

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025101507

Project Title: Riverview Marketplace Commercial Project

Lead Agency: Kern County

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Project Location: Southwest corner of Rosedale Highway and Coffee Road
City

Kern County
County

Project Description (Proposed actions, location, and/or consequences).

The Project Site is located in the northwestern portion of the City of Bakersfield. The Project Site is 46.16 acres and consists of one legal parcel (APN 368-010-05), which is an undeveloped L-shaped property situated along the south side of Rosedale Highway, north of the railroad tracks, west of Coffee Road, and east of El Toro Viejo Road. The Project Site is zoned M-2 (General Manufacturing), which allows the proposed commercial retail center use. The Project involves the construction and operation of the Riverview Marketplace, a commercial retail center that would encompass 405,531 square feet of total building space. The specific businesses and/or tenants that would ultimately occupy each of the buildings are not fully known at this time. However, it is assumed that larger anchor buildings interior to the Project Site would be occupied by markets, retail uses, storage uses, and a health club. The outer building pads would be occupied by smaller retail tenants, a medical office, drive-thrus, fast casual and sit-down restaurants, a car wash, and a gas station with 20 dual-sided pumps. Other Project components include vehicular access and circulation improvements (both on- and off-site); surface parking areas and drive aisles; pedestrian access and circulation improvements; various landscape, hardscape, and lighting improvements; green space/park improvements; site and tenant signage; and infrastructure and utility improvements. Project buildout is anticipated to occur over an approximately 20-month timeframe, commencing in late 2026 and ending in the second quarter of 2028.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR identifies the following potentially significant impacts that would be reduced to less-than-significant levels through the implementation of mitigation measures summarized below:

- Air Quality: MM AQ-1 to enter into a Voluntary Emission Reduction Agreement with the San Joaquin Air pollution Control District to mitigate regional air quality impacts. MM AQ-2 to use paints and coatings with low VOC content. MM GHG-1, -2, and -3 below.
- Biological Resources: MM BIO-1 to conduct Burrowing Owl (BUOW) pre-construction surveys. MM BIO-2 to establish a BUOW avoidance buffer. MM BIO-3 to conduct pre-construction nesting bird surveys.
- Cultural Resources: MM CUL-1 to halt work in case of inadvertent discovery of cultural resources. MM CUL-2 to halt work in case of inadvertent discovery of human remains.
- Geology and Soils: MM GEO-1 to halt work in case of discovery of paleontological resources and fossil discoveries.

The Draft EIR identifies the following significant and unavoidable impacts:

- Greenhouse Gas Emissions: MM GHG-1 to design and construct the buildings to be all electric, except for commercial cooking uses. MM GHG-2 to demonstrate enrollment in a 100% carbon-free electricity energy plan. MM GHG-3 to use electric-powered landscaping equipment. MM GHG-4 for electric-powered off-road equipment. MM GHG-5 to provide improvements of up to two bus stops. MM GHG-6 to install end-of-trip shower facility. MM GHG-7 to design parking areas to comply with Tier 2 measures of CALGreen. With implementation of MM GHG-1 through MM GHG-7, impacts would remain significant and unavoidable.
- Transportation: No feasible mitigation is available.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The areas of controversy identified in response to the Notice of Preparation include:

- Impacts from blight
- Impacts from construction and operational emissions
- Impacts to biological resources
- Impacts to Tribal cultural resources

Provide a list of the responsible or trustee agencies for the project.

N/A