MITIGATED NEGATIVE DECLARATION

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

PROJECT NO. (or Title): Vesting Tentative Tract Map 7528 (Phased)

COMMENT PERIOD BEGINS: November 13, 2026

COMMENT PERIOD ENDS: December 13, 2026

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

Air Quality Impact Mitigation Measures:

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

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

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

AQ-4 Install and maintain a track-out control device that meets the specifications of SJVAPCD Rule 8041 if the site exceeds 150 vehicle trips per day or more than 20 vehicle trips per day by vehicles with three or more axles.

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

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

AQ-7 When transporting materials offsite, maintain a freeboard limit of at least 6 inches and cover or effectively wet to limit visible dust emissions.

AQ-8 Limit and remove the accumulation of mud and/or dirt from adjacent public roadways at the end of each workday. (Use of dry rotary brushes is prohibited except when preceded or accompanied by sufficient wetting to limit visible dust emissions, and use of blowers is expressly forbidden.)

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

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

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

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

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

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

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

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

AQ-17 On-road and Off-road diesel equipment shall use diesel particulate filters if permitted under the manufacturer's guidelines.

AQ-18 On-road and Off-road diesel equipment shall use cooled exhaust gas recirculation (EGR) if permitted under the manufacturer's guidelines.

AQ-19 All construction workers shall be encouraged to shuttle (car-pool) to retail establishments or to remain on-site during lunch breaks.

AQ-20 The Project design shall comply with applicable standards set forth in Title 24 of the Uniform Building Code to minimize total consumption of energy.

AQ-21 The developer shall comply with the provisions of SJVAPCD Rule 4601 - Architectural Coatings, during the construction of all buildings and facilities. Application of architectural coatings shall be completed in a manner that poses the least emissions impacts whenever such application is deemed proficient.

AQ-22 The applicant shall comply with the provisions of SJVAPCD Rule 4641 during the construction and pavement of all roads and parking areas within the project area.

AQ-23 Specifically, the applicant shall not allow the use of: Rapid cure cutback asphalt; Medium cure cutback asphalt; Slow cure cutback asphalt (as specified in SJVAPCD Rule 4641, Section 5.1.3); or Emulsified asphalt (as specified in SJVAPCD Rule 4641, Section 5.1.4).

AQ-24 Applicants shall be required to comply with applicable mitigation measures in the AQAP, SJVAPCD Rules, Traffic Control Measures, Regulation VIII and Indirect Source Rules for the SJVAPCD.

AQ-25 All construction activities within the project area shall be discontinued during the first stage smog alerts.

AQ-26 Construction and grading activities shall not be allowed during first stage O3 alerts. First stage O3 alerts are declared when the O3 level exceeds 0.20 ppm (1-hour average).

Biological Resources Impact Mitigation Measures:

BIO-1 A qualified biologist shall conduct a pre-activity survey within 30 days before ground-disturbing activities.

BIO-2 A qualified biologist shall monitor initial ground-disturbing activities and prepare compliance documentation as warranted.

BIO-3 A Worker Environmental Awareness Program shall inform workers of special-status species and avoidance procedures applicable to the site.

BIO-4 If San Joaquin kit fox dens are found, work shall stop as appropriate and applicable USFWS protocols and agency coordination shall be implemented.

BIO-5 Open trenches deeper than 2 feet shall have escape ramps at intervals not exceeding 100 feet; vertical holes shall be secured or covered.

BIO-6 Pipes, conduit, and similar materials with openings 3 inches or greater shall be capped or otherwise secured against wildlife entry.

BIO-7 If ground disturbance occurs during the general nesting bird season (February 1 through August 31), a qualified biologist shall conduct nesting bird surveys and establish appropriate avoidance buffers for active nests.

BIO-8 If nesting birds are present, no new construction or ground disturbance should occur within an appropriate avoidance area for that species until young have fledged, unless otherwise approved and monitored by a qualified onsite biologist.

BIO-9 Minimum avoidance zones for active nests should be implemented as follows: Ground or low-shrub nesting non-raptors – 300 feet (91 meters); Burrowing owl – as appropriate based on nest location, existing surrounding activity, and evaluation of owl behavior. Coordination with CDFW may be warranted; Sensitive raptors (e.g., prairie falcon, golden eagle) – 0.5 miles (0.8 kilometers); and other raptors – 500 feet (152 meters).

Cultural Resources Impact Mitigation Measures:

CUL-1 If archaeological materials are encountered during ground disturbance, work in the vicinity shall cease and a qualified archaeologist shall be contacted to evaluate the find and recommend appropriate treatment, including consultation regarding potential tribal cultural resources as applicable.

CUL-2 If human remains or potential human remains are encountered, work in the vicinity shall cease and the remains shall be treated in accordance with California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98.

Transportation and Traffic Mitigation Measures

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

INITIAL STUDY
ENVIRONMENTAL ANALYSIS

1. **Project** *(Title & No.)*: Vesting Tentative Tract Map 7528 (Phased)

2. **Lead Agency** *(name and address)*: City of Bakersfield
Development Services Department
1715 Chester Avenue
Bakersfield, California 93301

3. **Contact Person** *(name, title, phone)*: Jose Fernandez (661) 326-3778

4. **Project Location:** The project is located on the northeast corner of Snow Road and Verdugo Lane, in northwest Bakersfield (Assessor Parcel Number 492-090-72)

5. **Applicant** *(name and address)*: McIntosh & Associates
Attention: Isabella Herrera
10800 Stockdale Hwy, Suite 103
Bakersfield, CA 93311

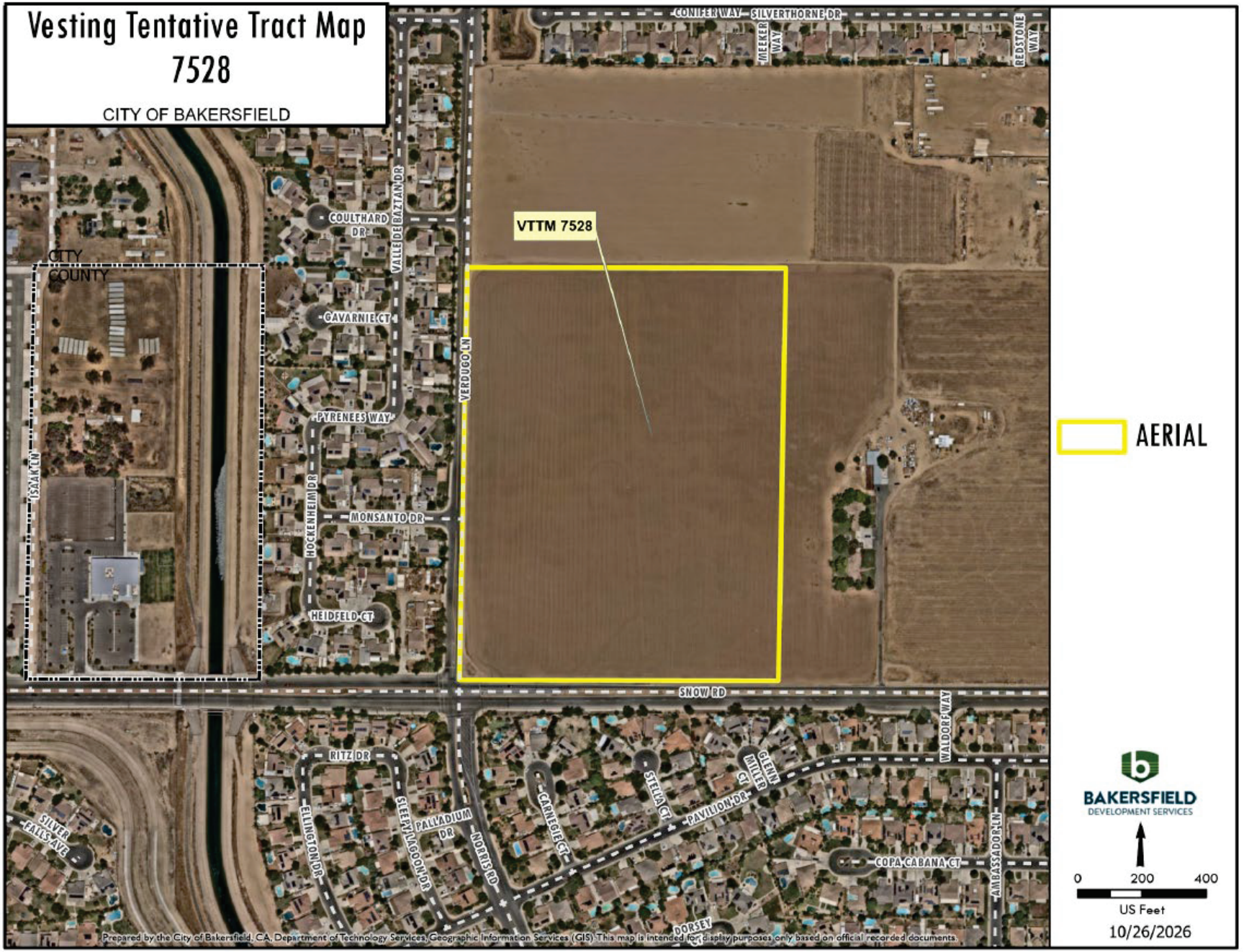
6. **General Plan Designation:** LR (Low Density Residential)

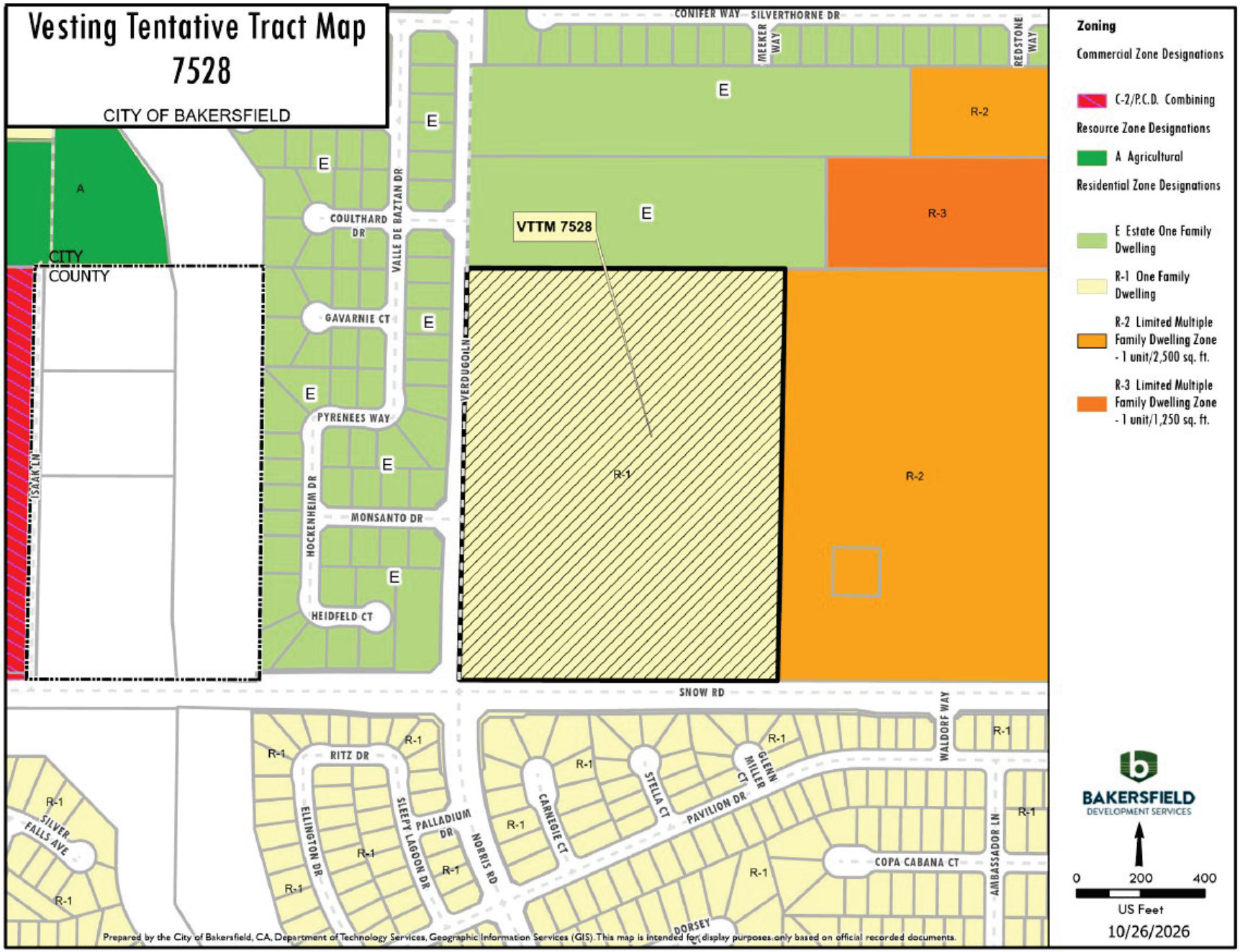
7. **Zoning District:** R-1 (Single-Unit Dwelling)

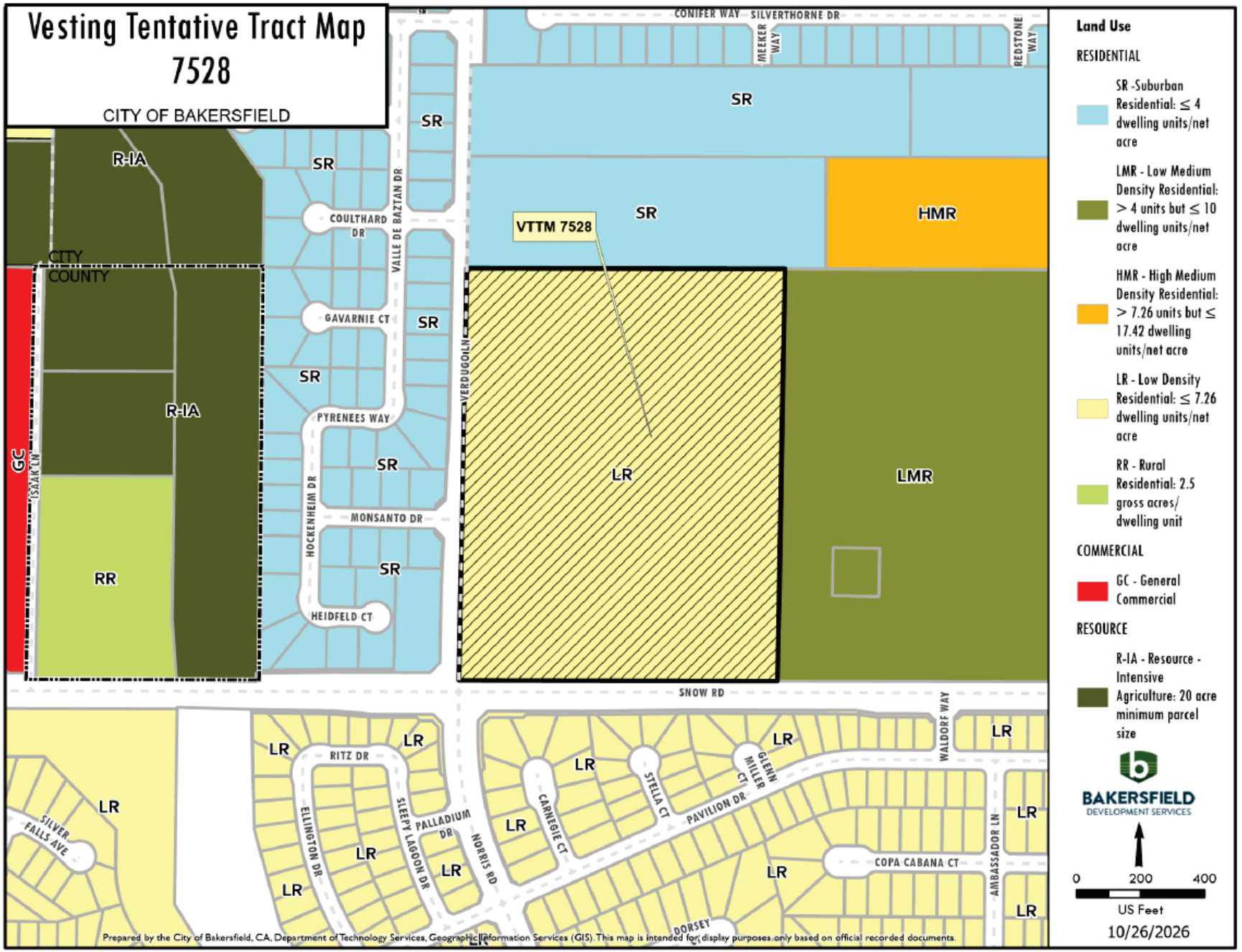
8. **Description of Project:** McIntosh & Associates (applicant), representing RGF Properties, Inc. (owner), is proposing a Vesting Tentative Tract Map consisting of 175 residential lots, 4 landscape lots, and 1 sump on 30.10 acres, zoned R-1 (Single-Unit Dwelling). In addition, the applicant is requesting a waiver of the signatures of each party owning a recorded interest in, or right to minerals, not including lessees pursuant to Bakersfield Municipal Code (BMC) Section 16.20.060 A.1.

9. **Environmental setting**
The proposed project site is currently vacant undeveloped land. Surrounding properties are developed as: vacant undeveloped land zoned E (Estate) to the north, two ranch homes and outbuildings zoned R-2 (Small Lot Single-Unit Dwelling) to the east, residential development zoned R-1 (Single-Unit Dwelling) to the south, and residential development zoned E (Estate) to the west.

10. **Other public agencies whose approval is anticipated to be required** *(e.g., permits, financing approval or participation agreement)*:
    - City of Bakersfield – Mitigated Negative Declaration consideration and adoption
    - City of Bakersfield – Improvement Plans
    - City of Bakersfield – Building permits
    - City of Bakersfield – Regional Transportation Impact Fee Program and Local Mitigation
    - San Joaquin Valley Air Pollution Control District – Indirect Source Rule compliance
    - State Water Resources Control Board – National Pollutant Discharge Elimination System General permit


Vesting Tentative Tract Map
7528
CITY OF BAKERSFIELD
VTTM 7528
CITY
COUNTY
CONIFER WAY
SILVERTHORNE DR
MEEKER WAY
REDSTONE WAY
COULTHARD DR
VALLE DE BAZTAN DR
GAVARNIE CT
VERDUGO LN
PYRENEES WAY
ISAAK LN
HOCKENHEIM DR
MONSANTO DR
HEIDFELD CT
SNOW RD
WALDORF WAY
RITZ DR
GLENN MILLER CT
STELVA CT
PAVILION DR
CARNEGIE CT
SILVER FALLS AVE
ELLINGTON DR
SLEEPY LAGOON DR
PALLADIUM DR
NORRIS RD
COPA CABANA CT
AMBASSADOR LN
DORSEY
AERIAL
BAKERSFIELD
DEVELOPMENT SERVICES
0
200
400
US Feet
10/26/2026
Prepared by the City of Bakersfield, CA, Department of Technology Services, Geographic Information Services (GIS). This map is intended for display purposes only based on official recorded documents.

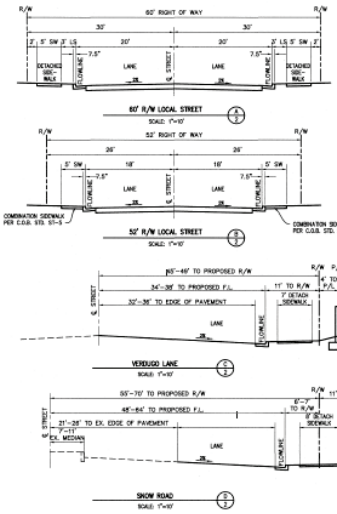

Vesting Tentative Tract Map
7528
CITY OF BAKERSFIELD
VTTM 7528
CONIFER WAY
SILVERTHORNE DR
MEEKER WAY
REDSTONE WAY
COULTHARD DR
VALLE DE BAZTAN DR
GAVARNIE CT
PYRENEES WAY
HOCKENHEIM DR
MONSANTO DR
HEIDFELD CT
VERDUGO LN
ISAAK LN
CITY
COUNTY
SNOW RD
WALDORF WAY
RITZ DR
ELLINGTON DR
SLEEPY LAGOON DR
PALLADIUM DR
NORRIS RD
CARNEGIE CT
STELLA CT
GLENN MILLER CT
PAVILION DR
COPA CABANA CT
AMBASSADOR LN
DORSEY
SILVER FALLS AVE
Zoning
Commercial Zone Designations
C-2/P.C.D. Combining
Resource Zone Designations
A Agricultural
Residential Zone Designations
E Estate One Family Dwelling
R-1 One Family Dwelling
R-2 Limited Multiple Family Dwelling Zone - 1 unit/2,500 sq. ft.
R-3 Limited Multiple Family Dwelling Zone - 1 unit/1,250 sq. ft.
BAKERSFIELD
DEVELOPMENT SERVICES
0
200
400
US Feet
10/26/2026
Prepared by the City of Bakersfield, CA, Department of Technology Services, Geographic Information Services (GIS). This map is intended for display purposes only based on official recorded documents.

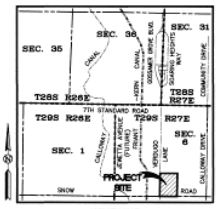

Vesting Tentative Tract Map
7528
CITY OF BAKERSFIELD
VTTM 7528
CONIFER WAY
SILVERTHORNE DR
MEEKER WAY
REDSTONE WAY
COULTHARD DR
VALLE DE BAZTAN DR
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SNOW RD
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ELLINGTON DR
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PALLADIUM DR
NORRIS RD
CARNEGIE CT
STELLA CT
GLENN MILLER CT
PAVILION DR
WALDORF WAY
COPA CABANA CT
AMBASSADOR LN
DORSEY
SILVER FALLS AVE
CITY
COUNTY
SR
HMR
LR
LMR
R-IA
RR
GC
Land Use
RESIDENTIAL
SR -Suburban Residential: ≤ 4 dwelling units/net acre
LMR - Low Medium Density Residential: > 4 units but ≤ 10 dwelling units/net acre
HMR - High Medium Density Residential: > 7.26 units but ≤ 17.42 dwelling units/net acre
LR - Low Density Residential: ≤ 7.26 dwelling units/net acre
RR - Rural Residential: 2.5 gross acres/ dwelling unit
COMMERCIAL
GC - General Commercial
RESOURCE
R-IA - Resource - Intensive Agriculture: 20 acre minimum parcel size
BAKERSFIELD
DEVELOPMENT SERVICES
0
200
400
US Feet
10/26/2026
Prepared by the City of Bakersfield, CA, Department of Technology Services, Geographic Information Services (GIS). This map is intended for display purposes only based on official recorded documents.

VESTING TENTATIVE TRACT No. 7528
DECEMBER 2025
PHASE 1
PHASE 2
SNOW ROAD
CALLOWAY DRIVE
MONSANTO DRIVE
COULTHARD DRIVE
GLACIER LAKE DRIVE
THUNDER SHORELINE WAY
GLACIER MEADOWS WAY
WHITE BEAR PASS LANE
POLAR CREST COURT
FROSTED PEAK COURT
SNOWGUARD LANE
TRACT NO. 7258 - SUMMARY
TRACT NO. 7528
VESTING TENTATIVE
McINTOSH & ASSOCIATES

VESTING TENTATIVE TRACT No. 7528

BEING A SUBDIVISION OF LOT 1 OF LOT LINE ADJUSTMENT NO. 36-19 PER CERTIFICATE OF COMPLIANCE RECORDED APRIL 27, 2020 IN DOCUMENT NO. 220052937 OF OFFICIAL RECORDS, IN THE OFFICE OF THE KERN COUNTY RECORDER; ALSO BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA
CONTAINING 175 LOTS, 4 PUBLIC LANDSCAPE LOTS & 1 SUMP LOT 30.10 GROSS ACRES
DECEMBER 2025





VICINITY MAP
NO SCALE

GENERAL NOTES:

ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS SUBDIVISION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF BAKERSFIELD.

IT IS ANTICIPATED THAT THE GRADING OF THIS TRACT WILL BE WITHIN THE AMOUNTS OUTLINED WITHIN SECTION 16.16.030(D) OF THE MUNICIPAL CODE.

THIS TRACT SHALL FOLLOW THE "COMPLETE STREET" POLICY PER RESOLUTION 108-2023.

ALL STREETS SHALL BE PUBLIC.

STREET NAME SIGNS SHALL BE INSTALLED PER C.O.B. STD. T-1.

A 10' PUBLIC UTILITY EASEMENT (P.U.E.) IS PROPOSED AND IS LOCATED ON ALL FRONT AND SIDE YARDS ADJACENT TO INTERNAL STREETS.

ALL RETURN RADII ARE 20' UNLESS OTHERWISE NOTED.

ALL CUL-DE-SACS & KNUCKLE RETURN RADII ARE 25' UNLESS OTHERWISE NOTED.

ALL CUL-DE-SACS ARE 50' RADIUS UNLESS OTHERWISE NOTED.

ALL KNUCKLES ARE 92' RADIUS UNLESS OTHERWISE NOTED.

THERE ARE NO EXISTING STRUCTURES WITHIN THE BOUNDARY OF THIS MAP.

ALL STREET GRADES ARE 0.25% UNLESS OTHERWISE NOTED.

AS OF 12/10/25, THERE ARE NO OIL WELLS LOCATED WITHIN THE BOUNDARY OF THIS MAP PER CalGEMS ONLINE WELL FINDER.

NOTE TO PLANNING DEPARTMENT
RE: ALTERNATE STREET NAMES

THE FOLLOWING STREET NAMES ARE PROVIDED AS SUBSTITUTIONARY ALTERNATES. PLEASE CONSIDER THESE NAMES IN THE ORDER THEY ARE HEREBY SUBMITTED TO REPLACE NAMES ON THE MAP THAT MAY NOT BE ACCEPTABLE.

1. FROZEN BAY COURT
2. ICICLE CIRCLE DRIVE
3. GREEN MEADOWS COURT

PHASING:
THE NUMBERING OF THE PHASES ARE FOR IDENTIFICATION PURPOSES AND DO NOT NECESSARILY IMPLY THE ORDER OF DEVELOPMENT.

THIS TRACT WILL BE DEVELOPED IN UP TO 2 PHASES.

LEGEND:

ABBREVIATIONS
DI. DISTRICT
TYP. TYPICAL
(F) FOUND
℄ CENTERLINE
CONC. CONCRETE
A.C. ASPHALT CONCRETE
DWY. CONCRETE DRIVEWAY
O.H. OVERHEAD
U.G. UNDERGROUND
GR. GRADE
AC. ACRES
MON. MONUMENT
DOC. DOCUMENT
BK. BOOK
PG. PAGE
O.R. OFFICIAL RECORDS
L.L.A. LOT LINE ADJUSTMENT
SCG SOUTHERN CALIFORNIA GAS CO.
U.S.A. UNDERGROUND SERVICE ALERT
No. NUMBER
R/S RECORD OF SURVEY
SD STORM DRAIN
W/ WITH
MKD. MARKED
COR. CORNER
SEC. SECTION

MONUMENTS TO BE SET PER FINAL MAP
FOUND MONUMENT AS DESCRIBED
EXISTING POWER POLE
EXISTING STREET LIGHT
EXISTING STREET LIGHT PULL BOX
EXISTING TRAFFIC SIGN
EXISTING STREET NAME SIGN
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING TELEPHONE PEDESTAL OR BOX
EXISTING TELEPHONE MANHOLE
EXISTING TRAFFIC SIGNAL PULL BOX
EXISTING SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE
SURVEY ELEVATION
EXISTING U.S.A. MARK PER UTILITY COMPANY
EXISTING SEWER LINE
EXISTING STORM DRAIN LINE
EXISTING WATER LINE
EXISTING U.G. TELEPHONE LINE(S)
EXISTING GAS LINE
EXISTING O/H. ELECTRICAL LINE(S)
EXISTING TRAFFIC SIGNAL LINE(S)
EXISTING EDGE OF PAVEMENT
EXISTING DRAIN LINE (TENT.)
EXISTING GROUND CONTOUR
EXISTING CURB AND GUTTER
PARCEL LINE
A.L.T.A. BOUNDARY
PROPOSED STORM DRAIN
PHASE LINE
DIRECTION DRAINAGE AND APPROXIMATE GRADE
WAIVER OF DIRECT ACCESS DEDICATED PER FINAL MAP
PROPOSED CATCH BASIN
PROPOSED DRAIN MANHOLE
PROPOSED MAILBOX CLUSTER LOCATION
PROPOSED STREET LIGHT LOCATION

Know what's below. Call before you dig. 811

SHEET					
2 OF 2 SHEETS	JEFFREY A. MEGER A PORTION OF THE S.E. 1/4 OF SEC. 6, T.29S., R.27E., M.D.M. VESTING TENTATIVE TRACT NO. 7528	DATE	REVISIONS	BY	

PROFESSIONAL LAND SURVEYOR — JEFFREY A. MEGER — No. 7555 — STATE OF CALIFORNIA
DATE: 15 JAN 2026

10800 STOCKDALE HWY, STE 103
BAKERSFIELD, CALIFORNIA 93311
(661) 834 - 4814 ©2025

DRAWN BY: EBT	JOB NO: 25-038
CHECKED FOR:	DATE: 5/5/26

McINTOSH & ASSOCIATES
NEW GEN ENGINEERING GROUP

J:\F \S:\05_Land Division\PP-TCTM-25-0024_VTTM 7528_NEC Verdugo Land and Snow Road\03_CEQA\MND Posting\IS_MND_TCTM 25-0024_VTTM 7528.docx

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

ENVIRONMENTAL DETERMINATION:

On the basis of this initial evaluation:

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

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

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

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

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

J. Fernandez
Signature

November 10, 2026
Date

Jose Fernandez
Printed name

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significant.

Environmental Checklist and Analysis

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

Discussion

a. **Less than significant impact.** The project is located at the northeast corner of Snow Road and Verdugo Lane, in northwest Bakersfield. The existing visual environment in the area adjacent to the project consists of vacant undeveloped land to the north, two ranch houses and outbuildings to the east and existing residential communities to the south and west. The construction of single-family homes at the site would be in character and compatible with existing urban land uses in the vicinity of the site and is a natural extension of the urban growth occurring in the project area. Therefore, the project would not have a substantial adverse effect on a scenic vista and impacts are less than significant.

b. **No impact.** There are no trees, rock outcrops, or historic buildings located within the project site. Additionally, the project is not located adjacent to or near any officially designated or potentially eligible scenic highways to be listed on the California Department of Transportation (Caltrans) State Scenic Highway System (Caltrans, n.d.). The closest section of highway eligible for state scenic highway designation is State Route (SR) 14 located in Kern County approximately 60 miles to the southeast of the project area. Therefore, the project would not substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway.

c. **Less than significant impact**. Please refer to responses I.a, I.b and I.d. The project does not conflict with any applicable vista protection standards, scenic resource protection requirements or design criteria of federal, state, or local agencies and, the project would be consistent with the Metropolitan Bakersfield General Plan (MBGP) designations and Zoning Ordinance classifications for the project area. The area is not regarded or designated within the MBGP as visually important or "scenic." Therefore, the project would not substantially degrade the existing visual character or quality of the site and its surroundings and impacts are less than significant.

d. **Less than significant impact.** This project involves incremental urban growth within the City of Bakersfield's sphere of influence. This project would have to comply with City development

standards, including Title 17 (Zoning Ordinance), Title 15 (buildings and construction), as well as California Code of Regulations Title 24. Together, these local and state requirements oblige project compliance with current lighting and signage standards that minimize unwanted light or glare to spill over into neighboring properties. Therefore, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area and impacts are less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES:				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project;				
a. Convert prime farmland, unique farmland, or farmland of statewide importance (farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forestland or conversion of forest land to non-forest?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

Discussion

a. **No impact.** The project site consists of approximately 30 acres, none of which is designated as Prime Farmland pursuant to the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) (CDOC, 2022). Prime Farmland is defined as land with the best combination of physical and chemical characteristics for the production of crops and is considered a valuable agricultural resource under CEQA.

The site is currently vacant and does not appear to be actively cultivated for agricultural production and the surrounding area is characterized by urban development. The project

proposes development of residential community. The General Plan designates the property as LR (Low Density Residential), which anticipates residential uses rather than agricultural activities.

Furthermore, the site is not under a Williamson Act contract, and the proposed use would not conflict with any existing agricultural zoning or preservation policies. The project is therefore consistent with adopted land use plans and does not introduce new development pressure beyond what has already been anticipated. Therefore, the development of a residential community would be consistent with planned land use patterns, and there would be no impact.

b. **No impact**. The project site is currently zoned R-1 (Single-Unit Dwelling) and not used for agricultural purposes and is not under a Williamson Act contract (KernGIS, 2026). Therefore, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract.

c. **No impact.** As discussed in II.b, the project site is zoned R-1. There are no forest lands located on the site. Therefore, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland, or timberland zoned Timberland Production.

d. **No impact.** There are no forestlands within the project site. Therefore, the project would not result in the loss of forestland or conversion of forest land to non-forest.

e. **Less than significant impact.** Please refer to responses II.a through II.d. This project is in an area designated for urban development by the Metropolitan Bakersfield General Plan. The project itself is typical of the development found in Metropolitan Bakersfield. Therefore, the project would result in a less than significant impact related to the change in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forest land to non-forest use.

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

Discussion

a. **Less than significant impact with mitigation incorporated.** An Air Quality Impact Analysis was prepared for the project (Trinity Consultants, 2026). The project is located within the San Joaquin Valley Air Pollution Control District (SJVAPCD) jurisdiction, in the San Joaquin Valley Air Basin (SJVAB). The SJVAB is designated nonattainment for ozone, particulate matter less than 10 microns (PM_{10}) and particulate matter less than 2.5 microns ($PM_{2.5}$). The SJVAPCD has annual emission significance thresholds used to determine whether a project would result in a substantial contribution for both operational and construction emissions (See **Table 1** and **Table 2**). The project's construction and operational emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2022.1 and EMFAC2025 from the California Air Resources Board (CARB). Estimates of the project's construction and operational emissions are summarized respectively in **Table 1** and **Table 2** below (Trinity Consultants, 2026).

Table 1 Short-Term Project Emissions

Emissions Source	Pollutant (tons/year)					
	ROG	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
Unmitigated						
2027	0.12	1.05	1.12	0.00	0.59	0.29
2028	0.20	1.69	2.46	0.00	0.26	0.12
2029	0.66	1.25	2.00	0.00	0.10	0.05
2030	0.67	0.99	1.60	0.00	0.08	0.04
Maximum Annual Emissions	**0.67**	**1.69**	**2.46**	**0.00**	**0.59**	**0.29**
Mitigated						
2027	0.12	1.05	1.12	0.00	0.19	0.11
2028	0.20	1.69	2.46	0.00	0.16	0.08
2029	0.66	0.99	1.60	0.00	0.08	0.04
2030	0.67	0.99	2.46	0.00	0.19	0.11
Maximum Annual Emissions	**0.67**	**1.69**	**2.46**	**0.00**	**0.19**	**0.11**
Significance Threshold	10	10	100	27	15	15
Is Threshold Exceeded for a Single Year After Mitigation?	No	No	No	No	No	No

Source: Trinity 2026

Table 2 Post-Project Max Year (Operational Emissions)

Emissions Source	Pollutant (tons/year)					
	ROG	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Mobile	0.72	0.80	7.31	0.02	2.19	0.56
Area	1.52	0.01	0.90	0.00	0.00	0.00
Total Emissions	2.24	0.80	8.21	0.02	2.19	0.56
SJVAPCD Threshold	10	10	100	27	15	15
Is Threshold Exceeded?	No	No	No	No	No	No

Source: Trinity 2026

As shown in **Table 1** and **Table 2** above, the emissions generated by the project would not exceed the SJVAPCD regional significance thresholds and are consistent with applicable air quality attainment plans, including associated control measures and regulations. (Trinity, 2026).

Implementation of Recommendations **AQ-1 through AQ-26** would reduce project-related impacts to less than significant with mitigation incorporated. Therefore, the project would not result in a substantial adverse effect on the implementation of an air quality plan and would result in less than significant impact with mitigation.

b. **Less than significant impact with mitigation incorporated.** As discussed in response III.a above, emissions of ROG, NO_X, PM_{10}, and $PM_{2.5}$ associated with the construction and operation of the project would not exceed the SJVAPCD significance thresholds. Implementation of Measures **AQ-1 through AQ-26** are being incorporated to reduce impacts. Therefore, the project would not have substantial adverse effects related to criteria pollutants with mitigation incorporated.

c. **Less than significant impact with mitigation incorporated.** The proposed project has the potential to generate fugitive dust and suspend Valley Fever spores with the dust that could reach nearby sensitive receptors and onsite workers during construction. Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved that expose sensitive receptors to sustained exposure to any pollutants present. Examples of the types of land use that are sensitive receptors include retirement facilities, hospitals, and schools. The most sensitive portions of the population are children, the elderly, the acutely ill, and the chronically ill, especially those with cardiorespiratory diseases. The closest sensitive receptor to the project site is Rock Harbor Christian Academy, a parochial school, located 0.2 miles west of the project site, and Mi Pequeno Mundo, a preschool, located within 0.2 miles south of the project site.

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

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

SJVAPCD considers a cancer risk to be significant if it exceeds 20 in one million, and non-cancer health risks to be significant if the hazard index is greater than 1.0. For this analysis, a 5-year exposure duration was assumed. As shown in **Table 3**, the maximum cancer risk and non-cancer hazard index from the proposed Project are below these thresholds. Measures **AQ-1 through AQ-26** are being incorporated to reduce impacts related to dust. Therefore, the Project would not result in a significant health risk impact under CEQA (Trinity 2026). Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations, and impacts are less than significant with mitigation incorporated.

Table 3 Potential Maximum Impacts Predicted by HARP2

	Value	UTM East	UTM North
Excess Cancer Risk	12.98 in a million	308009.8	3922583.5
Chronic Hazard Index	0.006	308009.8	3922583.5

Note: UTM = Universal Transverse Mercator Source: Trinity 2026

d. **Less than significant impact**. The land use proposed for this project does not have the potential to create objectionable odors. This project is not included on the list of land uses generally regarded to have site odor problems per Table 6 of the Guidance for Assessing and Mitigating Air Quality Impacts (SJVAPCD, 2015). In addition, there are no significant existing odor-generating facilities located in close proximity to the site that would adversely affect future residents. Project emissions estimates further indicate that operational activities would not generate odors at a level that would affect surrounding receptors. For these reasons, the proposed Project would not generate objectionable odors affecting a substantial number of people, nor would it expose future residents to significant odor impacts. Therefore, the project impacts are less than significant.

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

f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐

Discussion

a. **Less than significant with mitigation incorporated.** A Biological Resource Evaluation was prepared by Pruett Biological Resource Consulting for the project (Pruett Biological Resource Consulting, 2025). The fieldwork conducted for the report followed state and federal guidelines for spacing and timing requirements to detect special-status species. An initial survey was conducted on September 24, 2025. The entire -30-acre project site and a 10-mile radius query were performed. These efforts allowed for 100 percent visual coverage of the project site and adjacent habitat features (Pruett Biological Resource Consulting, 2025).

Direct and indirect impacts, in the form of "incidental take" of a threatened, endangered, or otherwise protected species, are not expected as a result of the development of the proposed project. Implementation of standard measures for the protection of biological resources are recommended to avoid and minimize potential impact to general wildlife. These measures include **BIO-1 through BIO-9**.

However, the project consists of development of a residential community, and the biological assessment concluded that the project would not result in physical disturbance to special-status species. Therefore, impacts would be less than significant with mitigation incorporated.

b. **No impact.** No riparian habitat or natural communities of special concern were identified on the project site or in the immediate vicinity (Pruett Biological Resource Consulting, 2025). The site is characterized by disturbed agricultural and ruderal land uses, which do not support sensitive biological communities. Therefore, the project would not result in impacts to riparian habitat or other sensitive natural communities.

c. **No impact.** No features, identified in wetland categories, appear on the USFWS National Wetlands Inventory mapping (USFWS 2025) on the proposed, modified project site. No federally protected wetlands as defined by Section 404 of the Clean Water Act were identified during the field study conducted for the preparation of this report. No substantial adverse effect will occur as a result of the development of the project.

d. **Less than significant with mitigation incorporated.** No migratory wildlife corridors were identified during the literature search or field study. The project will not interfere substantially with the movement of any native fish of wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. With the implementation of measures **BIO-1 through BIO-9,** the project would not interfere substantially with wildlife movement or impede use of native wildlife nursery sites (Pruett Biological Resource Consulting, 2025). Therefore, impacts would be less than significant with mitigation incorporated.

e. **Less than significant with mitigation incorporated.** There are no biological resources on the site which are protected by local policies. However, as stated in responses IV.a and IV.d, measures BIO-1 through BIO-9 would be implemented to avoid the probability of take during project activities. Therefore, the project would result in a less than significant impact with mitigation incorporated on any local policies or ordinances protecting biological resources. (Pruett Biological Resource Consulting, 2025).

f. **Less than significant with mitigation incorporated.** Please refer to responses IV.a, IV.d. and IV.e. with implementation of Mitigation **BIO-1 through BIO-9** the project would not conflict with the provisions of a local, regional, or state habitat conservation plan, and impacts are less than significant with mitigation incorporated.

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

Discussion

a. **No impact.** A Cultural Resources Survey was conducted for the project site (Hudlow Cultural Resource Associates, 2025). The Cultural Resources Survey concluded that no cultural resources were previously identified on the parcel in question. In addition, according to the Historic Buildings and Sites in Bakersfield Map, the project site does not include a historic building or site (City of Bakersfield, 2022). Therefore, the project would not cause a substantial adverse change in the significance of a historical resource.

b. **Less than significant with mitigation incorporated.** It has been concluded that the project site does not contain any known archaeological resources (Hudlow Cultural Resource Associates, 2025). In addition, according to the Environmental Impact Report prepared for the MCGP, the majority of archeological sites within the city lie outside of urban development areas. The soil within the project site has been not been disturbed and is currently vacant. Therefore, the likelihood of archeological resources being present and intact is low. With the implementation of measures **CUL-1 through CUL-2**, the project would not significantly affect archeological resources.

c. **Less than significant with mitigation incorporated.** There are no known human remains on the site. The project could inadvertently uncover or damage previously unknown human remains. Measure **CUL-2** requires that if any human remains are found at the site during construction, work would cease, and the remains would be handled pursuant to applicable law. With implementation of measure **CUL-2**, the project would not significantly disturb any human remains, therefore the project would not significantly affect archeological resources, and impacts are less than significant with mitigation incorporated.

d.

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

VI. ENERGY: Would the project;

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Discussion

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS: Would the project;				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐

b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Discussion

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

i. **No impact.** Ground rupture is ground deformation that occurs along the surface trace of a fault during an earthquake. According to the California Department of Conservation's (CDOC) Earthquake Zones of Required Investigation map, the project site is not located within an earthquake fault zone (CDOC, n.d.). Therefore, the project would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault.

ii. **Less than significant impact.** The City is within a seismically active area. Future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code (specifically Seismic Zone 4, which has the most stringent seismic construction requirements in the United States), and to adhere to all modern earthquake construction standards. Therefore, the project would not expose people or structures to potential substantial adverse effects involving strong seismic ground shaking, and impacts are less than significant.

iii. **Less than significant impact.** The most common seismic-related ground failure is liquefaction and lateral spreading. In both cases, during periods of ground motion caused by an event such as an earthquake, loose materials are transformed from a solid state to near-liquid state as a result of increased pore water pressure. Such ground failure generally requires a high-water table and poorly draining soils in order for such ground failure to occur.

Soils underlain the project site include Milham sandy loam and Wasco sandy loam (USDA, n.d.). The potential for liquefaction at the project site is low. The site is not within an area with high ground water. In addition, future structures proposed on the project site are required by state

law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction, and impacts are less than significant.

iv. **Less than significant impact.** In Kern County, the common types of landslides induced by earthquake occur on steeper slopes found in the foothills and along the Kern River Canyon; in these areas, landslides are generally associated with bluff and stream bank failure, rockslide, and slope slip on steep slopes. The project site is relatively flat and level with no major changes in grade. Therefore, the project would not expose people or structures to potential substantial adverse effects involving landslides, and impacts would be less than significant.

b. **Less than significant impact.** The relatively low precipitation in the project area [on average about 6 inches/year results in surface runoff that is intermittent and temporary in nature (National Oceanic and Atmospheric Administration, 2025). The erosion potential at the site and the fact that the soils are well drained coupled with low average rainfall in the area does not make the project site likely to have substantial soil erosion or loss of topsoil. The project site's soils have low-to-moderate susceptibility to erosion by rainfall (USDA, n.d.).

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

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

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

Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. Future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, and impacts are less than significant.

d. **No impact.** The soils identified on site, milham sandy loam, do not have a high potential to be expansive (USDA, n.d.). Additionally, future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not be located on expansive soil creating substantial risks to life or property, and impacts are less than significant.

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

f. **Less than significant impact.** Paleontological sensitivity is determined by the potential for a geologic unit to produce scientifically significant fossils. Because paleontological resources typically occur in the substratum soil horizon, surface expressions are often not visible during a pedestrian survey. Paleontological sensitivity is derived from known fossil data collected from the entire geologic unit. The project site is entirely underlain by alluvial fan deposits of late Holocene age, which presumably transition in the subsurface into older, Pleistocene-age deposits.

Future development projects involving grading or excavation would be subject to applicable federal, state, and local requirements and would be evaluated for potential impacts to paleontological resources as part of their respective environmental review processes. These procedures would be determined on a project-specific basis and implemented when required by the applicable environmental review and project approals. Therefore impacts would be less than significant.

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

Discussion

a. **Less than significant with mitigation incorporated.** An Air Quality Analysis was prepared for the project (Trinity Consultants, 2026) was prepared for the proposed project to evaluate potential air quality and greenhouse gas (GHG) emissions. As shown in Table 4.9 of the AQIA, the project's GHG emissions would result in a less than significant impact with implementation of the recommended mitigation measures.

The mitigation measures identified in the AQIA that would reduce GHG emissions include maintaining construction equipment in accordance with manufacturer recommendations (AQ-12), shutting down equipment when not in use for extended periods (AQ-13), using electric construction equipment whenever feasible in lieu of diesel- or gasoline-powered equipment (AQ-14), encouraging construction workers to carpool or remain onsite during lunch breaks (AQ-19), and complying with applicable energy efficiency standards under Title 24 (AQ-20). These measures would reduce fuel consumption and vehicle emissions during construction and promote energy efficiency during project operation.

With implementation of these measures, the project's GHG emissions would be reduced to a less than significant level. Therefore, impacts related to GHG emissions would be less than significant with mitigation incorporated.

Table 4-9 Estimated Annual GHG Emission (MT/Year)

Source	CO_2	CH_4	N_2O	R	CO_2e
Unmitigated Operational GHG Emission					
Mobile	1,983	0	0	2	2,013
Area	71	0	0	-	71
Energy	513	0	0	-	515
Water	10	0	0	-	17
Waste	14	1	-	-	49
Refrigerant					
Project Emissions	2,590	1.80	0.09	2.48	2,666
Unmitigated Operational GHG Emission					
Mobile	1,983	0	0	2	2,013
Area	2	0	0	-	2
Energy	37	0	0	-	37
Water	10	0	0	-	17
Waste	14	1	-	-	49
Refrigerant	-	-	-	0	0
Project Emissions	2,046	1.74	0.09	2.48	2,119

Mitigated emissions represent the project design measures implemented.

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

The project would comply with existing regulations and implementation of applicable design features. Based on the project's emissions and alignment with statewide strategies for reducing GHG emissions across key sectors, the project is considered consistent with State GHG reduction goals and would not result in a significant impact related to greenhouse gas emissions under CEQA (Trinity Consultants, 2026). As shown in Table 4, the project's annual GHG emissions from construction and operations are disclosed for transparency (Trinity Consultants, 2026). Electricity and transportation fuel used by the project are already regulated under California's sector-wide programs (Cap-and-Trade, Low Carbon Fuel Standard, Renewable Portfolio Standard). Because the Project's emissions occur within these regulated systems, the Project meets its "fair-share" contribution toward statewide GHG reductions and does not interfere with any applicable plan adopted to reduce GHG emissions. Therefore, the project would result in a less than significant impact.

Table 4-10 Estimated Annual GHG Emission Reduction (MT/Year)

Source	CO2	CH4	N2O	R	CO2e
Total GHG Emission Reduction					
Mobile	-	-	-	-	-
Area	-69	0	0	-	-69
Energy	-476	0	0	-	-478
Water	-	-	-	-	-
Waste	-	-	-	-	-
Refrigerant	-	-	-	-	-
Total	-544	0	0	-	-546
Percent GHG Emission Reduction					
Mobile	-96.9%	-93.4%	-87.8%	-	-96.9%
Area	-92.8%	-89.4%	-80.1%	-	-92.7%
Energy	-	-	-	-	-
Water	-	-	-	-	-
Waste	-	-	-	-	-
Refrigerant	-	-	-	-	-
Total	-21.0%	-2.9%	-3.3%	-	-20.5%

Mitigated emissions represent the project design measures implemented.

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

g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Discussion

a. **Less than significant impact.** The project is the development of up to 175 single-family residential units. Day-to-day activities in residences do not involve the routine transport, use, or disposal of hazardous materials as defined by the Hazardous Materials Transportation Uniform Safety Act. Maintenance of residences would require the transport, storage, use, and/or disposal of hazardous materials such as paints, cleaners, oils, batteries, and pesticides. Residential users should follow any instructions for use and storage provided on product labels carefully to prevent any accidents at home. Users should also read product labels for disposal directions to reduce the risk of products exploding, igniting, leaking, mixing with other chemicals, or posing other hazards on the way to a disposal facility. Additionally, residential hazardous waste can be dropped off at Metro Kern County Special Waste Facility located at 4951 Standard Street or at one-day hazardous waste collection events that take place throughout the year. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b. **Less than significant impact.** Please refer to response VIX.a. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment and impacts are less than significant.

c. **No impact**. The closest schools are Rock Harbor Christian Academy, a parochial school, located 0.2 miles west of the project site and Mi Pequeno Mundo, a preschool located approximately 0.2 miles south of the project site. However as referenced in VIX.a, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.

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

e. **No impact.** The project site is not located within the Kern County *Airport Land Use Compatibility Plan* area (Kern County, 2011). The closest airport to the project site is the Bakersfield Municipal Airport, which is located approximately 3 miles east of the project site. Therefore, the project would not result in a safety hazard or excessive noise for people residing or working in the project area. The project is not located within a distance an airport land use plan or, where such a plan has not been adopted.

f. **Less than significant impact.** Access to the site would be maintained throughout the construction period, and appropriate detours would be provided in the event of potential temporary road closures. The project would not interfere with any local or regional emergency response or evacuation plans because the project would not result in a substantial alteration to the adjacent and area circulation system. The project is typical of urban development in Bakersfield, and is not inconsistent with the adopted City of Bakersfield Hazardous Materials Area Plan (City of Bakersfield, 1996). This plan identifies responsibilities and provides coordination of

emergency response at the local level to hazardous materials incidents. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and impacts are less than significant.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY: Would the project;				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i. Result in a 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 offsite?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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

a. **Less than significant impact.** Construction would include ground disturbing activities. As discussed in VII.b, the project site's soil types have a low-to-medium susceptibility to sheet and rill erosion by rainfall and a low susceptibility to wind erosion at the ground surface. Disturbance of onsite soils during construction could result in soil erosion and siltation, and subsequent water quality degradation through increased turbidity and sediment deposition during storm events to offsite locations. Additionally, disturbed soils have an increased potential for fugitive dust to be released into the air and carried offsite. As described in VII.b, the project would be required to comply with the General Permit. To conform to the requirements of the General Permit, a SWPPP would need to be prepared that specifies BMPs to prevent construction pollutants from moving offsite. The project is required to comply with the General Permit because project-related construction activities would disturb at least 1 acre of soil. Therefore, by complying with the permit, the project would not violate any water quality standards or waste discharge requirements, and impacts are less than significant.

b. **Less than significant impact.** Potable water from the project would be supplied by California Water Service (Cal Water). California Water has provided a "Will Serve" letter stating that they would supply potable water (California Water, 2026). Therefore, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts are less than significant.

c. The following discusses whether the project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces.

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

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

    iii. **Less than significant impact.** In order to comply with the City's MS4 Permit, the City requires compliance with an approved drainage plan that would avoid on- and offsite flooding thus, the project would not create or contribute runoff water that would exceed

the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff, and impacts are less than significant.

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

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

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

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

Discussion

a. **No impact.** The project is a continuation of the existing urban development pattern of the City or is an infill development. The project is not a long and linear feature, such as a freeway, railroad track, block wall, etc., that would have the potential to divide a community. The project is the development of a 30.10-acre project site that does not impede existing or future movement or development of the City. Therefore, the project would not physically divide an established community.

b. **No impact**. The project does not require any land use or zoning change. The proposed single-family residential development is consistent with the Low-Density designation of the MBGP and

R-1 (Single-Unit Dwelling) zone on the site. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

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

Discussion

a. **Less than significant impact.** The project site does not contain any previously drilled oil wells. Because there is no ongoing or reasonably foreseeable future mineral extraction, development of the site would not result in the loss of availability of a known mineral resource that would be of value to the region or state. Therefore, impacts on mineral resources would be less than significant.

b. **No impact.** The project site is currently designated LR (Low Density Residential). No portion of the site is designated for potential mineral resource extraction use such as R-MP (Mineral and Petroleum). Therefore, the project would not result in the loss of availability of a locally important mineral resource recovery site that is delineated in a local general plan, specific plan, or other land use plan.

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

Discussion

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

   Project operations would generate sound levels typical of single-family residential land uses and residents would have to comply with Bakersfield Municipal Code regarding noise. Therefore, the project would not expose persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, and the impacts are less than significant.

b. **Less than significant impact.** Some ground-borne vibration and noise would originate from earth movement and building activities during the project's construction phase. Ground-borne noise and vibration from construction activity would be mostly low to moderate. The operation of typical construction equipment would generate ground-borne vibrations that would not exceed guidelines that are considered unsafe for any type of buildings. Operation of the proposed park use would not generate ground-borne vibration. Therefore, the project would not expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels, and impacts are less than significant.

c. **No impact.** The project would not expose people residing or working in the project area to excessive noise levels for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport.

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

Discussion

a. **Less than significant impact.** The project would accommodate population growth in this area through the development of new homes, and the project is the logical extension of existing urban development. The project would also require the extension of infrastructure. Therefore, the project would result in a less than significant impact on growth.

b. **No impact.** The project site consists of undeveloped land. Therefore, the project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

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

Discussion

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

i. **Less than significant impact.** Fire protection services for the Metropolitan Bakersfield area are provided through a joint fire protection agreement between the City and County. Potential increase in services can be paid for by property taxes generated by this development. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.

ii. **Less than significant impact.** Police protection for the project would be provided by the Bakersfield Police Department. Potential increase in services can be paid for by property taxes generated by this development. Therefore, the project would not result in

substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection.

iii. **Less than significant impact.** The project would produce up to 175 units to accommodate 558 residents and generate approximately 84 school-aged children as indicated in **Table 5** below.

Table 5 Generation of School Aged Children

Number and Type of Dwelling Units	Elementary (K-8)	High School (9-12)	Total Pupils
175 single-family units	175 x 0.31	175 x 0.17	**84**
Totals	**54**	**30**	

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

iv. **Less than significant impact.** The project proposes a population increase of 558 and may result in an impact upon the quality and/or quantity of existing recreational opportunities and may also create a need for new parks or recreational facilities. The parkland requirements for the proposed project are calculated based on the General Plan and City Ordinance park standards of 2.5 acres for every 1,000 people and therefore, the park acreage estimated for the project is 1.4 acres. In addition, every residential unit must pay a park land development fee at the time of the issuance of building permits. Compliance with the park acreage dedication ordinance and the park development fee ordinance ensures that parks are dedicated and built in accordance with City standards to accommodate the increased population. Therefore, the project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks.

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

environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION: Would the project result in:				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Discussion

a. **Less than significant impact**. Please refer to response XV.a.iv. Therefore, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, and impacts are less than significant.

b. **Less than significant impact.** Please refer to response XV.a.iv. Therefore, the project would not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment, and impacts are less than significant.

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

Discussion

i. **Less than significant impact with mitigation.** The project would result in temporary construction-related traffic impacts. Construction workers traveling to and from the project site as well as

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

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

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

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

Mitigation measure **TRAN-1** would require that the applicant/developer participate in the Regional Transportation Impact Fee (RTIF) Program and the payment of Local Mitigation fees. With the implementation of this mitigation measure, the project would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

b. **Less than significant impact with mitigation incorporated.** Please refer to response XVII.a. With implementation of measure **TRAN**-1, the project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways, and impacts are less than significant with mitigation incorporated.

c. **Less than significant impact.** The project would have to comply with all conditions placed on it by the City Traffic Engineering Division in order to comply with accepted traffic engineering standards intended to reduce traffic hazards, including designing the roads so that they do not result in design feature hazards. The project is within the City limits and surrounded by compatible existing and planned land uses and land use designations. Therefore, the project would not substantially increase hazards due to a design feature or incompatible uses, and impacts are less than significant.

d. **Less than significant impact.** There is the potential that, during the construction phase, the project would impede emergency access. For projects that require minor impediments of a short duration (e.g., pouring a new driveway entrance), the project would be required to obtain a

street permit from City Public Works. If a project requires lane closures and/or the diversion of traffic, then a Traffic Control Plan, subject to Public Works approval, would be required. During operations, the project would have to comply with all applicable City policies and requirements to ensure adequate emergency access. The need for such permits is determined by the Public Works Department during the permitting and construction phases of their permitting process. In addition, the site plans have been designed in accordance with all City development standards, and impacts are less than significant.

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

Discussion

a. **Less than significant impact with mitigation incorporated**. A Cultural Resources Survey was conducted for the project site (Hudlow Cultural Resource Associates, 2025). The Cultural Resources Survey determined that there are no cultural resources within the project site. A determination of no adverse effect and no significant impact will result from the project. However, in the event that any unknown resources are encountered, measures **CUL-1 through CUL-2** would be implemented. Therefore, the project would result in a less than significant impact with mitigation incorporated on tribal cultural resources.

b. **Less than significant impact with mitigation incorporated**. See response XVII.a. above. Therefore, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is determined by the lead agency to be significant, and impacts are less than significant with mitigation incorporated.

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

XVIV. UTILITIES AND SERVICE SYSTEMS: Would the project result in:

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

Discussion

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

b. **Less than significant impact.** California Water has provided a "Will Serve" letter stating that they will provide water to the property (California Water, 2026). The proposed development would not result in a need for significant additional systems or substantially alter the existing water utilities in the area. Therefore, the project would have sufficient water supplies available from existing entitlements and resources, and new or expanded entitlements would not be needed, and impacts are less than significant.

c. **Less than significant impact**. The proposed project would generate wastewater from the 175 single-family residential units. Wastewater service would be provided by the North of River Sanitary District (NORSD), which operates a wastewater collection system and treatment facility serving portions of northwestern Bakersfield and surrounding areas. Wastewater collected by the

District is conveyed to its treatment plant for primary and secondary treatment, with treated effluent recycled for agricultural irrigation.

NORSD's existing wastewater treatment plant has a treatment capacity of approximately 7.5 million gallons per day (mgd) and was processing approximately 6.2 mgd as of December 2025. The District is undertaking an expansion project to increase treatment capacity to 10 mgd to accommodate existing and planned growth within its service area.

The proposed project would connect to the existing wastewater collection system, subject to confirmation of service availability and compliance with the District's applicable requirements. Based on the proposed residential use and the District's existing treatment infrastructure and planned capacity improvements, the project is not anticipated to require the construction of new or expanded wastewater treatment facilities beyond those already planned. Therefore, impacts related to wastewater treatment capacity would be less than significant.

d. **Less than significant impact.** It is assumed that solid waste generated as a result of the project would be disposed at the Bena Landfill located at 2951 Neumarkel Road, Bakersfield, CA 93307. In accordance with city standards which are designed to achieve State waste stream reduction and recycling goals, the Solid Waste Division of Public Works will conduct a detailed review of the facility at the time of development to incorporate appropriate on-site trash facilities, subject to city approval. Therefore, the project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

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

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

Discussion

a. **Less than significant impact.** The project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. The project is located in an urbanized area and access to the site would be maintained throughout the construction period. The project would not interfere with any local or regional emergency response or evacuation plans because the project would not result in substantial alteration to the adjacent and area circulation system. The project is typical of urban development in Bakersfield, and is not inconsistent with the adopted City of Bakersfield Hazardous Materials Area Plan (Bakersfield, 1996). This plan identifies responsibilities and provides coordination of emergency response at the local level to hazardous materials incidents. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan, and impacts are less than significant.

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

c. **Less than significant impact.** The project is in a developed area with existing infrastructure such as roads, power lines, utilities etc., to support the development of this project. Therefore, the project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment, and impacts are less than significant.

d. **Less than significant impact.** The project site is relatively flat, is not within a floodplain, and is not located in a fire risk area. The project would not expose people or structures to substantial risks associated with downslope or downstream flooding, landslides, post-fire slope instability, runoff, or drainage changes, and impacts are less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE: Would the project result in:				
a. Does the project have the potential to substantially degrade the quality of life of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a	☐	☐	☒	☐

project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Discussion

a. **Less than significant with mitigation incorporated.** The project must comply with listed plant and animal species protected under the Federal Endangered Species Act (FESA) and the California Endangered Species Act (CESA), as directed by the U.S. Fish and Wildlife Service and the California State Department of Fish and Wildlife, respectively. In addition, measures **BIO-1** through **BIO-9** would be implemented to avoid any impacts to special status species. There are no important examples of the major periods of California history or prehistory found at the site. However, measures **CUL-1** and **CUL-2** would be implemented to avoid any potential impacts to cultural or historical resources. Therefore, with the implementation of measures, the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number, or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory, and impacts are less than significant with mitigation incorporated.

b. **Less than significant impact.** Under Section 15065(a)(3) of the CEQA Guidelines, a lead agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the project has potential environmental effects "that are individually limited, but cumulatively considerable." This section further states that cumulatively considerable means "that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects."

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

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

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