the Basin was completed by Fugro West, Inc. in 2009 to provide a better understanding of the hydrogeology of the Basin. The study found the safe yield of the Basin to be about 5,317 acre-feet per year, with annual extractions averaging about 3,591 acre-feet. The TCCWD monitors selected wells seasonally for groundwater levels. Groundwater levels have increased since the adjudication and are now close to 1950 levels. The Basin is not considered to be in a state of overdraft or projected to become overdrafted.

The Project's construction process is estimated to take approximately 48 months. Construction water demands are estimated to be approximately 225 gpd/acre for the duration of construction or 2.35 acre-feet, which is equivalent to approximately 767,250 gallons (assuming 250 construction days per year). Bottled drinking water will be provided for crews during construction activities.

Initial construction water usage will be in support of site preparation and grading activities. During earthwork for grading of access road foundations, building foundations and Project components, the principal use of water would be for compaction and dust control. Smaller quantities would be required for the preparation of concrete required for foundations and other minor uses. After the earthwork activities, water usage will be used for dust suppression and normal construction water requirements that are associated with construction of the buildings, internal access roads, and landscaping.

The long-term average day operational water demand will be for the students, instructors and ongoing landscape maintenance. It is anticipated to be approximately 620,330 gallons per year or 1.90 acre-feet per year for the total build out of the Project. This is based on the full buildout of the Project which will include a 39,000 square foot academic building (replacing the four modular buildings in Phase 1) and a 375 square foot storage building. The average water demand is 15.57 gallons per square-foot per year (gal/sq.ft.-yr) for an academic building and 34.92 gal/sq.ft.-yr for maintenance and operations building. The 39,000 square foot academic building would use 607,230 gallons per year (39,000 sq.ft x 15.57 gal/sq.ft-year). The 375 square foot maintenance and operations building would use 13,100 gallons per year (375 sq. ft. x 34.92 gal/sq.ft.-year).

As indicated in Table 3.4.10-3 the UWMP water estimates at worst case scenario of multiple dry years, anticipate an increase of water supply and demand of 333 AF (2,575 AF–2,242 AF) between the 2020 and 2035 year. Therefore, Project long-term operational water demand would be 0.57% (1.90 AF/333 AF) of the available water supply. This becomes a conservative assumption as the calculation assumes the college would utilize the average water demand every day of the year, where in reality, there would be varying water use levels during operational days and non-operational days (school vacation periods, holidays, etc). The use of water efficient fixtures such as low-flow toilets, faucets and drip irrigation or artificial turf, where feasible, will help reduce water usage and overall demand.

The Project is not anticipated to 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 and would comply with the applicable GSP and UWMP. To avoid reliance on SWP water, the 1.9 acre-feet of water required by this Project will be supported from the City's native groundwater pumping allocation. Impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.10c(i) – Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?

The rate and amount of surface runoff is determined by multiple factors, including the following: topography, the amount and intensity of precipitation, the amount of evaporation that occurs in the watershed, and the amount of precipitation and water that infiltrates to the groundwater. The proposed Project would alter the existing drainage pattern of the site, which could have the potential to result in erosion, siltation, or flooding on- or off-site In addition, the placement of permanent structures on-site could affect drainage in the long term. Impacts from construction and operation are discussed below.

As noted in Impact #.34.4c, the NHD/NWI did not identify any water features within the Project site, and there are no streams or rivers on site.

As discussed in Impact #3.4.10a above, potential impacts on water quality arising from erosion and sedimentation are expected to be localized and temporary during construction. The on-site retention basin will contain stormwater runoff during rain events and either percolate back into the underlying water Basin or direct the water into the City sewer system via a 20 foot drainage along the west side of the Project site. It is unlikely that construction activities would impact surface or groundwater quality. Construction-related erosion and sedimentation impacts, as a result of soil disturbance, would be less than significant after implementation of the requirements associated with the approved SWPPP and BMPs as required under MM GEO-1. As noted previously, there are blue line water features present on the Project site.

Once constructed, there would be areas of impervious surface that might cause stormwater runoff during rain events. However, the site will be graded in compliance with City requirements. As noted, the on-site retention basin allows stormwater to either percolate back into the underlying water Basin or direct the water into the City sewer system via a 20 foot drainage. It is unlikely that operational activities would impact surface or groundwater quality as the connection to existing City stormwater drainage infrastructure is anticipated and impacts from stormwater would be considered less than significant.

With implementation of MM GEO-1, 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 off-site. Therefore, the Project would have a less than significant impact.

MITIGATION MEASURE(S)

Implementation of GEO-1.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated.*

Impact #3.4.10c(ii) – Would the Project 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

See also Impact #3.4.9c(i) above.

The Project site is relatively flat. The topography of the site would not appreciably change because of grading activities. The site does not contain any blue-line water features, including streams or rivers. The Project would develop significant areas of impervious surfaces that could significantly reduce the rate of percolation at the site or concentrate and accelerate surface runoff in comparison to the baseline condition. In addition, there are areas of the Project that would be undeveloped (i.e., open space, etc , and stormwater would generally allow water to percolate into the ground.

Once constructed, the Project will handle stormwater as required by the City. 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 drainage patterns or cause substantial surface runoff that would result in flooding on- or off-site. Therefore, the Project would have a less than significant impact with the incorporation of mitigation.

MITIGATION MEASURE(S)

No mitigation measures are required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

Impact #3.4.10c(iii) – Would the Project 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 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?

Please see response #3.4.10a through c(ii) above. The Project would comply with all applicable State and City codes and regulations for stormwater drainage design. The Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The Project is anticipated to connect to existing City stormwater drainage infrastructure and is expected to comply with City development standards. Impacts would be less than significant.

No streams or rivers exist within the Project's vicinity that would result in substantial erosion or siltation on- or off-site. The Project would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site, contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, nor provide additional sources of polluted runoff.

MITIGATION MEASURE(S)

No mitigation is required

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*

Impact #3.4.10c(iv) – Would the Project 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 impede or redirect flood flows?

See Impact #3.4.10a through c(iii), construction and operations activities could potentially degrade water quality through the occurrence of erosion or siltation at the Project site. The proposed Project is not located within a 100-year or 500-year flood hazard area as mapped by the Federal Emergency Management Agency (FEMA) (FEMA, 2025). As shown by Federal Emergency Management Agency (FEMA), the Project property is located within FEMA FIRM 060084, Zone X- which is defined "Other Flood Areas" as having a 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance of flood with an average depth of less than 1 foot and protected by levees from 1% annual chance floods (see Figure 3.4.10-1). Therefore, the Project does not necessitate floodplain management action. Although the existing drainage pattern of the site and area would be affected, the Project will connect to the existing City stormwater sewer system. Therefore, potential impacts resulting from the impeding or redirection of flood flows would be less than significant.

Construction of the Project would include soil-disturbing activities that could result in erosion and siltation, as well as the use of harmful and potentially hazardous materials required to operate vehicles and equipment. The transport of disturbed soils or the accidental release of potentially hazardous materials could result in water quality degradation. The proposed Project would not otherwise substantially degrade water quality. Therefore, the Project will have a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.10d – Would the Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?

A tsunami is a long high sea wave usually caused by an earthquake. The Project site is not located near the ocean or has a steep topographic feature (i.e., mountain, hill, bluff, etc.), therefore, there is no potential for the site to be inundated by tsunami or mudflow during heavy rain events. A seiche is a standing wave oscillating in an enclosed or partially enclosed body of water like a lake or bay. It's caused by disturbances like wind, earthquakes, or atmospheric pressure changes. Since there is no body of water within the vicinity of the Project site. there is no potential for inundation of the Project site by seiche.

As noted above in Impact #3.4.10 c (iv), the subject site is located not within a special flood hazard zone. The Project is expected to comply with applicable municipal development standards for improvements within a flood hazard area and the Project would result in a less than significant impact in relation to Project inundation from flooding.

The Project site is located in close proximity to the Antelope Dam Inundation Area which would be the result of failure at the Antelope Flood Control Structure located approximately 1.8 miles southeast of the Project Site. As analyzed in the General Plan, Objective 5, Policy CS15 through CS20 for new development would minimize risk from inundation hazards. Additionally, the school is required to have a detailed emergency response plan which includes protocols for response to earthquakes, flooding, fire, and other hazards. Therefore, although the site is located in a potential dam inundation area, impacts would be considered less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

Impact #3.4.10e – Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

See Impact #3.4.10b.

As discussed previously, the water demand from the construction and operation of this Project would not significantly deplete groundwater resources or interference with groundwater recharge. The Project would not expand water demand beyond a reasonable amount supplied to similar-sized educational facilities, and in fact, will implement water conservation methods by installing more efficient appliances such as low-flow toilets, and faucets, and use drip irrigation and drought-tolerant plants or artificial turf for landscaping, as is feasible.

As the Project site use has been determined to be consistent with the RUWMP, the proposed Project will not substantially deplete aquifer supplies or interfere substantially with groundwater recharge or significantly alter local groundwater supplies, nor deplete the water supply or significantly increase water demand that would conflict with the RUWMP. Therefore, no additional requirements or implementation measures are applicable.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

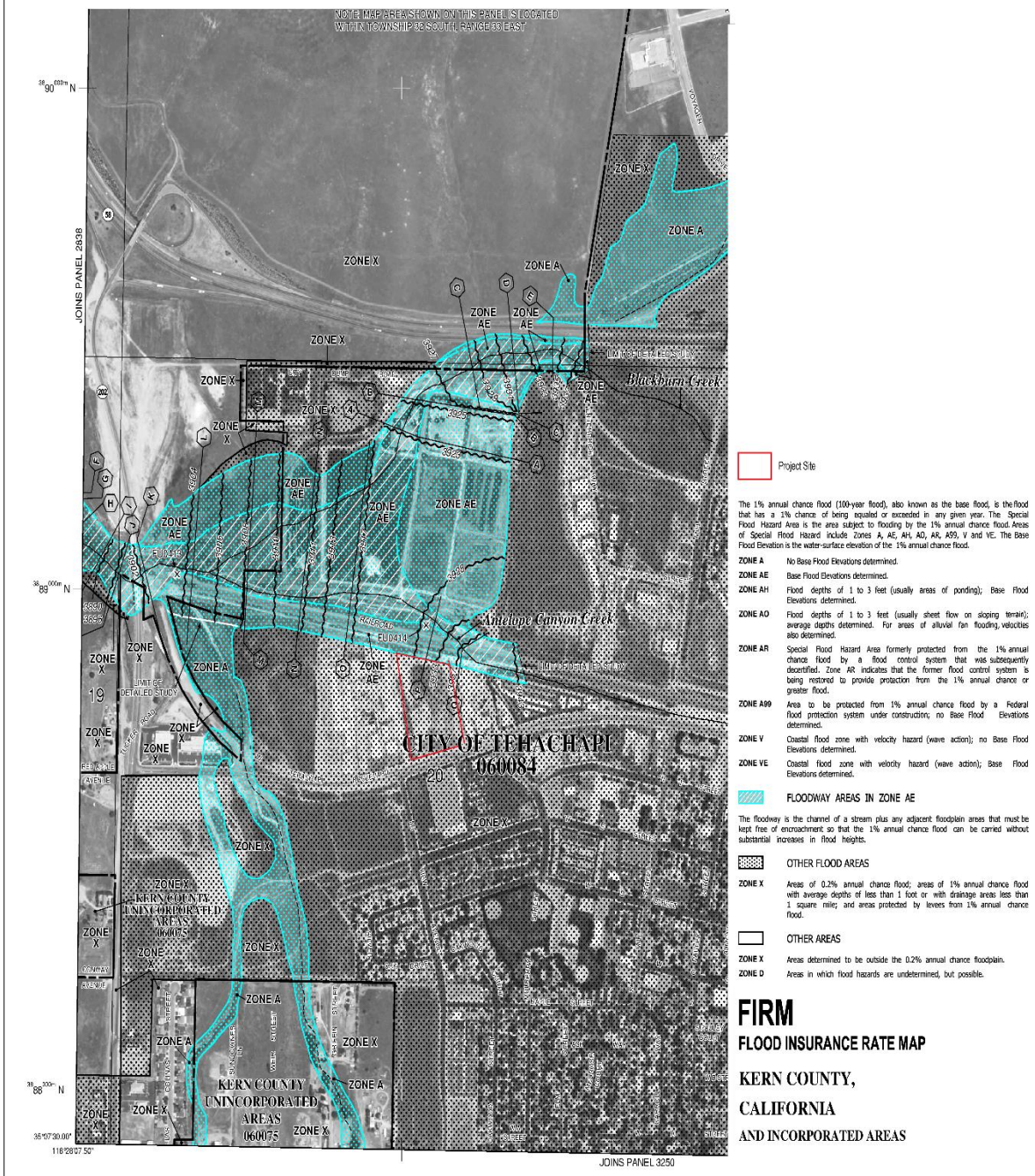

Figure 3.4.10-1
FEMA Flood Hazard Zones

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.11 - 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

Impact #3.4.11a – Would the Project physically divide an established community?

The proposed Project site is presently undeveloped land and is surrounded by commercial and industrial uses. The Project would not create a division between any established communities and would not physically divide an established community. Therefore, the Project will have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

Impact #3.4.11b – Would the Project 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?

A special district such as Kern Community College District (District) is not subject to local land use regulations. Additionally, Government Code Section ARTICLE 5. Regulation of Local Agencies by Counties and Cities [53090 - 53097.5] (Article 5 added by Stats. 1959, Ch. 2110) does not require a school district to comply with county land use designations and does not require a school district to comply with the zoning ordinances of a county or city unless the zoning ordinance makes provision for the location of public schools and unless the city or county has adopted a general plan. However, the District will comply with City development standards, General Plan goals and policies, and as such, would not conflict with any land use plan, policy or regulations.

The Project also proposes a zone change of the site from M-1 (Light Industrial) Conventional Zone district to the SD-2 Transect Zone district. The subject parcels will be similarly zoned to areas directly south and complies with the General Plan designation.

As previously noted, the proposed 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, Zoning Ordinance or Development Standards) adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the Project would have a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

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

Discussion

Impact #3.4.12a – Would the Project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?

No current mineral extraction activities exist on the Project site, nor are any mineral extraction activities included in the Project design. The Tehachapi General Plan notes that the Planning Area does not contain any Mineral Resources Zone (MRZ) within its boundaries.

The proposed Project would not result in the loss of availability of mineral resources as the Project does not propose the extraction of mineral resources. The proposed Project would not restrict the ability of mineral rights holders, as required by State law, to exercise their legal rights to access surrounding sites for the exploration and/or extraction of underlying oil or other natural resources.

The proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State. The Project would result in no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

Impact #3.4.12b – Would the Project 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?

As noted in Section 3.4.12a, the City of Tehachapi does not have any designated MRZs withing Planning area. The Project is not located in the vicinity of known mineral resources zone delineated by CGS and would not impact existing mineral resource recovery sites and operations. Additionally, as found in CalGEM's Well Finder web application, the Project site is not located on or near a known oil/gas field. The Project would not alter any existing plans that protect mineral resources. As a result, the proposed Project would not interfere with mining operations and would not result in the loss of land designated for mineral and petroleum.

The proposed Project would not 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. Therefore, the Project would have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be *no impact*.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.13 - 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

This section is based on the prepared Environmental Noise Assessment for the Project (WJV Acoustics, Inc., 2025). This study is included as Appendix E of this document.

Impact #3.4.13a – Would the Project result in 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?

The City of Tehachapi Community Safety Element of the General Plan sets noise compatibility standards in terms of the Day-Night Average Level (Ldn) or Community Noise Equivalent Level (CNEL) to describe noise exposure for noise compatibility planning purposes. Both the Ldn and CNEL represent the time-weighted energy average noise level for a 24-hour day, with a 10 dB penalty added to noise levels occurring during the nighttime hours (10:00 p.m.-7:00 a.m.). The CNEL includes an additional penalty of 5 dB (technically 4.77 dB) that is added to noise levels occurring during the evening hours between 7:00 p.m. and 10:00 p.m. Both Ldn and CNEL represent cumulative exposure to noise over an extended period of time and are therefore calculated based upon annual average conditions. The Ldn and CNEL are considered to be equivalent descriptors of the community noise environment for the purposes of this study.

The Community Safety Element also establishes an interior noise level standard of 45 dB CNEL. Additionally, Policy CS64 and CS65 of the Community Safety Element states the following.

- Limit maximum noise levels during evening hours from commercial/industrial development to 75 dB(A)

- Require placement of fixed equipment, such as air conditioning units and condensers, inside or in the walls of new buildings or on roof-tops of central units in order to reduce noise impacts on nearby sensitive receptors.

- Coordinate the location of new noise-sensitive uses to their appropriate noise environment to avoid incompatible situations such as dwellings in areas with projected noise levels greater than 75 dB Ldn/CNEL. Where noise-sensitive uses are permitted in areas with 65 db or greater, require incorporation of mitigation measures to ensure that interior noise levels do not exceed 45 dB Ldn/CNEL;

- Require that applicants for new noise-sensitive development in areas subject to noise levels greater than 65 dB Ldn/CNEL, obtain the services of a professional acoustical engineer to provide a technical analysis and design of appropriate mitigation measures;

Construction noise could occur at various locations within the project site through the build-out period. The distance from the closest noise-sensitive land uses to the project site is approximately 700 feet. At this distance, construction would generally not be audible above existing ambient noise levels.

As a point of reference, Table VII provides typical construction-related noise levels at distances of 50 feet, 100 feet, and 300 feet. Construction activities would be temporary in nature and would most likely occur only during the daytime hours. Construction noise impacts could result in annoyance or sleep disruption for nearby residents if nighttime operations were to occur or if equipment is not properly muffled or maintained.

Table 3.4.13-1
Typical Construction Equipment Maximum Noise Levels, dBA

Type of Equipment	50 ft.	100 ft.	300 ft.
Backhoe	78	72	62
Concrete Saw	90	84	74
Crane	81	75	65
Excavator	81	75	65
Front End Loader	79	73	63
Jackhammer	89	83	73
Paver	77	71	61
Pneumatic Tools	85	79	69

Dozer	82	76	66
Rollers	80	74	64
Trucks	86	80	70
Pumps	80	74	64
Scrapers	87	81	71
Portable Generators	80	74	64

Source: Appendix E

The City of Tehachapi code of ordinances limits building construction activities including the operation of any pile driver, steam shovel, pneumatic hammer, derrick, steam or electric hoist between the hours of 7:00 p.m. and 8:00 a.m. within a residential zone or within a radius of 500 feet. No construction is anticipated within 500 feet of a residential zone. Therefore, temporary noise impacts associated with the construction of the Project would comply with City standards and would result in a less than significant impact.

The City of Tehachapi General Plan considers school land uses to be noise-sensitive receptors. The general plan applies the guidelines established by the California Office of Planning Research to set noise and land use compatibility guidelines for the City. These guidelines consider a noise exposure level of up to 65 dB Ldn/CNEL as "normally acceptable" and up to 70 dB Ldn/CNEL as "conditionally acceptable." Generally speaking, exterior noise standards are applied to "outdoor activity areas." The project would not include typical outdoor activity areas that would be associated with school land uses (playgrounds and sports fields, etc.)..

Based upon exterior noise levels measured at ambient noise measurement site LT-1 (approximately 73 dB Ldn, measured at the fence line adjacent to the railroad line) and at ambient noise measurement site LT-2 (approximately 61 dB Ldn), it can be estimated that the overall project site noise exposure levels (in the vicinity of the proposed school building locations) is generally in the range of approximately 60-67 dB Ldn, depending on proximity to the Union Pacific Railroad line. Such levels would be in the range of normally acceptable (up to 65 dB Ldn) and conditionally acceptable (up to 70 dB Ldn).

The interior noise level standard of 45 dB Ldn typically applies to residential land uses only, as it is intended to establish a suitable environment for sleeping. The worst-case exterior noise exposure at the proposed classroom building locations would be approximately 67 dB Ldn. This means that the proposed classroom construction must be capable of providing a minimum outdoor-to-indoor noise level reduction (NLR) of approximately 22 dB (67-45=22). However, it may be assumed that construction methods complying with current building code requirements will reduce exterior noise levels by approximately 25 dB if windows and doors are closed. This will be sufficient for compliance with the assumed 45 dB Ldn interior standard at all proposed classroom buildings. Requiring that it be possible for windows and doors to remain closed for sound insulation means that air conditioning or mechanical ventilation will be required.

The Project's noise impacts are anticipated to generate noise levels below standards established and comply with local codes and regulations. The Project will comply with local noise ordinance standards. Any permanent increase in ambient noise levels in the Project

vicinity and temporary or periodic increases in ambient noise levels in the Project vicinity would not be considered significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant***.

Impact #3.4.13b – Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?

Construction activities, in general, can have the potential to create groundborne vibrations. However, based on the soil types found in the general Project vicinity, it is unlikely that any blasting or pile driving would be required in connection with the construction of the school. Therefore, the potential for groundborne vibrations to occur as part of the construction of the Project is considered minimal.

The Federal Transit Administration (FTA) has published standard vibration velocities for construction equipment operations. In general, the FTA architectural damage criterion for continuous vibrations (i.e., 0.2 inch/second) appears to be conservative even for sustained pile driving. Building damage can be cosmetic or structural. Ordinary buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 30 feet. This distance can vary substantially depending on the soil composition and underground geological layer between the vibration source and receiver. In addition, not all buildings respond similarly to vibration generated by construction equipment. The typical vibration produced by construction equipment is illustrated in Table 3.4.13-1.

Construction will be for a short duration and will not require jackhammers or pile driving. Therefore, the potential for groundborne vibration impacts during the construction of the Project is considered less than significant. Once operational, the Project would not have any activities that would create groundborne vibrations. The proposed Project would not result in the exposure of people to or generation of excessive groundborne vibration or groundborne noise levels.

Table 3.4.13-1
Typical Vibration Levels for Construction Equipment

Equipment	Reference peak particle velocity at 25 feet (inches/second)[1]	Approximate peak particle velocity at 100 feet (inches/second)[2]
Large bulldozer	0.089	0.011
Loaded trucks	0.076	0.010
Small bulldozer	0.003	0.0004
Vibratory compactor/roller	0.210	0.026

Notes:
1 – Federal Transit Administration, Transit Noise and Vibration Impact Assessment Guidelines, May 2006. Table 12-2.
2 – Calculated using the following formula:
$PPV_{equip} = PPVref \times (25/D)1.5$
where: PPV (equip) = the peak particle velocity in in/sec of the equipment adjusted for the distance PPV (ref) = the reference vibration level in in/sec from Table 12-2 of the FTA Transit Noise and Vibration Impact Assessment Guidelines
D = the distance from the equipment to the receiver

After full project build out, it is not expected that ongoing school operational activities will result in any vibration impacts at nearby sensitive uses. Activities involved in trash bin collection could result in minor on-site vibrations as the bin is placed back onto the ground. Such vibrations would not be expected to be felt at the closest off-site sensitive uses. Additional mitigation is not required and impacts are anticipated to be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.13c – 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?

See Impact #3.4.9e.

The proposed Project is located two miles from the Tehachapi Municipal Airport and is within the Compatibility Zone C designated by the ALUCP. Per the ALUCP, the proposed Project is located outside the 65 CNEL noise contour and would not be adversely affected by noise levels originating from the airport. Therefore, the proposed Project would not expose people residing in or working in the proposed Project area to excessive noise levels related to public airports. There would be a less than significant impact associated with the proposed Project relating to excessive noise from a public or private airport. Therefore, the proposed Project would have less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.14 - POPULATION AND HOUSING				
Would the Project:				
a. Induce substantial population unplanned 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

Impact #3.4.14a – Would the Project induce substantial population unplanned 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)?

The Project includes the construction of a permanent community college campus to continue to support the greater Tehachapi area. The Project is proposed to support at full buildout, approximately 500 students and seven faculty at full buildout.

The proposed Project would not induce substantial 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). The District is building the permanent campus to replace an existing leased space from the Tehachapi Unified School District, with the intent of continuing to support the existing population within its boundaries. Impacts of the Project would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.14b – Would the Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

The proposed Project site is undeveloped; therefore, it would not displace any existing housing or people nor would implementation of the Project require construction or replacement of housing.

In addition, it is anticipated that construction workers would come from the surrounding area and would not require new housing. The proposed Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, the Project would have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact

3.4.15 - PUBLIC SERVICES

Would the Project:

a.	Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services:				
	i. Fire protection?	☐	☐	☒	☐
	ii. Police protection?	☐	☐	☒	☐
	iii. Schools?	☐	☐	☒	☐
	iv. Parks?	☐	☐	☒	☐
	v. Other public facilities?	☐	☐	☒	☐

Discussion

Impact #3.4.15a(i) – Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services - Fire Protection?

The proposed Project will comply with the federal, State, and local statutory requirements for structure, fire, and public safety, and shall be conveniently located for public services, including but not limited to fire protection, police protection, public transit, and trash disposal whenever feasible.

Fire protection services is provided by the Kern County Fire Department. Therefore, should an emergency occur that requires fire protection services, the nearest station is Station 12, addressed as 800 S. Curry Street, Tehachapi, CA approximately 0.7 miles southeast of the Project site, and Station 13 addressed as 21415 Reeves Street, Tehachapi, CA, located approximately 1 mile west of the Project site.

An approved water supply system capable of supplying required fire flow for fire protection purposes is to be provided to all portions of the school campus where buildings are to be located. The establishment of gallons-per-minute requirements for fire flow shall be based on the *Guide for Determination of Required Fire Flow*, published by the State Insurance Service Office and the City of Tehachapi adopted Fire Code.

Fire hydrants would also be located and installed per the City standards. The District would install the required infrastructure to meet water supply demands for municipal fire protection services. These design standards, coupled with existing fire protection infrastructure, would provide for proper fire suppression services on-site. By meeting these standards and incorporating needed design features in the Project design, no additional fire protection services would be required. Therefore, the Project would not increase the need for such services beyond the baseline condition.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

Impact #3.4.15a(ii) – Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – Police Protection?

Police protection services will be provided by the City of Tehachapi Police Department. The nearest available City police station would be the Tehachapi Police Department located at 220 W. C Street, Tehachapi, CA, approximately 0.5 miles southeast of the site.

The Project will not directly cause an increase in the student or faculty population that would require more police protection services. Therefore, impacts on police protection services are considered less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant.***

Impact #3.4.15a(iii) – Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause

significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – Schools?

As stated previously, the construction of the new community college campus would allow the District to continue to meet the needs of the greater Tehachapi area. It will also allow the District to proactively handle potential increases in students as the area expands under anticipated growth. Therefore, the proposed Project will have a less than significant impact on school services, as the purpose of the Project is to meet the demands of the growing population.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant***.

Impact #3.4.15a(iv) – Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – Parks?

The nearest community park facility is West Park, located approximately 0.2 miles south of the project site. The Project is not anticipated to result in significantly greater usage of the parks in the Project vicinity. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant***.

Impact #3.4.15a(v) – Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or to other performance objectives for any of the public services – Other Public Facilities?

The proposed Project is to meet the demands of school services to continue to support the population within the District's boundaries and greater Tehachapi area. Therefore, the Project is considered to not induce the appreciable use of other public facilities such as libraries, courts, and other City and County services.

The proposed Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause a significant environmental impact. Therefore, impacts are considered less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant***.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact
3.4.16 - RECREATION				
Would the Project:				
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion

Impact #3.4.16a – 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?

See Impact #3.4.15a(iv). The proposed Project would not increase the population of the City of Tehachapi but is planned to replace the existing leased facility with a permanent campus to continue to provide college facilities for the greater Tehachapi area. As such, it is unlikely that the Project would increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration would occur or be accelerated or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Therefore, the Project would have no impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

Impact #3.4.16b – Would the Project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

See Impact #3.4.15a(iv) and Impact #3.4.16a above.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

There would be ***no impact***.

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

Discussion

This section is based on the *Traffic Study* (Peters Engineering Group, 2025) prepared for the Project. This study is included in Appendix F of this document.

Impact #3.4.17a – Would the Project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

The study locations were determined in coordination with City and Caltrans staff based on the anticipated Project traffic distribution, the size of the Project, and the existing conditions in the vicinity of Project site. The study includes analysis of the following intersections:

1. Mountain View Avenue / Tehachapi Boulevard
2. South Green Street / Tehachapi Boulevard
3. Tucker Road (State Route 202) / Valley Boulevard

The study also includes analysis of the following road segments:

1. Tehachapi Boulevard between Tucker Road and Mountain View Avenue

Transit

The Project site and surrounding area is zoned commercial, and industrial uses. The City is serviced by Kern Transit that provides Dial-A-Ride services Monday through Saturday. Dial-A-Ride is a first-come, first-served service that requires a reservation where passengers may board or exit the bus at any safe location within the service area. Additionally, Kern Transit also provides regional inter-city service via their Route 100 where bus routes connect Kern County cities through 12 different routes. The City is located along the 100 Bakersfield – Lancaster route. The station is located at Tehachapi Park and Ride on the north side of Tehachapi Boulevard approximately 0.4 miles east of the Project site.

Bike

The City adopted the Tehachapi Bicycle Master Plan to provide a broad vision for encouraging increased bicycle travel and to improve conditions for bicycling throughout the city (City of Tehachapi, 2012b). The Tehachapi Bicycle Master Plan proposes bicycle facilities along Tehachapi Boulevard between Tucker Road and Tehachapi-Willow Springs Road. Class II Bike Lanes are proposed along Tehachapi Boulevard fronting the Project site. Class II Bike Lanes are defined as striped and signed on-street travel lanes exclusively for bicycles and would provide physical separation from automobile traffic.

Roadways

The proposed Project does not require or propose the construction of a new public street and will be served by the existing street system. The campus will have an internal service road constructed around the perimeter of the property to allow for O&M crews to maintain the site.

The Project trip generation was estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual,* 11th Edition. Trip rates and peak hour directional splits for ITE Land Use Code 540 (Junior/Community College) were used to estimate Project trips for weekday peak hour of adjacent street traffic based on the Project description and is shown in Table 3.4.17-1.

Table 3.4.17-1
Project Trip Generation

Land Use			Daily Trips		AM Peak Hour Trips			PM Peak Hour Trips		
ITE Code	Development Type	Variable	ADT Rate	ADT	Rate	IN Split Trips	Out Split Trips	Rate	IN Split Trips	Out Split Trips
540	Junior/Community College	500 Student	1.15	345	0.11	81% 45	19% 10	0.11	56% 31	44% 24

Source: Appendix F

Caltrans has traditionally endeavored to maintain a target LOS at the transition between LOS C and LOS D but does not currently identify a specific LOS goal. For purposes of this study, a

traffic issue will be recognized at State facilities if the analyses identify LOS E or F at an intersection. Policy M6 of the General Plan Mobility Element indicates that the City will maintain / generate context-related levels of service standards for each street type within Tehachapi's sphere of influence. The General Plan discusses several road classifications with a corresponding range of optimal levels of service as shown in Table 3.4.17-2 below:

Table 3.4.17-2
Optimal Level of Service for Thoroughfares in Tehachapi

Thoroughfare	Optimal LOS Range
Road (Major Arterial)	A - C
Boulevard (Major Arterial)	A - C
Avenue (Major Arterial)	B – D
Main Street (Minor Arterial)	D - F
Urban Street (Minor Arterial)	C – E
Street (Local)	C – D
Drive (Local)	B - D

Source: Appendix F

The City of Tehachapi Geneal Plan designates the following roadways that were analyzed as part of the Traffic Study:

- Tehachapi Boulevard: Major Arterial
- Mountain View Avenue: Minor Arterial
- South Green Street: Minor Arterial
- Tucker Road (State Route 202): Major Arterial
- Valley Boulevard: Major Arterials

A traffic issue will be recognized at a study intersection or road segment if the LOS is below the target LOS C on Tehachapi Boulevard. A traffic issue will be recognized at a study intersection if the LOS is below a target LOS D on Mountain View Avenue and South Green Street. The Traffic Study results of the intersection LOS analysis for existing, existing plus Project conditions, near term with Project conditions, and Cumulative (Year 2046) conditions with Project are summarized in Table 3.4.17-3, 4, 5, and 6 below.

Table 3.4.17-3
Intersection LOS Summary – Existing Conditions

Intersection	Control	AM Peak Hour			PM Peak Hour		
		Delay (sec)	LOS	Peak-Hour Warrant	Delay (sec)	LOS	Peak-Hour Warrant
Mountain View Avenue/Tehachapi Boulevard	Two-Way Stop	17.0	C	Not met	26.2	D	Not met
S. Green Street/Tehachapi Boulevard	All-Way Stop	11.0	B	Not met	11.5	B	Not met
Tucker Road/Valley Boulevard	Signal	17.4	B	-	26.6	B	-

Source: Appendix F

Table 3.4.17-4
Intersection LOS Summary – Existing Plus Project Conditions

Intersection	Control	AM Peak Hour			PM Peak Hour		
		Delay (sec)	LOS	Peak-Hour Warrant	Delay (sec)	LOS	Peak-Hour Warrant
Mountain View Avenue/Tehachapi Boulevard	Two-Way Stop	17.8	C	Not met	28.2	D	Not met
S. Green Street/Tehachapi Boulevard	All-Way Stop	11.1	B	Not met	11.5	B	Not met
Tucker Road/Valley Boulevard	Signal	17.4	B	-	26.7	C	-

Source: Appendix F

Table 3.4.17-5
Intersection LOS Summary – Near-term with Project Conditions

Intersection	Control	AM Peak Hour			PM Peak Hour		
		Delay (sec)	LOS	Peak-Hour Warrant	Delay (sec)	LOS	Peak-Hour Warrant
Mountain View Avenue/Tehachapi Boulevard	Two-Way Stop	26.4	D	Not met	63.1	F	Not met
S. Green Street/Tehachapi Boulevard	All-Way Stop	25.1	D	Not met	23.4	C	Met
Tucker Road/Valley Boulevard	Signal	23.1	C	-	42.7	D	-

Source: Appendix F

Table 3.4.17-6
Intersection LOS Summary – Cumulative (Year 2046) Conditions with Project

Intersection	Control	AM Peak Hour			PM Peak Hour		
		Delay (sec)	LOS	Peak-Hour Warrant	Delay (sec)	LOS	Peak-Hour Warrant
Mountain View Avenue/Tehachapi Boulevard	Two-Way Stop	29.0	D	Not met	194	F	Not met
S. Green Street/Tehachapi Boulevard	All-Way Stop	25.4	D	Not met	26.3	D	Met
Tucker Road/Valley Boulevard	Signal	24.0	C	-	57.3	E	-

Source: Appendix F

The analyses for the near-term with-Project conditions consider the effects of traffic expected to be generated by pending projects in the study area. The list of pending projects are provided as Table 7 and 8 of the Traffic Study. KernCOG maintains a travel model that is typically used to forecast future traffic volumes in Tehachapi. The year 2046 traffic volumes without the Project were forecast using information available in the travel model and applying an Increment Method where possible.

Road segment levels of service were determined for the quarter-mile segment of Tehachapi Boulevard between Tucker Road and Mountain View Avenue based on procedures outlined in the Highway Capacity Manual (HCM) utilizing tables presented in Florida Department of Transportation (FDOT) 2023 Multimodal Quality/Level of Service Handbook (Florida tables). It should be noted that the Florida tables present generalized correlations between traffic volumes and LOS based on the nationally utilized and accepted HCM; the Florida tables are frequently utilized throughout California for road segment analyses. The Florida tables present LOS criteria based on the type of roadway being analyzed and the regional setting (i.e., urban areas or transitioning areas). Table 3.4.17-7 presents the results of the road segment analysis.

Table 3.4.17-7
Tehachapi Boulevard Segment Analysis between Tucker Road and Mountain View Avenue

Scenario	Direction	AM Peak Hour		PM Peak Hour	
Existing	Eastbound	352	C	443	C
	Westbound	214	C	517	C
Existing Plus Project	Eastbound	370	C	455	C
	Westbound	218	C	526	C
Near-Term with Project	Eastbound	446	C	586	C
	Westbound	310	C	651	D
Year 2046 with Project	Eastbound	552	C	683	D
	Westbound	328	C	793	D

Source: Appendix F

Under the existing condition scenario (Table 3.4.17-3), the intersection analysis indicates that the study intersections are currently operating at acceptable LOS. The Tehachapi Boulevard road segment between Tucker Road and Mountain View Avenue is currently operating at LOS C. It should be noted that the segment is very short, and intersection analyses typically govern where road segments are short.

The existing-plus Project scenario (Table 3.4.17-4) represents conditions that would occur after implementation of the Project in the absence of other increases in traffic volumes. This scenario isolates the specific effects of the Project. The existing-plus-Project conditions analyses indicate the study intersections are expected to continue to operate at acceptable LOS.

The near-term with Project conditions (Table 3.4.17-5) represents conditions that would occur aft completion of the cumulative projects and the proposed Project. The intersection of Mountain View Avenue and Tehachapi Boulevard is expected to operate at LOS F (in particular the northbound approach). The intersection of South Green Street and Tehachapi Boulevard is expected to operate below the target LOS, primarily because the eastbound approach on Tehachapi Boulevard is expected to operate at LOS E. The intersection of Tucker Road and Valley Boulevard is expected to operate at an acceptable LOS, however the left-turn lane on the southbound approach exceeds the storage capacity by 195 feet during the PM Peak Hour. The Tehachapi Boulevard road segment between Tucker Road and Mountain View Avenue is expected to operate at LOS D in the westbound direction during the p.m. peak hour. The segment

is expected to operate at LOS C or better in both directions during the a.m. peak hour and in the eastbound direction during the p.m. peak hour.

In order to operate at acceptable LOS in the near-term condition, the westbound direction of the Tehachapi Boulevard road segment between Tucker Road and Mountain View Avenue could be widened to two lanes. This improvement, if extended to the east, could also improve the operations of the intersection of Mountain View Avenue and Tehachapi Boulevard (in particular the northbound approach) to LOS D.

In order for the intersection of South Green Street and Tehachapi Boulevard to operate at acceptable LOS, the intersection could be signalized with the following lane configurations and protected left-turn phasing:

- Eastbound: one left-turn lane and one through lane with a shared right turn
- Westbound: one left-turn lane and one through lane with a shared right turn
- Southbound: one shared left-turn/through lane and one right-turn lane.

The year 2046 with-Project conditions analyses are based on the assumption that 20 years of regional growth has occurred and that the Project has been implemented. The analysis indicates that the three study intersections, if maintained with the existing lane configurations and intersection control, are expected to operate worse than the target LOS. The intersection of Mountain View Avenue and Tehachapi Boulevard is expected to operate at LOS F (in particular the northbound approach). The intersection of South Green Street and Tehachapi Boulevard is expected to operate below the target LOS, primarily because the eastbound approach on Tehachapi Boulevard is expected to operate at LOS E. Peak-hour traffic signal warrants are expected to be satisfied during the p.m. peak hour. Additionally, the right-turn lane on the southbound approach is expected to exceed capacity. The intersection of Tucker Road and Valley Boulevard is expected to operate at LOS E during the p.m. peak hour. Additionally, it is expected that the storage capacity will be exceeded in the left-turn lane on the westbound approach, in the left-turn lane on the southbound approach, and the right-turn lane on the southbound approach during the p.m. peak hour.

The Tehachapi Boulevard road segment between Tucker Road and Mountain View Avenue is expected to operate at LOS D in the both directions during the p.m. peak hour and at LOS C during the a.m. peak hour.

In order for the intersection of Mountain View Avenue and Tehachapi Boulevard to operate at acceptable LOS, the intersection could be signalized with the following lane configurations and protected left-turn phasing on Tehachapi Boulevard:

- Eastbound: one left-turn lane, two through lanes, and one right-turn lane
- Westbound: one left-turn lane and two through lanes with a shared right turn
- Northbound: one shared left-turn/through lane and one right-turn lane
- Southbound: one shared left-turn/through/right-turn lane.

In order for the intersection of South Green Street and Tehachapi Boulevard to operate at acceptable LOS, the intersection could be signalized with the following lane configurations and protected left-turn phasing:

- Eastbound: one left-turn lane and one through lane with a shared right turn
- Westbound: one left-turn lane and one through lane with a shared right turn
- Southbound: one shared left-turn/through lane and one right-turn lane.

In order for the intersection of Tucker Road and Valley Boulevard to operate at acceptable LOS, the southbound approach to the intersection could be modified to provide a second left turn lane. Queues in the right-turn lane on the southbound approach may exceed the length of the lane for short periods during the peak hour; however, this condition is considered acceptable because the right turn operates on the same phase as the adjacent through lane and does not block other phases.

In order for the Tehachapi Boulevard road segment between Tucker Road and Mountain View Avenue to operate at acceptable LOS, the segment could be widened to four lanes (two lanes in each direction).

The Project would be required to pay impact fees through the City's Transportation Impact Fee (TIF). Under the TIF program, fees are collected from developers and are used to fund transportation improvements needed to accommodate future growth. Therefore, the improvements as identified in the prepared Traffic Study would allow study intersections and road segments to operate at acceptable LOS. The City has adopted TIFs to have developers pay their fair share of traffic improvements. Implementation of TRA-1 would require the Project proponent to pay their fair share costs for traffic improvements as identified in the prepared Traffic Study (Appendix E).

Therefore, the proposed Project will pay impact fees associated with the development and operation of the Project. With participation in the TIF program and payment fees, the Project would provide its share of funding to improve impacted intersections affected by future development. Therefore, the Project will not conflict with a program, plan, ordinance, or policy addressing the circulation system. Therefore, the proposed Project would have a less than significant impact with incorporation of mitigation measure TRA-1.

MITIGATION MEASURE(S)

TRA-1: The Project proponent shall pay its fair share costs for intersection and roadway segment improvements. These improvements shall include, but not be limited to:

G. To operate at acceptable LOS in the near-term condition, the westbound direction of the Tehachapi Boulevard road segment between Tucker Road and Mountain View Avenue shall be widened to two lanes. This improvement, shall also be extended to the east, to improve the operations of the intersection of Mountain View Avenue and Tehachapi Boulevard (in particular the northbound approach) to LOS D.

H. For the intersection of South Green Street and Tehachapi Boulevard to operate at acceptable LOS, the intersection shall be signalized with the following lane configurations and protected left-turn phasing:
   4. Eastbound: one left-turn lane and one through lane with a shared right turn
   5. Westbound: one left-turn lane and one through lane with a shared right turn
   6. Southbound: one shared left-turn/through lane and one right-turn lane

I. For the intersection of Mountain View Avenue and Tehachapi Boulevard to operate at acceptable LOS for the year 2046, the intersection shall be signalized with the following lane configurations and protected left-turn phasing on Tehachapi Boulevard:
   1. Eastbound: one left-turn lane, two through lanes, and one right-turn lane
   2. Westbound: one left-turn lane and two through lanes with a shared right turn
   3. Northbound: one shared left-turn/through lane and one right-turn lane
   4. Southbound: one shared left-turn/through/right-turn lane.

J. For the intersection of South Green Street and Tehachapi Boulevard to operate at acceptable LOS for the year 2046, the intersection shall be signalized with the following lane configurations and protected left-turn phasing:
   1. Eastbound: one left-turn lane and one through lane with a shared right turn
   2. Westbound: one left-turn lane and one through lane with a shared right turn
   3. Southbound: one shared left-turn/through lane and one right-turn lane.

K. For the intersection of Tucker Road and Valley Boulevard to operate at acceptable LOS for the year 2046, the southbound approach to the intersection shall be modified to provide a second left turn lane. Queues in the right-turn lane on the southbound approach may exceed the length of the lane for short periods during the peak hour; however, this condition is considered acceptable because the right turn operates on the same phase as the adjacent through lane and does not block other phases.

L. For the Tehachapi Boulevard road segment between Tucker Road and Mountain View Avenue to operate at acceptable LOS for the year 2046, the segment shall be widened to four lanes (two lanes in each direction).

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant with mitigation incorporated.***

Impact #3.4.17b – Would the Project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

The CEQA Guidelines Section 15064.3, subdivision (b) adopted criteria for determining the significance of transportation impacts are primarily focused on projects within transit priority areas and shift the focus from driver delay to the reduction of greenhouse gas emissions, creation of multimodal networks, and promotion of a mix of land uses. Vehicle miles traveled, or VMT, is a measure of the total number of miles driven to or from a development and is sometimes expressed as an average per trip or per person.

Guidelines for assessing Project VMT as part of a transportation impact analysis under CEQA Office of Planning and Research (OPR) contain recommendations regarding VMT assessment, significance thresholds, and mitigation measures. Many lead agencies conduct VMT analyses for land development projects pursuant to the Office of Planning and Research (OPR) Technical Advisory (OPR TA)or have adopted their own VMT analysis methodologies based on the advisory recommendations. To date, the City has not yet formally adopted its transportation significance thresholds or its transportation impact analysis procedures.

The OPR TA contains "screening thresholds" for identifying whether a land use project should be expected to result in a less than significant transportation impact. Projects meeting one or more of these screening criteria are presumed to have a less than significant transportation impact and, therefore, would not be required to undergo a detailed VMT analysis. One screening threshold pertains to commercial land uses with stores no larger than 50,000 square feet of building space. These "local-serving" retail developments are presumed to create a less than significant VMT impact since such projects typically provide more proximate shopping destinations resulting in shorter trip lengths. Much like locally serving retail developments, a community college would likely result in shorter trip lengths since currently, students in Tehachapi and the surrounding communities have to travel to either Bakersfield College (approximately 34 miles west of Tehachapi) or Cerro Cosa Community College in Ridgecrest (52 miles northeast of Tehachapi) to attend college. In addition, OPR TA includes increased access to schools as a potential VMT reduction measure for development projects. For these reasons, it is presumed that the Project would result in less than significant VMT impacts (Peters Engineering Group, 2025).

As discussed, the development of a the Project as a locally sited community college would result in increasing community college access and reducing VMT by shortening trip lengths. Based on this analysis, impacts related to VMT are less than significant.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.17c – Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The Project will be designed to current local and State standards and safety regulations. No new roadways are proposed. The proposed campus will be accessed off of Tehachapi Boulevard and allow for the safe movement of vehicles.

Vehicles will be provided with a clear view of the roadway without obstructions. Landscaping associated with the entry driveways could impede such views if improperly installed. Specific circulation patterns and roadway designs will incorporate all applicable

safety measures to ensure that hazardous design features or inadequate emergency access to the site or other areas surrounding the Project area will not occur.

Therefore, with the incorporated design features and all applicable rules and regulations, the proposed Project will have a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.17d – Would the Project result in inadequate emergency access?

See Impact #3.4.9f.

The State Fire Marshall and local city fire codes and regulations establish standards by which emergency access may be determined. The proposed Project would have to provide adequate unobstructed space for fire trucks to turn around. The proposed Project site would have adequate internal circulation capacity, including entrance and exit routes, to provide adequate unobstructed space for the fire trucks and other emergency vehicles to gain access and to turn around.

The proposed Project would not inhibit the ability of local roadways to continue to accommodate emergency response and evacuation activities. The proposed Project would not interfere with the District's established emergency response plan.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

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

Discussion

Impact #3.4.18a(i) – Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is 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)?

See the discussion presented in Section 3.4.5 - *Cultural Resources,* Impacts #3.4.5a through #3.4.5c.

The Native American Heritage Commission (NAHC) conducted a search of its Sacred Lands File to identify previously recorded sacred sites or cultural resources of special importance to tribes and provide contact information for local Native American representatives who may have information about the Project area. The NAHC responded on February 25, 2025, with negative findings and attached a list of Native American tribes and individuals culturally affiliated with the Project area.

On April 24, 2025, AB 52 early tribal consultation letters were mailed to each of the Native American tribes within the geographic area. The letters included a brief Project description and location maps. A response from the Tejon Indian Tribe indicated that the Tejon Indian Tribe had no concerns with the Project. No other responses were received to date.

A cultural resources records search was conducted at the Southern San Joaquin Valley Information Center, CSU Bakersfield to determine whether any known cultural resources were located on or near the proposed Project that might be impacted by Project development and/or activities. The records search covered an area within one-half mile of the Project and included a review of the *National Register of Historic Places* (NRHP), *California Points of Historical Interest*, *California Registry of Historic Resources*, *California Historical Landmarks, California State Historic Resources Inventory*, and a review of cultural resource reports on file.

The records search indicated that except for a narrow strip of land along its southern boundary adjacent to State Highway 202/W. Tehachapi Blvd. the subject property has never been surveyed for cultural resources, and it is not known if any exist on it. Nine cultural resource studies have been conducted within a half mile of the project. Two historic period cultural resources have been recorded within one half mile of the project. These are the routes of the Southern Pacific Railroad (Primary No. P-15-002050) and State Route 58 (P-15-017304). No further resources, neither prehistoric nor historic, have been identified within a half-mile of the project.

With implementation of Mitigation Measures MM CUL-1 through MM CUL-2, the Project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures MM CUL-1 and MM CUL-2.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant with mitigation incorporated***.

Impact #3.4.18a(ii) – Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California

Native American tribe, and that is a resource determined by the Lead Agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe?

See the discussion for Impacts #3.4.5a through#3.4.5c and Impact #3.4.18a above.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures MM CUL-1 and MM CUL-2.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant with mitigation incorporated***.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less-than-Significant Impact	No Impact

3.4.19 - UTILITIES AND SERVICE SYSTEMS

Would the Project:

a.	Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?	☐	☒	☐	☐
b.	Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☒	☐	☐
c.	Result in a determination by the wastewater treatment provider that serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
d.	Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
e.	Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Discussion

This section is based on the Water Supply Assessment (QK, 2025c) prepared for the Project. This study is included in Appendix D of this document

Impact #3.4.19a – Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?

Water

See Impact #3.4.10b

The City currently utilizes local groundwater as its source of water supply. Groundwater is extracted by seven wells located within the City's SOI. The City has an estimated service population of approximately 8,815 people. In 2015, approximately 1,737 acre-feet (566 million gallons) of water was delivered to an estimated 3,085 water service connections of which approximately 57% of the water use is for residential services. The remainder are for commercial and industrial uses (Tehachapi-Cummings County Water District, 2016). the project site is within the City in the Tehachapi Valley West Groundwater Basin (DWR Subbasin 5-28) which is in the greater Tulare Lake Hydrologic Region (DWR Basin 5.22). The Tehachapi Valley West Groundwater Subbasin covers approximately 14,800 square miles. The Tehachapi Valley West Groundwater Subbasin is generally bounded on the north by the Sierra Nevada and on the south by the Tehachapi Mountains. Groundwater in the Basin is used for all water supplied to the City. The Tehachapi Valley West Subbasin is an adjudicated groundwater Basin. The Tehachapi-Cummings County Water District (TCCWD) serves as the watermaster for this adjudicated Basin.

Under a 2017 Term Municipal & Industrial Agreement (M&I Agreement) between the City and TCCWD, the maximum annual amount of SWP water is 1,153 acre-feet/year. Under the M&I Agreement, the City may purchase SWP water from TCCWD to meet its needs beyond its groundwater allocation. TCCWD's obligation to supply water is further conditioned upon the availability of sufficient SWP water to enable TCCWD to meet all of its Customers' water demands. The current M&I agreement ends on December 31, 2026. The City does not rely on SWP water since current adjudicated water pumping allocations are in excess of current domestic water demand.

A groundwater modeling study of the Tehachapi Basin was completed by Fugro West, Inc. in 2009 to provide a better understanding of the hydrogeology of the basin. The study found the safe yield of the basin to be about 5,317 acre-feet per year, with annual extractions averaging about 3,591 acre-feet. The TCCWD monitors selected wells seasonally for groundwater levels. Groundwater levels have increased since the adjudication and are now close to 1950 levels. The basin is not considered to be in a state of overdraft or projected to become overdrafted.

The Project is within the City's SOI and growth within the SOI is considered in RUWMP growth from 2020 to 2035. As discussed in Impact #3.4.10b, the Project will comply with City requirements for water service connection to meet the Project's water demands. As discussed, the City has acknowledged a sufficient available water supply to service the Project. No new or expanded water facilities are required as a result of the Project.

Wastewater

The proposed Project will connect to the existing sewer infrastructure provided by the City. No new sewer infrastructure and facilities are required as a result of the Project.

Electricity

Electric power will be supplied by Southern California Edison. The Project will also use energy-efficient appliances, lighting, low-flow toilets, faucets, dual pane windows, ceiling

fans, drought tolerant landscaping or artificial turf etc., which would also help reduce energy consumption and water demand.

Telecommunication/Solid Municipal Waste

No new telecommunication lines or facilities are proposed to be built within the Project. Sanitation/garbage collection will be provided by the City and contracted private municipal waste haulers.

For these reasons, the Project would not need to relocate or construct new or expanded water, wastewater treatment, or stormwater drainage. The proposed Project would not result in a significant impact. Therefore, the proposed Project would likely have a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant with mitigation incorporated.*

Impact #3.4.19b – Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?

See also Impact #3.4.10b and #3.4.19a.

The water purveyor for the Project will be the City. The proposed Project anticipates a connection to existing water services infrastructure. The long-term average day operational water demand will be for the students, instructors and maintenance staff and is anticipated to be approximately 794,100 gallons per year or 2.44 acre-feet per year for the total build out of the Project. This is based on the full buildout of the project that will include a 39,000 square foot academic building and a 375 square-foot storage building. This becomes a conservative assumption as the calculation assumes the school would utilize the average water demand every day of the year, where in reality, the school would operate and have varying water use levels during operational days and nonoperational days (school vacation periods). The use of fixtures such as low-flow toilets, faucets, and drip irrigation, drought tolerant landscaping or artificial turf, where feasible, will help reduce water usage and overall demand. The Project is not anticipated to 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 and would comply with the applicable GSP and UWMP. This is a conservative estimate as this assumes the proposed school would be in continuous operation for the full 365 days of the year and does not take into account decreased water use when the school is out on holiday or not in session.

Water conservation measures outlined in the adopted GSP, water conservation policies of the General Plan, and implementation of California Building Code related to the installation of water conserving appliances and fixtures would further ensure sustainable water levels and would result in a less than significant impact on water supplies. To avoid reliance on SWP water, the 1.9 acre-feet of water required by this Project will be supported from the City's native groundwater pumping allocation.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.19c – Would the Project result in a determination by the wastewater treatment provider that serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

See Impact #3.4.19a above.

The Project anticipates connection to the existing City wastewater treatment network, which consists of the existing sewer system and City wastewater treatment facility (WWTF). The City General Plan indicates that the WWTF has a permitted capacity of 1.25 million gallons per day (mgd) with the potential to expand to 2.5 mgd (City of Tehachapi, 2012a). The Project will be subject to adopted City design standards for connection into the sewer system. The Project is not anticipated to exceed the wastewater treatment capacity of the City of Tehachapi and would have a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.19d – Would the Project 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 ?

The 1989 California Integrated Waste Management Act requires jurisdictions to attain specific waste diversion goals. Additionally, according to CalGreen, the Project's construction contractor must ensure that 65 percent of non-hazardous construction debris is recycled or salvaged. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requires expanded or new development Projects to incorporate storage areas for recycling bins into the proposed Project design. Reuse and recycling of construction debris

would reduce operating expenses and save valuable landfill space. This is further reinforced by General Plan Policies SI 27 and 28 that encourages all new development to include opportunities for recycling on-site and to encourage recycling at all scales of development.

Implementation of the proposed Project would result in the generation of solid waste on the Project site, which would increase the demand for solid waste disposal. Solid waste is taken to the Tehachapi Sanitary Landfill located at 12001 Tehachapi Blvd. The landfill has a maximum permitted capacity of 4,000,000 cubic yards, with last reported remaining capacity of 177,577 cubic yards (CalRecycle, 2025). The landfill currently has sufficient capacity to serve the Project. The Project is not anticipated to generate solid waste in excess of State or local standards

The Project, in compliance with federal, State, and local statutes and regulations related to solid waste, would dispose of all waste generated on-site at an approved solid waste facility. The Project does not and would not conflict with federal, State, or local regulations related to solid waste. The proposed Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs in compliance with federal, State, and local statutes and regulations related to solid waste. Therefore, the Project would have a less than significant impact.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

Impact #3.4.19e – Would the Project comply with federal, State, and local statutes and regulations related to solid waste?

See discussion for Impact #3.4.19d above.

As stated above, the Tehachapi Sanitary Landfill has the available capacity to accommodate solid waste generated by the proposed Project. Therefore, the proposed Project would not be expected to significantly impact Kern County landfills. The proposed Project would be required to comply with all federal, State, and local statutes and regulations related to solid waste. Therefore, implementation of the proposed Project would result in less than significant impacts in this regard.

MITIGATION MEASURE(S)

No mitigation is required.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant.*

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

Discussion

Impact #3.4.20a – Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?

As previously noted in Impact #3.4.9g, the proposed Project site is not located in or near SRA or lands classified as being very high hazard severity zones. The Project will also be required to comply with all applicable standards as required by the State Fire Marshall and Title 24 regulations, as well as local fire codes. Once operational, the school would also develop and implement an emergency response plan in case of fire or other emergency situations. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is needed.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.20b – Would the Project 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?

As discussed in Impact #3.4.20a above, the proposed Project site is not located in or near SRA or lands classified as very high hazard severity zones. Additionally, the proposed Project site is flat and does not exacerbate the risk of exposure of Project occupants to wildfire. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is needed.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.20c – Would the Project 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?

See Impacts #3.4.9a and g, #3.4.20a and b. As previously discussed, the proposed Project site is not located in or near State Responsibility Areas or lands classified as very high hazard severity zones. Additionally, the Project would not require the installation or maintenance of infrastructure that would exacerbate fire risk or result in environmental impacts. Therefore, impacts would be less than significant.

MITIGATION MEASURE(S)

No mitigation is needed.

LEVEL OF SIGNIFICANCE

Impacts would be *less than significant*.

Impact #3.4.20d – Would the Project 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?

See Impacts # 3.4.9a and g, #3.4.20a, b, and c above. The topography of the site is relatively flat. Preparation of a SWPPP to address the site drainage changes during the construction of the proposed Project would be required under State regulations. Therefore, no flooding is anticipated as a result of runoff, post-fire slope instability, or drainage changes, and impacts would be less than significant.

MITIGATION MEASURE(S)

Implementation of MM GEO-1.

LEVEL OF SIGNIFICANCE

Impacts would be ***less than significant with mitigation incorporated***.

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

Discussion

Impact #3.4.21a – Does the Project 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, 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?

As evaluated in this IS/MND, the proposed Project would not substantially degrade the quality of the environment; substantially reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of an endangered, rare, or threatened species; or eliminate important examples of the major periods of California history or prehistory. With implementation of the mitigation measures recommended in this document, the proposed Project would not have the potential to degrade the quality of the environment, significantly impact biological resources, or eliminate important examples of

the major periods of California's history or prehistory. Therefore, the Project would have a less than significant impact with mitigation incorporated.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures MM BIO-1 through MM BIO-6; MM CUL-1 and MM CUL-2; and MM GEO-2.

LEVEL OF SIGNIFICANCE

The Project would have a ***less than significant impact with mitigation incorporated***.

Impact #3.4.21b - Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)?

As described in the impact analyses in Sections 3.4.1 through 3.4.20 of this IS/MND, any potentially significant impacts of the proposed Project would be reduced to a less than significant level following incorporation of the mitigation measures listed in Section 6, *Mitigation Monitoring and Reporting Plan*. Projects completed in the past have also implemented mitigation as necessary. Accordingly, the proposed Project would not otherwise combine with impacts of related development to add considerably to any cumulative impacts in the region. With mitigation, the proposed Project would not have impacts that are individually limited but cumulatively considerable. Therefore, the Project would have a less-than-cumulatively-considerable impact with mitigation incorporated.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures MM BIO-1 through MM BIO-6; MM CUL-1 and MM CUL-2; MM GEO-1 and MM GEO-2; and MM TRA-1.

LEVEL OF SIGNIFICANCE

The Project would have a ***less than significant impact with mitigation incorporated***.

Impact #3.4.21c - Does the Project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?

All of the Project's impacts, both direct and indirect, that are attributable to the Project were identified and mitigated. As shown in Section 6, *Mitigation Monitoring and Reporting Plan*, the District has agreed to implement mitigation measures that will substantially reduce or eliminate impacts of the Project. Therefore, the proposed Project would not either directly or indirectly cause substantial adverse effects on human beings because all potentially adverse direct impacts of the proposed Project are identified as having no impact, less than significant impact, or less than significant impact with mitigation incorporated.

MITIGATION MEASURE(S)

Implementation of Mitigation Measures MM BIO-1 through MM BIO-6; MM CUL-1 and MM CUL-2; MM GEO-1 and MM GEO-2; and MM TRA-1.

LEVEL OF SIGNIFICANCE

The Project would have a ***less than significant impact with mitigation incorporated***.

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SECTION 6 – MITIGATION MONITORING AND REPORTING PROGRAM

RESERVED