Appendix C

General Biological Assessment

Kimley»Horn

GENERAL BIOLOGICAL ASSESSMENT
FOR
ASSESSOR PARCEL NUMBER
368-010-05

CITY OF BAKERSFIELD
KERN COUNTY,
CALIFORNIA

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1.0 INTRODUCTION

Hernandez Environmental Services (HES) was retained by Placeworks to perform a General Biological Assessment (GBA) on a 46.16-acre site comprised of the northern portion of Assessor Parcel Number (APN) 368-010-05. The purpose of the GBA is to document the presence/absence of sensitive resources that may be present on the site and 500-foot buffer around the site, to document existing habitats, and generally address biological questions that may be needed for project approval. This GBA will present the results obtained from the November 13, 2025, field survey and will provide recommendations that may be needed to mitigate potential biological impacts from project activities.

1.1 PROJECT LOCATION

The proposed Project site is located south of Rosedale Highway, west of El Toro Viejo Road, east of Coffee Road, and north of BNSF Main Line, in the City of Bakersfield, Kern County, California (Figures 1 and 2). Specifically, the project site is located within Section 16, Township 29 South, Range 27 East, San Bernardino Base Meridian (SBBM), on the *Oildale* United States Geological Survey (USGS) 7.5-minute topographic quadrangles. The Project site center point latitude and longitude are 35°26'56.2733" North and 119°05'39.3122" West.

1.2 PROJECT DESCRIPTION

The proposed project involves the construction and operation of the Riverview Marketplace ("Project") that will encompass a total of approximately 405,531 square feet of total building space (Figure 3). The proposed project includes restaurants, car wash, health club, medical office, gas station, public storage, convenience store, and associated parking lots/sidewalks and landscaping. Outside of the project boundary, roadside improvements and proposed traffic signal will be developed, impacting Rosedale Highway and Coffee Road. The proposed project is anticipated to result in impacts to the entire 46.16-acre project site.

2.0 METHODOLOGY

2.1 LITERATURE REVIEW

HES conducted a literature review and reviewed aerial photographs and topographic maps of the project location and surrounding areas. The following USGS quads were used to query the California Natural Diversity Database (CNDDB): *Oildale, Rosedale, Famoso, North of Oildale, Knob Hill, Oil Center, Lamont, Gosford, and Stevens*. The United States Fish and Wildlife Service (USFWS) County Endangered Species Lists, and CNPS's rare plant lists were reviewed to obtain species information for the project area.

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2.1.1 Metropolitan Bakersfield Habitat Conservation Plan

As of January 1, 2023, the proposed project site is currently not within any state or federal Habitat Conservation Plans. The Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) and associated Incidental Take Permit (ITP) expired on January 1, 2023. The City will no longer act as a permittee to projects that were approved/permitted after Friday, December 30, 2022. Urban development permits issued after the 2023 expiration date will be required to comply directly with requests of the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW).

Any project approved prior to January 1, 2023 was required to be under the MBHCP and associated ITP until the expiration date of June 1, 2023. To ensure take of covered species does not occur after the expiration date, fees were required to be paid no later than January 1, 2023 and all covered activities were required to be completed by the MBHCP expiration date of June 1, 2023.

2.2 FIELD SURVEY

On November 13, 2025, HES conducted a field survey of the approximate 46.16-acre project site and a buffer area around the project site, which is described below. Ambient temperature at 12:00 PM was 82° Fahrenheit, cloudy, with winds ranging from 0 to 12 miles per hour from the south. The purpose of the field survey was to document the existing habitat conditions, obtain plant and animal species information, view the surrounding uses, assess the potential for state and federal waters, assess the potential for wildlife movement corridors, and assess for the presence of critical habitat constituent elements.

The entire 46.16-acre project site, and a buffer area around the site was surveyed (refer to Figure 1 for the surveyed area and buffer). As shown in Figure 1, the buffer areas surveyed included accessible areas (areas that were not fended off by security fencing) that abut the project site to the south and west. The width of the buffer areas varies as shown in Figure 1 but extended to a maximum of 500 feet. Linear transects approximately 50 feet apart were walked for 100 percent coverage. All species observed were recorded and Global Positioning System (GPS) way points were taken to delineate specific habitat types, species locations, state or federal waters, or any other information that would be useful for the assessment of the project site. A comprehensive list of all plant and wildlife species that were detected during the field survey within the project site is included in Appendix A. Sensitive plant and wildlife species with the potential to occur within the project area are listed in Appendix B. Representative site photographs were taken and are included within Appendix C.

3.0 RESULTS

3.1 ENVIRONMENTAL SETTING

The project site consists primarily of non-vegetation and disturbed ruderal areas. The project site is bordered by various developments including commercial and residential uses to the west, a Pacific Gas & Electric (PG&E) electric substation, railroad tracks and vacant land to the south, a commercial retail center to the north, and commercial retail uses and vacant land to the east. The project site is relatively flat with elevations on the project site ranging from 377 feet above mean sea level (AMSL) to 407 feet AMSL.

3.2 SOILS

According to the USDA Web Soil Survey, soils at the project site are classified as Granoso loamy sand (125), 0 to 2 percent slopes and water (257) (Appendix D).

3.3 HABITAT COMMUNITIES

One habitat type was observed within the approximately 46.16-acre project site, including 46.16 acres of disturbed ruderal habitat (Figure 4).

3.3.1 Disturbed Ruderal Habitat

Approximately 46.16 acres of disturbed ruderal habitat occur within the project site with paved sidewalks along the edges. These areas primarily consist of unvegetated roadways and some areas with little to no vegetation. If vegetation is present, the dominant species are downy chess (*Bromus tectorum*), and tumbleweed (*Salsola tragus*). Other plant species observed include red brome (*Bromus rubens*), California croton (*Croton californicus*), and silverleaf nightshade (*Solanum elaeagnifolium*).

3.4 THREATENED, ENDANGERED, AND SENSITIVE SPECIES

A total of eighteen sensitive species of plants and thirty sensitive species of animals has the potential to occur on or within the vicinity of the project location. These include those species listed or candidates for listing by the U. S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW) and California Native Plant Society (CNPS). All habitats utilized by these species was evaluated during the site visit and a determination has been made for the presence or probability of presence in this report. This section will address those species listed as Candidate, Rare, Threatened, or Endangered under the state and federal Endangered Species laws or directed to be evaluated under other state, county, or municipal regulations. Other special status species will be reported in Appendix B.

3.4.1 Threatened, Endangered, and Sensitive Plants

A total of twelve plant species is listed as state and/or federal Threatened, Endangered, Candidate, or 1B.1 listed plants on the CNPS Rare Plant Inventory. The following is a description of these species:

Horn's Milk-Vetch
Horn's milk-vetch (*Astragalus hornii var. hornii*) is ranked 1B.1 in the CNPS rare plant inventory. It is typically found in alkali playa, meadow, seep, and wetland habitats. No habitat for this species is present on the project site. **This species is not present.**

Bakersfield smallscale
Bakersfield smallscale (*Atriplex tularensis*) is state Endangered and ranked 1A in the CNPS rare plant inventory. This species is generally found in chenopod scrub and alkali seep habitats. It is typically found historically in valley sink scrub or with saltgrass. No habitat for this species is present on the project site. **This species is not present.**

California jewelflower
Payson's jewelflower (*Caulanthus californicus*) is a federally Endangered, state Endangered species and is ranked 1B.1 in the CNPS Rare Plant inventory. It is found frequently in chenopod scrub, valley and foothill grassland, pinyon, and juniper woodland. No habitat for this species is present on the project site. **This species is not present.**

Hispid salty bird's-beak
Hispid salty bird's-beak (*Chloropyron molle ssp. hispidum*) is ranked 1B.1 in the CNPS rare plant inventory. This species is generally found in meadows and seeps, playas, valley and foothill grassland. Its habitat includes damp alkaline soils, especially in alkaline meadows and alkali sinks with Distichlis. There is no suitable habitat present on the project site. **This species is not present.**

Kern mallow
Kern mallow (*Eremalche parryi ssp. kernensis*) is a federally Endangered species and ranked 1B.2 in the CNPS rare plant inventory. It is found on granitic soils, steep hillsides, and mesic sites. Its habitat includes chaparral and coastal scrub. No habitat for this species is present on the project site. **This species is not present.**

Tejon poppy
Tejon poppy (*Eschscholzia lemmonii ssp. kernensis*) is ranked 1B.1 in the CNPS Rare Plant Inventory. This species is generally found in Joshua tree woodland and Mojavean Desert scrub. Its habitat includes sandy soils, washes and roadcuts. No habitat for this species is present on the

project site. **This species is not present.**

Comanche point layia
Comanche point layia (*Layia leucopappa*) is ranked 1B.1 in the CNPS Rare Plant Inventory. This species is generally found in chenopod scrub, valley and foothill grassland. Its habitat includes dry hills in white-grey clay soils, often with weedy grasses. No habitat for this species is present on the project site. **This species is not present.**

San Joaquin woollythreads
San Joaquin woollythreads (*Monolopia congdonii*) is a federally Endangered species and ranked 1B.2 in the CNPS Rare Plant Inventory. This species is typically found in Chenopod scrub, valley and foothill grassland. Its habitat includes alkaline or loamy plains; sandy soils, often with grasses and within chenopod scrub. No habitat for this species is present on the project site. **This species is not present.**

Piute Mountains navarretia
Piute Mountains navarretia (*Navarretia setiloba*) is ranked 1B.1 in the CNPS Rare Plant Inventory. This species is typically found in Chenopod scrub, valley and foothill grassland. Its habitat includes red clay soils, or on gravelly loam. No habitat for this species is present on the project site. **This species is not present.**

Bakersfield cactus
Bakersfield cactus (*Opuntia basilaris var. treleasei*) is a federally Endangered, state Endangered species and ranked 1B.1 in the CNPS Rare Plant Inventory. This species is typically found in chenopod scrub, valley and foothill grassland, cismontane woodland. Its habitat includes Coarse or cobbly well-drained granitic sand on bluffs, low hills, and flats, within grassland. No habitat for this species is present on the project site. **This species is not present.**

Oil neststraw
Oil neststraw (*Stylocline citroleum*) is ranked 1B.1 in the CNPS Rare Plant Inventory. This species is typically found in chenopod scrub, coastal scrub, valley and foothill grassland. Its habitat includes flats, clay soils in oil-producing areas. No habitat for this species is present on the project site. **This species is not present.**

Mason's neststraw
Mason's neststraw (*Stylocline masonii*) is ranked 1B.1 in the CNPS Rare Plant Inventory. This species is typically found in chenopod scrub, pinyon and juniper woodland. Its habitat includes sandy washes. No habitat for this species is present on the project site. **This species is not present.**

3.4.2 Threatened, Endangered, and Sensitive Wildlife

A total of eleven wildlife species are listed as state and/or federal Threatened, Endangered, or Candidate species. Sensitive species which have a potential to occur will also be discussed in this section. All sensitive species within a 5-mile radius of project area were reviewed and a complete list of those species are discussed in in Appendix B.

Tricolored blackbird

Tricolored blackbird (*Agelaius tricolor)* is a state listed Candidate Endangered species and listed by the CDFW as a Species of Special Concern. Its habitat includes freshwater marsh, marsh and swamp,and wetland. This species is largely endemic to California and is most numerous in and around the Central Valley. This species requires open accessible water, protected nesting substrate, and foraging area with insect prey within a few kilometers of the colony. There is no habitat for this species on the project site. **This species is not present.**

Nelson's (San Joaquin) antelope squirrel

Nelson's (San Joaquin) antelope squirrel (*Ammospermophilus nelsoni*) is a state Threatened species. The most favorable breeding habitat for this species consists of Western San Joaquin Valley from 200-1200 ft elevation on dry, sparsely vegetated loam soils. Its habitat includes widely scattered shrubs, forbs, and grasses in broken terrain with gullies and washes. There is no habitat for this species on the project site. **This species is not present.**

Crotch bumble bee

Crotch bumble bee (*Bombus crotchii*) is a state Candidate Endangered species. It is found in coastal California east to the Sierra-Cascade crest and south into Mexico. This species food plant genera include *Antirrhinum*, *Phacelia*, *Clarkia*, *Dendromecon*, *Eschscholzia*, and *Eriogonum*. There is no suitable habitat for this species present on the project site. **This species is not present.**

Swainson's hawk

Swainson's hawk (*Buteo swainsoni*) is a state listed Threatened species. This species favors open grasslands for foraging but also occurs in agricultural settings. It relies on scattered stands of trees near agricultural fields and grasslands for nesting sites. Its habitats include great basin grassland, riparian forest, riparian woodland, and valley and foothill grassland. The project site does not contain suitable habitat for this species. **This species is not present**.

Monarch - California overwintering population

Monarch - California overwintering population (*Danaus plexippus pop. 1*) is a federally listed Candidate Species. It is found in roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby. The project site does not contain

suitable habitat for this species. **This species is not present.**

Valley elderberry longhorn beetle
Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) is a state listed Threatened species. This species is typically found in only in the Central Valley of California, in association with blue elderberry (Sambucus mexicana). Prefers to lay eggs in elderberries 2-8 inches in diameter; some preference shown for "stressed" elderberries. No habitat for this species is present on the project site. **This species is not present.**

Tipton kangaroo rat
Tipton kangaroo rat (*Dipodomys nitratoides nitratoides*) is a federally Endangered and state Endangered species. It is found in saltbrush scrub and sink scrub communities in the Tulare Lake Basin of the southern San Joaquin Valley. Its habitat needs soft friable soils which escape seasonal flooding. Digs burrows in elevated soil mounds at bases of shrubs. The project site does not contain suitable habitat for this species. **This species is not present.**

Blunt-nosed leopard lizard
Blunt-nosed leopard lizard (*Gambelia sila)* is a federally Endangered and state Endangered species. This species is found in sparsely vegetated alkali and desert scrub habitats, in areas of low topographic relief. This species seeks cover in mammal burrows, under shrubs or structures such as fence posts; they do not excavate their own burrows. The project site does not contain suitable habitat for this species. **This species is not present.**

Buena Vista Lake ornate shrew
Buena Vista Lake ornate shrew (*Sorex ornatus relictus*) is a federally listed Threatened species and a CDFW Species of Special Concern. Its habitat includes marshlands and riparian areas in the Tulare Basin. It is most commonly prefers moist soil. Uses stumps, logs and litter for cover. The project site does not contain suitable habitat for this species. **This species is not present.**

San Joaquin kit fox
San Joaquin kit fox (*Vulpes macrotis mutica*) is a federally Endangered and state Threatened species. It is found in annual grasslands or grassy open stages with scattered shrubby vegetation. It needs loose-textured sandy soils for burrowing, and suitable prey base. **This species is not present**.

Western Burrowing Owl
Western burrowing owl (*Athene cunicularia*) was approved by the California Fish and Game Commission as a candidate species for listing under the California Endangered Species Act (CESA) on October 10, 2024, and therefore receives the same legal protection afforded to state-

listed threatened and endangered species (Fish & G. Code §§ 2074.2 and 2085). Burrowing owls inhabit open grasslands and desert scrublands containing small mammal burrows, which are required for nesting and cover, and may also forage in agricultural lands. The project site does not contain suitable habitat for this species, and the species is not present. However, because burrowing owls may become established on disturbed sites prior to construction, a pre-construction burrowing owl survey is recommended within 30 days prior to the start of ground-disturbing activities. If burrowing owls are detected, appropriate avoidance and minimization measures, including no-disturbance buffers and monitoring, shall be implemented in consultation with (CDFW), as described in Section 5.0.

3.5 CRITICAL HABITATS

The proposed project site is not located within any designated federal critical habitat.

3.6 NESTING BIRDS

Migratory non-game native bird species are protected under the federal Migratory Bird Treaty Act. Additionally, Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests. The entire 46.16-acre project site has shrubs that can be used by nesting songbirds during the nesting bird season of February 1 to September 15.

3.7 WILDLIFE MOVEMENT CORRIDORS

Wildlife movement corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbances. The project site was evaluated for its function as a wildlife corridor that species would use to move between wildlife habitat zones. Usually, mountain canyons or riparian corridors are used by wildlife as corridors. The project site is relatively flat and does not contain mountain canyons or riparian corridors nearby. Furthermore, the site is blocked off on the east end by railroad tracks and a residential area to the west. No wildlife movement corridors were found to be present on the project site.

3.8 STATE AND FEDERAL JURISDICTIONAL STREAMS

No federal or jurisdictional streams occur onsite. After observing aerial images and visiting the project site, it was determined that an underground stormwater feature exists near the east border of the project area. The feature carries water that flows from four culverts to the southeast of the project site from south to north. This feature does not qualify as state or federal jurisdictional waters.

4.0 PROJECT IMPACTS

4.1 IMPACTS TO HABITAT TYPES

The proposed project will impact the entire 46.16 acres of land consisting of approximately 46.16 acres of disturbed ruderal land onsite (Figure 5).

4.2 IMPACTS TO STATE OR FEDERALLY LISTED PLANT AND ANIMAL SPECIES OR CNPS LISTED PLANTS

4.2.1 Impacts to State or Federally Listed and CNPS Listed Plants

No state or federally listed plants or CNPS listed plants are expected to be impacted by the proposed project.

4.3 IMPACTS TO CRITICAL HABITAT

The project site is not located within designated federal critical habitat. No impacts to critical habitat would occur.

4.4 IMPACTS TO NESTING BIRDS

Migratory nongame native bird species are protected under the federal Migratory Bird Treaty Act. Additionally, Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests. If vegetation removal and other ground disturbance activities can be conducted outside of the recognized nesting bird season (February 1 through September 15), impacts to nesting birds is not expected.

If work cannot be avoided during the nesting bird season, prior to initiation of project activities that would remove vegetation or otherwise disturb nesting activity (for instance, mobilization of heavy equipment), work associated with project activities have the potential to impact nesting birds.

4.5 IMPACTS TO STATE OR FEDERAL STREAMS

The approximately 46.16-acre project site does not contain any state or federal streams. The stormwater feature exists underground and is not CDFW, USACE, or RWQCB jurisdictional. No impacts to jurisdictional waters would occur from project implementation.

5.0 RECOMMENDATIONS

Based upon the findings of this report, it is recommended that the following measures be implemented as part of the project to avoid, minimize, or compensate for the anticipated impacts from project activities:

5.1 BURROWING OWLS

Burrowing Owl (BUOW) Pre-Construction Surveys

Prior to the commencement of ground-disturbing or vegetation-clearing activities, the project applicant/developer shall retain a qualified biologist to conduct pre-construction surveys for BUOW (*Athene cunicularia)* in accordance with the California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012). Depending on the time elapsed between the focused surveys conducted in support of the analysis conducted as a part of the biological resource assessment and the start of construction, additional focused surveys may be required during the survey season immediately preceding construction. As specified in the 2012 Staff Report, one 30-day pre-construction survey is recommended; however, multiple surveys may be necessary prior to construction to determine presence or absence, and burrowing owls may colonize a site following previous negative survey results. Therefore, the project site shall be monitored 30 days prior to ground disturbance to detect any occupancy prior to construction activities.

Burrowing Owl (BUOW) Avoidance Buffer

If western burrowing owls or occupied or unoccupied burrows are detected during pre-construction surveys or at any time during construction, no-disturbance buffers shall be established by the qualified biologist in accordance with the California Department of Fish and Wildlife (CDFW) 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012). Buffer distances (50 – 500 meters) shall be based on the season (breeding or non-breeding), level of owl activity, and the type and intensity of proposed construction activities. These buffers shall remain in place until the qualified biologist determines that the burrow is no longer occupied, the owls have fledged and are no longer dependent on the burrow, or CDFW-approved passive relocation procedures have been completed. The qualified biologist shall monitor compliance with the buffer requirements and shall have the authority to halt work if project activities are causing disturbance to western burrowing owls.

5.2 NESTING BIRDS

CDFW encourages that Project ground-disturbing activities occur during the non-nesting season; however, if ground-disturbing or vegetation-disturbing activities occur during the nesting season (February 1st-September 15th), the Project applicant is responsible for ensuring that implementation of the Project does not result in violation of the Migratory Bird Treaty Act or relevant Fish and Game Code sections as referenced above.

CDFW further recommends that a qualitied biologist conduct a pre-construction survey for active nests no more than 10 prior to the start of ground or vegetation disturbance to maximize the probability that nests that could potentially be impacted are detected. CDFW also recommends that surveys cover a sufficient area around the Project site to identify nests and determine their status. A sufficient area means any area potentially affected, either directly or indirectly, by the Project. In addition to direct impact (i.e., nest destruction), noise, vibration, and movement of workers or equipment could also affect nests. CDFW recommends that a qualified biologist establish a behavioral baseline of all identified nests. Once Project activities begin, CDFW recommends having a qualified biologist continuously monitor nests to detect behavioral changes resulting from the Project. If behavioral changes occur, CDFW recommends halting the work causing that change and consulting with CDFW for additional avoidance and minimization measures.

If continuous monitoring of identified nest by a qualified biologist is not feasible, CDFW recommends a minimum no-disturbance buffer of 250 feet around active nests of non-listed bird species and a 500-foot no-disturbance buffer around active nests of non-listed raptors. These buffers are advised to remain in place until the breeding season has ended or until a qualified biologist has determined the birds have fledged and are no longer reliant upon the nest or on-site parental care for survival. Variance from these no-disturbance buffers is possible when there is a compelling biological or ecological reason to do so, such as when the Project site would be concealed from a nest site by topography. CDFW recommends that a qualified biologist advise and support any variance from these buffers and notify CDFW in advance of implementing a variance.

6.0 CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



Date 5-26-2026 Signed _____

PROJECT MANAGER

Fieldwork Performed By:

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ASSOCIATE BIOLOGIST

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BIOLOGIST/ PROJECT MANAGER

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USFWS (United States Fish and Wildlife Service). 1997c (Oct. 31*). Endangered or Threatened Wildlife and Plants.* Federal Register 50 CFR Part 17. U.S. Department of the Interior. Washington, D.C.

FIGURE 1

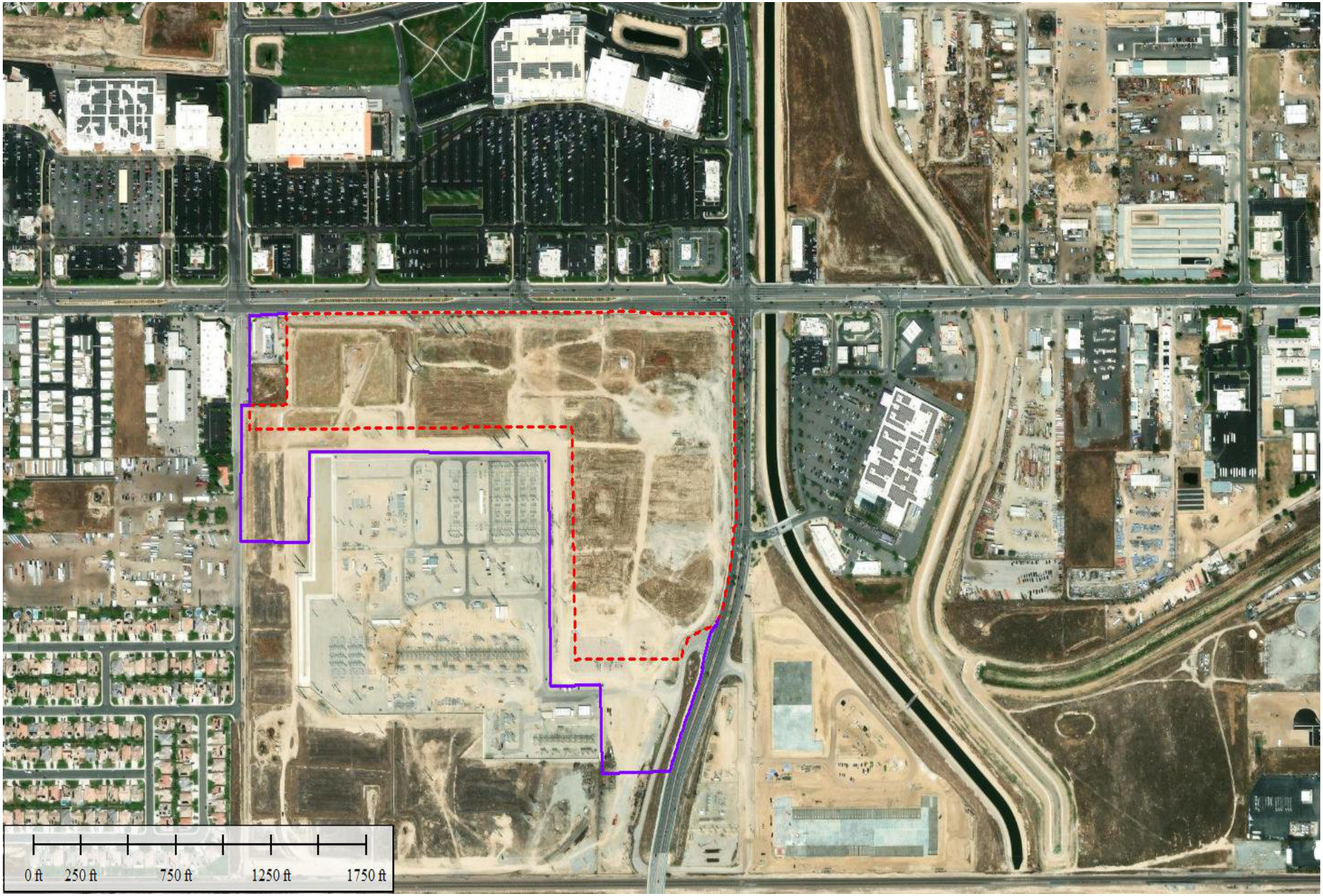


Figure 1
Location Map
Rosedale & Coffee
APN 368-010-05
Kern County, California

Legend

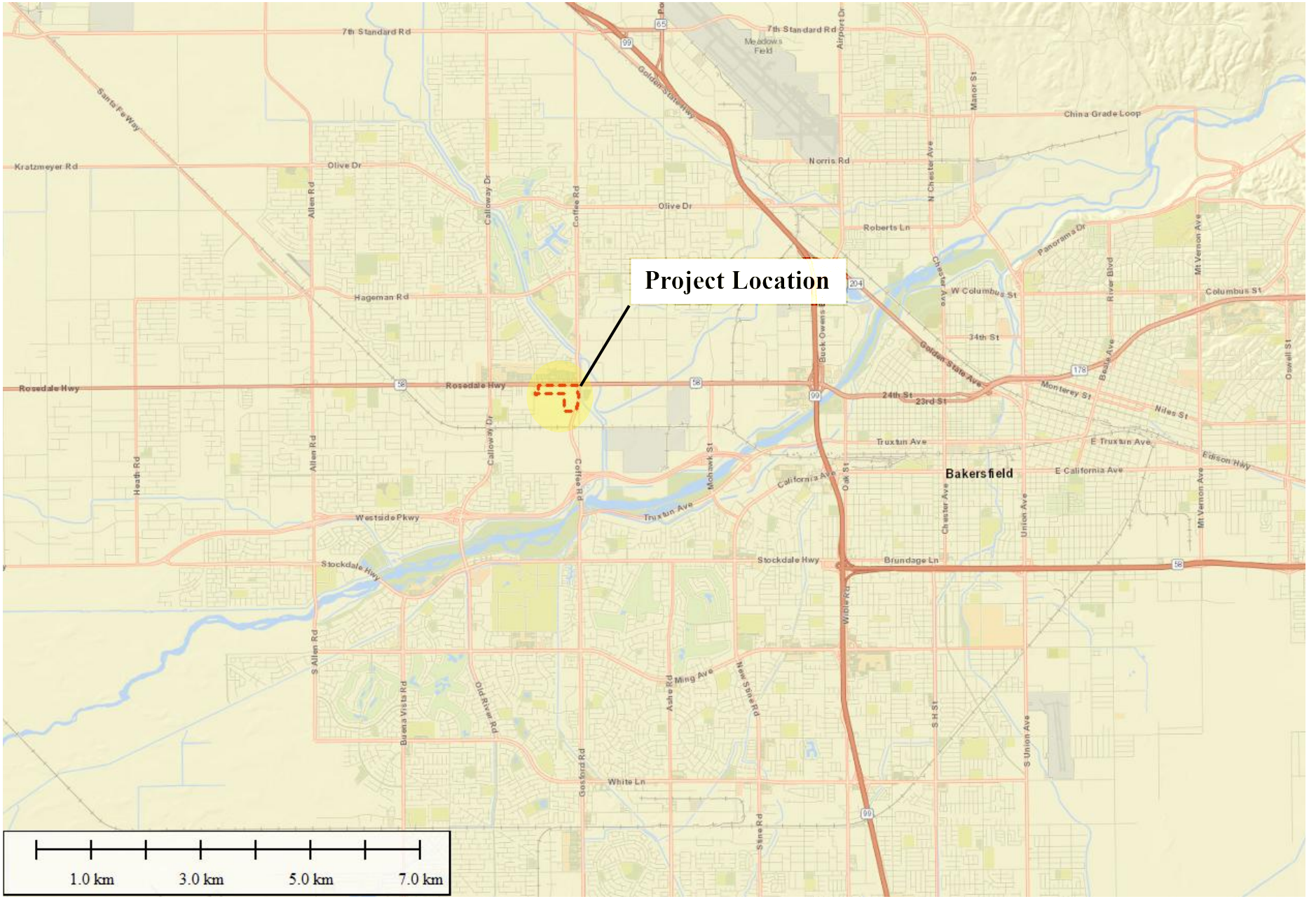
Survey Area

Surveyed Buffer

N

Hernandez Environmental Services

FIGURE 2



Vicinity Map

Rosedale & Coffee
APN 368-010-039
Kern County, California

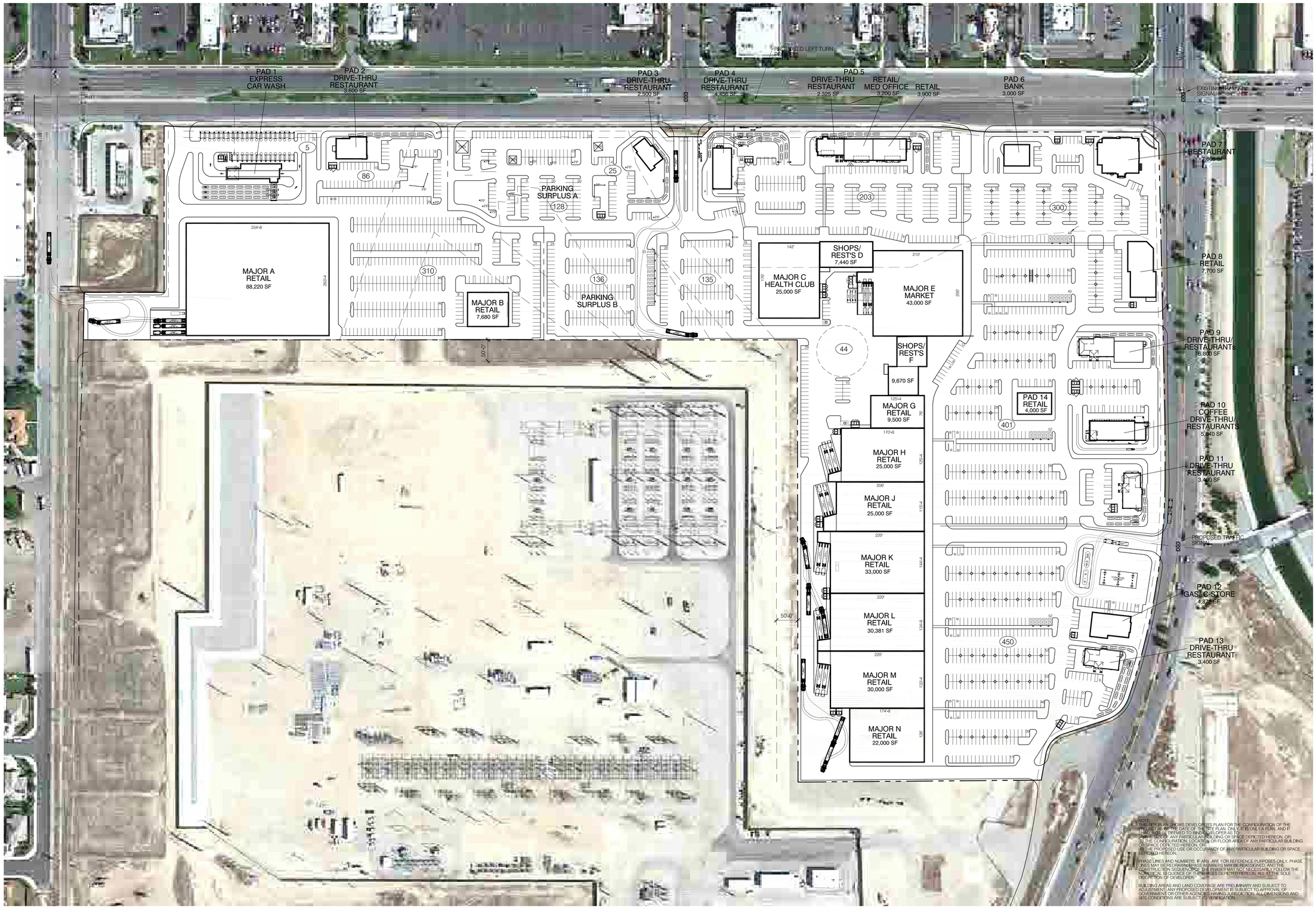
Legend

Property Boundary

N

Hernandez Environmental Services

FIGURE 3

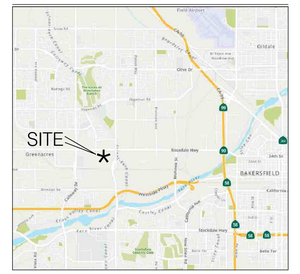


NOTE:
THIS SITE PLAN SHOWS DEVELOPER'S PLAN FOR THE CONFIGURATION OF THE PROJECT AS OF THE DATE OF THIS SITE PLAN. ONLY IT IS ONLY A PLAN, AND IT SHALL NOT BE DEEMED TO BIND DEVELOPER AS TO:
(A) THE SIZE OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON, OR;
(B) THE CONFIGURATION, LOCATION OR FLOOR AREA OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON, OR;
(C) THE PROPOSED USE OR OCCUPANCY OF ANY PARTICULAR BUILDING OR SPACE DEPICTED HEREON.

PHASE LINES AND NUMBERS, IF ANY, ARE FOR REFERENCE PURPOSES ONLY. PHASE LINES MAY BE REDRAWN AND PHASE NUMBERS MAY BE REASSIGNED, AND THE CONSTRUCTION SEQUENCE OF THE PHASES MAY NOT NECESSARILY FOLLOW THE NUMERICAL SEQUENCE OF THE PHASES DEPICTED HEREON, ALL AT THE SOLE DISCRETION OF DEVELOPER.

BUILDING AREAS AND LAND COVERAGE ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT. ANY PROPOSED DEVELOPMENT IS SUBJECT TO APPROVAL OF GOVERNMENT OR OTHER AGENCIES HAVING JURISDICTION. ALL DIMENSIONS AND SITE CONDITIONS ARE SUBJECT TO VERIFICATION.

VICINITY



ZONING

GENERAL PLAN:	P (PUBLIC FACILITIES)
ZONING:	M-2 (GENERAL MANUFACTURING)
SETBACKS:	
FRONT (STREETS):	10'
SIDE:	0'
REAR:	0'
REAR (ADJ. TO RESIDENTIAL ZONE):	20'
MAXIMUM BUILDING HEIGHT:	150'
MAXIMUM BUILDING COVERAGE:	N/A

PROJECT SUMMARY

LAND AREAS:	
WEST END COMMERCIAL:	9.53 AC (415,262 SF±)
SURPLUS PARKING AREA:	3.00 AC (130,717 SF±)
EAST END SHOPPING CENTER:	33.63 AC (1,464,822 SF±)
TOTAL LAND AREA:	46.16 AC (2,010,801 SF±)

WEST END COMMERCIAL

BUILDING AREA:	
RETAIL:	95,900 SF
RESTAURANT:	3,600 SF
EXPRESS CARWASH:	4,125 SF
TOTAL BUILDING AREA:	103,625 SF
BUILDING COVERAGE (F.A.R.):	25.0%
PARKING (BMC 17.58):	
REQUIRED PARKING:	
GENERAL RETAIL (1:300):	320 STALLS
RESTAURANT (1:75):	48 STALLS
EXPRESS CARWASH (1: EMPLOYEE)	5 STALLS
TOTAL PARKING REQUIRED:	373 STALLS
TOTAL PARKING PROVIDED:	401 STALLS
PARKING STANDARDS:	
STANDARD PARKING STALL:	9' X 18'
BUMPER OVERHANG ALLOWED:	2'-6'
LOADING AREAS:	12' X 25'
DRIVE AISLE WIDTH:	25'

EAST END COMMERCIAL

BUILDING AREA:	
SHOPPING CENTER:	268,756 SF
DRIVE-THRU/ RESTAURANT PADS (FREESTANDING):	21,561 SF
BANK PAD:	3,000 SF
CONVENIENCE STORE PAD:	4,872 SF
HEALTH CLUB:	25,000 SF
TOTAL BUILDING AREA:	323,189 SF
BUILDING COVERAGE (F.A.R.):	21.1%
PARKING (BMC 17.58):	
REQUIRED PARKING:	
NIGHBORHOOD/ REGIONAL SHOPPING CENTER:	
UP TO 35,000 SF (1:200):	175 STALLS
IN EXCESS OF 35,000 SF (1:250):	935 STALLS
DRIVE-THRU RESTAURANT PADS (1:75):	288 STALLS
BANK (1:300):	10 STALLS
CONVENIENCE STORE (1:200):	25 STALLS
HEALTH CLUB (1:300):	83 STALLS
TOTAL PARKING REQUIRED:	1,516 STALLS
TOTAL STALLS PROVIDED:	1,533 STALLS
DRIVE-THRU STACKING CREDIT:	14 STALLS
GAS PUMP CREDIT:	16 STALLS
TOTAL PARKING PROVIDED:	1,563 STALLS
PARKING STANDARDS:	
STANDARD PARKING STALL:	9' X 18'
BUMPER OVERHANG ALLOWED:	2'-6'
LOADING AREAS:	12' X 25'
DRIVE AISLE WIDTH:	25'

CONCEPTUAL SITE PLAN
SCHEME Jv1

SWC ROSEDALE & COFFEE
BAKERSFIELD, CA

GKPA PROJECT #21135.01
31 MAY 2022

0 50' 100' 200'
SCALE: 1" = 100.00'

NORTH

SWC ROSEDALE & COFFEE

BAKERSFIELD, CALIFORNIA

SAGE INVESTCO
3837 BIRCH STREET
NEWPORT BEACH, CA 92660
949.954.6100

GKP PIERCE ARCHITECTS
3 OVERTURE
ALISO VIEJO, CA 92656
T 949.344.2710
F 949.344.2720

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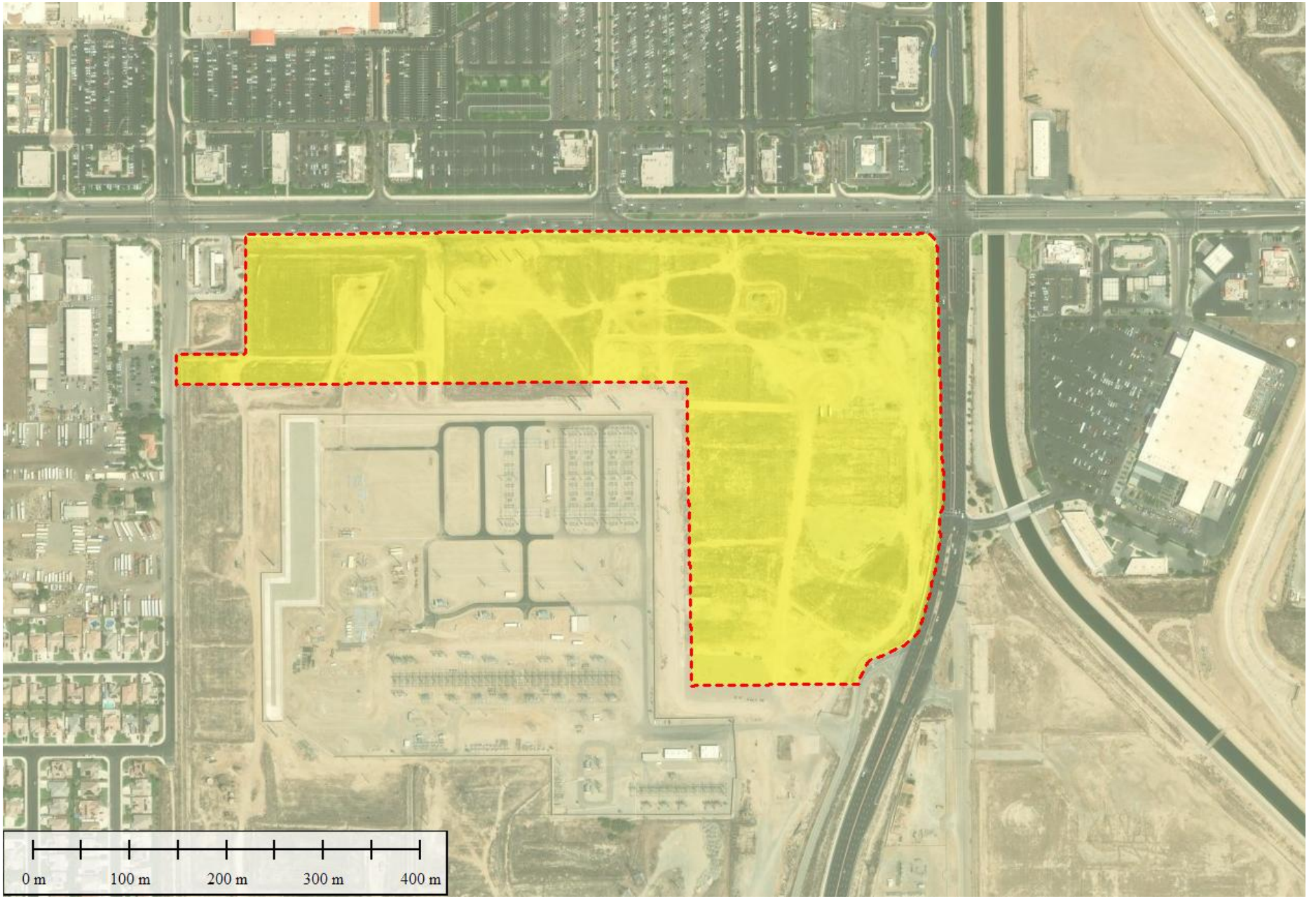
FIGURE 4



Habitat Map

Rosedale & Coffee
APN 368-010-039
Kern County, California

Legend

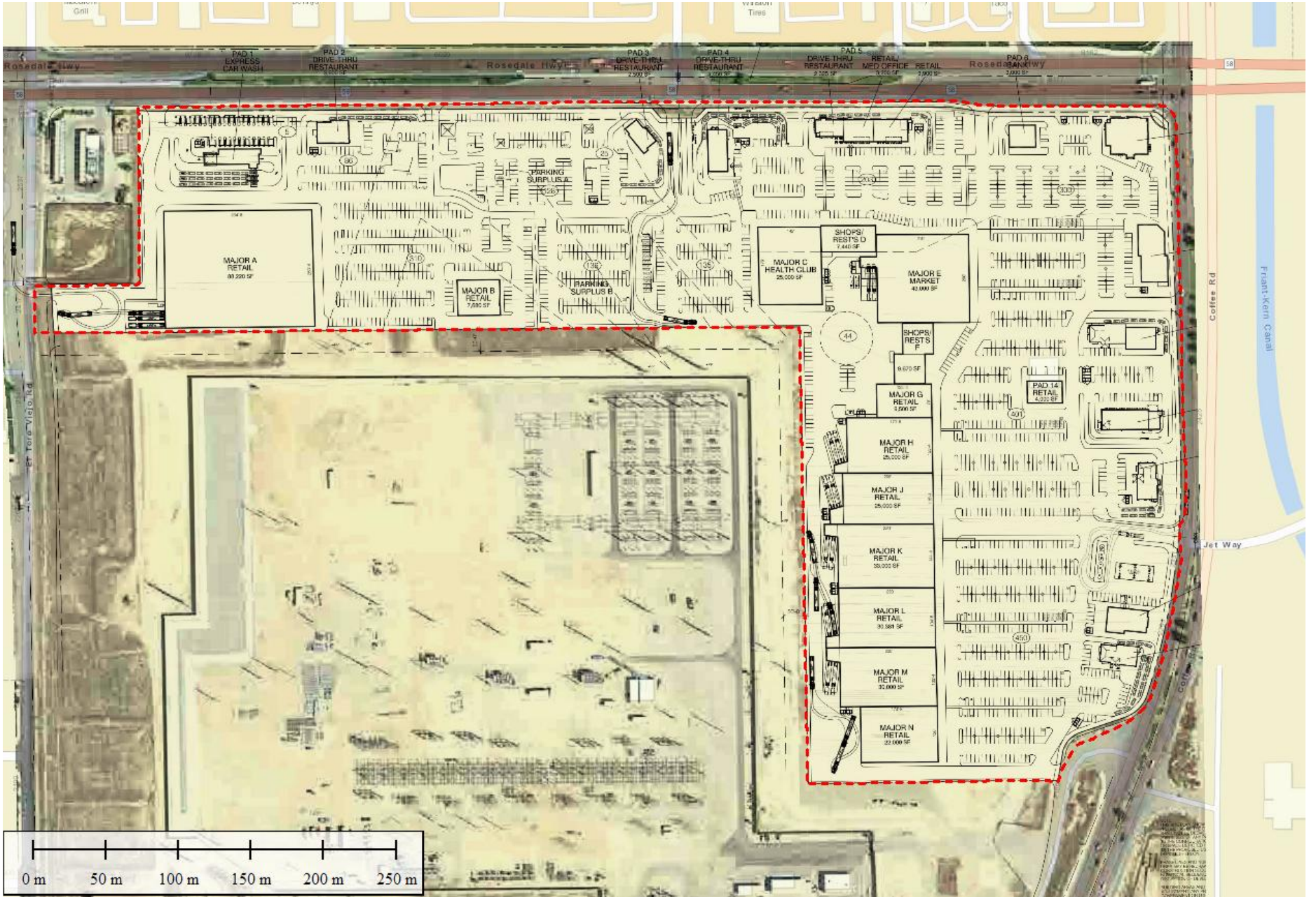
Property Boundary

Ruderal Habitat (47.19 Ac.)

N

Hernandez Environmental Services

FIGURE 5



Limits of Impact Map

Rosedale & Coffee
APN 368-010-039
Kern County, California

Legend

Limits of Impact (47.19 Ac.)

N

Hernandez Environmental Services

APPENDIX A

Observed Species List

Plant List

Scientific Name	Common Name
Acacia Salicina	Willow acacia
Astragalus kentrophyta	Spiny milkvetch
Bromus rubens	Red brome
Bromus tectorum	Cheatgrass
Croton californicus	California croton
Hordeum sp.	Barley sp.
Hirschfeldia incana	Shortpod mustard
Kali tragus	Prickly Russian thistle
Rumex sp.	Dock sp.
Solanum elaeagnifolium	Silverleaf nightshade

Wildlife List

Scientific Name	Common Name
Buteo jamaicensis	Red-tailed hawk
Charadrius vociferus	Killdeer
Columba livia domestica	Feral pigeon
Vulpes macrotis mutica	San Joaquin kit fox

APPENDIX B

Scientific Name	Common Name	Taxon Group	Federal List	State List	Other Status	Habitats	General Habitat	Micro Habitat	Presence/ Absence
Agelaius tricolor	tricolored blackbird	Birds	None	Threatened	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern	Freshwater marsh | Marsh & swamp | Swamp | Wetland	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	No habitat for this species is present on the project site. **This species is not present.**
Ammospermophilus nelsoni	Nelson's (=San Joaquin) antelope squirrel	Mammals	None	Threatened	BLM_S-Sensitive | IUCN_EN-Endangered	Chenopod scrub	Western San Joaquin Valley from 200-1200 ft elev. On dry, sparsely vegetated loam soils.	Dig burrows or use k-rat burrows. Need widely scattered shrubs, forbs and grasses in broken terrain with gullies and washes.	No habitat for this species is present on the project site. **This species is not present.**

Anniella grinnelli	Bakersfield legless lizard	Reptiles	None	None	CDFW_SSC-Species of Special Concern		Southern San Joaquin Valley. Known from two disjunct areas: the east side of the Carrizo Plain and portions of the city limits of Bakersfield.	Microhabitat of this species is poorly known. Other legless lizard species occur in sparsely vegetated areas with moist, loose soil. Often found underneath leaf litter, rocks, and logs.	No habitat for this species is present on the project site. **This species is not present.**

Anniella spp.	California legless lizard	Reptiles	None	None	CDFW_SSC-Species of Special Concern		Contra Costa County south to San Diego, within a variety of open habitats.This element represents California records of Anniella not yet assigned to new species within the Anniella pulchra complex.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.	No habitat for this species is present on the project site. **This species is not present.**

Arizona elegans occidentalis	California glossy snake	Reptiles	None	None	CDFW_SSC-Species of Special Concern		Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California.	Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	No habitat for this species is present on the project site. **This species is not present.**
Athene cunicularia	burrowing owl	Birds	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Coastal prairie | Coastal scrub | Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Sonoran desert scrub | Valley & foothill grassland	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	No habitat for this species is present on the project site. **This species has the potential to be present.**

Bombus crotchii	Crotch bumble bee	Insects	None	Candidate Endangered	IUCN_EN-Endangered		Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	No habitat for this species is present on the project site. **This species is not present.**
Buteo swainsoni	Swainson's hawk	Birds	None	Threatened	BLM_S-Sensitive | IUCN_LC-Least Concern	Great Basin grassland | Riparian forest | Riparian woodland | Valley & foothill grassland	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees.	Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	No habitat for this species is present on the project site. **This species is not present.**

Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	Candidate	None	IUCN_EN-Endangered | USFS_S-Sensitive	Closed-cone coniferous forest	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico.	Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	No habitat for this species is present on the project site. **This species is not present.**
Desmocerus californicus dimorphus	valley elderberry longhorn beetle	Insects	Threatened	None		Riparian scrub	Occurs only in the Central Valley of California, in association with blue elderberry (Sambucus mexicana).	Prefers to lay eggs in elderberries 2-8 inches in diameter; some preference shown for "stressed" elderberries.	No habitat for this species is present on the project site. **This species is not present.**

Dipodomys nitratoides nitratoides	Tipton kangaroo rat	Mammals	Endangered	Endangered	IUCN_VU-Vulnerable	Chenopod scrub	Saltbrush scrub and sink scrub communities in the Tulare Lake Basin of the southern San Joaquin Valley.	Needs soft friable soils which escape seasonal flooding. Digs burrows in elevated soil mounds at bases of shrubs.	No habitat for this species is present on the project site. **This species is not present.**
Elanus leucurus	white-tailed kite	Birds	None	None	BLM_S-Sensitive | CDFW_FP-Fully Protected | IUCN_LC-Least Concern	Cismontane woodland | Marsh & swamp | Riparian woodland | Valley & foothill grassland | Wetland	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	No habitat for this species is present on the project site. **This species is not present.**

Emys marmorata	western pond turtle	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	Aquatic | Artificial flowing waters | Klamath/North coast flowing waters | Klamath/North coast standing waters | Marsh & swamp | Sacramento/San Joaquin flowing waters | Sacramento/San Joaquin standing waters | South coast flowing waters | South coast standing waters | Wetland	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	No habitat for this species is present on the project site. **This species is not present.**

Eremophila alpestris actia	California horned lark	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern	Marine intertidal & splash zone communities | Meadow & seep	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin Valley and east to foothills.	Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	No habitat for this species is present on the project site. **This species is not present.**
Eumops perotis californicus	western mastiff bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern	Chaparral | Cismontane woodland | Coastal scrub | Valley & foothill grassland	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	Roosts in crevices in cliff faces, high buildings, trees and tunnels.	No habitat for this species is present on the project site. **This species is not present.**

Gambelia sila	blunt-nosed leopard lizard	Reptiles	Endangered	Endangered	CDFW_FP-Fully Protected | IUCN_EN-Endangered	Chenopod scrub	Resident of sparsely vegetated alkali and desert scrub habitats, in areas of low topographic relief.	Seeks cover in mammal burrows, under shrubs or structures such as fence posts; they do not excavate their own burrows.	No habitat for this species is present on the project site. **This species is not present.**
Gonidea angulata	western ridged mussel	Mollusks	None	None	IUCN_VU-Vulnerable	Aquatic	Primarily creeks and rivers and less often lakes. Originally in most of state, now extirpated from Central and Southern California.		No habitat for this species is present on the project site. **This species is not present.**

Helminthoglypta callistoderma	Kern shoulderband	Mollusks	None	None	IUCN_EN-Endangered	Aquatic | Sacramento/San Joaquin flowing waters	Known only from Tulare and Kern counties, along the lower Kern River Canyon.	Has been collected from dead vegetation along the water's edge.	No habitat for this species is present on the project site. **This species is not present.**
Lasiurus cinereus	hoary bat	Mammals	None	None	IUCN_LC-Least Concern	Broadleaved upland forest | Cismontane woodland | Lower montane coniferous forest | North coast coniferous forest	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding.	Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.	No habitat for this species is present on the project site. **This species is not present.**

Lytta moesta	moestan blister beetle	Insects	None	None		Valley & foothill grassland	Central California.		No habitat for this species is present on the project site. **This species is not present.**
Lytta morrisoni	Morrison's blister beetle	Insects	None	None		Valley & foothill grassland	Inhabitant of the southern Central Valley of California.		No habitat for this species is present on the project site. **This species is not present.**

Masticophis flagellum ruddocki	San Joaquin coachwhip	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Chenopod scrub | Valley & foothill grassland	Open, dry habitats with little or no tree cover. Found in valley grassland and saltbush scrub in the San Joaquin Valley.	Needs mammal burrows for refuge and oviposition sites.	No habitat for this species is present on the project site. **This species is not present.**
Onychomys torridus tularensis	Tulare grasshopper mouse	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern	Chenopod scrub	Hot, arid valleys and scrub deserts in the southern San Joaquin Valley.	Diet almost exclusively composed of arthropods, therefore needs abundant supply of insects.	No habitat for this species is present on the project site. **This species is not present.**

Perognathus inornatus	San Joaquin pocket mouse	Mammals	None	None	BLM_S-Sensitive | IUCN_LC-Least Concern	Cismontane woodland | Mojavean desert scrub | Valley & foothill grassland	Grassland, oak savanna and arid scrubland in the southern Sacramento Valley, Salinas Valley, San Joaquin Valley and adjacent foothills, south to the Mojave Desert.	Associated with fine-textured, sandy, friable soils.	No habitat for this species is present on the project site. **This species is not present.**
Phrynosoma blainvillii	coast horned lizard	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Chaparral | Cismontane woodland | Coastal bluff scrub | Coastal scrub | Desert wash | Pinon & juniper woodlands | Riparian scrub | Riparian woodland | Valley & foothill grassland	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	No habitat for this species is present on the project site. **This species is not present.**

Sorex ornatus relictus	Buena Vista Lake ornate shrew	Mammals	Endangered	None	CDFW_SSC-Species of Special Concern	Marsh & swamp | Riparian scrub	Marshlands and riparian areas in the Tulare Basin.	Prefers moist soil. Uses stumps, logs and litter for cover.	No habitat for this species is present on the project site. **This species is not present.**
Spea hammondii	western spadefoot	Amphibians	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	Cismontane woodland | Coastal scrub | Valley & foothill grassland | Vernal pool | Wetland	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.	No habitat for this species is present on the project site. **This species is not present.**

Taxidea taxus	American badger	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Alkali marsh | Alkali playa | Alpine | Alpine dwarf scrub | Bog & fen | Brackish marsh | Broadleaved upland forest | Chaparral | Chenopod scrub | Cismontane woodland | Closed-cone coniferous forest | Coastal bluff scrub | Coastal dunes | Coastal prairie | Coastal scrub | Desert dunes | Desert wash | Freshwater marsh | Great Basin grassland | Great Basin scrub | Interior dunes | Ione formation | Joshua tree	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	No habitat for this species is present on the project site. **This species is not present.**

Vulpes macrotis mutica	San Joaquin kit fox	Mammals	Endangered	Threatened		Chenopod scrub | Valley & foothill grassland	Annual grasslands or grassy open stages with scattered shrubby vegetation.	Need loose-textured sandy soils for burrowing, and suitable prey base.	This species was observed during the field survey. **This species is present.**

APPENDIX C



Disturbed habitat with sparse vegetation on site where impacts will take place. View looking west.



Disturbed habitat followed by Rosedale Highway and commercial businesses in the distance. View looking north.



Non-native vegetation including prickly Russian thistle (*Kali tragus*) followed by storage containers on site. View looking northeast.

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Disturbed habitat followed by Rosedale Highway along northern border of site in distance. View looking north.



Disturbed habitat followed by Coffee Road along eastern border of site in the distance. View looking northeast.



Center of project site with grading lines followed by intersection of Coffee Road and Rosedale Highway in the distance. View looking east.

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Drill on the northwest corner of project site. View looking north.



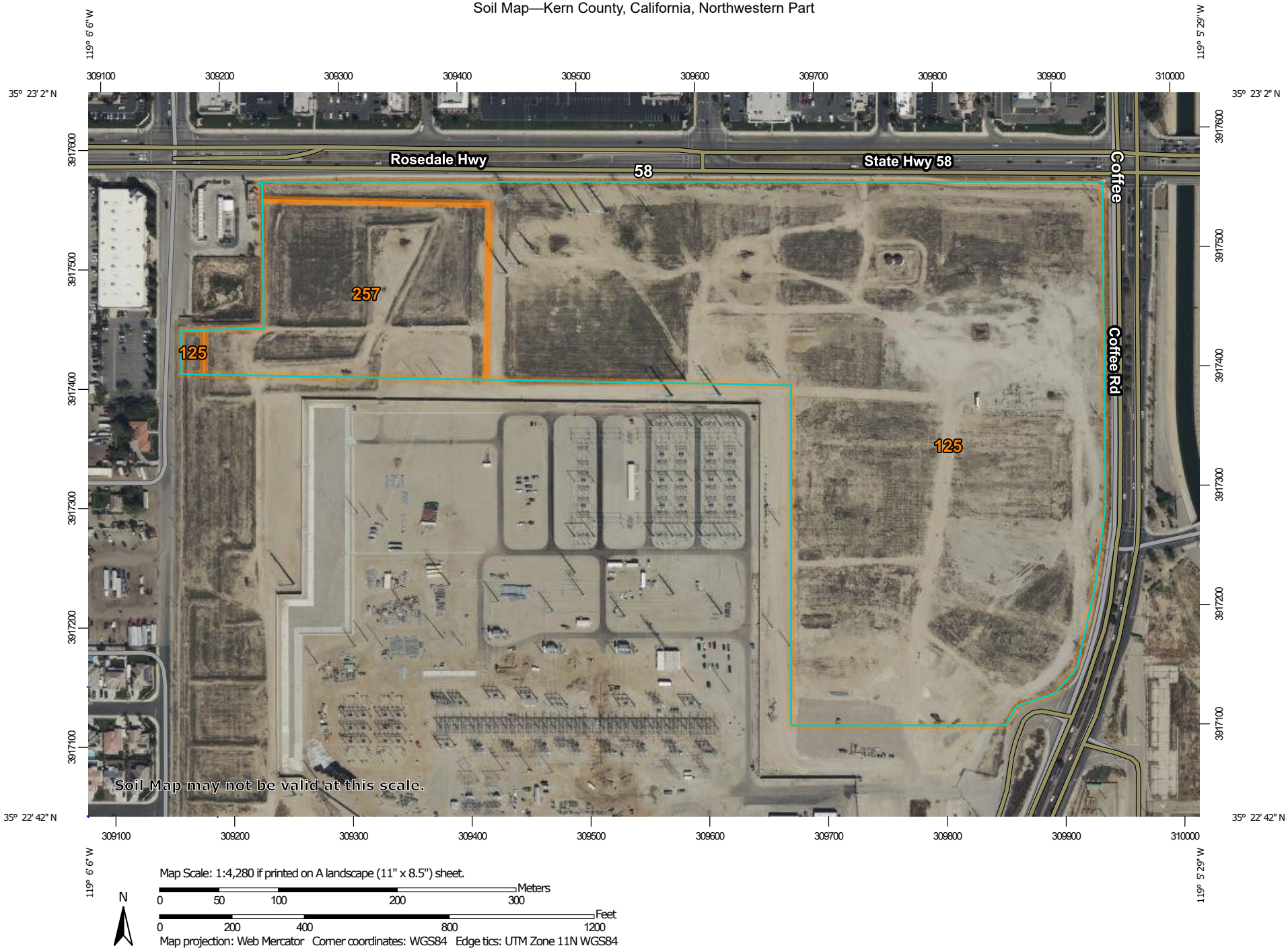
Development directly south of project site in the distance. View looking southeast.



Disturbed habitat where impacts will occur. View looking south.

Hernandez Environmental Services

APPENDIX D



Map Scale: 1:4,280 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kern County, California, Northwestern Part
Survey Area Data: Version 15, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 12, 2022—Mar 22, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
125	Granoso loamy sand, 0 to 2 percent slopes	40.4	84.6%
257	Water	7.4	15.4%
Totals for Area of Interest		**47.8**	**100.0%**