



**PLANNING COMMISSION AGENDA
MEETING OF JANUARY 7, 2021
Council Chambers, City Hall South, 1501 Truxtun Avenue
Regular Meeting 5:30 P.M.**

www.bakersfieldcity.us

1. ROLL CALL

**LARRY KOMAN, CHAIR
OSCAR L. RUDNICK, VICE-CHAIR
BOB BELL
MICHAEL BOWERS
DANIEL CATER
BARBARA LOMAS
PATRICK WADE**

SPECIAL NOTICE

**Public Participation and Accessibility January 7, 2021
Bakersfield Planning Commission Meeting**

On March 18, 2020, Governor Gavin Newsom issued Executive Order N-29-20, which includes a waiver of Brown Act provisions requiring physical presence of the Council or the public in light of the COVID-19 pandemic. Based on guidance from the California Governor's Office, the Department of Public Health, as well as the County Health Officer, the City of Bakersfield hereby provides notice that as a result of the above Orders and recent surge of the COVID -19 virus, the following adjustments have been made:

Following the State of California's issuance of a Regional Stay Home Order (RSHO) for the San Joaquin Valley Region – which includes Kern County and Bakersfield – the City of Bakersfield will close the January 7, 2021 Planning Commission meeting to in-person participation. The City encourages the public to participate by providing public comment via email or voicemail prior to the meeting and as described below. Consistent with the Executive Order, Commissioners may elect to attend the meeting telephonically and to participate in the meeting to the same extent as if they were physically present.

1. The public may stream a live view of the Planning Commission meeting at http://kern.granicus.com/MediaPlayer.php?publish_id=241 or, on your local government channel (Kern County Television).

2. The following options are available to submit comments to the Planning Commission:
 - If you wish to submit written comments on a specific agenda item, submit via email to the Development Services/Planning Division at DEVPln@bakersfieldcity.us no later than 12:00 p.m. (noon) prior to the Planning Commission meeting. Please clearly indicate which agenda item number your comments pertain to.
 - If you wish to submit written comments as a general public statement not related to a specific agenda item, submit via email to the Development Services/Planning Division at DEVPln@bakersfieldcity.us no later than 12:00 p.m. (noon) prior to the Planning Commission meeting.
 - Alternatively, you may comment by calling (661) 326-3043 and leaving a voicemail of no more than 3 minutes no later than 4:00 p.m. the Wednesday before the Planning Commission meeting. Your message must clearly indicate whether your comments relate to a particular agenda item, or a general public comment. If your comment meets the foregoing criteria, it will be transcribed as accurately as possible.
 - All comments received will not be read, but will be provided to the Planning Commission before the meeting and included as part of the permanent public record of the meeting.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

4. CONSENT CALENDAR NON-PUBLIC HEARING

- a. Approval of minutes for the Regular Planning Commission meeting of December 17, 2020.
Staff recommends approval.

5. CONSENT CALENDAR PUBLIC HEARINGS

Ward 1

- a. **Tentative Tract Map 12362:** DRG Inc., representing MFT-Five Bakers (property owner), is proposing to subdivide 2.082 acres into two commercial parcels in an C-2 (Regional Commercial) zone located at the southeast corner of California Avenue and South Owens Street in southeast Bakersfield. Notice of Exemption on file.
Staff recommends approval.

Ward 4

- b. **Tentative Parcel Map 12389:** QK (applicant), representing Palla Properties (property owner), is proposing to subdivide 80.22 acres into 2 parcels for future single family residential lots in an E (Estate) zone located at the southeast corner of Palm Avenue and Rudd Avenue. A finding that the project is exempt from the California Environmental Quality Act will also be considered.
Staff recommends approval.

Ward 3

- c. **Mitigated Negative Declaration for Site Plan Review No. 20-0102:** SASD Development Group, LLC is requesting adoption of a Mitigated Negative Declaration to facilitate construction of a 39,648

square foot medical outpatient facility to serve as a Department of Veterans Affairs (VA) Community-Based Clinic on approximately 9 acres located at 5512 Knudsen Drive.

Staff recommends approval.

Ward 3

- d. **Street Re-name, Landco Drive to Valor Drive:** City of Bakersfield is proposing to change the segment of Landco Drive, between Olive Drive and Hageman Road to Valor Drive due to the disjointed alignment. Notice of Exemption on file.

Staff recommends approval.

6. PUBLIC HEARINGS
7. COMMUNICATIONS
8. COMMISSION COMMENTS
9. ADJOURNMENT

A handwritten signature in black ink, appearing to read "Paul Johnson". The signature is stylized and cursive.

Paul Johnson
Planning Director



COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: January 7, 2021

ITEM NUMBER: 1.()

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT:

LARRY KOMAN, CHAIR

OSCAR L. RUDNICK, VICE-CHAIR

BOB BELL

MICHAEL BOWERS

DANIEL CATER

BARBARA LOMAS

PATRICK WADE

SPECIAL NOTICE

Public Participation and Accessibility January 7, 2021
Bakersfield Planning Commission Meeting

On March 18, 2020, Governor Gavin Newsom issued Executive Order N-29-20, which includes a waiver of Brown Act provisions requiring physical presence of the Council or the public in light of the COVID-19 pandemic. Based on guidance from the California Governor's Office, the Department of Public Health, as well as the County Health Officer, the City of Bakersfield hereby provides notice that as a result of the above Orders and recent surge of the COVID -19 virus, the following adjustments have been made:

Following the State of California's issuance of a Regional Stay Home Order (RSHO) for the San Joaquin Valley Region – which includes Kern County and Bakersfield – the City of Bakersfield will close the January 7, 2021 Planning Commission meeting to in-person participation. The City encourages the public to participate by providing public comment via email or voicemail prior to the meeting and as described below. Consistent with the Executive Order, Commissioners may elect to attend the meeting telephonically and to participate in the meeting to the same extent as if they were physically present.

1. The public may stream a live view of the Planning Commission meeting at http://kern.granicus.com/MediaPlayer.php?publish_id=241 or, on your local government channel (Kern County Television).
2. The following options are available to submit comments to the Planning Commission:

- If you wish to submit written comments on a specific agenda item, submit via email to the Development Services/Planning Division at DEVPln@bakersfieldcity.us no later than 12:00 p.m. (noon) prior to the Planning Commission meeting. Please clearly indicate which agenda item number your comments pertain to.
- If you wish to submit written comments as a general public statement not related to a specific agenda item, submit via email to the Development Services/Planning Division at DEVPln@bakersfieldcity.us no later than 12:00 p.m. (noon) prior to the Planning Commission meeting.
- Alternatively, you may comment by calling (661) 326-3043 and leaving a voicemail of no more than 3 minutes no later than 4:00 p.m. the Wednesday before the Planning Commission meeting. Your message must clearly indicate whether your comments relate to a particular agenda item, or a general public comment. If your comment meets the foregoing criteria, it will be transcribed as accurately as possible.
- All comments received will not be read, but will be provided to the Planning Commission before the meeting and included as part of the permanent public record of the meeting.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: January 7, 2021

ITEM NUMBER: 4.(a.)

TO:

FROM:

PLANNER:

DATE:

WARD:

SUBJECT: Approval of minutes for the Regular Planning Commission meeting of December 17, 2020.

APPLICANT:

OWNER:

LOCATION:

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
☐ Minutes of December 17, 2020	Cover Memo



BAKERSFIELD
THE SOUND OF *Something Better*

PLANNING COMMISSION MINUTES

Regular Meeting of December 17, 2020 – 5:30 p.m.
Council Chambers, City Hall, 1501 Truxtun Avenue

ACTION TAKEN

1. ROLL CALL

Present: Chair Koman, Rudnick, Bell, Bowers, Cater, Lomas

Absent: Wade

Staff Present: Virdiana Gallardo-King, Deputy City Attorney; Christopher Boyle, DS Director; Paul Johnson, DS Planning Director; Jennie Eng, DS Principal Planner; Jim Schroeter, Public Works Civil Engineer III; Jose Fernandez, DS Technician; Dana Cornelius, Secretary.

2. PLEDGE OF ALLEGIANCE

3. PUBLIC STATEMENTS

None

4. CONSENT CALENDAR NON-PUBLIC HEARING

a. Approval of minutes for the Regular Planning Commission meeting of December 3, 2020.

b. **Planning Director's Report – Planned Development Review No. 20-0332:** McIntosh and Associates (applicant), on behalf of Riverlakes Galleria, LLC (property owner) is requesting to modify Planned Development Review (PRD No. 13-0110) to add a drive-through lane to an existing restaurant in a C-2/PCD (Regional Commercial/Planned Commercial Development Zone) district located at 5523 Calloway Drive. Notice of Exemption on file.

Motion by Commissioner Bowers, seconded by Commissioner Rudnick, to approve Consent Calendar Non-Public Hearing Items 4.a., and 4.b. Motion approved.

RES NO 67-20

APPROVED

WADE ABSENT

ACTION TAKEN

5. CONSENT CALENDAR PUBLIC HEARINGS

a. Vesting Tentative Parcel Map No. 12314 (Phased): McIntosh and Associates is to subdivide 78.94 acres into 34 buildable parcels for future industrial development, four drill islands, and one sump lot located south Hageman Road and east of Landco Drive. Mitigated Negative Declaration on file. *Continued from December 3, 2020.*

RES NO 68-20

b. Zone Change No. 20-0343: Chick-fil-A, Inc., (applicant) representing Northwest Target, LLC (property owner), is requesting a zone change from a Planned Development (P.C.D.) zone to a revised P.C.D. zone for a change of use from retail to fast food restaurant on approximately 0.75 acres of a larger 52-acre commercial center, generally located at 9030 Rosedale Highway. Notice of Exemption on file.

RES NO 69-20

c. Text Amendments to the Bakersfield Municipal Code by adding Chapter 17.73 to provide a procedure for reasonable accommodation in the City's land use and zoning regulations pursuant to State of California Department of Housing and Community Development guidelines and requirements and fair housing laws. Notice of Exemption on file.

RES NO 70-20

Motion by Bowers, seconded by Commissioner Rudnick to approve Agenda Items 5.a, 5.b, and 5.c, including Public Works memorandum for Item 5.a. Motion approved.

APPROVED

WADE ABSENT

6. PUBLIC HEARINGS

None

7. WORKSHOPS

a. California Environmental Quality Act (CEQA) Workshop.

**RECEIVE AND
FILE**

Receive and File.

Development Services Director Christopher Boyle gave a presentation on the California Environment Quality Act (CEQA).

Chair Koman thanked Mr. Boyle for the presentation and looked forward to more workshops.

ACTION TAKEN

8. COMMUNICATIONS

Planning Director Paul Johnson thanked the Commission for their service.

9. COMMISSION COMMENTS

None

10. ADJOURNMENT

There being no further business, Chair Koman adjourned the meeting at 5:55 p.m.

Dana Cornelius
Recording Secretary

Paul Johnson
Planning Director



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: January 7, 2021

ITEM NUMBER: Consent Calendar Public Hearings5.(a.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jennie Eng, Principal Planner

DATE:

WARD: Ward 1

SUBJECT:

Tentative Tract Map 12362: DRG Inc., representing MFT-Five Bakers (property owner), is proposing to subdivide 2.082 acres into two commercial parcels in an C-2 (Regional Commercial) zone located at the southeast corner of California Avenue and South Owens Street in southeast Bakersfield. Notice of Exemption on file.

APPLICANT: DRG, Inc.

OWNER: MFT-Five Bakers

LOCATION: Southeast corner of East California Avenue and South Owens Street in southeast Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution with Exhibits	Resolution
<input type="checkbox"/> NOE	Backup Material



BAKERSFIELD

THE SOUND OF *Something Better*

CITY OF BAKERSFIELD PLANNING DIVISION STAFF REPORT

TO: Chair Koman and Members of the Planning Commission AGENDA ITEM: 5.a.

FROM: Paul Johnson, Planning Director APPROVED: PJ

DATE: January 7, 2021

SUBJECT: TENTATIVE PARCEL MAP 12362 (WARD 1)

APPLICANT: ENGINEER PROPERTY OWNER/SUBDIVIDER
 DRG Inc. MFT-Five Bakers c/o Newport Capital
 601 East Daily Drive #225 3 Bertagne
 Camarillo, CA 93010 Newport Beach CA 92657

LOCATION: Located on the southeast corner of California Avenue and South Owens Street (APN: 018-040-70)

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** Tentative Parcel Map 12362 as depicted in the project description and recommended conditions.

PROJECT SUMMARY:

DRG Inc. (applicant) representing MFT-Five Bakers (property owner) is proposing to subdivide 3.305 acres into two commercial lots in an C-2 (Regional Commercial) zone located at the southeast corner of East California Avenue and South Owens Street.

Figure 2. Aerial Photo



Figure 3. Site Visit Photo
View from South Owens looking east



Surrounding Land Uses. The site and surrounding property's General Plan land use designation, zoning classification, and land use are specified in Table A.

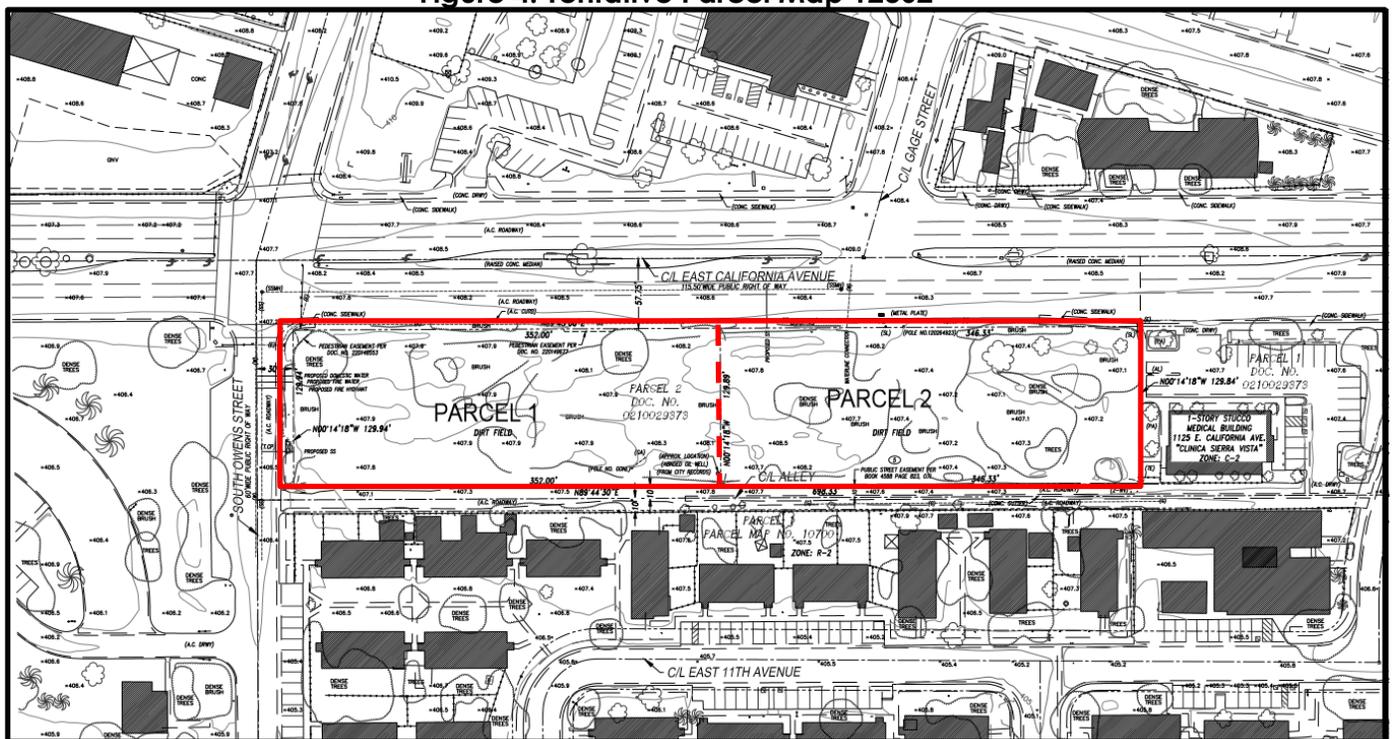
DIRECTION	LAND USE DESIGNATION	ZONING DISTRICT	EXISTING LAND USE
SITE	GC	C-2	Undeveloped
NORTH	LI	M-1	Commercial and Warehouses
WEST	OS-P	OS	California Ave. Former Veterans Hall and Dr. Martin Luther King Jr. Park
SOUTH	HMR	R-2	Multiple Family Residential
EAST	GC	C-2	Medical Facility

Land Use Designations: GC: General Commercial LI: Light Industrial OS-P: Open Space - Park HMR: > 7.26 ≤ 17.42 du/ac	Zoning Designations C-2: Regional Commercial M-1 : Light Manufacturing OS : Open Space R-2 : Limited Multiple Family Dwelling
--	---

PROJECT ANALYSIS:

Analysis. The proposed tentative subdivision consists of dividing 3.3 acres of commercial land into two parcels; 1.73 acres (Parcel 1) and 1.57 acres (Parcel 2) (see Figure 4). The application was deemed complete on November 24, 2020.

Figure 4. Tentative Parcel Map 12362



Consistency/Deviation from Design Standards. The applicant is not requesting any deviations from subdivision or engineering standards.

Applicable Development Standards. Site Plan Review No. 19-0192 was approved on December 23, 2019 for a 2,666 square foot fast food restaurant on proposed Parcel 1 of this tentative parcel map (see Figures 5 and 6). The plans have been reviewed by the Site Plan Review Committee to ensure the development is consistent with the general plan and zoning ordinance as implemented by adopted city regulations, and all other development standards. No development plans have been submitted for Parcel 2.

**Figure 5. Site Plan for Parcel 1
(Fast Food Restaurant)**

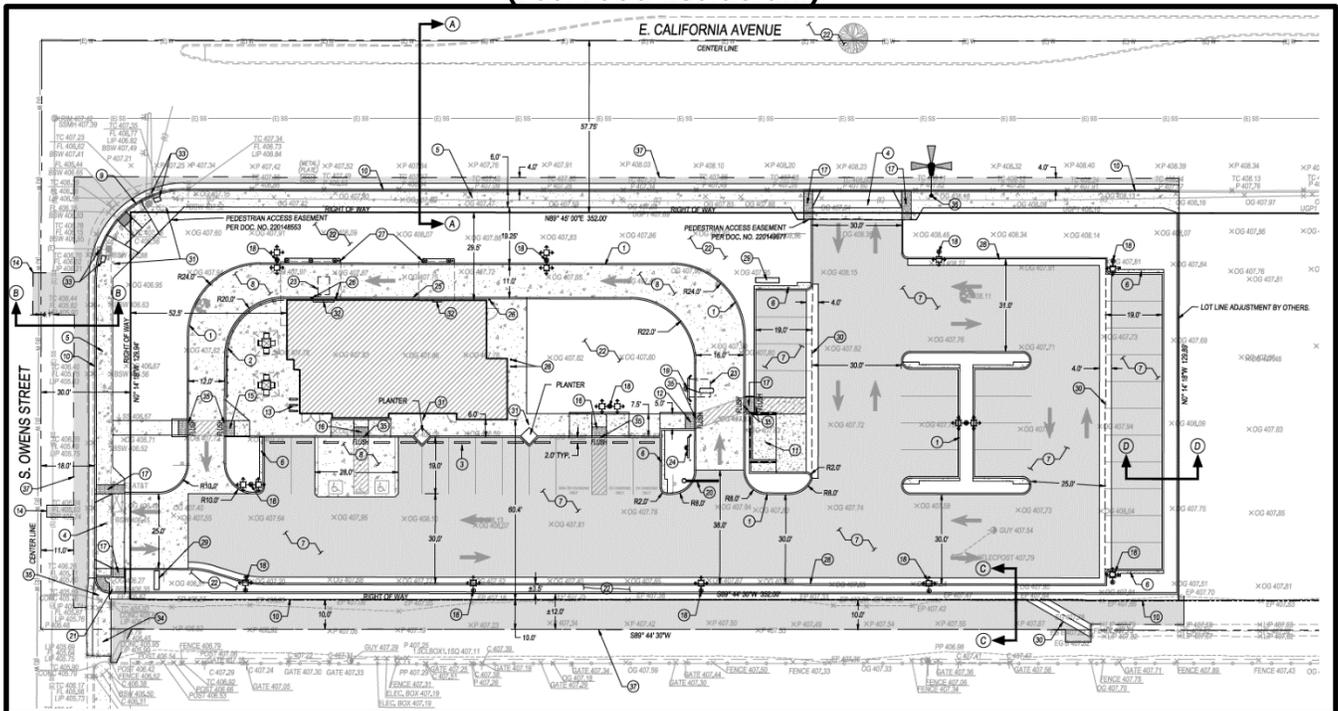
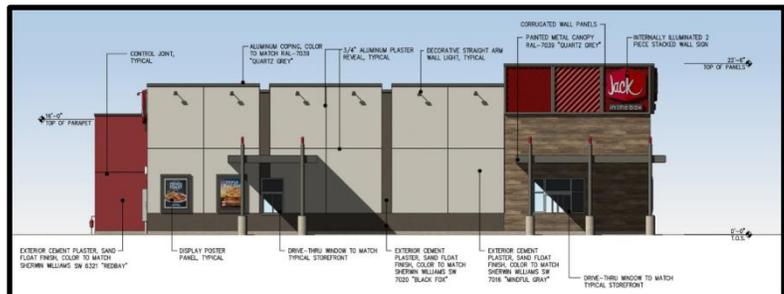


Figure 6. Elevations



Circulation. East California Avenue is depicted as an arterial street on the Circulation Element of the General Plan. The City's Bikeway Master Plan identifies East 21st Street/East Truxtun Avenue (0.25 miles to the north) and Virginia Avenue (0.5 miles to the south) as Class 2 facilities; bike lane. Baker Street and South King Street, located 0.25 mile to the west, provides the north-south bike lane connection.

The project site is subject to the City's policy for "Complete Streets," which requires that all transportation facilities including sidewalks and pedestrian access, consider bicyclists, pedestrians, transit, and motorists. Golden Empire Transit (GET) Bus Route No. 21 travels along East California Avenue adjacent the project site. Route 21 has connections to the Downtown Transit Center and to Bakersfield College.

Mineral Rights. Mineral right owners' signatures are not required on the final map pursuant to Bakersfield Municipal Code Section 16.22.030.B. Additionally, in accordance with Subdivision Map Act Section 66445(e), mineral rights owners' signatures are not required on final parcel maps with four or fewer parcels. This parcel map contains two buildable parcels.

ENVIRONMENTAL REVIEW AND DETERMINATION:

Based upon an initial environmental assessment, staff has determined the proposed project is categorically exempt from the California Environmental Quality Act in accordance with Section 15315 Class 15, Minor Land Division. The project meets the criteria for this categorical exemption because it contains four or less parcels, is consistent with the General Plan and zoning, has a slope no greater than 20 percent, and has not be subject of a larger land division action within the previous 2 years.

PUBLIC NOTIFICATION:

Notice of public hearing before the Planning Commission of the City of Bakersfield for the project with the associated Notice of Exemption was advertised in the newspaper and posted on the bulletin board of the Bakersfield City Planning Department. All property owners within 300 feet of the project site were notified about the hearing and the proposed subdivision at least 10 days prior to the public hearing in accordance with State law. The applicant has provided proof that signs giving public notice of the proposed parcel map were posted on the property 20 to 60 days prior to the public hearing before the Planning Commission.

Comments Received. The Bakersfield City School District ("BCSD") submitted comments noting that Bessie Owens Primary School is located south of Dr. Martin Luther King Park approximately 1,000 feet southwest of the project site. Therefore, BCSD was concerned with traffic and circulation along South Owens Street and East California. Staff provided a response to BCSD noting that restaurants are a permitted use in the C-2 zone (commercial zoning in place upon annexation in 1951) and potential traffic impacts were considered with the site plan review of the proposed development.

CONCLUSION:

Staff finds that the proposed subdivision of 3.3 acres into two commercial parcels is reasonable, and recommends approval of Tentative Parcel Map 12362 as requested subject to the conditions of approval as shown in the attached exhibit.

EXHIBITS:

- A. Resolution
 - A-1 Conditions of Approval
 - A-2 Location Map with Zoning
 - A-3 Tentative Map

- B. CEQA Notice of Exemption

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION
TO APPROVE TENTATIVE PARCEL MAP 12362 LOCATED AT THE
SOUTHEAST CORNER OF EAST CALIFORNIA AVENUE AND
SOUTH OWENS STREET.**

WHEREAS, DRG Inc., representing MFT-Five Bakers (property owner), filed an application with the City of Bakersfield Planning Department requesting a Tentative Parcel Map 12362 (the "Project"), consisting of two parcels on 3.305 acres for commercial development, as shown on attached Exhibit "A-2", located at the southeast corner of East California Avenue and South Owens Street in southeast Bakersfield, as shown on attached Exhibit "A-3"; and

WHEREAS, the application was deemed complete on November 23, 2020; and

WHEREAS, the Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines Section 15315, Minor Land Division; and

WHEREAS, the Secretary of the Planning Commission, did set, Thursday, January 7, 2021, at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the Project, and notice of the public hearing was given in the manner provided in Title 16 of the Bakersfield Municipal Code; and

WHEREAS, the laws and regulations relating to CEQA and the City of Bakersfield's CEQA Implementation Procedures have been duly followed by city staff and the Planning Commission; and

WHEREAS, the City of Bakersfield Planning Department (1715 Chester Avenue, Bakersfield, California) is the custodian of all documents and other materials upon which the environmental determination is based; and

WHEREAS, the facts presented in the staff report, environmental review, and special studies (if any), and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in the *Bakersfield Californian*, a local newspaper of general circulation 10 days prior to the hearing.

2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the application is a project under CEQA and the Project is Categorically Exempt from State CEQA Guidelines under Section 15315, Minor Land Division, and duly noticed for public review.
4. Urban services are available for the proposed development. The Project is within an area to be served by all necessary utilities and waste disposal systems. Improvements proposed as part of the Project will deliver utilities to the individual lots or parcels to be created.
5. The application, together with the provisions for its design and improvement, is consistent with the Metropolitan Bakersfield General Plan. (Subdivision Map Act Section 66473.5) The proposed density and intensity of development are consistent with the General Commercial land use classification on the property. Proposed road improvements are consistent with the Circulation Element. The overall design of the project, as conditioned, is consistent with the goals and policies of all elements of the General Plan.
6. Mineral right owners' signatures are not required on the final map pursuant to Bakersfield Municipal Code Section BMC Section 16.22.030.B. In accordance with Subdivision Map Act Section 66445(e), mineral rights owners' signatures are not required on final parcel maps with 4 or fewer parcels (BMC Section 16.22.030.B). This parcel map contains 4 buildable parcels.
7. The conditions of approval are necessary for orderly development and to provide for the public health, welfare, and safety.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Bakersfield as follows:

1. The recitals above are true and correct and incorporated herein by this reference.
2. The Project is Categorically Exempt from the requirements of State CEQA Guidelines Section 15315, Minor Land Division.
3. Tentative Parcel Map 12362, is hereby approved with conditions of approval and mitigation measures shown on Exhibit "A-1".

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on January 7, 2021, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:
NOES:
ABSENT:

APPROVED

LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

Exhibits (attached):

Exhibit A-1: Conditions of Approval
Exhibit A-2: Location Map
Exhibit A-3: Tentative Map

Jeng / S:\TRACTS\12362\IPC Docs\12362 PC Res.docx

EXHIBIT "A-1"
TENTATIVE PARCEL 12362
CONDITIONS OF APPROVAL

NOTE to Subdivider/Applicant: It is important that you review and comply with requirements and deadlines listed in the "FOR YOUR INFORMATION" packet that is provided separately. This packet contains existing ordinance requirements, policies, and departmental operating procedures as they may apply to this subdivision.

PUBLIC WORKS

1. Approval of this tentative map does not indicate approval of grading, drainage lines and appurtenant facilities shown, or any variations from ordinance, standard, and policy requirements which have neither been requested nor specifically approved.
2. The following conditions are based upon the premise that filing of Final Maps will occur in the order shown on the map with Phase 1 first, then Phase 2, then Phase 3, etc. If recordation does not occur in that normal progression, then, prior to recordation of a final map, the City Engineer shall determine the extent of improvements to be done with that particular phase.
 - 2.1. The map has been proposed as a single phase.
 - 2.2. Construct East California Avenue to City standards along the full frontage of the project if not already completed. Improvements include paving, curb and gutter, drainage improvements, sidewalk and street lights.
 - 2.3. Construct S. Owens Street to City standards along the full frontage of the project if not already completed. Improvements include paving, curb and gutter, drainage improvements, sidewalk and street lights.
 - 2.4. Construct alley to city standards along the full frontage of the project if not already completed. Improvements include paving, and gutter, drainage improvements, and street lights.
3. Where streets do not have curb and gutter, construct a minimum section of 36 feet wide consisting of 2-12' lanes, 2-4' paved shoulders and 2 additional feet per side of either AC or other dust proof surface.
4. Turning movements along arterials streets shall be restricted to right turn in and right turn out only.
 - 4.1. Street Name Signs (SNS):
 - a. Metro Size SNS shall be installed at the intersection of local streets with Arterial and collector streets.
 - b. Standard SNS shall be installed at all other locations.

5. If the number of phases or the boundaries of the phases are changed, the developer must submit to the City Engineer an exhibit showing the number and configuration of the proposed phases. The City Engineer will review the exhibit and determine the order and extent of improvements to be constructed with each new phase. The improvement plans may require revision to conform to the new conditions.
6. Prior to recordation of the Final Map, the subdivider shall:
 - 6.1. Submit an enforceable, recordable document approved by the City Attorney to be recorded concurrently with the Final Map which will prohibit occupancy of any lot until all improvements have been completed by the subdivider and accepted by the City.
 - 6.2. The subdivider shall submit an enforceable, recordable document approved by the City Attorney to be recorded concurrently with the Final Map containing information with respect to the addition of this subdivision to the consolidated maintenance district. If the parcel is already within a consolidated maintenance district, the owner shall update the maintenance district documents.
 - 6.3. If it becomes necessary to obtain any off site right of way and if the subdivider is unable to obtain the required right of way, then he shall pay to the City the up-front costs for eminent domain proceedings and enter into an agreement and post security for the purchase and improvement of said right of way.
 - 6.4. Submit for the City's Review and approval C.C. & R.'s and Property Owner's Association By-Laws for the use and maintenance of all non-dedicated, shared facilities. Among those non-dedicated, shared facilities will be parking, the on-site sewer main lines and laterals and storm water retention basin(s) and associated storm drain lines and appurtenant facilities.
 - 6.5. Submit a street lighting plan for East California Avenue and S. Owens Street.
 - 6.6. If a convenience signal to the site is desired, it must meet warrants and a traffic signal maintenance district shall be created.
 - 6.7. Provide easements for required facilities not within the border of the phase being recorded.
 - 6.8. Per Resolution 035-13 the area within the Parcel Map shall implement and comply with the "complete streets" policy. Complete streets will require pedestrian and bicycle access to the Parcel Map from existing sidewalks and bike lanes. If there is a gap less than ¼ mile then construction of asphalt sidewalks and bike lanes to the Parcel Map will be required.
 - 6.9. Ensure that each cable television company provides notice to the City Engineer of its intention to occupy the utility trench.
 - 6.10. If the parcel map is discharging storm water to a canal, a channel, or the Kern River: In order to meet the requirements of the City of Bakersfield's NPDES permit, and to prevent the introduction of sediments from construction or from storm events to the waters of the US, all storm water systems that ultimately convey drainage to the river or a canal all storm water systems that ultimately convey drainage to the river or a canal shall include both source control Best Management Practices (BMPs) and structural treatment control BMPs.

7. Prior to grading plan review, submit the following for review and approval:
 - 7.1. A drainage study for the entire subdivision. Ensure the retention basin site is designed to retain the drainage from the entire subdivision.
 - 7.2. Verification from the responsible authority that all the wells have been properly abandoned.
8. The existing median island in East California Avenue shall be brought to current city standards. Median island construction shall include curb, stamped concrete, landscaping, irrigation piping, and controllers.
9. Final plan check fees shall be submitted with the first plan check submission.
10. All lots with sumps and water well facilities will have wall and/or slatted chain link fence and landscaping to the appropriate street standards, at the building setback with landscaping as approved by the Public Works and Parks Directors.
11. The use of interim, non-standard drainage retention areas shall be in accordance with the drainage policy adopted by letter dated January 22, 1997, and update letter October 20, 2000.
12. Concurrently with recordation of each Final Map, the following covenant shall be recorded by the property owner: a covenant containing information with respect to the addition of this subdivision to the consolidated maintenance district. It is recommended that the on-site sewer system shall be inspected with video equipment designed for this purpose and as approved by the City Engineer. If the developer chooses to video the on-site sewer system, then the following procedure is recommended: The television camera shall have the capability of rotating 360°, in order to view and record the top and sides of the pipe, as required. The video inspection shall be witnessed by the subdivider's engineer, who will also initial and date the "Chain of Custody" form. Any pipe locations revealed to be not in compliance with the plans and specifications shall be corrected. A recorded video cassette, completed "Chain of Custody" form, and a written log (which includes the stationing, based on the stationing of the approved plans, of all connected laterals) of the inspection shall be provided for viewing and shall be approved by the subdivider's engineer prior to acceptance. After the subdivider's acceptance of the system, the video cassette, forms, and logs shall be submitted to the City Engineer.
13. Prior to the issuance of building permits, the project applicant shall participate in the RTIF program by paying the adopted fees in place for the land use type at time of development.

WATER RESOURCES

13. Prior to recordation of each final map, subdivider shall record a covenant affecting each lot prohibiting the pumping and taking of groundwater from the property for any use off the property; provided, however, such pumping and taking may be carried out by the authorized urban water purveyor which provides water service to

the subdivided land, or by a county-wide governmental entity with water banking powers, and such pumping is part of an adopted water banking program that will not have a significant adverse impact on the groundwater levels or diminish the quality of water underlying the subdivision.

Orderly development and as required by BMC Section 16.40.101.B.

14. Any drainage basins required for the development need to be included with plans in detail to be reviewed for compliance to City of Bakersfield standards and specifications by Water Resources Staff.

CITY ATTORNEY

15. In consideration by the City of Bakersfield for land use entitlements, including but not limited to related environmental approvals related to or arising from this project, the applicant, and/or property owner and/or subdivider ("Applicant" herein) agrees to indemnify, defend, and hold harmless the City of Bakersfield, its officers, agents, employees, departments, commissioners and boards ("City" herein) against any and all liability, claims, actions, causes of action or demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, in any way arising from, the terms and provisions of this application, including without limitation any CEQA approval or any related development approvals or conditions whether imposed by the City, or not, except for CITY's sole active negligence or willful misconduct.

This indemnification condition does not prevent the Applicant from challenging any decision by the City related to this project and the obligations of this condition apply regardless of whether any other permits or entitlements are issued.

The City will promptly notify Applicant of any such claim, action or proceeding, falling under this condition within thirty (30) days of actually receiving such claim. The City, in its sole discretion, shall be allowed to choose the attorney or outside law firm to defend the City at the sole cost and expense of the Applicant and the City is not obligated to use any law firm or attorney chosen by another entity or party.

PLANNING

16. Prior to recordation of each final map, subdivider shall submit a "will serve" or "water availability" letter or other documentation acceptable to the Planning Director from the water purveyor stating the purveyor will provide water service to the phase to be recorded.

Required for orderly development and provide for the public health, welfare and safety.

17. Prior to recordation of each final map, the subdivider shall provide written confirmation to the Planning Director that the abandoned well plug been leak tested by an independent, third party, qualified leak testing company and that it shows no sign of leakage. If there is evidence of leakage, re-abandonment of the well may be required to the satisfaction of Department of Conservation's Division of Geologic Energy Management (CalGEM) (formally Division of Oil, Gas, and Geothermal Resources (DOGGR)), confirmation of which the subdivider shall provide to the Planning Director.

Police power based on public health, welfare and safety.

18. Prior to or concurrently with recordation of any final map containing abandoned oil well, subdivider shall provide a covenant disclosing the location of abandoned oil wells and the 10-foot non-buildable radii shall be recorded. The covenant shall be submitted to the City Attorney and Planning Director for review and approval prior to recordation of the final map.

Police power based on public health, welfare and safety.

19. In the event a previously undocumented well is uncovered or discovered on the project site, the subdivider is responsible to contact the Department of Conservation's Division of Geologic Energy Management (GEM) (formally Division of Oil, Gas, and Geothermal Resources (DOGGR)). The subdivider is responsible for any remedial operations on the well required by CalGEM. Subdivider shall also be subject to provisions of BMC Section 15.66.080 (B.)

Police power based on public health, welfare and safety.

TPM 12362 EXHIBIT A-2

CITY OF BAKERSFIELD

LEGEND (ZONE DISTRICTS)

- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-0 Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



BAKERSFIELD

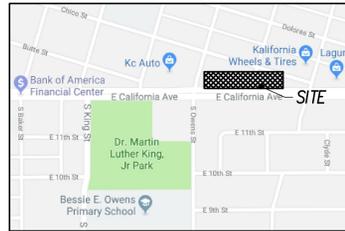
Feet

0 200 400

EXHIBIT A-3

TENTATIVE PARCEL MAP NO. 12362

BEING A SUBDIVISION OF PARCEL 2 OF CORRECTED CERTIFICATE OF COMPLIANCE RECORDED MARCH 04, 2010 AS DOC NO. 0210029373 OF OFFICIAL RECORDS, IN THE OFFICE OF THE KERN COUNTY RECORDER; ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 28 EAST, MOUNT DIABLO BASE AND MERIDIAN. IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE

REF: TICOR TITLE COMPANY PRELIMINARY REPORT TITLE NO. FTKE-3011802961SC DATED JULY 20, 2020 AT 7:30 A.M.

LEGAL DESCRIPTION: TITLE NO. 3011802961SC

PARCEL 2 OF CERTIFICATE OF COMPLIANCE RECORDED JANUARY 22, 2010 AS DOCUMENT NO. 0210029373 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY, STATE OF CALIFORNIA, AND BY CORRECTED CERTIFICATE OF COMPLIANCE RECORDED MARCH 4, 2010 AS DOCUMENT NO. 0210029373 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEING A DIVISION OF PARCEL "A" OF PARCEL MAP WAIVER P00-0738 AS EVIDENCED BY THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED OCTOBER 12, 2000, INSTRUMENT NO. 0200127468, OFFICIAL RECORDS ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 29 SOUTH, RANGE 28 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 728.33 FEET OF PARCEL "A" OF SAID PARCEL MAP WAIVER P00-0738.

APN: 018-040-70-00

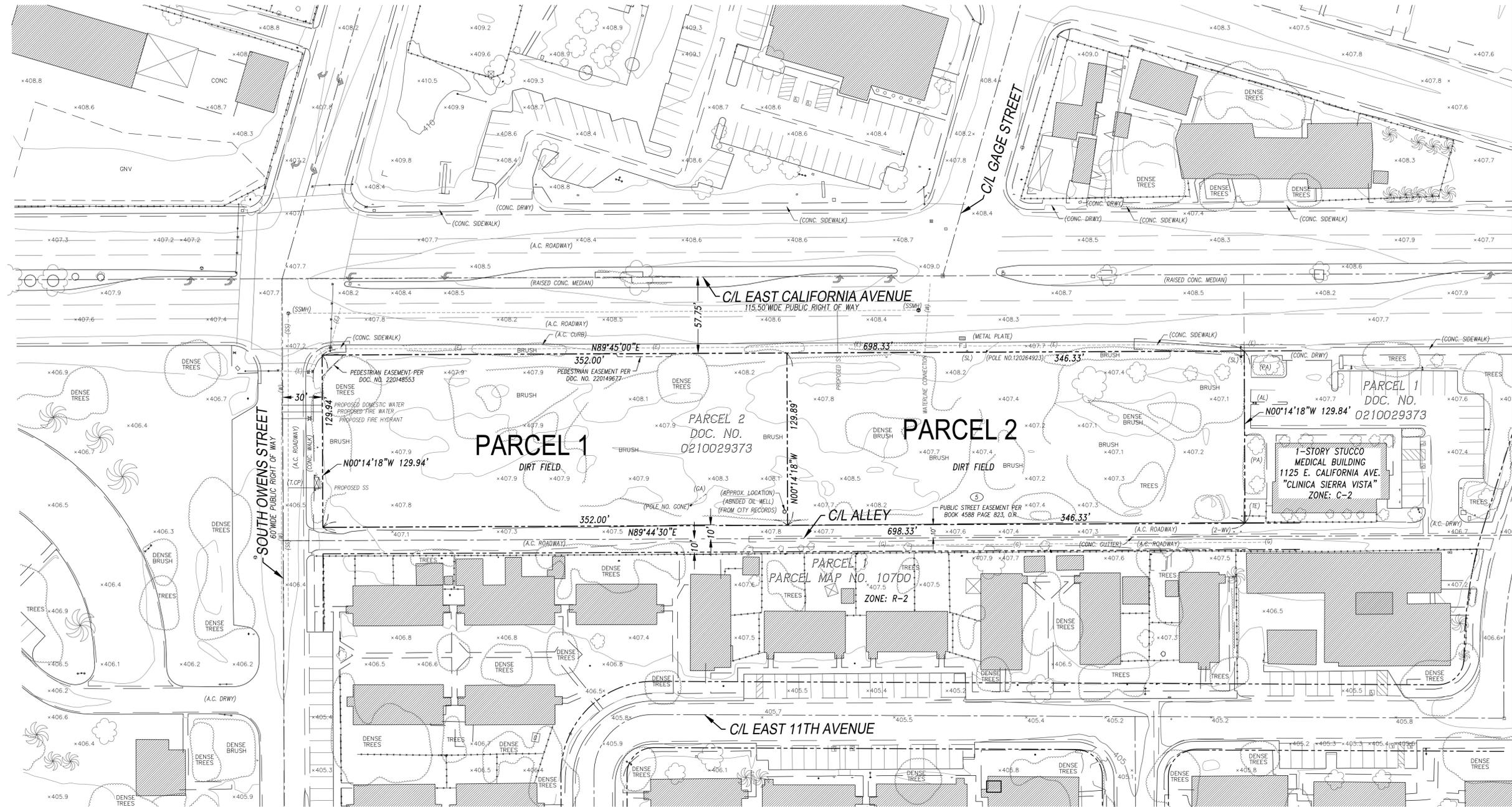
EASEMENT NOTES: TITLE NO. 3011802961SC

1. TO 2. TAXES; NOT SURVEY MATTERS.
3. UNRECORDED EASEMENTS AND/OR RIGHTS OF WAY LOCATED WITHIN THAT PORTION OF SAID LAND FORMERLY GAGE STREET NOW ABANDONED AND VACATED BY THE CITY OF BAKERSFIELD.
4. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITH EAST CALIFORNIA AVENUE AND SOUTH OWENS STREET.
5. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF BAKERSFIELD
PURPOSE: PUBLIC STREET
RECORDING DATE: OCTOBER 20, 1971
RECORDING NO.: IN BOOK 4588, PAGE 823, OFFICIAL RECORDS
AFFECTS: ALLEY SHOWN HEREON.
6. EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: JANUARY 31, 1985
RECORDING NO.: BOOK 5735, PAGE 226, O.R.
AFFECTS: DOES NOT AFFECT SUBJECT PARCEL
AND RE-RECORDING DATE: FEBRUARY 20, 1985
AND RE-RECORDING NO.: BOOK 5735, PAGE 243, O.R.
7. REDEVELOPMENT AGENCY NOTE; NOT A SURVEY MATTER.
8. TITLE NOTE; NOT A SURVEY MATTER.

PUBLIC UTILITIES:

CITY OF BAKERSFIELD 1715 CHESTER AVENUE BAKERSFIELD, CA 93301 LINDA BLAUG (661) 326-3714 (BUILDING PERMITS TECHNICIAN)	WAYNE LAWSON (ASSISTANT PLANNER) (661) 326-3976 (661) 852-2136 FAX
CITY OF BAKERSFIELD PUBLIC WORKS DEPARTMENT 1501 TRUXTON AVENUE BAKERSFIELD, CA 93301 MANPREET BEHL (PUBLIC WORKS ENGINEER)	GEORGE GILLBURG (TRAFFIC ENGINEER) (661) 326-3997 (661) 852-2118 FAX
BAKERSFIELD FIRE DEPARTMENT 900 TRUXTON AVENUE, SUITE 210 BAKERSFIELD, CA 93301 DAVE WEATHER (FIRE PLANS EXAMINER)	(661) 326-3576 (661) 852-2011 FAX
PACIFIC GAS & ELECTRIC COMPANY 4101 MIBLE ROAD BAKERSFIELD, CA 93313 ANTHONY GARCIA (INDUSTRIAL POWER ENGINEER) (SERVICE PLANNER)	(661) 326-3970 (661) 398-5864 FAX
AT&T CALIFORNIA 4540 CALIFORNIA AVENUE #400 BAKERSFIELD, CA 93309 REGGIE SMITH (PLANNING ENGINEERING)	(661) 631-3473 (661) 327-4125 FAX
SOUTHERN CALIFORNIA GAS CO. 1510 NORTH CHESTER AVENUE BAKERSFIELD, CA 93301 MICHAEL BOWLING (FIELD PLANNING)	(661) 393-0858 (661) 399-4431 FAX

SUBSTRUCTURES PLOTTED BASED ON SURFACE EVIDENCE AND IS INCOMPLETE.



CCAM LEGEND

Horizontal / Vertical Control	Handicap Parking
Flag Pole	Fire Hydrant
Light Pole	Manhole
Post	Utility Box
Power Pole Anchor	Transmission Tower
Power Pole	Rail Road Signal
Traffic Signal	Palm
Street Lights	Tree
Large Sign	Tree Line
Small Sign	Brush Line
Callbox	Dirt Road
Catch Basin	Edge of Asphalt
Left Turn Arrow	Concrete
Right Turn Arrow	Waterline
Misc Valve Cover	Trail
Water Valve	Curb
Water Meter	Gutter

1" C.I.
MAP COMPILE SCALE: 1" = 20'
CALIFORNIA AND OWENS
Central Coast Aerial Mapping, Inc.
710 Pico Ln. #24 (formerly C&C Aerial Mapping)
San Luis Obispo, California 93401
Tel: (805)543-4307 Fax: (805)543-7257
mail@central-coast-aerial-mapping.com
We comply with map accuracy standards from ASPRS and American Congress on surveying and mapping printed by U.S. Department of the Interior, except where ground is not visible, like areas of heavy trees, clear areas in-between trees with no stereo images, heavy brush, heavy shadows, or blind areas in the back of some structures.
Photography Date: 09-25-2020 Job # 20-183

OWNER/SUBDIVIDER:

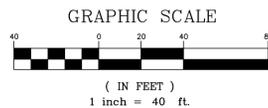
MFT-OWENS, LLC
14015 MUREL TRAIL
POWAY, CA 92064
ATTN: MICHAEL DAVIS
PATRICE ROUX

ZONING DATA:

ZONE: C-2 - REGIONAL COMMERCIAL ZONE
GENERAL PLAN: GC
CURRENT USE: VACANT

AREA SUMMARY

PARCEL #	GROSS AREAS		NET AREAS	
	SQ. FT.	ACRES	SQ. FT.	ACRES
PARCEL 1	75,510	1.733	45,731	1.050
PARCEL 2	68,441	1.572	44,978	1.032
TOTAL	143,951	3.305	90,709	2.082



NO.	DATE	DESCRIPTION OF REVISION

TENTATIVE PARCEL MAP
1029 EAST CALIFORNIA AVENUE, BAKERSFIELD
PORTION NW 1/4 SECTION 33, T29S, R28E, MOUNT DIABLO BASE AND MERIDIAN
IN THE CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA

PREPARED FOR:

MFT-FIVE BAKERS
C/O NEWPORT CAPITAL
3 BERTAGNE
NEWPORT BEACH, CA 92657

PREPARED FOR:

DRG, INC.
601 EAST DAILY DRIVE, SUITE 225
CAMARILLO, CA 93010
805-987-3945 FAX: 805-987-1655
JOB NO. 1911 FEBRUARY 2020

10-30-2020

davidg@drginc.com
www.drginc.com

TPM
Sheet
1 of 1
JOB NO. 1911

EXHIBIT B: NOTICE OF EXEMPTION

TO: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM: City of Bakersfield
Planning Division
1715 Chester Avenue
Bakersfield, CA 93301

 X County Clerk
County of Kern
1115 Truxtun Avenue
Bakersfield, CA 93301

Project Title: Tentative Parcel Map 12362

Project Location-Specific: Southeast corner of East California Avenue and South Owens Street

Project Location-City: Bakersfield **Project Location-County:** Kern

Description of Project: Tentative Tract Map 12362: DRG Inc., representing MFT-Five Bakers (property owner), is proposing to subdivide 3.305 acres into two commercial lots in an C-2 (Regional Commercial) zone located at the southeast corner of East California Avenue and South Owens Street.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: DRG Inc.,

Exempt Status:

- Ministerial (Sec.21080(b)(1); 15268));
- Declared Emergency (Sec.21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number.
- Statutory Exemptions. State section number. _____
- X Project is exempt from CEQA pursuant to Section 15315 Class 15

Reasons why project is exempt: Project meets the criteria for an categorical exemption under Minor Land Division

Lead Agency: Contact Person: Jennie Eng Telephone/Ext.: 661-326-3043

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Signature: _____ **Title:** Principal Planner **Date:** _____

 X Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: _____



COVER SHEET
PLANNING DEPARTMENT
STAFF REPORT

MEETING DATE: January 7, 2021	ITEM NUMBER: Consent Calendar Public Hearing5.(b.)
--------------------------------------	---

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Jose Fernandez, Development Services Technician

DATE:

WARD: Ward 4

SUBJECT:

Tentative Parcel Map 12389: QK (applicant), representing Palla Properties (property owner), is proposing to subdivide 80.22 acres into 2 parcels for future single family residential lots in an E (Estate) zone located at the southeast corner of Palm Avenue and Rudd Avenue. A finding that the project is exempt from the California Environmental Quality Act will also be considered.

APPLICANT: QK

OWNER: Palla Properties

LOCATION: Located on the southeast corner of Palm Avenue and Rudd Avenue in northwest Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Resolution	Resolution
<input type="checkbox"/> Public Comments	Backup Material
<input type="checkbox"/> Notice of Exemption	Backup Material

TO: Chair Koman and Members of the Planning Commission AGENDA ITEM: 5.b

FROM: Paul Johnson, Planning Director APPROVED: PJ

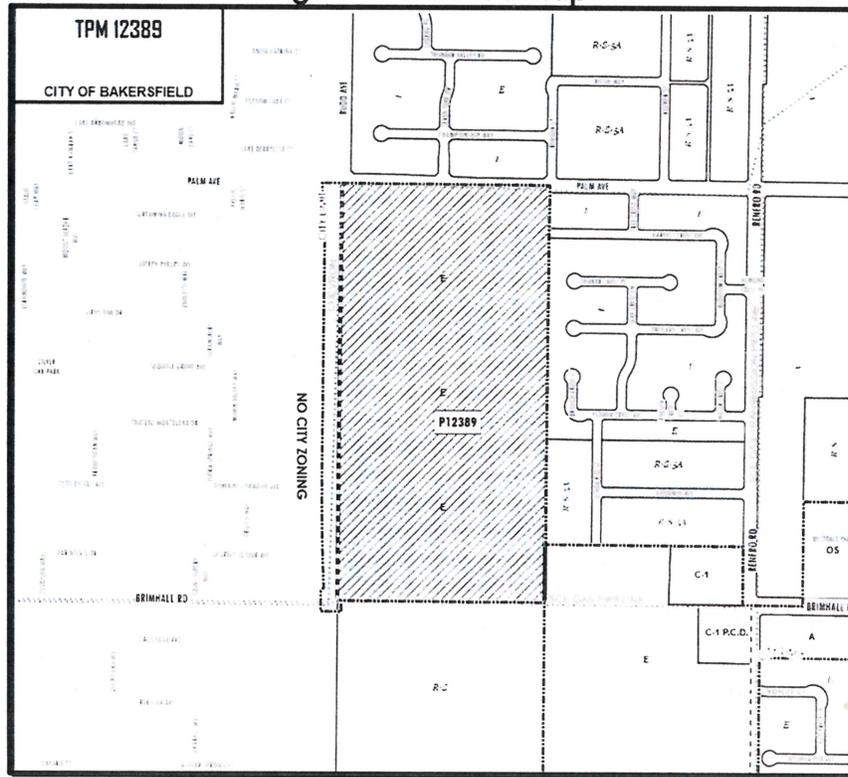
DATE: January 7, 2021

SUBJECT: TENTATIVE PARCEL MAP 12389 (WARD 4)

APPLICANT: ENGINEER QK 5080 California Avenue #220 Bakersfield, CA 93309	PROPERTY OWNER/SUBDIVIDER Donald Ralph Palla 6615 Kane Way Bakersfield, CA 93309
--	---

LOCATION: Located on the southeast corner of Palm Avenue and Rudd Avenue (APN: 407-012-19)

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** Tentative Parcel Map 12389 as depicted in the project description and recommended conditions.

PROJECT SUMMARY:

QK (applicant) representing Palla Properties (property owner) is proposing to subdivide 80.22 acres into two residential lots in an E (Estate) zone located at the southeast corner of Palm Avenue and Rudd Avenue.

Figure 2. Aerial Photo

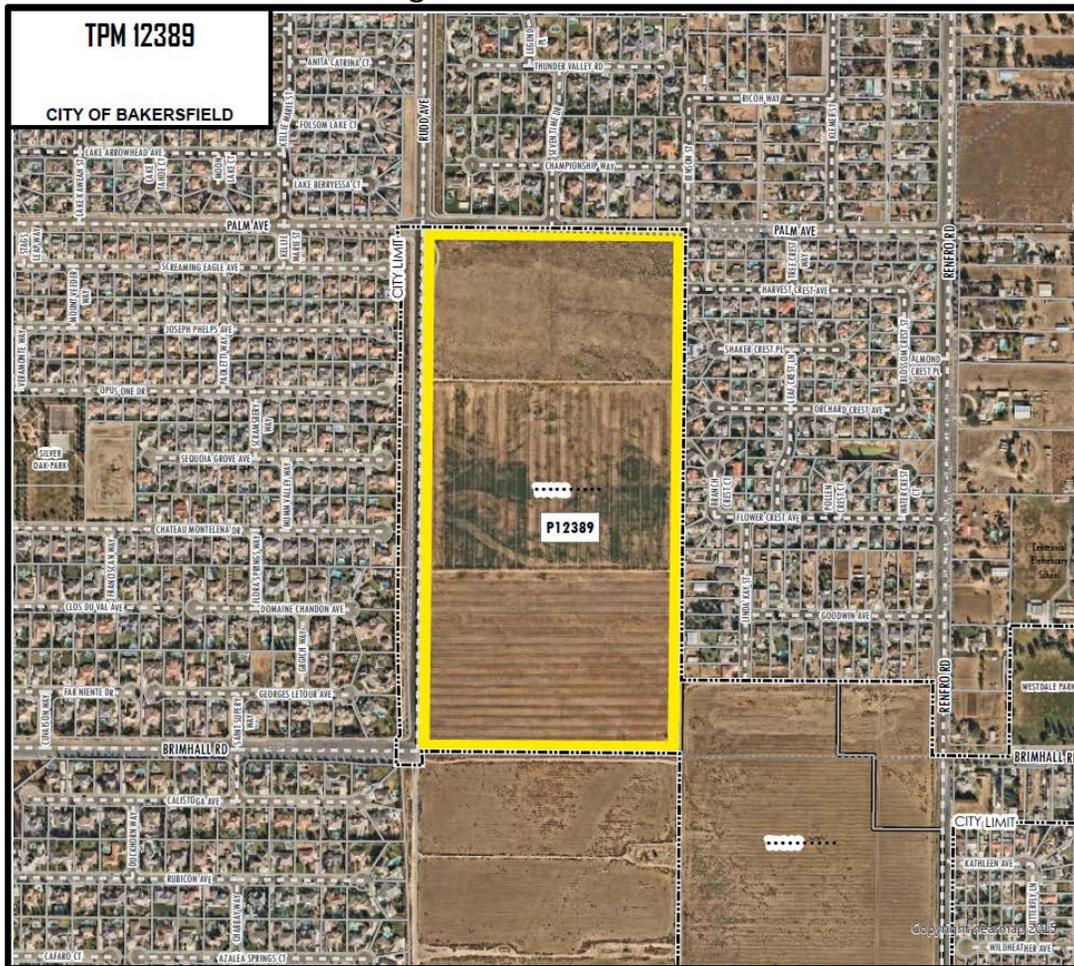


Figure 3. Site Visit Photo

View from west boundary of the project looking northeast



Surrounding Land Uses. The site and surrounding property's General Plan land use designation, zoning classification, and land use are specified in Table A.

Table A. Surrounding Land Use Designations and Zoning Districts			
DIRECTION	LAND USE DESIGNATION	ZONING DISTRICT	EXISTING LAND USE
SITE	SR	E	Agriculture
NORTH	SR	E 1/4 (County)	Single-Family Residential
WEST	SR	E 1/4 (County)	Single-Family Residential
SOUTH	UER	A (County)	Agricultural
EAST	SR and UER	E (City) and E 1/4 and E 1/2 (County)	Single-Family Residential
Land Use Designations: SR: \leq 4 dwelling units/net acre UER: 0.5 net acre/dwelling unit		Zoning Designations E (City): Estate E 1/4 (County): Estate 1/4 acre min E 1/2 (County): Estate 1/2 acre min A (County): Exclusive Agriculture	

PROJECT ANALYSIS:

Background and Timeline.

- December 18, 1997 - City Council approved pre-zoning property located in the City's Sphere of Influence boundary of this area, including the project site, to R-S-5A (Residential Suburban-5 acre minimum) (Pre-zoning No. 97-0743; Ordinance No. 3819).
- February 13, 2008 - City Council approved a General Plan Amendment/Zone Change for this site to change the land use designation from UER (Urban Estate Residential) to SR (Suburban Residential) and change the zoning from R-S-5A to E (Estate) upon annexation (GPA/ZC No. 07-1848; Resolution No. 029-08; Ordinance No. 4496).
- June 5, 2008 - Planning Commission approved Vesting Tentative Tract Map 7142 to create 220 lots, including 214 residential lots, 1 sump lot and 5 landscape lots for this site. A mitigated Negative Declaration was adopted in conjunction with the project, which included a review of a site-specific agricultural, air quality, transportation and traffic, cultural resources, and included mitigation to address potential impacts. Staff notes the VTTM could not be developed as approved until the property was annexed into the City's jurisdiction.
- June 30, 2009 - The project site was incorporated into the City of Bakersfield's jurisdiction with the Brimhall No. 14 Annexation (Annexation No. 591).
- 2011, 2013, and 2015 - Automatic extensions of time as approved by State legislation (further detail provided below under "Analysis").
- June 7, 2018 - Planning Commission approved an extension of time for Vesting Tentative Tract Map 7142 to expire on June 29, 2021 (Resolution No. 034-18).

Analysis. As stated above, the site is subject to Vesting Tentative Tract Map 7142 to create 220 lots, including 214 residential lots, 1 sump lot and 5 landscape lots (see Figure 4). The proposed project consists of subdividing 80.22 acres into two parcels; 39.59 acres (Parcel 1) and 40.63 acres (Parcel 2) (see Figure 5). The application was deemed complete on November 23, 2020.

The purpose of the subdivision is to facilitate development of the property by selling each of the two phases in VTTM 7142 separately. The new developer(s) can then record a phase of VTTM 7142 and develop with single-family residential lots according to the approved conditions.

Figure 4. VTTM No. 7142

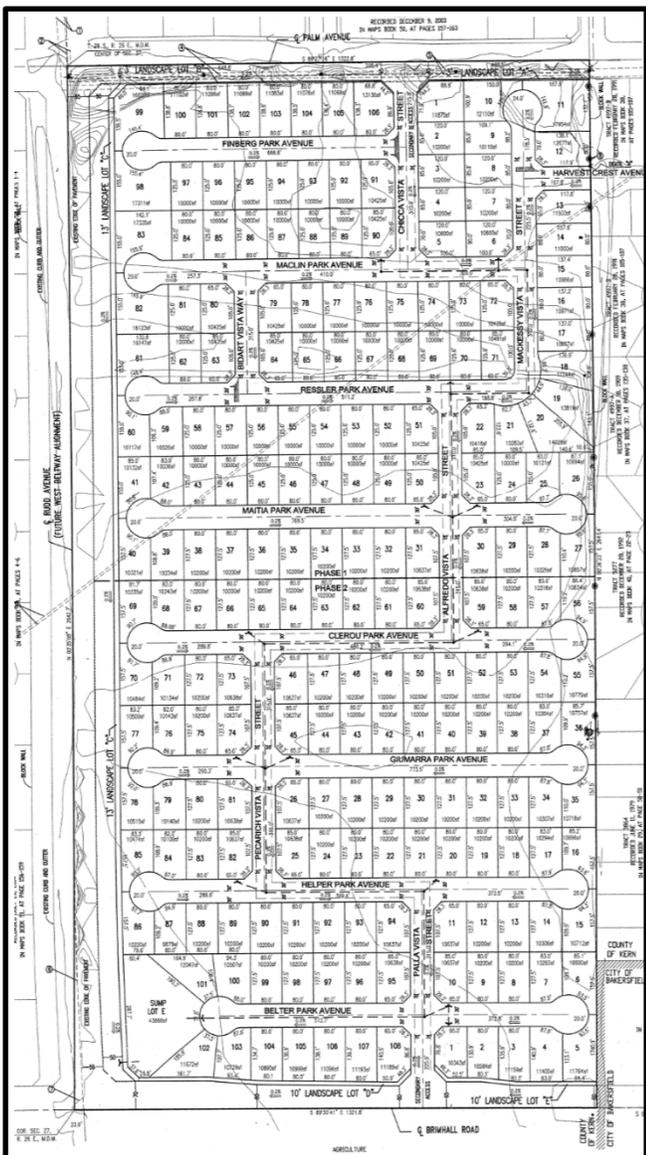
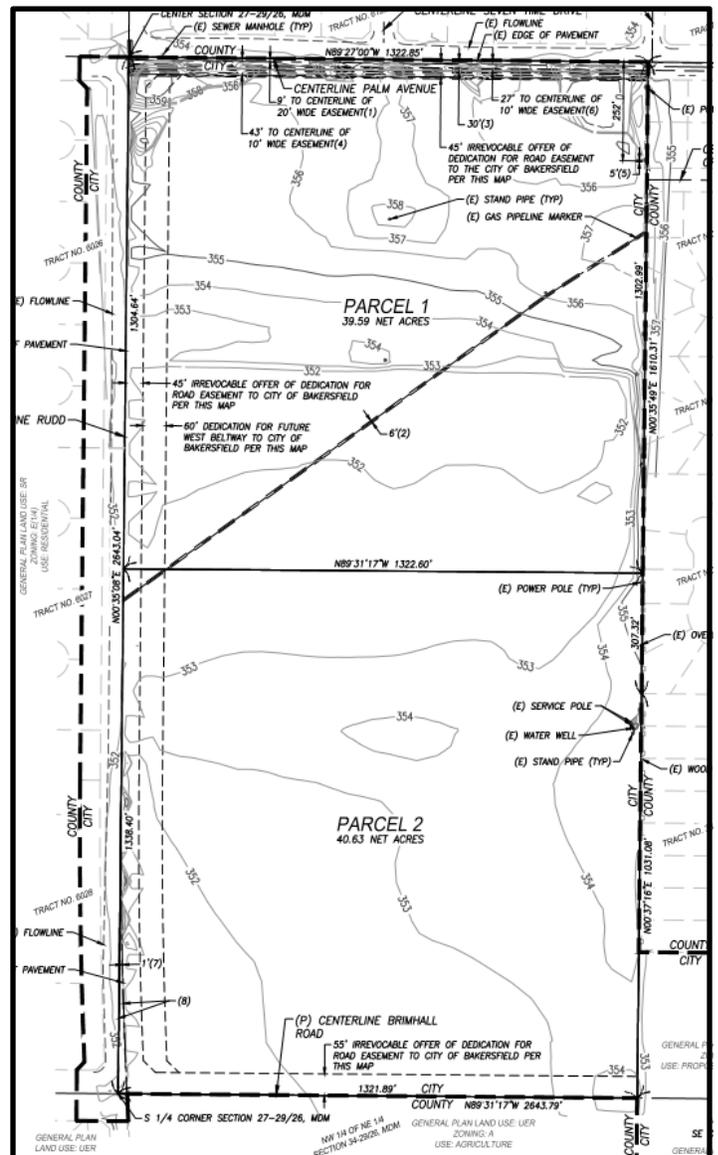


Figure 5. TPM No. 12389



Consistency/Deviation from Design Standards. Because the proposed parcels are greater than 20 acres and will not be developed with recordation of TPM 12389, the applicant requests to defer improvements until the recordation of VTTM 7142. These improvements include the construction of street improvements for Palm Avenue and Brimhall Road, right-of-way

improvements including sidewalks, landscaping and walls along collector and arterial streets, to provide park land improvements or pay in-lieu fees, and to provide water service infrastructure. City staff has reviewed the request and does not object.

Circulation. The site is bounded by Palm Avenue (collector) on the north, Brimhall Road (arterial) on the south, and Rudd Avenue (future West Beltway) on the west. Primary access to the subdivision is proposed from Palm Avenue and Brimhall Road. Access is also available via Harvest Crest Avenue, a local street, connecting the proposed subdivision with the abutting residential subdivision (Tract 4997) adjacent to the east. No access from the subdivision to Rudd Avenue is proposed.

The City's Bikeway Master Plan identifies Brimhall Road as a Class 2 facility, bike lanes. The current Traffic Engineer will evaluate if additional bike lane striping should be installed along project street frontages or delayed if their installation will compromise public safety (e.g. short lengths of unconnected bike lanes that would confuse drivers and cyclists increasing the likelihood of accidents). Striping would then occur at the time the City added bike lanes along the street with connections to the existing bikeway network.

The project site is subject to the City's policy for "Complete Streets," which requires that all transportation facilities (including sidewalks and pedestrian access) consider bicyclists, pedestrians, transit, and motorists. The closest Golden Empire Transit (GET) bus is located at Walmart Neighborhood Market (Route 82), and is accessible to the tract approximately 1.25 miles west, near the intersection of Allen Road and Brimhall Road.

Mineral Rights. Mineral right owners' signatures are not required on the final map pursuant to Bakersfield Municipal Code Section 16.22.030.B. Additionally, in accordance with Subdivision Map Act Section 66445(e), mineral rights owners' signatures are not required on final parcel maps with four or fewer parcels. This parcel map contains two buildable parcels.

ENVIRONMENTAL REVIEW AND DETERMINATION:

As stated above, VTTM 7142 was approved by your Commission to create 220 lots, including 214 buildable lots, 1 sump lot and 5 landscape lots on this site. At that time, a mitigated Negative Declaration was adopted in conjunction with the project, which included a review of a site-specific agricultural, air quality, transportation and traffic, cultural resources, and included mitigation to address potential impacts.

Based upon an initial environmental assessment, staff has determined the proposed tentative parcel map project is categorically exempt from the California Environmental Quality Act in accordance with Section 15315 Class 15, Minor Land Division. The project meets the criteria for this categorical exemption because it contains four or less parcels, is consistent with the General Plan and zoning, has a slope no greater than 20%, and has not been subject of a larger land division action within the previous 2 years.

PUBLIC NOTIFICATION:

Notice of public hearing before the Planning Commission of the City of Bakersfield for the project with the associated Notice of Exemption was advertised in the newspaper and posted on the bulletin board of the Bakersfield City Planning Department. All property owners within 300 feet

of the project site were notified about the hearing and the proposed subdivision at least 10 days prior to the public hearing in accordance with State law. The applicant has provided proof that signs giving public notice of the proposed parcel map were posted on the property 20 to 60 days prior to the public hearing before the Planning Commission.

Comments Received. Staff received a comment email from Doug and Leslie Klinchuch. They asked if VTTM No. 7142 would still be valid and if there would be any changes to the approved Map. In response, the purpose of the subdivision is to facilitate development of the property by selling each of the two phases in VTTM 7142 separately. The new developer(s) may then record a phase of VTTM 7142 and develop with single-family residential lots according to the approved conditions of the Tract Map. It should be noted that changes to the approved Tract Map, or if it were to expire, would require reconsideration by your Commission.

CONCLUSION:

Staff finds that the proposed subdivision of 80.22 acres into two residential parcels is reasonable, and recommends approval of Tentative Parcel Map 12389 as requested subject to the conditions of approval as shown in the attached exhibit.

EXHIBITS:

- A. Resolution
 - A-1 Conditions of Approval
 - A-2 Location Map with Zoning
 - A-3 Tentative Map
- B. Public Comments
- C. CEQA Notice of Exemption

RESOLUTION NO. _____

**RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION
TO APPROVE TENTATIVE PARCEL MAP 12389, LOCATED
SOUTHEAST OF THE INTERSECTION OF PALM AVENUE AND
RUDD AVENUE IN NORTHWEST BAKERSFIELD.**

WHEREAS, QK representing Palla Properties, filed an application with the City of Bakersfield Planning Department requesting a Tentative Parcel Map 12389 (the "Project"), and deferral of all improvements upon further subdivision, consisting of 2 parcels on 80.22 acres for future residential development, as shown on attached Exhibit "A-3", located southeast of the intersection of Palm Avenue and Rudd Avenue in northwest Bakersfield as shown on attached Exhibit "A-2"; and

WHEREAS, the application was deemed complete on November 23, 2020; and

WHEREAS, the Project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with State CEQA Guidelines Section 15315, Minor Land Division; and

WHEREAS, the Secretary of the Planning Commission, did set Thursday, January 7, 2021, at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the Project, and notice of the public hearing was given in the manner provided in Title 16 of the Bakersfield Municipal Code; and

WHEREAS, the laws and regulations relating to CEQA and the City of Bakersfield's CEQA Implementation Procedures have been duly followed by city staff and the Planning Commission; and

WHEREAS, the City of Bakersfield Planning Department (1715 Chester Avenue, Bakersfield, California) is the custodian of all documents and other materials upon which the environmental determination is based; and

WHEREAS, the facts presented in the staff report, environmental review, and special studies (if any), and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area and published in the *Bakersfield Californian*, a local newspaper of general circulation, 10 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the application is a project under CEQA and the Project is Categorically

Exempt from State CEQA Guidelines under Section 15315, Minor Land Division, and duly noticed for public review.

3. Urban services are available for the proposed development. The Project is within an area to be served by all necessary utilities and waste disposal systems. Improvements proposed as part of the Project will deliver utilities to the individual lots or parcels to be created.
4. The application, together with the provisions for its design and improvement, is consistent with the Metropolitan Bakersfield General Plan. (Subdivision Map Act Section 66473.5) The proposed density and intensity of development are consistent with the SR (Suburban Residential) land use classification on the property. Proposed road improvements are consistent with the Circulation Element. The overall design of the project, as conditioned, is consistent with the goals and policies of all elements of the General Plan.
5. Mineral right owners' signatures are not required on the final map pursuant to Bakersfield Municipal Code Section BMC Section 16.22.030.B. In accordance with Subdivision Map Act Section 66445(e), mineral rights owners' signatures are not required on final parcel maps with 4 or fewer parcels (BMC Section 16.22.030.B). This parcel map contains 2 buildable parcels.
6. The request for modification(s) is consistent with sound engineering practices or subdivision design features.
7. The conditions of approval are necessary for orderly development and to provide for the public health, welfare, and safety.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Bakersfield as follows:

1. The recitals above are true and correct and incorporated herein by this reference.
2. The Project is Categorical Exempt from the requirements of State CEQA Guidelines Section 15315, Minor Land Division.
3. Tentative Parcel Map 12389 is hereby approved with conditions of approval shown on Exhibit "A-1".

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on January 7, 2021, on a motion by Commissioner Koman and seconded by Commissioner Wade, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

Exhibits (attached):

Exhibit A-1: Conditions of Approval
Exhibit A-2: Location Map
Exhibit A-3: Tentative Map

By JF\12.16.20\ S:\TRACTS\12389\pc-res.docx

EXHIBIT "A-1"
TENTATIVE PARCEL MAP 12389
CONDITIONS OF APPROVAL

NOTE to Subdivider/Applicant: It is important that you review and comply with requirements and deadlines listed in the "FOR YOUR INFORMATION" packet that is provided separately. This packet contains existing ordinance requirements, policies, and departmental operating procedures as they may apply to this subdivision.

PUBLIC WORKS

1. Prior to recordation of each Final Map, the subdivider shall:
 - 1.1. The subdivider shall submit an enforceable, recordable document approved by the City Attorney to be recorded concurrently with the Final Map containing information with respect to the addition of this subdivision to the consolidated maintenance district. If the parcel is already within a consolidated maintenance district, the owner shall update the maintenance district documents.
 - 1.2. If it becomes necessary to obtain any off site right of way and if the subdivider is unable to obtain the required right of way, then he shall pay to the City the up-front costs for eminent domain proceedings and enter into an agreement and post security for the purchase and improvement of said right of way.
2. Final plan check fees shall be submitted with the first plan check submittal
3. Approval of this tentative map does not indicate approval of grading, drainage lines and appurtenant facilities shown, or any variations from ordinance, standard, and policy requirements which have neither been requested nor specifically approved.

WATER RESOURCES

4. Prior to recordation of each final map, subdivider shall record a covenant affecting each lot prohibiting the pumping and taking of groundwater from the property for any use off the property; provided, however, such pumping and taking may be carried out by the authorized urban water purveyor which provides water service to the subdivided land, or by a county-wide governmental entity with water banking powers, and such pumping is part of an adopted water banking program that will not have a significant adverse impact on the groundwater levels or diminish the quality of water underlying the subdivision.

Orderly development and as required by BMC Section 16.40.101.B.

CITY ATTORNEY

5. In consideration by the City of Bakersfield for land use entitlements, including but not limited to related environmental approvals related to or arising from this project, the

applicant, and/or property owner and/or subdivider ("Applicant" herein) agrees to indemnify, defend, and hold harmless the City of Bakersfield, its officers, agents, employees, departments, commissioners and boards ("City" herein) against any and all liability, claims, actions, causes of action or demands whatsoever against them, or any of them, before administrative or judicial tribunals of any kind whatsoever, in any way arising from, the terms and provisions of this application, including without limitation any CEQA approval or any related development approvals or conditions whether imposed by the City, or not, except for CITY's sole active negligence or willful misconduct.

This indemnification condition does not prevent the Applicant from challenging any decision by the City related to this project and the obligations of this condition apply regardless of whether any other permits or entitlements are issued.

The City will promptly notify Applicant of any such claim, action or proceeding, falling under this condition within thirty (30) days of actually receiving such claim. The City, in its sole discretion, shall be allowed to choose the attorney or outside law firm to defend the City at the sole cost and expense of the Applicant and the City is not obligated to use any law firm or attorney chosen by another entity or party.

PLANNING

6. This subdivision shall comply with all provisions of the Bakersfield Municipal Code, and applicable resolutions, policies and standards in effect at the time of the application for the subdivision map was deemed complete per Government Code Section 66474.2.
7. Prior to recordation of each final map, subdivider shall submit a "will serve" or "water availability" letter or other documentation acceptable to the Planning Director from the water purveyor stating the purveyor will provide water service to the phase to be recorded.

Required for orderly development and provide for the public health, welfare and safety.

8. In the event a previously undocumented well is uncovered or discovered on the project site, the subdivider is responsible to contact the Department of Conservation's Division of Geologic Energy Management (GEM) (formally Division of Oil, Gas, and Geothermal Resources (DOGGR)). The subdivider is responsible for any remedial operations on the well required by CalGEM. Subdivider shall also be subject to provisions of BMC Section 15.66.080 (B.)

Police power based on public health, welfare and safety.

TPM 12389

Exhibit A-2

CITY OF BAKERSFIELD

LEGEND (ZONE DISTRICTS)

- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1.4-5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-0 Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan

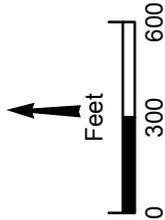
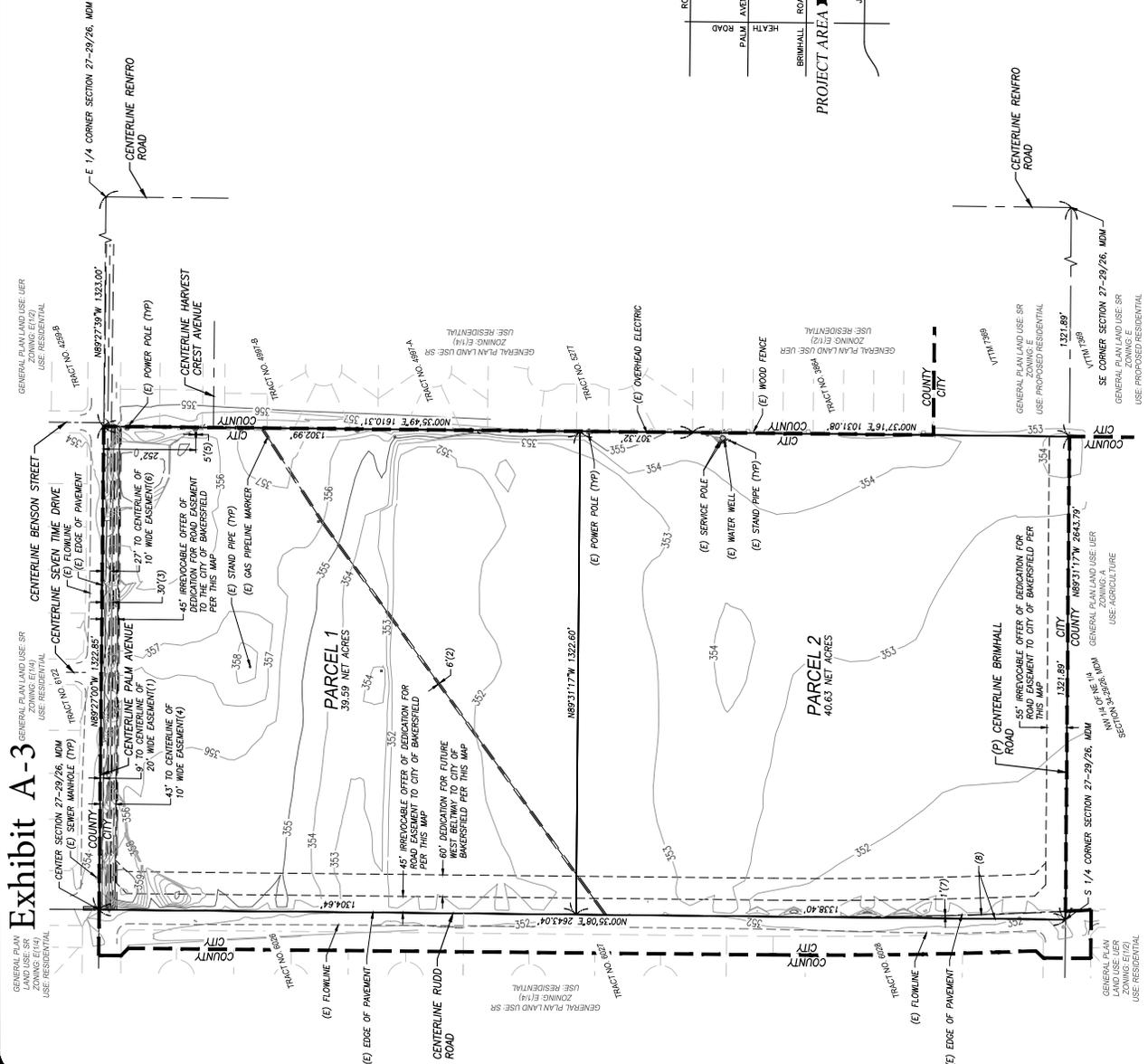


Exhibit A-3

TENTATIVE PARCEL MAP 12389

BEING A DIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 29 SOUTH, RANGE 26 EAST, N.D.M., CITY OF BAKERSFIELD, COUNTY OF KERN, STATE OF CALIFORNIA.

80.22 GROSS ACRES 2 PARCELS



PROJECT INFORMATION

PROPOSED USE: AGRICULTURE/RESIDENTIAL
 ZONING: E1(2)
 TRACT NO. 612
 WATER: VAUGHN WATER COMPANY
 GAS: PACIFIC GAS AND ELECTRIC
 SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: SPECTRUM
 INTERNET: SPECTRUM
 SCHOOL DISTRICT: UNION SCHOOL DISTRICT, KERN HIGH
 OFFSITE DRILL SITE
 MINERALS: FLOOD ZONE X; PANEL #0629C1800E & #06029C2272SE
 FEMA: EFFECTIVE DATE: 9/29/2008

LEGEND

- (E) EXISTING
- (P) PROPOSED
- PARCEL BOUNDARY
- PARCEL BOUNDARY, 300' TO NUMBER SHOWN
- (E) EDGE OF PAVEMENT
- (E) FLOWLINE
- (E) OVERHEAD POWER LINE
- (E) WOOD FENCE

PLOTTABLE EASEMENTS

- (1) EASEMENT FOR DITCH PURPOSES IN FAVOR OF JOHN W. RYR PER BOOK 46, PAGE 110, DEEDS.
- (2) EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF VALLEY VALLEY NATURAL GAS COMPANY PER BOOK 354, PAGE 173, DEEDS.
- (3) EASEMENT FOR ROAD PURPOSES IN FAVOR OF H.J. BRANDT AND PEARL BRANDT PER BOOK 2794, PAGE 476, O.R.
- (4) EASEMENT FOR PIPE LINE PURPOSES IN FAVOR OF VAUGHN WATER COMPANY, INC. PER BOOK 6165, PAGE 249, O.R.
- (5) EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY PER BOOK 6423, PAGE 834, O.R.
- (6) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY PER DOCUMENT NO. 0260103447, O.R.
- (7) IRREVOCABLE OFFER OF DEDICATION TO COUNTY OF KERN OF A 1.00' WIDE NON-ACCESS STRIP PER DOCUMENT NO. 0207093539, O.R.
- (8) EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF KERN PER DOCUMENT NO. 0207093540, O.R.

NON-PLOTTABLE EASEMENTS

1. EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF STANDARD OIL COMPANY PER BOOK 187, PAGE 171, DEEDS.

NOTE

THIS PARCEL MAP IS LOCATED WITHIN THE BRIMHALL PLANNED SEWER AREA (PSA) AND IS SUBJECT TO PSA FEES.

OWNER/SUBDIVIDER

BRIMHALL PALM AVENUE & CHRY PALLA
 6615 KANE WAY
 BAKERSFIELD, CA 93309
 (APN: 407-012-19)

PROJECT SURVEYOR

R. Brandon Walker
 R. BRANDON WALKER, P.L.S. 2832 11/29/2020 DATE
 PROFESSIONAL LAND SURVEYOR
 R. BRANDON WALKER
 P.L.S. 2832
 STATE OF CALIFORNIA



SCALE: 1" = 200'
 CONTOUR INTERVAL = 1'

From: laklinch@bak.rr.com <laklinch@bak.rr.com>
Sent: Sunday, December 27, 2020 1:19 PM
To: Jose G. Fernandez <jfernandez@bakersfieldcity.us>
Cc: 'Doug Klinchuch' <dmklinchjd@bak.rr.com>
Subject: Tentative Parcel Map 12389 questions

Warning: This email originated from outside the City of Bakersfield. Think before you click!

Mr. Fernandez,

We received the Notice of Public Hearing for Tentative Parcel Map 12389, to subdivide the 80-acre parcel into two 40-acre parcels. We have commented on previous hearings on this same property and have questions:

1. If Parcel Map 12389 is approved, what happens with the previously approved Vesting Tentative Tract Map 7142 (VTTM 7142)? Is it still valid?
2. Will a residential development on the subdivided PM 12389 follow the same tract design as VTTM 7142 if only half the property is developed? Or will there be another tract map proposed?
3. Will there be any reduction in the minimum lot size from what was approved in 2018?
4. Since the public may not attend the January 7 hearing, are comments received by the deadline read aloud to the commissioners during the meeting? If copies of the comments are provided to the commissioners without discussion during the meeting, what assurance does the public have that their comments were considered prior to taking action?

Thank you,
Doug and Leslie Klinchuch
14801 Orchard Crest Ave.
Bakersfield, CA 93314
661-589-1719

EXHIBIT B: NOTICE OF EXEMPTION

TO: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM: City of Bakersfield
Planning Department
1715 Chester Avenue
Bakersfield, CA 93301

County Clerk
County of Kern
1115 Truxtun Avenue
Bakersfield, CA 93301

Project Title: Vesting Tentative Tract Map 12389 - Phased

Project Location-Specific: Located on the southeast corner of Palm Avenue and Rudd Avenue in northwest Bakersfield. (APN # 407-012-19)

Project Location-City: Bakersfield **Project Location-County:** Kern

Description of Project: This project is a request for a subdivision of Vesting Tentative Tract Map 7142, on 80.22 gross acres for purposes of single family development in an E (Estate) zone.

Name of Public Agency Approving Project: City of Bakersfield

Name of Person or Agency Carrying Out Project: QK

Exempt Status:

- Ministerial (Sec.21080(b)(1); 15268));
 Declared Emergency (Sec.21080(b)(3); 15269(a));
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
 Categorical Exemption. Class 15: Minor Land Division – Section 15315.
 Statutory Exemptions. Section _____
 Project is exempt from CEQA pursuant to Section 15061(b)(3)

Reasons why project is exempt: Project is characterized as urbanized and is zoned for residential use. The division is in conformance with the General Plan and zoning and no variances or exceptions are required. The two parcel subdivision is surrounded by urban uses and can be served buy all required utilities and City public services.

Lead Agency: Contact Person: Jose Fernandez Telephone/Ext.: 661-326-3733

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes__ No_

Signature: _____ **Title:** Development Services Tech **Date:** 12/18/2020

Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: _____



COVER SHEET

PLANNING DEPARTMENT

STAFF REPORT

MEETING DATE: January 7, 2021

ITEM NUMBER: Consent Calendar Public Hearings5.(c.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Kassandra Gale, Principal Planner

DATE:

WARD: Ward 3

SUBJECT:

Mitigated Negative Declaration for Site Plan Review No. 20-0102: SASD Development Group, LLC is requesting adoption of a Mitigated Negative Declaration to facilitate construction of a 39,648 square foot medical outpatient facility to serve as a Department of Veterans Affairs (VA) Community-Based Clinic on approximately 9 acres located at 5512 Knudsen Drive.

APPLICANT: SASD Development Group, LLC

OWNER: SASD Development Group, LLC

LOCATION: 5512 Knudsen Drive

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Staff Report	Staff Report
<input type="checkbox"/> Draft Resolution	Resolution
<input type="checkbox"/> Mitigated Negative Declaration/Initial Study	Backup Material
<input type="checkbox"/> Site Plan	Backup Material
<input type="checkbox"/> Conceptual Landscape Plan	Backup Material
<input type="checkbox"/> Conceptual Grading Plan	Backup Material
<input type="checkbox"/> Project Renderings	Backup Material
<input type="checkbox"/> Elevations	Backup Material
<input type="checkbox"/> Project Location Maps	Backup Material
<input type="checkbox"/> Public Comments	Backup Material



BAKERSFIELD
THE SOUND OF *Something Better*

**CITY OF BAKERSFIELD
PLANNING DIVISION
STAFF REPORT**

TO: Chair Koman and Members of the Planning Commission AGENDA ITEM: 5.c.

FROM: Paul Johnson, Planning Director APPROVED: PJ

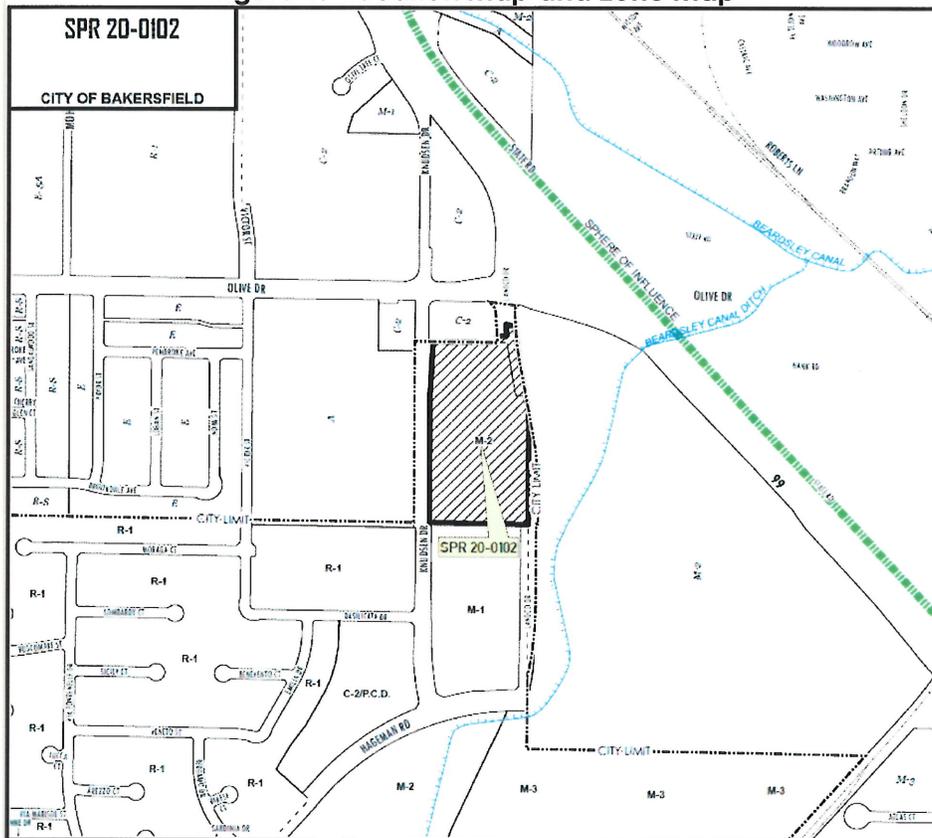
DATE: January 7, 2021

SUBJECT: Mitigated Negative Declaration for Site Plan Review No. 20-0102 (WARD 3)

APPLICANT: SASD Dev Group, LLC **OWNERS:** Lundy Family Trust Carosella Trust
4895 Pacific Highway 5401 Business Park #217 1412 17th St #412
San Diego, CA 92110 Bakersfield, CA 93309 Bakersfield, CA 93301

LOCATION: 5512 Knudsen Drive | APN: 365-020-28 and -30

Figure 1. Location Map and Zone Map



RECOMMENDATION: Motion to adopt resolution **ADOPTING** the Mitigated Negative Declaration for Site Plan Review No. 20-0102, as depicted in the project description and subject to the listed mitigation measures/conditions of approval.

PROJECT SUMMARY:

The project is a request to adopt a Mitigated Negative Declaration for a Site Plan Review to develop a 39,648 square foot Department of Veterans Affairs (VA) medial outpatient facility with associated parking on approximately 9 acres. The site is located at 5512 Knudsen Drive, which is generally on the west side of Landco Drive, east side of Knudsen Drive, and approximately 250 feet south of Olive Drive.

Surrounding Land Uses. The project site consists of two undeveloped parcels of land, which are surrounded to the north, east, and west by property within Kern County jurisdiction. The site and surrounding property’s General Plan land use designation, zoning classification, and land use are specified in Table 1:

Table 1. Surrounding Land Uses			
LOCATION	GENERAL PLAN	ZONE DISTRICT	EXISTING LAND USE
Site	SI	M-2 (City)	Undeveloped
North	HC, GC	C-2/PD (County)	Commercial
East	SI	M-2/PD (County)	Undeveloped
South	LI	M-1 (City)	Self-Storage
West	HC, P	A-1 (County)	Commercial, Kern County Fire Department Training Facilities
General Plan Key SI: Service Industrial HC: Highway Commercial GC: General Commercial LI: Light Industrial P: Public Facilities		Zone District Key M-1 (City): Light Manufacturing M-2 (City): General Manufacturing C-2 (County): General Commercial/Precise Combining M-2/PD (County): Medium Industrial/Precise Development Combining A-1 (County): Limited Agriculture	

PROJECT ANALYSIS:

Background and Timeline.

- July 2012 - The subject property was annexed to the City as part of a larger annexation in (Landco No. 2; Resolution 93-11). The established pre-zoning (M-2) was adopted upon annexation.

California Environmental Quality Act. The laws and rules governing the California Environmental Quality Act (“CEQA”) process are contained in the CEQA statute (Public Resources Code Section 21000 and following), the CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 and following), published court decisions interpreting CEQA, and locally adopted CEQA procedures.

CEQA generally requires state and local government agencies to inform decision makers and the public about the potential environmental impacts of proposed projects, and to reduce those environmental impacts to the extent feasible. If a project subject to CEQA will not cause any adverse environmental impacts, a public agency may adopt a brief document known as a Negative Declaration. Staff determined the following project is subject to CEQA, but will not cause any adverse environmental impacts with the incorporation of mitigation measures. Therefore, a Mitigated Negative Declaration (MND) was prepared for this project in accordance with CEQA.

Proposed Project. As noted above, the proposed project is a 39,648 square foot Department of Veterans Affairs (VA) medial outpatient facility. The project site's zoning allows for "medical, dental, psychiatric and other health practitioner offices and clinics, including chiropractic, acupuncture, massage therapy and blood banks", therefore, the project was reviewed for compliance with City development standards via the Site Plan Review process (SPR No. 20-01012).

More specifically, City staff considered a project that proposes an outpatient clinic providing basic clinical services from 7:00 am to 5:00 pm, Monday through Friday. The clinic includes a one-story facility providing primary and specialty care to include subspecialty clinics, audiology, physical and occupational therapy, and ancillary and diagnostic services. Access to the site is proposed through ingress/egress points along Knudsen Drive, Street 'A', and Landco Drive (scheduled for consideration of name change to Valor Drive). In addition, there is an existing sump that would be removed and replaced by four bio-retention basins distributed throughout the project site. See Figures 2 and 3.

The project has been designed in compliance with requirements of City standards and policies, and no deviations from zoning ordinance standards have been requested.

Figure 2. Site Development Plan

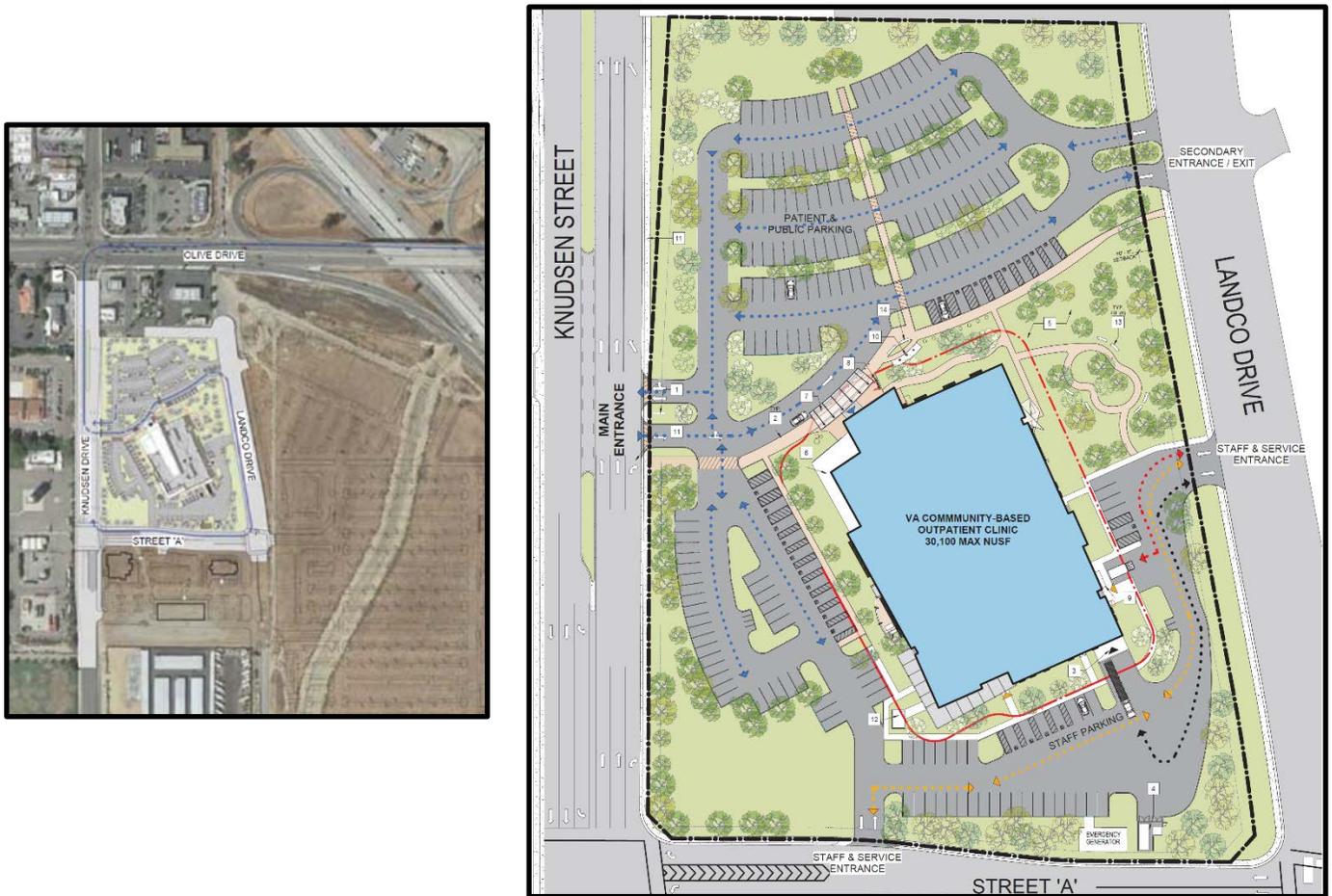
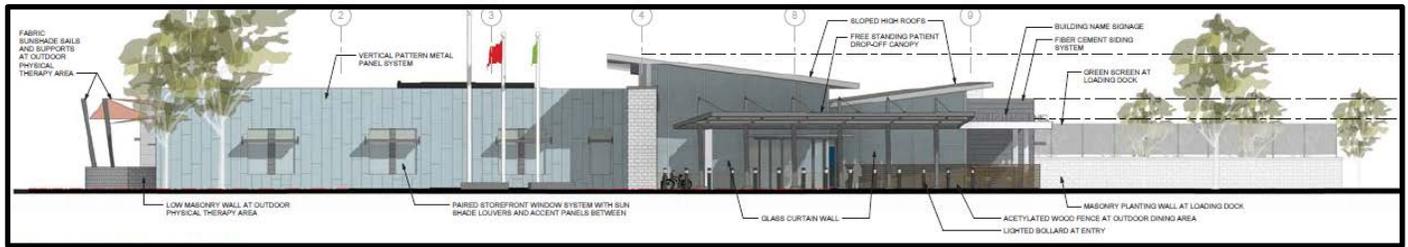


Figure 3. Site Development Elevations/Renderings



ENVIRONMENTAL REVIEW AND DETERMINATION:

In reviewing the project for compliance with CEQA, staff determined it was not eligible for one of the three primary types of exemptions available under CEQA: statutory, categorical, and the “common sense exemption” (formerly the “general rule”). As part of the preparation of the environmental initial study for the project, technical studies were prepared and reviewed. Based upon an initial study, staff determined the project, with mitigation measures, would not have a significant effect on the environment. The following is a brief summary of the MND:

Aesthetics. The MND concluded that construction of the project would be in character and compatible with other existing commercial and public facility 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.

Agriculture Resources. The MND concluded that construction of the project would not 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.

Air Quality. The MND concluded that construction and operational emissions would be less than significant. The project must comply with all applicable San Joaquin Valley Air Pollution Control District (SJVAPCD) rules and regulations.

Biological Resources. The MND concluded that direct impacts in the form of incidental take of a threatened, endangered, or otherwise protected species are not expected with participation in

the *Metropolitan Bakersfield Habitat Conservation Plan* (MBHCP). The project will be subject to the MBHCP requirements at the time of development.

Cultural Resources. The MND concluded that there are no previously recorded or newly identified cultural resources within the project site. Although no cultural resources were identified, there is the possibility that buried, undiscovered, resources could be encountered during construction activities. Mitigation Measures 1-3 have been incorporated in the MND to reduce any potential impacts to cultural resources to less than significant. These mitigation measures require further evaluation of any unanticipated discoveries by a qualified specialist, and compliance with established regulations for the discovery of human remains.

Energy. The MND concluded 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.

Geology and Soils. The MND concluded that since structures are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics, the project would not expose people or structures to potential substantial adverse effects involving seismic-related ground failure, including liquefaction.

Greenhouse Gas Emissions. The project's Greenhouse Gas Emissions ("GHG") emissions were estimated and summarized in Section VIII of the MND. The MND concluded the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

Hazards and Hazardous Materials. With the incorporation of the recommended conditions of approval that include the creation of a hazardous material management plan and separate approval from the Kern County Health Department for infectious waste services, the MND concluded the project would not create a significant hazard to the public or the environment. Additionally, medical facilities are subject to county, state, federal, and, specialized industry oversight and regulations that address unique medical hazards.

Hydrology and Water Quality. The MND concluded that compliance with the National Pollutant Discharge Elimination System Permit, Waste Discharge Requirements General Permit for Discharges from Municipal Separate Storm Sewer Systems (MS4) and Stormwater Pollution Prevention Plan would ensure the project does not violate any water quality standards or waste discharge requirements.

Land Use and Planning. The MND concluded the site plan for the project has been designed in accordance with all applicable development standards. Therefore, the project would not conflict with any applicable land use plan, policy, or regulation with jurisdiction over the project.

Mineral Resources. A record search of the California Department of Conservation Well Finder indicated that a plugged gas and oil well is located south of the proposed medical facility, but within the site. The MND concluded that with incorporation of a standard condition of approval requiring the developer to contact The California Geologic Energy Management Division (CalGEM) and undertake any required remediation pursuant to State requirements, the project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

Noise. The MND concluded that some ground-borne vibration and noise would originate from earth movement and building activities during the project's construction phase. However, these would be mostly low to moderate and not generate ground-borne vibrations that would not exceed guidelines that are considered safe for any type of buildings. Project operations would generate sound levels typical of a commercial land use, which are permitted uses on the project site and are required to be built and operate in compliance with Bakersfield Municipal Code and the Noise Element.

Population and Housing. The MND concluded that since the project site consists of undeveloped land, it would not displace existing housing, necessitating the construction of replacement housing elsewhere.

Public Services. The MND concluded 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.

Recreation. The MND concluded 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.

Transportation and Traffic. The MND concluded that the project should participate in the Regional Transportation Impact Fee (RTIF) Program. The City Traffic Engineer reviewed the traffic letter and found it to be appropriate. The analysis determined that with participation in the RTIF program and payment of Local Mitigation Fees, traffic impacts will be less than significant.

Tribal Cultural Resources. The MND concluded 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.

Utilities and Service Systems. The MND concluded 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; however, 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.

Wildfire. The MND concluded the project site is relatively flat, not near wildlands, and its surrounding areas do not possess high fuel loads (i.e., lots of vegetation). Therefore, the project would not exacerbate wildfires and expose project occupants to pollutant concentrations from a wildfire.

Environmental Conclusion. The State CEQA Guidelines have been followed in the evaluation of the environmental effects of this project. Significant environmental impacts were not identified with the project proposal.

PUBLIC NOTIFICATION:

The MND was circulated for a 30-day public and agency review period from December 4, 2020 to January 4, 2020. Notice of public hearing before the Planning Commission of the City of Bakersfield for the project was advertised in the newspaper and posted on the bulletin board of the Bakersfield

City Planning Department. All property owners within 300 feet of the project site were notified about the hearing at least 20 days prior to the public hearing in accordance with State law.

Comments Received. In response to the public notification, one comment letter was received from the California Department of Toxic Substances Control. A summary of the comment and staff's response follow:

Comment: If groundbreaking activities, work in close proximity to a roadway, work in close proximity to former mining activities, demolition, importation of backfill soil, and/or work in close proximity to a former agricultural site are proposed, then appropriate hazardous waste/substance plans should be established. In addition, the appropriate soil analysis to analyze potential of contaminated soils should be conducted.

Response: A standard condition of approval is incorporated stating that a final soils report shall also be submitted to the Building Division before they can issue a building permit. Additionally, during construction, the soils would be sufficiently evaluated to determine, among other items, compaction required by engineered specifications. This will take into account the type of soil (prevailing soil type in the vicinity is Kimberlina fine sandy loam) and its properties.

CONCLUSIONS:

Consideration. Prior to project approval, your Commission shall consider the proposed MND with any comments received during the review process. Your Commission can adopt the MND if it finds on the basis of the initial study, and comments received, that there is no substantial evidence of potential significant effects on the environment.

Overall Recommendation. Overall, staff finds that the applicable provisions of CEQA have been complied with and that the project would not result in any significant environmental impacts. Additionally, as conditioned, the project will be developed in compliance with the applicable regulations.

Based on the foregoing, staff concludes the request sufficiently demonstrates compliance with the necessary findings and, therefore, recommends your Commission approve the Resolution and suggested findings adopted the Mitigated Negative Declaration for SPR No. 20-0102 as depicted in the project description, and subject to the listed mitigation measures/conditions of approval.

RESOLUTION NO. _____

RESOLUTION OF THE BAKERSFIELD PLANNING COMMISSION TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR A MEDICAL OUTPATIENT FACILITY ON APPROXIMATELY 9 ACRES IN AN M-2 (GENERAL MANUFACTURING) ZONE, LOCATED AT 5512 KNUDSEN DRIVE (SPR NO. 20-0102).

WHEREAS, SASD Development Group (LLC) is requesting adoption of a Mitigated Negative Declaration (MND) for a Site Plan Review of a 39,648 square foot medical outpatient facility with associated parking on approximately 9 acres in an M-2 (General Manufacturing) zone district, located at the 5512 Knudsen Drive (the "Project"); and

WHEREAS, it was determined that the Project would not have a significant effect on the environment with the incorporation of mitigation and standard conditions of approval; therefore, a Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Secretary of the Planning Commission set Thursday, January 7, 2021 at 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before the Planning Commission to consider the proposed Mitigated Negative Declaration as required by Government Code Section 65353, and notice of the public hearing was given in the manner provided in Title 17 of the Bakersfield Municipal Code; and

WHEREAS, the laws and regulations relating to the preparation and adoption of Negative Declaration as set forth in CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been duly followed by City staff and the Planning Commission; and

WHEREAS, the City of Bakersfield Development Services Department (1715 Chester Avenue, Bakersfield, California) is the custodian of all documents and other materials upon which the environmental determination is based; and

WHEREAS, the facts presented in the staff report and evidence received both in writing and by verbal testimony at the above referenced public hearing support the following findings:

1. All required public notices have been given. Hearing notices regarding the Project were mailed to property owners within 300 feet of the Project area, posted on the City's website, and published in the *Bakersfield Californian*, a local newspaper of general circulation, 30 days prior to the hearing.
2. The provisions of CEQA, the State CEQA Guidelines, and the City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposal is a project under CEQA. A Mitigated Negative Declaration was prepared and properly noticed for public review.

3. A Mitigated Negative Declaration for the Project is the appropriate environmental document to accompany its approval as the Project will not significantly impact the physical environment.

NOW, THEREFORE, BE IT RESOLVED by the Bakersfield Planning Commission as follows:

1. The above recitals, incorporated herein, are true and correct.
2. The Mitigated Negative Declaration, as shown in Exhibit B, is hereby adopted by the Planning Commission.
3. The Project site is shown in Exhibit A.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on the 7th day of January 2021, on a motion by _____ and seconded by _____, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED

LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

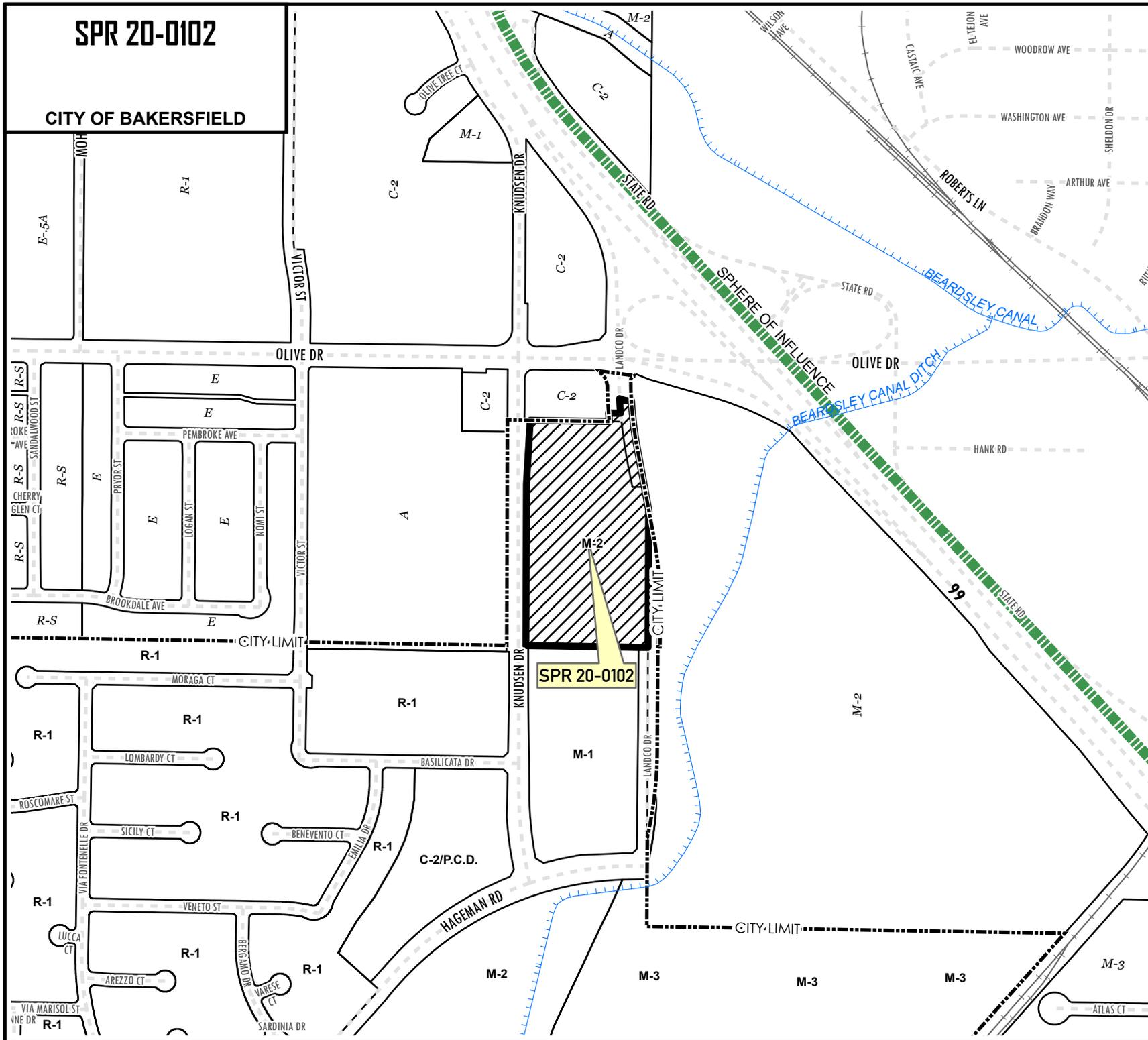
Exhibits (attached):

- Exhibit A: Location Map
Exhibit B: Mitigated Negative Declaration/Initial Study

**Exhibit A:
Location Map**

SPR 20-0102

CITY OF BAKERSFIELD



LEGEND (ZONE DISTRICTS)

- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-0 Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan

BAKERSFIELD

Feet

0 300 600

**Exhibit B:
Mitigated Negative
Declaration/Initial Study**



NEGATIVE DECLARATION

The City of Bakersfield Development Services Department has completed an initial study (attached) of the possible environmental effects of the following-described project and has determined that a 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): Site Plan Review 20-0102

COMMENT PERIOD BEGINS: December 4, 2020

COMMENT PERIOD ENDS: January 5, 2020

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

Cultural Resources Impact Mitigation Measures:

1. Prior to construction and as needed throughout the construction period, a construction worker cultural awareness training program shall be provided to all new construction workers within one week of employment at the project site. The training shall be prepared and conducted by a qualified cultural resources specialist.
2. During construction, if buried paleontological or cultural resources are encountered during construction or ground disturbance activities, all work within 50 feet of the find shall immediately cease and the area cordoned off until a qualified cultural and/or paleontological resource specialist that meets the Secretary of the Interior's Professional Qualification Standards can evaluate the find and make recommendations. If the specialist determines that the discovery represents a potentially significant resource, additional investigations may be required. These additional studies may include avoidance, testing, and excavation. All reports, correspondence, and determinations regarding the discovery shall be submitted to the California Historical Resources Information System's Southern San Joaquin Valley Information Center at California State University Bakersfield.
3. During construction, if human remains are discovered, further ground disturbance shall be prohibited pursuant to California Health and Safety Code Section 7050.5. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Health and Safety Code Section 7050.5, Public Resources Code 5097.97, and Senate Bill 447 shall be followed. In the event of the discovery of human remains, at the direction of the county coroner, Health and Safety Code Section 7050.5(C) shall guide Native American consultation.

Please see Appendix A for Site Plan Conditions of Approval.

INITIAL STUDY ENVIRONMENTAL ANALYSIS

1. **Project Title:** Site Plan Review No. 20-0102
2. **Lead Agency** *(name and address):* City of Bakersfield
Development Services Department
1715 Chester Avenue
Bakersfield, California 93301
3. **Contact Person
and Phone Number:** Wayne Lawson
(661) 326-3976 (desk) or 326-3733 (receptionist)
4. **Project Location:** 5512 Knudsen Drive (APNs 365-020-28 and -30)
5. **Project Sponsor's Name
and Address:** SASD Development Group, LLC
Attn: Steven Doctor
4895 Pacific Hwy
San Diego, CA 92110
6. **General Plan Designation:** M-2 (General Manufacturing)
7. **Zoning:** SI (Service Industrial)
8. **Description of Project** *(Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):*

The SASD Development Group, LLC (property owner), is proposing a Site Plan Review (SPR) to develop a 39,648 square foot medial outpatient facility to serve as a Department of Veterans Affairs (VA) Community-Based Outpatient Clinic, with associated parking, on approximately 9 acres. The project site is located at 5512 Knudsen Drive, which is generally on the east side of Knudsen Drive and approximately 240 feet south of Olive Drive. The project would also include street improvements for the street frontages on the east (Landco Drive), south (Street 'A'), and west (Knudsen Drive).

The project proposes an outpatient clinic that would provide basic clinical services from 7:00 am to 5:00 pm, Monday through Friday. The proposed clinic would include a one-story facility that would provide primary and specialty care to include subspecialty clinics, audiology, physical and occupational therapy, and ancillary and diagnostic services.

Access to the project site is proposed via three ingress/egress points at Knudsen Drive, Street 'A', and Landco Drive (future Valor Drive). In addition, there is an existing sump in the vicinity of Street "A" would be removed and replaced by four bio-retention basins distributed throughout the project site.

9. Surrounding Land Uses and Setting *(Briefly describe the project's surroundings.):*

The project site consists of two undeveloped parcels of land. The nearest residential properties are located over 1,000 feet to the east. Surrounding City and County areas are zoned and partially developed with public and private uses found in commercial and industrial zones. To the north are existing retail buildings along Olive Drive. To the east are the Beardsley Canal and several large, undeveloped lots within unincorporated Kern County. To the south is vacant land and a partially developed, multi-tenant complex that includes a furniture store and a mini storage facility. Along the west side of Knudsen Drive are businesses that front on Olive Drive, a carwash, facilities for the Kern County Fire Department, an elementary school, and a nursing facility.

10. Other public agencies whose approval is anticipated to be required *(e.g., permits, financing approval, or participation agreement):*

- Kern County Public Works---Street improvements
- San Joaquin Valley Air Pollution Control District—Indirect Source Rule compliance
- State Water Resources Control Board—National Pollutant Discharge Elimination System General Permit
- City of Bakersfield—Water, Sewer, Street Improvement, and Encroachment Permits
- City of Bakersfield—Grading permits
- City of Bakersfield—Building permits
- City of Bakersfield—Metropolitan Bakersfield Habitat Conservation Plan compliance
- City of Bakersfield—Site Plan Review
- City of Bakersfield—Regional Transportation Impact Fee Program compliance

Appendices:

Appendix A: Site Plan Review Conditions of Approval

Appendix B: Site Plans

Appendix C: Maps

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.*):

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture/Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

ENVIRONMENTAL DETERMINATION:

On the basis of this initial evaluation:

- I find that the proposed project **could** not have a significant effect on the environment, and a **negative declaration** will be prepared.
- I find that although the proposed project **could** have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **mitigated negative declaration** will be prepared.
- I find that the proposed project **may** have a significant effect on the environment, and an **environmental impact report** is required.
- I find that the proposed project **may** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect has been (1) adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) addressed by mitigation measures based on the earlier analysis as described on the attached sheets. An **environmental impact report** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project **could** have a significant effect on the environment, because all potentially significant effects have been (1) analyzed adequately in an earlier **environmental impact report or negative declaration** pursuant to applicable legal standards, and (2) avoided or mitigated pursuant to that earlier **environmental impact report or negative declaration**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

12/02/2020

Date

Kassandra Gale, Principal Planner
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 would 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 onsite, 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.
- 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 Issue

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

I. AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

III. AIR QUALITY:

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Issue

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

V. CULTURAL RESOURCES: Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii. Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv. Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Environmental Issue

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: <ul style="list-style-type: none"> i. Result in a substantial erosion or siltation on- or off-site? <input type="checkbox"/> ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? <input type="checkbox"/> 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? <input type="checkbox"/> iv. Impede or redirect flood flows? <input type="checkbox"/> 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XI. LAND USE AND PLANNING: Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Environmental Issue

- 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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIV. POPULATION AND HOUSING: Would the project:

- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XV. PUBLIC SERVICES:

- 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:
- Fire protection?
 - Police protection?
 - Schools?
 - Parks?
 - Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVI. RECREATION:

- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVII. TRANSPORTATION: Would the project:

- a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Environmental Issue

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XVIII. TRIBAL CULTURAL RESOURCES:

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIV. UTILITIES AND SERVICE SYSTEMS: Would the project:

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XX. WILDFIRES: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issue

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL EFFECTS

I. AESTHETICS

- a. **Less-than-significant impact.** The existing visual environment in the area adjacent to the project is predominantly existing residential land uses. 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 is consistent with the *Metropolitan Bakersfield General Plan* (MBGP) designations and zone districts per the Zoning Ordinance for the project area. The project site is located within an area having slopes from 0 to 5%. The area is not regarded or designated within the *Metropolitan Bakersfield General Plan* as visually important or "scenic." The construction of a medical outpatient clinic at the site would be in character and compatible with other existing commercial and public facility uses in the vicinity of the site and is a natural extension of the urban growth occurring in the project area. Therefore, the project would not have a substantial adverse effect on a scenic vista.
- b. **No impact.** Based on a field visit, it was determined that no trees, rock outcrops, buildings (historic or otherwise), or other physical resources are apparent on the vacant property and partially developed vicinity. State Highway 99 to the east and its abutting Olive Drive southbound on-ramp are not subject to state or local scenic view shed protections. Therefore, 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 2019). No impact.
- c. **No impact.** The site and surrounding area are located within an urbanized area. Therefore, the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings in a nonurbanized area. The proposed urban land use is contiguous with existing public facilities, commercial, and industrial land uses that are allowed by City and County land use regulations. The project and future City development are required to conform to City zoning provisions which apply a range of site design criteria to new buildings, tenant improvements, and site alterations involving office and medical buildings; require the screening of on-site views into the private side and rear yards of residential uses in the vicinity; and require public and private street frontage trees and groundcover plantings. Therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality.

- d. **Less-than-significant impact.** This project involves incremental urban growth within the City of Bakersfield's jurisdiction. This project would have to comply with City development standards, including Title 17 (zoning ordinance), Title 15 (buildings and construction), as well as California Code of Regulations Title 24 (building code). Together, these local and state requirements oblige project compliance with current lighting 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.

II. AGRICULTURE RESOURCES

- a. **No impact.** The project site is identified as Other Land by the California Important Farmland Finder (DOC 2020). The site is not being farmed or grazed, and the site is bordered by major streets and urban development. The biological evaluation indicates the site is fallow and vacant (McCormick 2020). The project does not convert 100 acres or more of the farmlands designated Prime, Unique, or of Statewide Importance to nonagricultural uses. Therefore, the project would not significantly convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use.
- b. **No impact.** The project site is currently zoned M-2 (General Manufacturing) and is not under a Williamson Act contract. 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 M-2. There are no forested lands located on the site or in the surrounding area. 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.** Please refer to response II.c. The project would not result in the loss of forestland or conversion of forest land to non-forest.
- e. **No impact.** Please refer to responses II.a through II.d. This project is in an area designated for urban development by the MBGP and the Zoning Ordinance. The project site is also completely surrounded by existing and developing residential land uses. Therefore, the project would not 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.

III. AIR QUALITY

- a. **Less-than-significant impact.** 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 classified by the state as being in severe nonattainment for the state 1-hour ozone standard as well as in nonattainment for the state particulate matter less than 10 microns (PM10) and particulate matter less than 2.5 microns (PM2.5). The SJVAB is also classified as in extreme nonattainment for the federal 8-hour ozone standard, nonattainment for the federal PM2.5 standard, and attainment/maintenance for the federal carbon monoxide (CO) and PM10 standards.

Emission sources resulting from the project would include ground disturbance and other construction-related work as well as operational emissions typical of a medical clinic (e.g., predominantly emissions from autos and trucks).

The SJVAPCD encourages local jurisdictions to design all developments in ways that reduce air pollution from vehicles, which is the largest single category of air pollution in the San Joaquin Valley. The *Guide for Assessing and Mitigating Air Quality Impacts* (GAMAQI) (SJVAPCD 2015) lists various land uses and design strategies that reduce air quality impacts of new development. Local ordinance and general plan requirements related to landscaping, sidewalks, street improvements, level of traffic service, energy efficient heating and cooling building code requirements are consistent with these listed strategies. Regulation and policy that will result in the compliance with air quality strategies for new residential and commercial developments include, but are not limited to, Title 24 efficiency standards, Title 20 appliance energy efficiency standards, 2005 building energy efficiency standards, Assembly Bill (AB) 1493 motor vehicle standards, and compliance with the Metropolitan Bakersfield General Plan Air Quality Conservation Element as well as the SJVAPCD air quality guidelines and rules.

As shown in the following table, the SJVAPCD has established specific criteria pollutants thresholds of significance for the operation of specific projects.

SJVAPCD Significance Thresholds for Criteria Pollutants	
Air Pollutant	Tons/Year
CO	100
Reactive Organic Gas (ROG)	10
Nitrogen Oxides (NOX)	10
Sulfur Oxides (SOX)	27
PM10	15
PM2.5	15

Source: Trinity 2020

Construction of the project would result in air pollutant emissions. Emissions from construction would result from fuel combustion and exhaust from equipment as well as vehicle traffic, grading, and the use of toxic materials (e.g., lubricants). The following table provides estimated construction emissions because of the project.

Construction Emissions						
Construction Year	Pollutant (tons/year)					
	ROG	NOx	CO	SOx	PM10	PM2.5
Year 2020 Emissions	0.10	0.97	0.60	0.001	0.16	0.10
Year 2021 Emissions	0.28	2.56	2.36	0.005	0.19	0.14
Year 2022 Emissions	0.37	1.33	1.40	0.003	0.10	0.07
Max Annual Emissions	0.37	2.56	2.36	0.005	0.19	0.14
SJVAPCD Emissions Thresholds	10	10	100	27	15	15
Threshold Exceeded?	No	No	No	No	No	No

Trinity 2020 (Table 5-1)

As shown in the above table, construction emissions are not predicted to exceed SJVAPCD significance thresholds levels.

Project operations would also result in air pollutant emissions. Vehicle trips to and from the development would be the primary source of operational emissions. The following table provides estimated operational emissions because of the project.

Operational Emissions						
Emissions Source	Pollutant (tons/year)					
	ROG	NOx	CO	SOx	PM10	PM2.5
Unmitigated						
Operational Emissions	0.45	0.63	2.64	0.009	0.81	0.22
SJVAPCD Threshold	10	10	100	27	15	15
Threshold Exceeded?	No	No	No	No	No	No
Mitigated						
Operational Emissions	0.44	0.60	2.51	0.008	0.75	0.21
SJVAPCD Threshold	10	10	100	27	15	15
Threshold Exceeded?	No	No	No	No	No	No

Source: Trinity 2020

As shown in the above table, unmitigated and mitigated operational emissions are also not predicted to exceed SJVAPCD significance thresholds levels.

Specific to this project, the Small Project Analysis Level (SPAL) Assessment (Trinity Consultants 2020) outlines a number of recommended measures to ensure that the project complies with the air quality plan. The Site Plan Review will include a standard condition of approval (Condition B.12) requiring that the developer meet all regulations of the SJVAPCD concerning dust suppression during construction of the project. Therefore, impacts would be less than significant.

- b. **Less-than-significant impact.** Under GAMAQI, any project that would have individually significant air quality impacts would also be considered to have significant cumulative air quality impacts. Impacts of local pollutants are cumulatively significant when the combined emissions from the project and other planned projects exceed air quality standards. The following table shows the project's contribution to cumulative emissions calculated for both Kern County and the greater SJVAB.

Cumulative Emissions						
Emissions Inventory	Pollutants (tons/year)					
	ROG	NOX	CO	SOX	PM10	PM2.5
Kern County – 2012 ¹	36,026	26,426	58,108	949	16,097	4,964
SJVAB – 2012 ¹	218,964	119,282	490,998	4,526	117,567	40,150
Project	0.44	0.60	2.51	0.008	0.75	0.21
Project % of Kern	0.000012	0.002	0.0043	0.0008	0.0046	0.004
Project % of SJVAB	0.0002	0.0005	0.00051	0.00018	0.0006	0.0005

¹Latest inventory available as of May 2018.

As shown in the above table, the project does not pose a significant increase to estimated cumulative emissions for criteria pollutants in nonattainment within Kern County and the greater SJVAB. The project's regional contribution to cumulative impacts would be negligible (well less than 1% for all pollutants under consideration) and therefore, the project's contribution is not cumulatively considerable.

Additionally, the GAMAQI, citing California Code of Regulations (CCR) Section 15064(h)(3), states on page 66 that “[a] Lead Agency may determine that a project’s incremental contribution to a cumulative effect is not cumulatively considerable if the project will comply with the requirements in a previously approved plan or mitigation program, including, but not limited to an air quality attainment or maintenance plan that provides specific requirements that will avoid or substantially lessen the cumulative problem within the geographic area in which the project is located” (SJVAPCD 2015).

The City’s Site Plan Review standard conditions of approval and State law require compliance with air quality control measures and rules required by the SJVAPCD, which include, but are not limited to, SJVAPCD Rule 2010 (Permits Required), SJVAPCD Rule 2201 (New and Modified Stationary Source Review Rule), SJVAPCD Rule 4102 (Nuisance), and SJVAPCD Rule 9510 (Indirect Source Rule), each of which is discussed below.

SJVAPCD Rule 2010 requires any person constructing, altering, replacing or operating any source operation which emits, may emit, or may reduce emissions to obtain an Authority to Construct or a Permit to Operate from the SJVAPCD Air Pollution Control Officer (APCO). The project will comply with this rule by obtaining authorization from APCO prior to commencing construction on the project.

SJVAPCD Rule 2201 requires review and offset of stationary sources of air pollution and no net increase in emissions above specified thresholds from new and modified stationary sources of all nonattainment pollutants and their precursors. This is achieved through the use of mechanisms as approved by the SJVAPCD, such as emission trade-offs by which a permit to construct or operate any source pollution is granted. The project will comply with this rule by demonstrating compliance when obtaining authorization from APCO under Rule 2010. For example, compliance with Rule 2201 may include using Best Available Control Technology and providing emission offsets.

SJVAPCD Rule 4102 protects the health and safety of the public by prohibiting discharge from any source whatsoever of air contaminants that cause injury, detriment, nuisance, or other annoyance to any considerable number of people. The project will comply with this rule by not discharging air contaminants or other materials, which cause injury, detriment, nuisance, or other annoyance to any considerable number of people.

SJVAPCD Rule 9510 requires the reduction of emissions of nitrogen oxides (NOX) and particulate matter smaller than ten microns in aerodynamic diameter (PM10) associated with construction and operational activities of development projects occurring within the San Joaquin Valley. Rule 9510 applies to new development projects that would equal or exceed specific size limits called applicability thresholds (e.g., developing more than 2,000 square feet of commercial space, 25,000 square feet of light industrial space, 10,000 square feet of heavy industrial space, or 50 residential units). The project is subject to SJVAPCD Rule 9510 because it exceeds the applicability threshold. Accordingly, the project must reduce a portion of the emissions occurring during construction and operational phases through on-site measures, or pay off-site mitigation fees. The objective of this rule is to reduce construction NOX and PM10 emissions by 20% and 45%, respectively, as well as to reduce operational NOX and PM10 emissions by 33.3% and 50%, respectively, when compared to unmitigated projects. The SJVAPCD uses CalEEMod (California Emission Estimator Model) to estimate emissions of NOX and PM10 for potential land uses. Examples of measures that may be implemented to reduce emissions pursuant to this rule include, but are not limited to, incorporating energy

efficiency beyond Title 24 requirements, providing bicycle lanes throughout a project, using cleaner fleet construction vehicles, providing employee incentives for using alternative transportation, and building in proximity to existing or planned bus stops. When a development project cannot reduce its NOX and PM10 emissions to the level required by Rule 9510, then the difference must be mitigated through the payment of an offsite emissions reduction fee. One hundred percent (100%) of all off-site mitigation fees are used by the SJVAPCD to fund emission reduction projects through its Incentives Programs, achieving emission reductions on behalf of the project.

Due to the fact that 1) the air quality modeling indicates that the project's regional contribution to cumulative impacts would be negligible and 2) the project is required by State law and the standard conditions of approval to comply with the requirements of the SJVAPCD attainment plans and rules, the project would not 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. Therefore, impacts are less than significant.

- c. **Less-than-significant impact.** 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 residences, 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.

Sensitive receptors are expected to visit the clinic for outpatient services. Within 2 miles, the SPAL identified nine sensitive receptors including elementary schools, daycare facilities, and the Good Samaritan Hospital. The analysis concluded that based on the project's operational emissions and activity types, the proposed project would not result in any impacts on any on-site or off-site sensitive receptors. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations.

- d. **Less-than-significant impact.** The SPAL assessment concluded that the project would not emit any nuisance odors resulting from the expected uses (Trinity 2020). Therefore, the project would not create objectionable odors affecting a substantial number of people, and impacts are less than significant.

IV. **BIOLOGICAL RESOURCES**

- a. **Less-than-significant impact.** A Biological Study was completed for the proposed project (McCormick 2020). The study determined that San Joaquin kit fox (SJKF) (*Vulpes macrotis mutica*) and burrowing owl (BUOW) (*Athene cunicularia*) have a potential to occasionally occur on the project site. No active indicators of occupation or use by these species (e.g., scat, tracks, nesting materials, prey remains, or any other sign) were identified during the field survey; however, suitable denning habitats were observed that have the potential to be used by these species in the future.

The project is subject to the terms of the Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) and associated Section 10(a)(1)(b) and Section 2081 permits issued by USFWS and CDFW, respectively. The project is also subject to ITP No. 2081-2013-058-04 (ITP) and associated Mitigation Monitoring and Reporting Program (MMRP). These documents are hereby incorporated by reference. Terms of these permits require

applicants for all development projects within the plan area to pay habitat mitigation fees and notify agencies prior to grading in areas covered under the permit.

The current MBHCP expires on February 28, 2022. To ensure take of covered species does not occur after the expiration date, fees must be paid no later than August 31, 2021 and all covered activities must be completed by the MBHCP expiration date of February 28, 2022. As determined by the City, only projects ready to be issued an urban development permit, grading plan approval, or building permit will be eligible to pay fees under the current MBHCP. Early payment or pre-payment of MBHCP fees shall not be allowed. The ability of the City to issue urban development permits is governed by the terms of the MBHCP. Urban development permits issued after the 2022 expiration date may be subject to a new or revised Habitat Conservation Plan, if approved, or be required to comply directly with requests of the U.S. Fish & Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW).

The MBHCP does not cover the protection of BUOW. However, BUOW is a migratory bird species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 United State Code 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 Code of Federal Regulations (CFR) Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR Part 21). Sections 3503, 3503.5, and 3800 of the California Department of Fish and Game Code prohibit the take, possession, or destruction of birds, their nests or eggs.

Compliance with the MBHCP and applicable State laws and regulations governing the protection of candidate, sensitive, or special status species are included as a standard condition of approval for the Site Plan Review (Condition B.9). Therefore, no additional mitigation is required and impacts are less than significant.

- b. **No impact.** The Biological study determined that there is no riparian habitat or other sensitive natural community located within the project site (McCormick 2020). The project is also not located within, or adjacent to, the Kern River riparian habitat area. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community.
- c. **No impact.** Based on the results of the field survey and a review of the USFWS National Wetlands Inventory, there are no wetlands, as defined by Section 404 of the federal Clean Water Act (CWA), located within the project site (McCormick 2020). Therefore, the project would not have a substantial adverse effect on federally-protected wetlands.
- d. **Less-than-significant impact.** The project site is isolated from natural areas, is not within the Kern River floodplain (noted as a wildlife corridor in the MBHCP), and is not along a canal that has been identified by the USFWS as a corridor for native resident wildlife species. Therefore, it was concluded that the project would not interfere with wildlife movement (McCormick 2020).

There is the potential during construction and related activities to temporarily affect nursery sites such as dens and burrows. Project construction could cause the direct destruction of a nursery site or cause enough of an indirect disturbance to cause special-status wildlife to abandon a nursery site. Compliance with the MBHCP pre-construction surveys and applicable State laws and regulations governing the protection of candidate, sensitive, or special status species are included as a standard condition of

approval for the Site Plan Review (Condition B.9). Therefore, the project would not 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. **Less-than-significant impact.** It was concluded that the project site does not contain any biological resources that are protected by local policies. The project is located within the boundary of the MBHCP, which addresses biological impacts within the Metropolitan Bakersfield General Plan area. The MBHCP has been adopted as policy and is implemented by ordinance. The development entitled by this proposal would be required to comply with the MBHCP. Therefore, the project would not conflict with any local policies or ordinances protecting biological resources.
- f. **Less-than-significant impact.** Please refer to responses IV.a, IV.d, and IV.e. All development within the City that requires a grading permit is subject to MBHCP compliance prior to the issuance of a grading permit. Therefore, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES

- a. **No Impact.** A Cultural Resources Records Search was prepared for the project site (SSJVIC 2020). The search concluded that there are no recorded cultural resources within the project area, including the project site, that are listed on any of the historic registers. Additionally, the site is vacant and therefore, it has been verified in the field that no structures, including potentially historic structures, are located at the project site. 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 (SSJVIC 2020). In addition, the project site has been disturbed by disking, fire, and other uses provided the site is surrounded by urban development. Therefore, it is unlikely that a surface pedestrian survey would provide reliable data on the likelihood of subsurface cultural resources.

There is still the potential to unearth previously unknown archaeological resources at the site, and grading and other ground-disturbing activities have the potential to damage or destroy such resources. Mitigation Measure 1 requires ceasing work and investigating any discovery by qualified experts in the event that previously unknown archaeological resources are unearthed during construction. With the implementation of Mitigation Measures 1, the project would not cause a substantial adverse change in the significance of an archaeological resource.

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

VI. ENERGY

- a. **Less-than-significant impact.** Clinic construction will require temporary energy demands typical of other office and/or commercial construction projects that occur throughout the state and this development's construction would not result in inefficient or unnecessary consumption of energy resources beyond typical 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 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 discussed in VI.a, 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 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.

VII. GEOLOGY AND SOILS

- 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. The project site is not included within the boundaries of an "Earthquake Fault Zone" as defined in the Alquist-Priolo Earthquake Fault Zoning Act (DOC 2019b). 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.

- 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 transform from a solid state to near-liquid state because 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. The project site's soils are Kimberlina fine sandy loam, saline-sodic, 0 to 2% slopes, which are generally well draining (USDA 2019). As a result, the potential for liquefaction at the project site is low. 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.
 - iv. **No 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, rock slide, and slope slip on steep slopes (Bakersfield 1997). The project site is generally flat, there are no such geologic features located at the project site, and the site is not located near the Kern River Canyon. Therefore, the project would not expose people or structures to potential substantial adverse effects involving landslides.
- b. **Less-than-significant impact.** The prevailing soil type in the vicinity is Kimberlina fine sandy loam, 0-2 percent sloped, which has low-to-medium susceptibility to soil erosion by rainfall, and low susceptibility to wind erosion at the ground surface (USDA 1988 and USDA WSS 2020). 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. The erosion potential at the site, low average rainfall, and the fact that the soils are well drained does not make the project site susceptible to substantial soil erosion or loss of topsoil.

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 one 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 practices (BMPs) to prevent construction pollutants, including eroded soils (such as topsoil), from moving offsite. Implementation of the General Permit and BMPs requirements would mitigate erosion of soil during construction activities.

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

- c. **Less-than-significant impact.** As discussed in VII.a.iii and VII.a.iv, 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. In addition, the site is not in or near a subsidence area mapped by the U.S. Geological Service.

Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. Because the project site is derived from alluvium, which is generally loose material, there is the potential for collapsible soils. 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. Therefore, the project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

- d. **Less-than-significant impact.** When a soil has 35% or more clay content, it is considered a clayey soil. Kimberlina soils generally have 6 to 25% clay content (USDA 2009) and therefore, do not have a high potential to be expansive. Additionally, future structures proposed on the project site are required by state law and City ordinance to be constructed in accordance with the Uniform Building Code, including those relating to soil characteristics. Therefore, the project would not be located on expansive soil creating substantial risks to life or property.
- e. **No impact.** The project would not require the use of septic tanks or alternative wastewater disposal systems because the project would connect to existing City sewer services in the area. Therefore, there would be no impacts related to soils incapable of adequately supporting septic tanks or alternative waste water disposal systems.
- f. **Less-than-significant impact with mitigation incorporated.** 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 therefore derived from known fossil data collected from the entire geologic unit. According to the California Department of Conservation's Geologic Map of California, the project site consists of Quaternary nonmarine sedimentary geologic formations. This geological formation consists of older alluvium deposits that have the potential to contain unknown paleontological resources or unique geologic features.

Similar to archaeological resources, there is the potential to unearth previously unknown paleontological resources at the site, and grading and other ground-disturbing activities that exceed a depth of 10 feet have the potential to damage or destroy such resources. With the implementation of Mitigation Measure 2, the project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

VIII. GREENHOUSE GAS EMISSIONS

- a. **Less-than-significant impact.** The project would generate an incremental contribution and, when combined with the cumulative increase of all other sources of greenhouse gases (GHG), could contribute to global climate change impacts. Although the project is expected to emit GHG, the emission of GHG by a single project into the atmosphere is not itself necessarily an adverse environmental effect. Rather, it is the increased accumulation of GHG from more than one project and many sources in the atmosphere that may result in global climate change. The resultant consequences of that climate change can cause adverse environmental effects. A project’s GHG emissions typically would be relatively very small in comparison to state or global GHG emissions and, consequently, they would, in isolation, have no significant direct impact on climate change. Therefore, a project’s GHG emissions and the resulting significance of potential impacts are more properly assessed on a cumulative basis.

The project’s GHG emissions were estimated and are summarized in the following table.

Construction and Operational GHG Emissions				
Source	Metric Tons/Year			
	CO2	CH4	N2O	CO2E ¹
2022 Project Operations	941.92	4.05	0.005	1,044.64
2005 Business as Usual (BAU)	2004.84	4.80	0.005	2,126.28
BAU Project Emissions Reduction				50.9%
¹ CO2E = carbon dioxide equivalent				

Source: Trinity 2020

According to the SJVAPCD, for a project to conform to the goals of AB 32, at least a 29% reduction from the 2002-2004 business-as-usual (BAU) period by 2020 must be demonstrated. As shown in the above table, the mitigated project would conform to AB 32 goals and result in a 50.9% reduction in GHG emissions in comparison to BAU, which is far greater than the AB 32-mandated 29% reduction. The impacts of this project are not considered significant given the efforts made to reduce emissions of GHG from the project through design measures and standards, plus further mitigation accomplished at the statewide level through California Air Resources Board (CARB) regulations adopted pursuant to AB 32. Regulation and policy that would result in the reduction of GHG emissions in new residential and commercial developments include, but are not limited to, Title 24 efficiency standards, Title 20 appliance energy efficiency standards, 2005 building energy efficiency standards, AB 1493 motor vehicle standards, and compliance with the MBGP Air Quality Conservation Element as well as SJVAPCD air quality guidelines and rules. Therefore, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

- b. **Less-than-significant impact.** CARB is responsible for the coordination and administration of both federal and state air pollution control programs within California. According to *California’s Climate Change Scoping Plan*, there must be statewide reduction GHG emissions to 1990 levels by 2020. Reducing greenhouse gas emissions to 1990 levels means cutting approximately 29% from BAU emission levels projected for 2020. In addition, per SB 375 requirements, CARB has adopted regional reduction targets, which call for a 5% reduction in per-capita emissions by 2020 and 10% reduction in 2035 within the San Joaquin Valley using 2005 as the baseline. These regional reduction targets will be a part of the Kern COG Sustainable Communities Strategy. The SJVAPCD has adopted guidance (*Guidance for Valley Land-use Agencies in Addressing GHG Emission*

Impacts for New Projects under CEQA) and a policy (District Policy – Addressing GHG Emission Impacts for Stationary Source Projects under CEQA When Serving as the Lead Agency).

As proposed, the project would not conflict with any statewide policy, regional plan, or local guidance or policy adopted for the purpose of reducing GHG emissions. The project would not interfere with the implementation of AB 32 and SB 375 because it would be consistent with the GHG emission reduction targets identified by CARB and the Scoping Plan by achieving BAU GHG emissions reduction greater than the 29% targeted reduction goal. The project is consistent with these statewide measures and considered not significant or cumulatively considerable under CEQA. Therefore, the project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHG.

IX. HAZARDS AND HAZARDOUS MATERIALS

- a. **Less-than-significant impact.** The proposed project would include the routine use and disposal of hazardous materials related to medical treatment. Standard conditions of approval for the project include the creation of a hazardous material management plan (Condition C.7) and separate approval from the Kern County Health Department for infectious waste services (Condition G.5). Additionally, medical facilities are subject to county, state, federal, and, specialized industry oversight and regulations that address unique medical hazards.

Construction activities would require the transport, storage, use, and/or disposal of hazardous materials such as fuels and greases for the fueling/servicing of construction equipment, and there is the potential for upset and accident conditions that could release such material into the environment. Such substances would be stored in temporary storage tanks/sheds that would be located at the site. Although these types of materials are not acutely hazardous, they are classified as hazardous materials and create the potential for accidental spillage, which could expose construction workers. All transport, storage, use, and disposal of hazardous materials used in the construction of the project would be in strict accordance with federal and state laws and regulations. During construction of the project, Material Safety Data Sheets (MSDS) for all applicable materials present at the site would be made readily available to onsite personnel. During construction, non-hazardous construction debris would be generated and disposed of at approved facilities for handling such waste. Also, during construction, waste disposal would be managed using portable toilets located at reasonably accessible onsite locations.

Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

- b. **Less-than-significant impact.** Please refer to response VIX.a. Therefore, the project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment.
- c. **Less-than-significant impact.** The closest sensitive receptors to the project site are residences located roughly 1,000 feet beyond the existing commercial uses and county facilities to the northwest and west. San Lauren Elementary School and an assisted living facility are located one-quarter mile southwest of the site. The SPAL Assessment

concluded that the project would not significantly affect such receptors (Trinity 2020). Therefore, the project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school.

- d. **No impact.** The EnviroStor (DTSC 2019) and Cortese (CalEPA 2019) lists 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. **Less-than-significant impact.** The project site is within Compatibility Area C of Meadows Field Airport as shown in the Kern County *Airport Land Use Compatibility Plan* (APLUCP) (Kern County 2012). The project site is outside the areas that are identified as being adversely affected by airport noise. Regarding other airport related risks to occupants, the Meadows Field land use exhibit (Kern County 2012, Figure 4-36) allows commercial, industrial, and low-density residential uses within the project area. The plan also allows the construction of medical clinics and two-story offices within APLUCP zones B and C, subject to a density limitation of 150 persons/acre. As designed, the approximately 9-acre development would not exceed the allowable density. Therefore, the project would not result in an additional safety hazards beyond the baseline condition of the range of land use activities the APLUCP allows including adjacent commercial uses. Existing airplane noise as part of the baseline condition for the site, and interior and exterior noise standards, ensure that existing airplane noise is not beyond these standards and excessive. Therefore, the project would not result in a safety hazard or excessive noise for people residing or working in the project area.
- f. **Less-than-significant impact.** The project would have to develop or improve roads to the site as well as internal roads that are compliant with the City's Fire Code to allow emergency vehicles adequate access to the site and all portions of the site. 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 (Bakersfield 1997). This plan identifies responsibilities and provides coordination of emergency response at the local level to hazardous materials incidents. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- g. **Less-than-significant impact.** The project site is not located within a "very high," "high," or "moderate" fire hazard severity zone (CalFire 2008). The site consists of vacant land, and its vicinity is developed with residential land uses that do not possess high fuel loads that have a high potential to cause a wildland fire. The project site would be developed with hardscapes and irrigated landscaping, which would further reduce fire potential at the site. Additionally, the City and County require "defensible space" within areas of the County susceptible to wildland fires as shown on CalFire maps through the Fire Hazard Reduction Program. Defensible space is the buffer created between a building and the grass, trees, shrubs, or any wildland area that surrounds it. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wild

land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

X. HYDROLOGY AND WATER QUALITY

- a. **Less-than-significant impact.** Construction would include ground-disturbing activities. 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.

The City owns and maintains a municipal separate storm sewer system (MS4). The project's operational urban storm water discharges are covered under the Central Valley Water Quality Control Board (CVRWQCB) *National Pollutant Discharge Elimination System Permit and Waste Discharge Requirements General Permit for Discharges from Municipal Separate Storm Sewer Systems* (Order No. R5-2016-0040; NPDES No. CAS0085324) (MS4 Permit) (CVRWQCB 2016). The MS4 Permit mandates the implementation of a storm water management framework to ensure that water quality is maintained within the City because of operational storm water discharges throughout the City, including the project site. By complying with the General Permit and MS4 Permit, the project would not violate any water quality standards or waste discharge requirements.

- b. **Less-than-significant impact.** Potable water from the project would be supplied by the California Water Service. The project is proposing a permitted use in the M-2 zone, and therefore, the project's projected water use has been considered by CalWater against its most current Urban Water Management Plan (UWMP). By state law, current UWMPs do not need to address the Sustainable Groundwater Management Act (SGMA) or sustainable groundwater management at this time. It was concluded that the agency has sufficient existing capacity to service the project. As a result, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.
- c. The following discusses whether the project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces.
 - i. **Less-than-significant impact.** The project site does not contain any blue-line streams or other surface water features (McCormick 2020) and therefore, the project would not alter the course of a river or stream. The project site would be graded and, as a result, the internal drainage pattern at the site would be altered from the baseline condition. Additionally, the project would result in increased impervious surfaces (i.e., building pads, sidewalks, asphalt parking area, etc.) at the site, which would reduce percolation to ground and result in greater amounts of storm water runoff concentrations at the site. If uncontrolled, differences in drainage patterns and increased impervious surfaces could result in

substantial erosion or siltation on- or offsite. However, the project would be required to comply with the General Permit during construction and MS4 permit during operation. In order to comply with the MS4 Permit, the City requires compliance with adopted building codes, including complying with an approved drainage plan, which avoids on- and offsite flooding, erosion, and siltation problems. Therefore, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite.

- ii. **Less-than-significant impact.** Please refer to response X.c.i. Therefore, the project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite.
 - iii. **Less-than-significant impact.** Please refer to response X.c.i. Therefore, the project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
 - iv. **No Impact.** The project site is located outside the 500-year floodplain and is not located within a 100-year flood hazard area (FEMA 2019). Therefore, the project would not impede or redirect flood flows.
- d. **Less-than-significant impact.** As discussed in responses X.g and IX.h, the project is not located within a floodplain. There are no nearby levees that would be susceptible to failure or flooding of the site. The project site, like most of the City, is located within the Lake Isabella flood inundation area (Kern County 2017), 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 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 (EOPs). With implementation of the Evacuation Plan, the project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.
- 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

XI. LAND USE AND PLANNING

- a. **No impact.** The project is a continuation of the existing urban development pattern of the City and Kern County and is adjacent to existing commercial and industrial land uses. The project does not include a long and linear feature, such as a freeway, railroad track, block wall, etc., that would have the potential to divide a community. The project is the development of a finite 9-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 proposed project is a permitted use within the M-2 (General Manufacturing) zone district, and is consistent with the SI (Service Industrial) land use designation. Furthermore, the site plans for the project have been designed in accordance with all applicable development standards. 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.

XII. MINERAL RESOURCES

- a. **Less-than-significant impact.** A record search of the California Department of Conservation Well Finder indicates that a plugged gas and oil well is located south of the proposed medical facility and within the vicinity of future Street "A" (CalGEM 2020). The project includes a standard condition of approval (Condition B.11) requires the developer to contact The California Geologic Energy Management Division (CalGEM) and undertake any required remediation pursuant to State requirements. Therefore, the project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.
- b. **No impact.** The project site is currently designated SI (Service Industrial) within a M-2 (General Manufacturing) zone district. No portion of the site is designated for a potential mineral resource extraction use such as R-MP (Mineral and Petroleum). Therefore, the project would not result in the loss of availability of a locally-important mineral resource recovery site that is delineated in a local general plan, specific plan or other land use plan.

XIII. NOISE

- a. **Less-than-significant impact.** The project would generate both short-term construction noise and operational noise. The first type of short-term construction noise would result from transport of construction equipment and materials to the project site, and construction worker commutes. These transportation activities would incrementally raise noise levels on access roads leading to the site. A one-time trip to move pieces of heavy equipment for grading and construction activities would result in single-event noise at a distance of 50 feet from a sensitive noise receptor that would reach a maximum level of 84 A-weighted decibels (dBA). Because the equipment would be left onsite for the duration of project construction, the one-time trip would not add to the daily traffic noise in the project vicinity. The total daily vehicle trips resulting from construction worker commutes would be minimal when compared to existing traffic volumes on the affected streets, and the long-term noise level change would not be perceptible.

The second type of short-term construction noise is related to noise generated during project construction. The site preparation and grading phase, which includes excavation and grading, tends to generate the highest noise levels because earthmoving equipment is the noisiest construction equipment. Construction noise levels during grading would be less than 70 dBA, which would not exceed the hourly noise level standard at the nearest sensitive uses. Construction noise would cease to occur once project construction is completed. The project will also be required to comply with the construction hours specified in the City Noise Ordinance, which states that construction

activities are limited to the hours of 6:00 a.m. and 9:00 p.m. on weekdays, and between the hours of 8:00 a.m. and 9:00 p.m. on weekends.

Project operations would generate sound levels typical of a commercial land use, which are permitted uses on the project site and are required to be built and operate in compliance with Bakersfield Municipal Code and the Noise Element. Therefore, the project would not subject its customers and staff to unacceptable noise levels, and would not generate 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. **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 closest structures are commercial buildings to the north along Olive Drive, and the Kern County fire training facilities on the west side of Knudsen Drive. The operation of typical construction equipment would generate ground-borne vibrations that would not exceed guidelines that are considered safe for any type of buildings. Operation of the proposed use would not generate ground-borne vibration. Therefore, the project would not expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels.
- c. **Less-than-significant impact.** Please refer to response IX.e. The site is beyond the APLUCP 60 CNEL boundary of Meadows Field Airport. Therefore, 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.

XIV. POPULATION AND HOUSING

- a. **Less-than-significant impact.** The project proposes a suburban outpatient clinic focused on military veterans. This project would accommodate the projected increase in Bakersfield's population by providing outpatient services for existing and future residents in Bakersfield. Therefore, the project would not induce substantial population growth in an area, either directly or indirectly.
- b. **No impact.** The project site consists of vacant land. Therefore, the project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

XV. PUBLIC SERVICES

- 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.** The proposed medical clinic will be privately owned and operated. Fire protection services for the Metropolitan Bakersfield area are provided through a joint fire protection agreement between the City and County. The project may necessitate the addition of fire equipment and personnel to maintain current levels of service, and this potential increase in fire

protection services can be paid for by property taxes or in lieu fees 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.** The proposed medical clinic will be privately owned and operated. Police protection for the project would be provided by the Bakersfield Police Department. Potential increase in services can be paid for by property taxes or in lieu fees 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 medical outpatient clinic is proposed to accommodate existing and future residents within the City. 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 schools.
- iv. **Less-than-significant impact.** The proposal does not include nor require the construction of recreational facilities, and park impact fees are not required for commercial and industrial land uses. 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 or in lieu fees 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 other public facilities.

XVI. RECREATION

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

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

XVII. TRANSPORTATION AND TRAFFIC

- a. **Less-than-significant impact.** 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.

A Trip Generation Analysis was completed and reviewed by the Traffic Engineering Division of the Public Works Department (Ruetggers & Schuler 2020), along with the proposed site plans. It was determined that the project has been designed in accordance with City development standards, and appropriate standard conditions of approval have been assigned to the project. The conditions include the dedication and improvement of streets, traffic control measures during construction, pedestrian access, and the payment of impact fees. Therefore, 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.** Section 15064.3 of the updated CCR (or CEQA Guidelines), statewide application came into effect July 1, 2020. This CCR Section 15064.3(b) states:

Criteria for Analyzing Transportation Impacts.

- (1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the project area compared to existing conditions should be presumed to have a less than significant transportation impact.
- (2) Transportation Projects. Transportation projects that reduce, or have no impact on, vehicle miles traveled should be presumed to cause a less than significant transportation impact. For roadway capacity projects, agencies have discretion to determine the appropriate measure of transportation impact consistent with CEQA and other applicable requirements. To the extent that such impacts have already been adequately addressed at a programmatic level, such as in a regional transportation plan EIR, a lead agency may tier from that analysis as provided in Section 15152.

- (3) **Qualitative Analysis.** If existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.
- (4) **Methodology.** A lead agency has discretion to choose the most appropriate methodology to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled, and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

It was determined that the project would generate 1,149 average daily trips, which is consistent with the designated land use analyzed by the current Bakersfield General Plan (Ruettgers & Schuler 2020). The project is a permitted use in the M-2 zone district, but is less intensive than other permitted uses that could be developed by right such as a large commercial center or industrial complex. Therefore, the project would not be in conflict or be inconsistent with CCR Section 15064.3(b).

- c. **Less-than-significant impact.** The project would have to comply with all conditions placed on it by the City Traffic Engineering Division in order to comply with accepted traffic engineering standards intended to reduce traffic hazards, including designing the roads so that they do not result in design feature hazards. The project is within the City limits and surrounded by compatible existing and planned land uses and land use designations. Therefore, the project would not substantially increase hazards due to a design feature or incompatible uses.
- d. **Less-than-significant impact.** There is the potential that, during the construction phase, the project would impede emergency access. For projects that require minor impediments of a short duration (e.g., pouring a new driveway entrance), the project would be required to obtain a street permit from City Public Works. If a project requires lane closures and/or the diversion of traffic, then a Traffic Control Plan, subject to Public Works approval, would be required. During operations, the project would have to comply with all applicable City policies and requirements to ensure adequate emergency access. The need for such permits is determined by the Public Works Department during the permitting and construction phases of their permitting process. In addition, the site plans have been designed in accordance with all City development standards. Therefore, impacts are less than significant.

XVIII. TRIBAL CULTURAL RESOURCES

- a. **No impact.** The proposal is not a general plan amendment, so consultation pursuant to Senate Bill 18 is not required. In addition, as of this writing, the City has not received any

request for consultation under Assembly Bill 52. A California Historical Resources Information System records search was conducted for the proposed project, and no resources were identified (SSJVIC 2020). The Planning Division has not received information which identifies or suggests the presence of resources within the project area. Therefore, the project would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed in the California Register of Historical Resources or in a local register of historical resources.

- b. **No impact.** See response to XVIII.a. 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.

XVIV. UTILITIES AND SERVICE SYSTEMS

- 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* (Bakersfield 1999). Compliance with the Design Manual would ensure that the such facilities would not result in significant environmental effects. Electrical, natural gas, and telecommunications facilities would be placed by the individual serving utilities; these entities already have in place safety and siting protocols to ensure that placement of new utilities to serve new construction would not have a significant effect on the environment. Therefore, the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects.
- b. **Less-than-significant impact.** The designated water purveyor is California Water Service. Prior to the issuance of building permits, the City must receive evidence the development has secured the water service, and will construct needed improvements in accordance with the provider's standards and other improvement practices. Additionally, the City Water Resources Department has conditioned this facility to submit engineering plans for any required facilities for their review. Therefore, the project has sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.
- c. **Less-than-significant impact.** The project site falls within the North of the River Sanitary District, and is a permitted use within the zone designation. The project site's contribution to the available capacity of their respective facilities has been included in the agency's Capacity Fee and Municipal Service Review and therefore, there is sufficient capacity to serve the project. As a result, it has been determined that the wastewater treatment provider which serves or may serve the project has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- d. **Less-than-significant impact.** It is assumed that solid waste generated as a result of the project would be disposed at the Bena Landfill located at 2951 Neumarkel Road, Bakersfield, CA 93307. In accordance with city standards which are designed to achieve State waste stream reduction and recycling goals, the Solid Waste Division of Public Works has examined the facility and conditioned the proposal 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.

XX. WILDFIRE

- a. **Less-than-significant impact.** Please refer to response IX.f. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan.
- b. **Less-than-significant impact.** Please refer to response IX.g. Additionally, the project site is relatively flat, not near wildlands, the site and its surrounding do not possess high fuel loads (i.e., lots of vegetation and other burnable material) to exacerbate wildfire risks and therefore, fire-related pollutant concentrations. Therefore, the project would not exacerbate wildfires and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors.
- c. **Less-than-significant impact.** Please refer to responses IX.a, XX.a, and XX.b. Therefore, the project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
- d. **Less-than-significant impact.** The project site is relatively flat, is not within a floodplain, and is not in a moderate- to high-risk area for wildfires. Therefore, the project would not 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.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

- a. **Less-than-significant impact with mitigation incorporated.** The project is subject to the terms of the MBHCP and associated Section 10(a)(1)(b) and Section 2801 permits issued to the City of Bakersfield by the U.S. Fish and Wildlife Service and the California State Department of Fish and Wildlife, respectively. Terms of the permit require applicants for all development projects within the plan area to pay habitat mitigation fees, excavate known kit fox dens, and notify agencies prior to grading. There are no important examples of the major periods of California history or prehistory found at the site; however, there is potential for unknown cultural resources to be encountered during ground-disturbing activities, which is addressed by Mitigation Measure 1. Therefore, the project, with mitigation, would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- b. **Less-than-significant impact.** As described in the responses above, the project has no impacts that would be defined as individually limited, but cumulatively considerable.

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

BIBLIOGRAPHY/REFERENCE LIST

1. Bakersfield (City of Bakersfield). 1997. Hazardous Materials Area Plan. January.
2. Bakersfield. 2019. Proposed Subdivision & Engineering Design Manual. June.
3. Bakersfield. 1994. Metropolitan Bakersfield Habitat Conservation Plan and Final Environmental Impact Report.
4. Bakersfield. 2017. Wastewater Treatment Plants. Available:<http://www.bakersfieldcity.us/gov/depts/public_works/sewer/wastewater_treatment_plants.htm>. Accessed: September 17, 2018.
5. Bakersfield. 2017. Bakersfield Register of Historic Places; Area of Historic Interest; and National Register of Historic Places.
6. CalEPA (California Environmental Protection Agency). 2019. Cortese List Data Resources. Available:<<https://calepa.ca.gov/sitecleanup/corteselist/>>. Accessed: October 27, 2020.
7. CalGEM. 2020. Geologic Energy Management Division, formerly the Division of Oil, Gas, and Geothermal Resources – Well Finder. Available: <<https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-119.05623/35.41312/16>>. Accessed October 12, 2020.
8. CalFire (Department of Forestry and Fire Protection). 2008. Draft Fire Hazard Severity Zones in LRA, Kern County. Available: <http://frap.fire.ca.gov/webdata/maps/kern/fhszl06_1_map.15.pdf>. Accessed: October 12, 2020.
9. Caltrans (California Department of Transportation). 2019. California State Scenic Highway Mapping System. Available:<http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm>. Accessed: October 12, 2020.
10. CBOC (California Burrowing Owl Consortium). 1993. Burrowing Owl Protocol and Mitigation Guidelines. April.
11. CSP (California State Parks, Office of Historic Preservation). 2020. Available: <ohp.parks.ca.gov/?page_id=21423>. Accessed October 13, 2020.
12. CVRWQCB. 2016. Order No. R5-2016-0040, NPDES No. CAS0085324, National Pollutant Discharge Elimination System Permit and Waste Discharge Requirements General Permit for Discharges from Municipal Separate Storm Sewer Systems. Available:<https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0040_ms4.pdf>. Accessed: September 14, 2018.

13. DOC. 2019. CGS Information Warehouse: Regulatory Maps. Available:<<http://maps.conservation.ca.gov/cgs/informationwarehouse/>>. Accessed: January 25, 2019.
14. DOC. 2020. 2020 California Important Farmland Finder. Available: <<https://maps.conservation.ca.gov/DLRP/CIFF/>>. Accessed: October 29, 2020.
15. DTSC (Department of Toxic Substance Control). 2019. EnviroStor. Available:<<https://www.envirostor.dtsc.ca.gov/public/>>. Accessed: October 27, 2020.
16. FEMA (Federal Emergency Management Agency). 2019. FEMA Flood Map Service Center: Search By Address. Available:<<https://msc.fema.gov/portal/search#searchresultsanchor>>. Accessed: January 28, 2019.
17. Kern County. 2009. Lake Isabella Dam Failure Evacuation Plan. Available:<http://www.kerncountyfire.org/images/stories/emergency_preparedness/Dam_Failure_Plan_Dec_2009.pdf>. Accessed: January 28, 2019.
18. Kern County. 2012. Airport Land Use Compatibility Plan. November.
19. Kern County. 2017. Lake Isabella Flood Area. Available:<<http://esps.kerndsa.com/floodplain-management/lake-isabella-flood-area/>>. Accessed: January 28, 2019.
20. Kern County Public Health Services. 2020. Medical Waste homepage. Available: <<https://kernpublichealth.com/medical-waste/>>. Accessed October 12, 2020.
21. McCormick Biological (McCormick). 2020 Biological Evaluation for VA Community-Based Outpatient Clinic, City of Bakersfield, Kern County, California, September 2020.
22. Ruetters and Schuler Civil Engineers. 2020. Trip Generation Analysis for a Proposed BA [VA] Community Based Outpatient Clinic Located on Knudsen Drive. Revised October 2, 2020.
23. SJVAPCD (San Joaquin Valley Air Pollution Control District). 2015. Guide for Assessing and Mitigating Air Quality Impacts. March.
24. SSJVIC (Southern San Joaquin Valley Information Center). 2020. Steven Doctor/Record Search 20-243 - for Site Plan Review 20-0102. June 29.
25. Trinity Consultants. 2020. Small Project Analysis Level Assessment, SASD Medical Office Building, Bakersfield, CA. Revised October 2020.
26. USDA (U.S. Department of Agriculture). 1988. Soil Survey of Kern County, California, Northwest Part. Available: <https://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/CA666/0/kern.pdf>. Accessed: October 26, 2020.
27. USDA WSS. 2020. Web Soil Survey. Available: <<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>>. Accessed: October 19, 2020.
28. USGS (U.S. Geological Survey). Areas of Land Subsidence in California. <https://ca.water.usgs.gov/land_subsidence/california-subsidence-areas.html>. Accessed: October 19, 2020.

**Appendix A:
Site Plan Review Conditions of Approval**

CONDITIONS AND ORDINANCE COMPLIANCE

The following are specific items that you need to resolve before you can obtain a building permit or be allowed occupancy. These items include conditions and/or mitigation required by previous site entitlement approvals (these will be specifically noted), changes or additions that need to be shown on the final building plans, alert you to specific fees, and other conditions for your project to satisfy the City's development standards.

The items listed below will usually need to be shown on the final building plans or completed before a building permit is issued. As part of the building permit submittal, identify the location of your response by using the *APPLICANT'S RESPONSE* line provided directly below the item (example: sheet number, detail, etc.).

A. DEVELOPMENT SERVICES - BUILDING (1715 Chester Avenue)

(Staff contact - Oscar Fuentes; 661-326-3676 or OFuentes@bakersfieldcity.us)

1. Prior to review of improvement plans by the City, the developer shall submit a grading plan for the proposed site to be reviewed and approved by the City Engineer and Building Official (Bakersfield Municipal Code Section 16.44.010). With the grading plan, if the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a Notice of Intent (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (WQ Order No. 99-08-DWQ) must be filed with the State Water Resources Control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.

APPLICANT'S RESPONSE: _____

2. A grading permit is required prior to final plan approval. The developer shall submit four (4) copies of grading plans and two (2) copies of the preliminary soils report to the Building Division. A final soils report shall also be submitted to the Building Division before they can issue a building permit. Please note that grading plans must be consistent with the final building site plans and landscaping plans. Building permits will not be issued until the grading permit is approved by the Building Division, Planning Division (HCP), and Public Works Department.

APPLICANT'S RESPONSE: _____

3. Show on the final building plan pedestrian access from the public way and accessible parking. Private streets are not the public way.

APPLICANT'S RESPONSE: _____

4. The developer shall include fire resistive wall construction details with the final building plans for all exterior walls of any building that is within the distance as set forth in Table 602 of the California Building Code.

APPLICANT'S RESPONSE: _____

5. Include with or show on the final building plans information necessary to verify that the project complies with all accessibility requirements of Title 24 of the California Building Code.

APPLICANT'S RESPONSE: _____

6. The developer shall obtain all required approvals from the Kern County Environmental Health Services Department (2700 "M" Street, Bakersfield, CA., 93301; PH 661-862-8700) for any food handling facility (i.e.: market, delicatessen, café, concession, restaurant) before building permits can be issued.

APPLICANT'S RESPONSE: _____

7. Buildings or structures shall require installation of an automatic fire sprinkler system where required by current California Building Code and City ordinance.

APPLICANT'S RESPONSE: _____

8. The Building Division will calculate and collect the appropriate school district impact fee at the time they issue a building permit.

APPLICANT'S RESPONSE: _____

9. Final Building plans shall show pedestrian access pathways or easements for persons with disabilities from public rights-of-ways that connect to all accessible buildings, facilities, elements, and spaces in accordance with the California Building Code. These pedestrian access ways shall not be parallel to vehicular lanes unless separated by curbs or railings.

APPLICANT'S RESPONSE: _____

10. Prior to granting occupancy, the Building Division will verify that a water meter serving the development is in place. Therefore, it is recommended that the developer contact the applicable water purveyor to inquire about their process for obtaining water service for the development as soon as possible. To determine who the water purveyor for the development is, you may contact the City of Bakersfield Water Resources Department (1000 Buena Vista Road, Bakersfield, CA, phone: 661-326-3715).

APPLICANT'S RESPONSE: _____

11. Show on the final building plan, electric vehicle supply equipment to facilitate future installation as required by the California Green Code.

APPLICANT'S RESPONSE: _____

12. An acoustical consultant, approved by the Building Division, shall be contacted to prepare and include with the final building plans measure that mitigate noise exposures for all buildings on the project site that are subject to noise levels of 65 db or greater as delineated by the CNEL contour maps of the city. These implementation measures shall comply with the requirements of Title 24 of the California Building Code.

APPLICANT'S RESPONSE: _____

**B. DEVELOPMENT SERVICES - PLANNING (1715 Chester Avenue)
(Staff contact - Wayne Lawson; 661-326-3976 or WLawson@bakersfieldcity.us)**

1. The minimum parking required for this project has been computed based on use and shall be as follows:

<u>Proposed Use</u>	<u>Square Footage</u>	<u>Parking Ratio</u>	<u>Required Parking</u>
Medical clinic	39,648 SF	1 space/200 SF	198 spaces

Required Parking: 198 spaces

(Note: There are 214 parking spaces on the proposed site plan. By ordinance, compact and tandem spaces cannot be counted towards meeting minimum parking requirements. For commercial development containing a multi-tenant pad, any change in use where 50 percent or more of the pad requires additional parking pursuant to Bakersfield Municipal Section 17.58.110, the Planning Director may require parking commensurate with the new use.)

APPLICANT'S RESPONSE: _____

2. Minimum parking stall dimensions shall be 9 feet wide by 18 feet long and shall be designed according to standards established by the Traffic Engineer. Vehicles may hang over landscape areas no more than 2-1/2 feet provided required setbacks along street frontages are maintained, and trees and shrubs are protected from vehicles.

APPLICANT'S RESPONSE: _____

3. All parking lots, driveways, drive aisles, loading areas, and other vehicular access ways, shall be paved with concrete, asphaltic concrete, or other paved street surfacing material in accordance with the Bakersfield Municipal Code (Sections 15.76.020 and 17.58.060.A.).

APPLICANT'S RESPONSE: _____

4. Lighting is required for all parking lots, except residential lots with four units or less (Section 17.58.060.A.). Illumination shall be evenly distributed across the parking area with light fixtures designed and arranged so that light is directed downward and is reflected away from adjacent properties and streets. Use of glare shields or baffles may be required for glare reduction or control of back light. No light poles, standards and fixtures, including bases or pedestals, shall exceed a height of 40 feet above grade. However, light standards placed less than 50 feet from residentially zoned or designated property, or from existing residential development, shall not exceed a height of 15 feet. The final building plans shall include a picture or diagram of the light fixtures being used and show how light will be directed onto the parking area.

(**Note:** Staff can require additional adjustments to installed lighting after occupancy to resolve glare or other lighting problems if they negatively affect adjacent properties.)

APPLICANT'S RESPONSE: _____

5. The developer shall include a copy of a final landscape plan with each set of the final building plans submitted to the Building Division. Building permits will not be issued until the Planning Division has approved the final landscape plan for consistency with approved site plans and minimum ordinance standards. **Please refer to the landscaping requirements in Chapter 17.61.** Landscape plans shall include, but are not limited to, data on: gallon/box size, spacing, species (reference approved parking lot tree list), ratio of deciduous vs. evergreen, shade calculations, ground cover calculations, etc.

(**Note 1:** At the time a final site inspection is conducted, it is expected that plants will match the species identified and be installed in the locations consistent with the approved landscape plan. Changes made without prior approval of the Planning staff may result in the removal and/or relocation of installed plant materials and delays in obtaining building occupancy.)

(**Note 2:** No mature landscaping shall be removed without prior approval by the Planning Director.)

(**Note 3:** Upon approval of the final landscape plan, a digital copy shall be submitted to the Planning staff contact listed above.)

(**Note 4:** Redline comments are provided on AS101, L001, and L002.

(**Note 5:** Provide parking lot shade trees, street frontage trees, and frontage planter landscaping in the manner spelled out in the Zoning Ordinance.)

APPLICANT'S RESPONSE: _____

6. Our records show that the project is contained on more than one parcel. Because building setbacks cannot be met based on the design layout, a parcel line bisects a building, and/or parking for residential use is not on the same site as the project (Section 17.58.020.B. of the

Bakersfield Municipal Code), a parcel merger or lot line adjustment application removing or relocating property lines shall be submitted to the Planning Division before building permits can be issued. Recordation of the map shall occur before final building or site occupancy can be granted. If our records are in error, please provide a copy of the parcel map, subdivision map, or certificate of compliance showing the approved property lines.

(Note 1: An Assessor’s map is not acceptable since it is only for tax purposes and does not verify legal parcel status.)

(Note 2: Contact either the Subdivision section of the Public Works Department or the Current Planning Division of Planning to determine the type of land division application required to resolve this matter.)

APPLICANT’S RESPONSE: _____

7. Evidence is required to determine that your parcel was legally created. Please provide a copy of a parcel map, tract map, or certificate of compliance.

(Note 1: An Assessor’s map is not acceptable since it is only for tax purposes and does not verify legal parcel status.) If a map is not available, a copy of a deed that includes the parcel’s current legal description dated March 4, 1972, or earlier is acceptable; however, you may be required to apply for a Certificate of Compliance before a building permit can be issued (please contact the Public Works Department at 661-326-3566 regarding this application.)

APPLICANT’S RESPONSE: _____

8. Business identification signs are **neither considered nor approved** under this review (e.g. wall, monument, pylon, etc.). A separate sign permit reviewed by the Planning and Building Divisions and issued by the Building Division, is required for all new signs, including future use and construction signs.

(Note: Signs must comply with the Sign Ordinance; Chapter 17.60 of the Bakersfield Municipal Code. Review this Chapter as part of due diligence.)

APPLICANT’S RESPONSE: _____

9. The following conditions are required as part of a grading permit:
 - a. Habitat Conservation fees shall be required for this project and will be calculated based on the fee in effect at the time we issue an urban development permit (includes grading plan approvals) as defined in the Implementation/Management Agreement (Section 2.21) for the Metropolitan Bakersfield Habitat Conservation Plan. Upon payment of the fee, the applicant will receive acknowledgment of compliance with Metropolitan Bakersfield Habitat Conservation Plan (Implementation/Management Agreement

Section 3.1.4). This fee is currently \$2,145 per gross acres, payable to the City of Bakersfield (submit to the Planning Division). This fee must be paid before any grading or other site disturbance occurs.

Forms and instructions are available at the Planning Division or on the city's web site at https://bakersfieldcity.us/gov/depts/community_development/habitat.htm.

The current MBHCP expires on February 28, 2022. To ensure take of covered species does not occur after the expiration date, fees must be paid no later than August 31, 2021 and all covered activities must be completed by the MBHCP expiration date of February 28, 2022. As determined by the City, only projects ready to be issued an urban development permit, grading plan approval, or building permit will be eligible to pay fees under the current MBHCP. Early payment or pre-payment of MBHCP fees shall not be allowed. The ability of the City to issue urban development permits is governed by the terms of the MBHCP. Urban development permits issued after the 2022 expiration date may be subject to a new or revised Habitat Conservation Plan, if approved, or be required to comply directly with requests of the U.S. Fish & Wildlife Service and the California Department of Fish and Wildlife.

- b. Burrowing Owl Notification: The burrowing owl is a migratory bird species protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711). The MBTA makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 C.F.R. Part 10 including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 C.F.R. 21). Sections 3503, 3503.5, and 3800 of the California Fish and Game Code prohibit the taking, possession, or destruction of birds, their nests or eggs. To avoid violation of the provisions of these laws generally requires that project related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (March 1- August 15, annually). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) may be considered "taking" and is potentially punishable by fines and/or imprisonment.

- c. Prior to ground disturbance, the developer shall have a California Department of Fish and Wildlife approved MBHCP biologist survey the location for kit fox, and comply with the provisions of the Metropolitan Bakersfield Habitat Conservation Plan. Survey protocol shall be recommended by the California Department of Fish and Wildlife. Developer shall be subject to the mitigation measures recommended by the biologist. Copies of the survey shall be provided to the Development Services Department, California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service prior to ground disturbance.

APPLICANT'S RESPONSE: _____

10. Refuse collection bin enclosures and container areas are subject to all required structural setback from street frontages, and shall not reduce any parking, loading or landscaping areas as required by the Zoning Ordinance.

APPLICANT'S RESPONSE: _____

11. In the event a previously undocumented oil/gas well is uncovered or discovered on the project, the developer is responsible to contact the California Geologic Energy Management Division (CalGEM). The developer is responsible for any remedial operations on the well required by CalGEM. The developer shall also be subject to provisions of BMC Section 15.66.080.B.

APPLICANT'S RESPONSE: _____

(Note: A capped well is near Street "A". Prior to the approval of Public Works plans, the applicant shall provide the location of the capped well to the Public Works Department and resolve any adverse impacts to the public and site improvements.)

12. The developer shall meet all regulations of the San Joaquin Valley Air Pollution Control District (Regulation VIII) concerning dust suppression during construction of the project. Methods include, but are not limited to; use of water or chemical stabilizer/suppressants to control dust emission from disturbed area, stock piles, and access ways; covering or wetting materials that are transported off-site; limit construction-related speed to 15 mph on all unpaved areas/washing of construction vehicles before they enter public streets to minimize carryout/track out; and cease grading and earth moving during periods of high winds (20 mph or more).

APPLICANT'S RESPONSE: _____

13. Prior to receiving final building or site occupancy, you must contact the Planning Division (staff contact noted above) for final inspection and approval of the landscaping, parking lot, lighting and other related site improvements. Inspections will not be conducted until all required items have been installed. Any deviations from the approved plans without prior approval from the Planning Division may result in reconstruction and delays in obtaining a building or site occupancy.

APPLICANT'S RESPONSE: _____

14. All mitigation measures included in the adopted Mitigated Negative Declaration for SPR No. 20-0102 are hereby incorporated as conditions of approval.

APPLICANT'S RESPONSE: _____

**C. FIRE DEPARTMENT (2101 H Street)
(Staff contact - Ernie Medina; 661-326-3682 or EMedina@bakersfieldcity.us)**

1. Show on the final building plans the following items:
 - a. All fire lanes. Any modifications shall be approved by the Fire Department. Fire lane identification signs shall be installed every 100 feet with red curbing when curbing is required. All work shall be completed before occupancy of any building or portion of any building is allowed.
 - b. All fire hydrants, both offsite (nearest to site) and on-site. *Include flow data on all hydrants.* Hydrants shall be in good working condition and are subject to testing for verification. Fire flow requirements must be met prior to construction commencing on the project site. Please provide two (2) sets of the water plans stamped by a licensed Registered Civil Engineer to the Fire Department and two (2) sets to the Water Resources Department (1000 Buena Vista Road, Bakersfield, CA. 93311; 661-326-3715).

(**Note:** Show: 1) distance to the nearest hydrant; and 2) distance from that hydrant to the farthest point of the project site.)
 - c. All fire sprinkler and/or stand pipe systems, fire alarms and commercial hood systems. These suppression systems require review and permits by the Fire Department. The Fire Department will issue guidelines for these various items as they may apply to this project.
 - d. Project address, including suite number if applicable. If the project is within a shopping or business center, note the name and address of the center.
 - e. Name and phone number of the appropriate contact person.

APPLICANT'S RESPONSE: _____

2. The developer must pay required fees to and request an inspection from the Water Resources Department (1000 Buena Vista Road, Bakersfield, CA, phone: 661-326-3715) for any underground sprinkler feeds at least 2 full business days before they are buried. The Prevention Services Division (2101 H Street, Bakersfield CA, Ph. 661/326-3979) must complete all on-site inspections of fire sprinkler systems and fire alarm systems before any building is occupied.

APPLICANT'S RESPONSE: _____

3. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction.

APPLICANT'S RESPONSE: _____

4. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved fire apparatus access road* with an asphalt, concrete or other driving surface approved by the fire chief. Must be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds and shall be surfaced with the first lift of asphalt as to provide all-weather driving capabilities. All access (Permanent and temporary) to and around any building under construction must be a least 20 feet wide (26 feet wide where building height exceeds 30 feet), with an overhead clearance of 13 feet 6 inches, and contain no obstruction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

APPLICANT'S RESPONSE: _____

5. Turning Radius: The minimum turning radius shall be thirty-seven feet.

APPLICANT'S RESPONSE: _____

6. The developer shall submit two (2) sets of plans for permits and approvals from the Fire Department for fuel tanks or related facilities before they are installed on the site. Please contact the Prevention Services Division at 661-326-3979 for further information.

APPLICANT'S RESPONSE: _____

7. If you handle hazardous materials or hazardous waste on the site, the Prevention Services Division may require a hazardous material management and/or risk management plan before you can begin operations. Please contact them at 661-326-3979 for further information.

APPLICANT'S RESPONSE: _____

8. If you store hazardous materials on the site in either an underground or a permanent aboveground storage tank, a permit from the Prevention Services Division is required to install and operate these tanks. The Prevention Services Division may also require a Spill Prevention Control and Countermeasure Plan for storage of petroleum products above ground in quantities of 1,320 gallons or more. Please contact them at 661-326-3979 for further information.

APPLICANT'S RESPONSE: _____

9. All projects must comply with the current California Fire Code and current City of Bakersfield Municipal Code.

APPLICANT'S RESPONSE: _____

D. WATER RESOURCES (1000 Buena Vista Road)

(Staff contact - Tylor Hester; 661-326-3715 or THester@bakersfieldcity.us)

1. Property is located outside of the City of Bakersfield domestic water service area, therefore, only pipelines and appurtenances related to fire water are subject to review.

APPLICANT'S RESPONSE: _____

2. Developer shall submit two (2) sets of utility plans signed by a California Registered Civil Engineer to the Water Resources Department showing all offsite and onsite improvements, including connections to the existing water main and underground fire waterlines and related apparatuses. Include any existing nearby on or off-site hydrants on the plans. Plans shall be submitted along with applicable plan check fees and any other associated fees per the current fee schedule. Plans shall comply with current City Standards and Specifications, California Fire Code, and City of Bakersfield Municipal Code. City Standards and Specifications and the current Fee Schedule are available for download from the City's website at www.bakersfieldcity.us/gov/depts/water_resources/fees.htm

APPLICANT'S RESPONSE: _____

3. Developer shall pay the required Water Resources Fire Service Inspection Fees and submit an *Inspection Request Form* for any underground fire waterlines and their apparatuses at least two (2) full business days before permanent construction. The form is available for download from the City's website at www.bakersfieldcity.us/gov/depts/water_resources/fees.htm

APPLICANT'S RESPONSE: _____

E. PUBLIC WORKS - ENGINEERING (1501 Truxtun Avenue)

(Staff contact - Susanna Kormendi; 661-326-3997 or SKormendi@bakersfieldcity.us)

1. The developer shall construct curbs, gutters, cross gutters, sidewalks, and street/alley paving along Knudsen Drive, Landco Drive, and Street A according to adopted city standards. These improvements shall be shown on the final building plans submitted to the Building Division before any building permits will be issued.

APPLICANT'S RESPONSE: _____

2. The developer shall install streetlights along Knudsen Drive, Landco Drive, and Street 'A'. The developer shall be responsible for providing the labor and materials necessary to energize all

newly installed streetlights before occupancy of the building or site. These improvements shall be shown on the final building plans submitted to the Building Division before any building permits will be issued. Submit street light location plan to Public Works Department for street light number.

APPLICANT'S RESPONSE: _____

3. The developer shall construct standard accessible ramps at the northeast corner of Knudsen Drive and Street 'A' and at the northwest corner of Landco Drive, and Street A according to adopted city standards. These improvements shall be shown on the final building plans submitted to the Building Division before any building permits will be issued.

APPLICANT'S RESPONSE: _____

4. The developer shall install new connection(s) to the public sewer system. This connection shall be shown on the final building plans submitted to the Building Division before any building permits will be issued.

APPLICANT'S RESPONSE: _____

5. Show on the final building plans all existing connection(s) to the public sewer system.

APPLICANT'S RESPONSE: _____

6. All on-site areas required to be paved (i.e. parking lots, access drives, loading areas, etc.) shall consist of concrete, asphaltic concrete (Type B. A. C.) or other paved street material approved by the City Engineer. Pavement shall be a minimum thickness of 2 inches over 3 inches of approved base material (i.e. Class II A. B.) if concrete is used, it shall be a minimum thickness of 4 inches per Municipal Code Section 17.58.060.A. This paving standard shall be noted on the final building plans submitted to the Building Division before any building permits will be issued.

APPLICANT'S RESPONSE: _____

7. If a grading plan is required by the Building Division, building permits will not be issued until the grading plan is approved by **both** the Public Works Department and the Building Division.

APPLICANT'S RESPONSE: _____

8. All storm water generated on the project site, including the street frontage shall be retained onsite unless otherwise allowed by the Public Works Department (please contact the Public Works Department – Subdivisions at 661-326-3576).

APPLICANT'S RESPONSE: _____

9. If the project generates industrial waste, it shall be subject to the requirements of the Industrial Waste Ordinance. An industrial waste permit must be obtained from the Public Works Department before issuance of the building permit. To find out what type of waste is considered industrial, please contact the Wastewater Treatment Superintendent at 661-326-3249.

APPLICANT'S RESPONSE: _____

10. Before any building or site can be occupied, the developer must reconstruct or repair substandard off-site street improvements that front the site to adopted city standards as directed by the City Engineer. Please call the Construction Superintendent at 661-326-3049 to schedule a site inspection to find out what improvements may be required prior to submitting a grading plan. Any off-site/frontage improvements or repairs required during the site inspection shall be shown on the grading plan.

APPLICANT'S RESPONSE: _____

11. A street permit from the Public Works Department shall be obtained before any work can be done within the public right-of-way (streets, alleys, easements). Please include a copy of this site plan review decision to the department at the time you apply for this permit.

APPLICANT'S RESPONSE: _____

12. A sewer connection fee shall be paid at the time a building permit is issued. We will base this fee at the rate in effect at the time a building permit is issued.

APPLICANT'S RESPONSE: _____

13. If the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a "Notice of Intent" (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (SWRCB Order No. 2009-009-DWQ as amended by Order No. 2010-0014-DWQ and 2012-0006-DWQ) must be filed with the State Water Resources Control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit required that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.

APPLICANT'S RESPONSE: _____

14. Prior to the issuance of each building permit, or if no building permit is required, the first required City approval prior to construction, the developer/owner shall pay a Transportation Impact Fee (TIF) for regional facilities. This fee will be based on the rate in effect at the time the applicable approval is issued or in accordance with the Subdivision Map Act, as applicable. The Public Works Department will calculate an estimate of the total fee upon submittal of construction plans for the project.

APPLICANT'S RESPONSE: _____

15. The developer shall form a new Maintenance District. Undeveloped parcels within an existing Maintenance District are required to update Maintenance District documents. Updated documents, including Proposition 218 Ballot and Covenant, shall be signed and notarized. If there are questions, contact Alerik Hoeh at 661-326-3576.

(**Note:** If already within a maintenance district, may need to update the maintenance district form.)

APPLICANT'S RESPONSE: _____

16. The developer shall install a full-sized manhole in each sewer line except residential development before it connects to the sewer main. This manhole is to be located within the property being developed and must be easily accessible by City workers.

APPLICANT'S RESPONSE: _____

17. This project may be located within a Planned Sewer Area. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.

APPLICANT'S RESPONSE: _____

18. This project may be located within a Planned Drainage Area. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.

APPLICANT'S RESPONSE: _____

19. This project may be subject to Bridge and Major Thoroughfare fees. Please contact the Public Works Department – Subdivisions at 661-326-3576 to determine what fees may apply.

APPLICANT'S RESPONSE: _____

F. PUBLIC WORKS - TRAFFIC (1501 Truxtun Avenue)

(Staff contact - Susanna Kormendi; 661-326-3997 or SKormendi@bakersfieldcity.us)

1. Show on the final building plans 25-foot to 42-foot wide (top-to-top) drive approach(es). Drive approaches must be centered on drive aisles. All dimensions shall be shown on the final building plans.

APPLICANT'S RESPONSE: _____

2. Street return type approaches, if used, shall have 20-foot minimum radius returns with a 19-ft to 36-foot throat width. All dimensions shall be shown on the final building plans.

APPLICANT'S RESPONSE: _____

3. Two-way drive aisles shall be a minimum width of 24 feet. If perpendicular (90°) parking spaces are proposed where a vehicle must back into these aisles, the minimum aisle width shall be 25 feet. All drive aisle dimension shall be shown on the final building plans.

APPLICANT'S RESPONSE: _____

4. Show the typical parking stall dimension on the final building plans (minimum stall size is 9 feet x 18 feet and shall be designed according to standards established by the Traffic Engineer).

APPLICANT'S RESPONSE: _____

5. The Bakersfield Municipal Code (Section 17.58.050.K.) prohibits vehicles from backing out of a parking space into a street. Please revise the parking design on the final building plans to eliminate these spaces.

(Note: This prohibition does not include single-family homes in residential zones, or multiple family units on local streets where the Traffic Engineer has determined that backing onto a street will not adversely affect traffic and is similar to a single family residential driveway use.)

APPLICANT'S RESPONSE: _____

6. Walls, fences, or trash enclosures within 10 feet of a sidewalk at an alley or driveway shall not exceed 3 feet in height above the curb flow line. You must either revise the circulation design or show on the final building plans that the maximum fence/wall height will not exceed three feet.

APPLICANT'S RESPONSE: _____

7. The developer shall dedicate additional road right-of-way to the City of Bakersfield along Landco Drive and Street 'A' to full local street width according to adopted city standards with the grading plan submittal.

APPLICANT'S RESPONSE: _____

8. The developer shall dedicate any sidewalk extending out of the right of way to the City of Bakersfield for the pedestrian way along all arterial streets. This must be conducted with a separate instrument or final map.

APPLICANT'S RESPONSE: _____

9. On Knudsen Drive, striping for left turn channelization shall be provided for any access leading to a development which, at build out, generates more than 50 peak hour trips.

APPLICANT'S RESPONSE: _____

G. PUBLIC WORKS - SOLID WASTE (4101 Truxtun Avenue)

(Staff Contact - Jesus Carrera; 661-326-3114 or jcarrera@bakersfieldcity.us)

1. You must contact the staff person noted above before building permits can be issued or work begins on the property to establish the level and type of service necessary for the collection of refuse and/or recycled materials. Collection locations must provide enough containment area for the refuse that is generated without violating required zoning or setback restrictions (see Planning Division conditions). Levels of service are based on how often collection occurs as follows:

- Cart service -- 1 cubic yard/week or less 1 time per week
- Front loader bin services** -- **1 cubic yard/week - 12 cubic yards/day**
- Roll-off compactor service** -- **More than 12 cubic yards/day**

APPLICANT'S RESPONSE: _____

2. Show on the final building plans refuse/recycle bin enclosures. Each enclosure shall be designed according to adopted city standard (Detail # ST-27 and ST-28), at the size checked below . Before occupancy of the building or site is allowed, 2, 3-cubic yard front loading type refuse/recycle bin(s) shall be placed within the required enclosure(s).

- _____ 6' deep x 8' wide (1 bin) _____ 8' deep x 15' wide (3 bins)
- _____ 8' deep x 10' wide (2 bins) _____ 8' deep x 20' wide (4 bins)

Or One, 8' deep x 10' wide (inside dimension); on skids for direct stab only (1-6 yard recycling bin)

(**Note:** All measurements above are curb-to-curb dimensions inside the enclosure. If both refuse and recycling containers are to be combined in the same enclosure area, this area must be expanded in size to accommodate multiple containers/bins - contact the staff person above for the appropriate enclosure size.)

APPLICANT'S RESPONSE: _____

3. Examples of enclosure styles can be found on (Detail # ST-32).

APPLICANT'S RESPONSE: _____

4. Show on the final building plans one compactor roll-off bin location(s), designed according to adopted City standards (Detail # ST-30 and ST-31). Please contact staff for additional information on compactor requirements and placement.

APPLICANT'S RESPONSE: _____

5. Facilities that require infectious waste services shall obtain approval for separate infectious waste storage areas from the Kern County Health Department. In no instances shall the refuse bin area be used for infectious waste containment purposes.

APPLICANT'S RESPONSE: _____

6. Facilities that require grease containment must provide a storage location that is separate from the refuse bin location. This shall be shown on the final building plans. If a grease interceptor is to be used instead of a grease containment bin, the plans must still show the location of an adequately sized enclosure should a grease containment bin be required at a future date. The grease containment bin shall not share the same enclosure as the refuse/recyclable/organic bin enclosure.

APPLICANT'S RESPONSE: _____

7. Facilities with existing refuse service must improve the service location area(s) according to adopted City standards (Detail # ST-27 and ST-28). These improvements shall be clearly shown on the final building plans.

APPLICANT'S RESPONSE: _____

8. If utilities are incorporated into the enclosure design, they shall not interfere with space provided for refuse bins and must provide sufficient protection measures to guard the utilities from damage.

APPLICANT'S RESPONSE: _____

9. Enclosures shall not be located in an area that would cause refuse trucks to interfere with drive thru traffic flow entering or exiting the site, drive thru lanes, etc.

APPLICANT'S RESPONSE: _____

10. Businesses are required to have sufficient capacity of refuse/recycling/organic material storage to go without service for 1 day (Sunday). At any time refuse/recycling/organic services become an issue, businesses shall construct a second refuse enclosure to meet the demand. The second enclosure shall be approved by the City prior to construction.

APPLICANT'S RESPONSE: _____

11. Revise the site plan to make the trash enclosure accessible to the refuse truck. City trucks may not drive down dead-end corridors, nor back-up long distances; therefore, a turn-around area shall be provided.

APPLICANT'S RESPONSE: _____



PARKING CALCULATIONS

PROVIDED SPACES - SPACE TYPE	DIMENSIONS		SPACES REQUIRED				SPACES PROVIDED			REMARKS
	LENGTH	WIDTH	CITY REQUIRED SPACES	VA REQUIREMENTS		TOTAL REQUIRED SPACES	PUBLIC/PATIENT	STAFF	TOTAL	
				PUBLIC / PATIENT	STAFF					
CITY STANDARD SPACE - 9'-0" X 20'-0"	20' - 0"	9' - 0"	190	132	45	203	138	46	184	1,3,6
MOTORCYCLE SPACE - 4'-6" X 8'-0"	8' - 0"	4' - 6"	25% OR 5 MIN.	3	2	4	4	2	6	2,6
ACCESSIBLE - STANDARD	20' - 0"	9' - 0"	17	13	4	17	14	5	19	4,6
ACCESSIBLE - VAN	20' - 0"	9' - 0"	2	3	1	4	4	1	5	5,6
TOTAL NUMBER OF SPACES PROVIDED: 214							160	54	214	

REMARKS

- VA STANDARD SPACE IS 9'-0" WITH 63'-0" BAY WIDTH
- VA REQUIRES NO MORE THAN 1 MOTORCYCLE SPACE FOR EVERY 60 STANDARD SPACES
- DROP-OFF SPACES DO NOT COUNT TOWARD TOTAL
- VA ACCESSIBLE SPACE REQUIRES 5'-0" ACCESS AISLE ON BOTH SIDES
- VA VAN ACCESSIBLE SPACE REQUIRES 8'-0" ACCESS AISLE ON BOTH SIDES
- VA DOES NOT SPECIFY THE RATIO OF PUBLIC TO STAFF PARKING
- VA REQUIRES THE GREATER OF 203 SPACES TOTAL, INCLUDING VAN AND STANDARD ACCESSIBLE SPACES AND MOTORCYCLE SPACES.

- ### SHEET NOTES
- MONUMENT SIGN, WITH CMU BASE AND METAL SIDING, COMPATIBLE WITH BUILDING DESIGN AND LANDSCAPE SCHEME PER SFO SECTION 5.6
 - VEHICLE BARRIER - BOLLARDS
 - ELEVATED LOADING DOCK WITH CANOPY
 - EXTERIOR TRASH AND RECYCLING WITH 6 FT. HIGH CMU ENCLOSURE WITH METAL GATES
 - HEALING GARDEN
 - COVERED OUTDOOR PATIO
 - COVERED DROP-OFF (CANOPY SHOWN DASHED)
 - BICYCLE RACK
 - COVERED AMBULATORY PICK-UP
 - FLAGPOLES - (2) 30' AND (1) 35' HEIGHT ABOVE GROUND WITH EXTERIOR LIGHTING PER SFO SECTION 5.4.1
 - PUBLIC WAY
 - SMOKING SHELTER FOR PATIENTS, VISITORS, VOLUNTEERS, EMPLOYEES PER SFO SECTION 5.4.2
 - BENCHES SERVING HEALING GARDEN
 - CONCRETE SEAT WALL AND VEHICULAR BARRIER



- ### LEGEND
- 25'-0" STAND-OFF SETBACK
 - PROPERTY LINE ASSUMED
 - PATIENT CIRCULATION
 - STAFF CIRCULATION
 - SERVICE CIRCULATION
 - PEDESTRIAN
 - EMERGENCY
 - SET BACK OR EASEMENT PER CITY STANDARDS & REGULATIONS
 - LIGHTED BOLLARD
 - STANDARD BOLLARD
 - LANDSCAPE BOULDER / VEHICLE BARRIER
 - STAFF ENTRY
 - PUBLIC / PATIENT ENTRY
 - SERVICE ENTRY
 - EMERGENCY ENTRY

SITE PLAN

SCALE: 1" = 25'-0"

<p>CONSULTANTS:</p>	<p>DEVELOPER:</p>	<p>ARCHITECT/ENGINEERS:</p> <p>NICHOLS • MELBURG • ROSSETTO ARCHITECTS + ENGINEERS 300 KNOLLCREST DRIVE REDDING, CA. 96002 (530) 222-3300 (530) 222-3538 FAX http://www.nmrdesign.com NMR Project Number: 17-9009</p>	<p>STAMP:</p>	<p>Office of Construction and Facilities Management</p> <p>U.S. Department of Veterans Affairs</p>	<p>Drawing Title</p> <p>OVERALL CONCEPTUAL SITE PLAN</p> <p>Approved:</p>	<p>Phase</p> <p>INITIAL OFFER</p> <p>NOT FOR CONSTRUCTION</p> <p>FULLY SPRINKLERED</p>	<p>Project Title</p> <p>VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC</p> <p>Location</p> <p>KNUDSEN STREET & OLIVE DRIVE</p> <p>Issue Date</p> <p>JANUARY, 2020</p>	<p>SFO Number</p> <p>36C10F19R00677</p> <p>Drawing Number</p> <p>AS101</p>
----------------------------	--------------------------	--	----------------------	--	--	---	--	--

Plot Date: 1/20/2020 10:38:42 AM
 File Name: D:\Users\YasmeenB\Documents\VA BAKERSFIELD_initial Offer_barasali7880.rvt
 one-eighth inch = one foot
 one-quarter inch = one foot
 three-quarters inch = one foot
 one inch = one foot
 one and one-half inches = one foot
 three inches = one foot

ABBREVIATIONS

A.B.	ANCHOR BOLT	ENCL.	ENCLOSURE	MECH.	MECHANICAL	SEIS.	SEISMIC
ABV.	ABOVE	ENG.	ENGINEER	MEMB.	MEMBRANE	SEL.	SELECT
A.C.	ASPHALT CONCRETE	EQ.	EQUAL	MFR.	MANUFACTURER	S.F.M.	STATE FIRE MARSHAL
AC	AIR CONDITIONING	EQUIP.	EQUIPMENT	M.H.	MANHOLE	S.S.	SURFACED 4 SIDES
A.C.B.M.	ASBESTOS-CONTAINING BLDG MATERIAL(S)	EST.	ESTIMATE	MN.	MINUTE OR MINIMUM	SH.	SHELF
A.C.M.	ASBESTOS-CONTAINING MATERIALS	ETC.	ET CETERA	MIR.	MIRROR	S.H.	SINGLE HUNG
ACCS.	ACCESSORIES	E.W.	EACH WAY	MISC.	MISCELLANEOUS	SHT.	SHEET
ACQUIT.	ACQUISITION	EXH.	EXHAUST	M.O.	MASONRY OPENING	SHTOL.	SHEATHING
A.D.A.	AMERICANS WITH DISABILITIES ACT	EXIST.	EXISTING	MOD.	MODULAR	SHWR.	SHOWER
A.D.	AREA DRAIN	EXP.	EXPOSED	M.R.	MOISTURE-RESISTANT	SM.	SMILAR
ADD.	ADDENDUM	E.A.	EXPANSION JOINT	MTD.	MOUNTED	SKYLT.	SKYLIGHT
ADDN.	ADDITION	EXPAN.	EXPANSION	MTL.	METAL	SL.	SLOPE
ADJ.	ADJUSTABLE OR ADJACENT	EXT.	EXTERIOR	MULL.	MULLION	SL.DR.	SLIDING DOOR
A.F.F.	ABOVE FINISH FLOOR	F.A.	FIRE ALARM	MULT.	MULTIPLE	SL.WOW.	SLIDING WINDOW
ADD.	ADDRESS	F.A.U.	FORCED AIR UNIT	M.W.	MICROWAVE OVEN	S.M.S.	SHEET METAL SCREW
ADN.	ADDITION	F.B.O.	FURNISHED BY OTHERS	(N)	NEW	S.P.P.	SHIELD AND POLE SPECIFICATIONS
ALT.	ALTERNATE	FBGL.	FIBERGLASS	N.	NORTH	SQ.	SQUARE
ALUM.	ALUMINUM	FD.	FLOOR DRAIN	NAT.	NATURAL	SQ. FT.	SQUARE FOOT
ANCH.	ANCHOR	FDN.	FOUNDATION	N.I.C.	NOT IN CONTRACT	SQ. IN.	SQUARE INCH
A.P.	ACCESS PANEL	F.E.	FIRE EXTINGUISHER	N.I.T.E.	NOT IN TRUE ELEVATION	S.S.	STAINLESS STEEL/SERVICE SINK
APPROX.	APPROXIMATELY	F.E.C.	FIRE EXTINGUISHER CABINET	N.M.R.	NICHOLS, MELBURG & ROSSETTO	STA.	STATION
ARCH.	ARCHITECT OR ARCHITECTURAL	F.F.	FINISH FLOOR	NO. OR #	NUMBER	S.T.C.	STITCH
ASPH.	ASPHALT	F.G.	FUEL GAS	NOM.	NOMINAL	STD.	STANDARD
ASPH.	ASPHALT	F.H.C.	FIRE HOSE CABINET	NOUR.	NOURISHMENT	STL.	STEEL
AUTO.	AUTOMATIC	F.H.W.S.	FLAT HEAD WOOD SCREW	N.R.	NON-RATED	STOR.	STORAGE
°	ANGLE	FIN.	FINISH/FINISHED	N.T.S.	NOT TO SCALE	STRUC.	STRUCTURAL
BA.	BATH	FX.	FIXED	GA.	OVERALL	S2S	SURFACED 2 SIDES
BAL.C.	BALCONY	FXIT.	FIXTURE	OBSC.	OBSCURE	SUPP.	SUPPLY
BD.	BOARD	FL.	FLUSH	O.C.	ON CENTER	SUSP.	SUSPENDED
BDUM.	BETUMENUS	FLR.	FLOOR	O.C.	ON CENTER	SYM.	SYMMETRICAL
BLDG.	BUILDING	FLOU.	FLOURESCENT	FLOOR.	FLOOR	SYST.	SYSTEM
BLK(D)	BLOCK OR BLOCKING	F.O.B.	FACE OF BEAM	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED	TVS.	TELEVISION TRANSMISSION COEFFICIENT
BLW.	BELOW	F.O.F.	FACE OF FINISH	O.F.O.I.	OWNER FURNISHED OWNER INSTALLED	T.	TREAD
BM.	BENCH MARK	F.O.M.	FACE OF MASONRY	O.H.	OVERHEAD	T.B.	TOWEL BAR
B.N.	BOUNDARY WALLING	F.O.S.	FACE OF STUD	O.P.	OPENING	T.C.	TOP AND BOTTOM
B.O.	BOTTOM OF	F.P.	FIREPROOF	O.P.P.	OPPOSITE	T.C.A.	TILE COUNCIL OF AMERICA
B.O.D.	BOARD OF CORRECTIONS	F.P.L.	FIREPLAGE	O.P.P.HAND	OPPOSITE HAND	TEL.	TELEPHONE
BOT.	BOTTOM	FRAM.	FRAMING	OS.	OUNCE	TEMP.	TEMPERATURE/TEMPERED
B.R.	BULLET RESISTANT	F.S.	FULL SIZE	PAR.	PARALLEL	T & G	TONGUE AND GROOVE
BRDD.	BRIDGING	F.R.P.	FIBERGLASS REINFORCED PANEL	PAR.	PARALLEL	THK.	THICKNESS
BRD.	BRICK	FBT.	FOOT OR FEET	PART. BD.	PARTICLE BOARD	THRES.	THRESHOLD
BSMT.	BASEMENT	FTG.	FOOTING	PARTN.	PARTITION	T.O.	TOP OF
B.T.U.	BRITISH THERMAL UNIT	FURN.	FURNISHED	P.B.	PUSH BUTTON	T.O.B.	TOP OF BLOCK
B.T.W.	BETWEEN	FURR.	FURRING	P.C.F.	POUNDS PER CUBIC FOOT	T.O.C.	TOP OF CONCRETE
BLJ.R.	BUILT UP ROOF	GA.	GAGE	PERM.	PERIMETER	T.O.M.	TOP OF MASONRY
CAB.	CABINET	GAL.	GALLON	PERP.	PERPENDICULAR	T.O.P.	TOP OF PAVING
C.A.T.V.	CABLE TELEVISION	GALV.	GALVANIZED	PL.	PLATE	T.O.P.L.	TOP OF PLASTER
CAULK.	CAULKING	G.B.	GIBB BAR	P.L.	PROPERTY LINE	T.O.S.	TOP OF SLAB
C.B.	CATCH BASIN	G.C.	GENERAL CONTRACTOR	PLAM.	PLASTIC LAMINATE	T.O.W.	TOP OF WALL
C.C.T.V.	CLOSED CIRCUIT TELEVISION	GEN.	GENERAL OR GENERATOR	PLAS.	PLASTIC	T.P.	TRANSPARENT FINISHED
CEM.	CEMENT	G.L.	GALVANIZED IRON	PLAT.	PLATFORM	TS	TUBE STEEL
CER.	CERAMIC	GL.	GLASS	PLAT.	PLATFORM	T.S.	TOILET/SHOWER
C.S.D.	CONTRACT DOCUMENTS	G.LB.	GLUE LAMINATED BEAM	P.L.F.	POUNDS PER LINEAL FOOT	T.V.	TELEVISION
C.F.	CURB FACE	GND.	GROUND	PLUMB.	PLUMB	TYP.	TYPICAL
CFM.	CUBIC FOOT PER MINUTE	G.M.	GALLONS PER MINUTE	PLY.WD.	PLYWOOD	UL.	UNDERWRITERS LABORATORY
C.I.	CAST IRON	GR.	GRADE	PAL.	PANEL	U.O.M.	UNLESS OTHERWISE NOTED
C.J.	CONSTRUCTION JOINT	GSM.	GALVANIZED SHEET METAL	FR.	FRAMING	U.O.S.	UNLESS OF STRUCTURE
CLG.	CEILING	GYP.	GYP. BD.	FR.CST.	PRECAST	UNF.	UNFINISHED
CLR.	CLEAR	GYP. BD.	GYP. BOARD	PRFAB.	PREFABRICATED	UN.O.	UNLESS NOTED OTHERWISE
C.M.U.	CONCRETE MASONRY UNIT	H.B.	HOSE BIBB OR HELP BUTTON	PREIN.	PRE-INSTALLED	UR.	URINAL
CNTR.	COUNTER	H.C.	HOLLOW CORE/HANDICAP	PREP.	PREPARATION	UTL.	UTILITY
C.O.	COLD	H.C.	HOLLOW CORE/HANDICAP	PRPF.	PROPERTY	V.A.V.	VARIABLE AIR VOLUME
COL.	COLUMN	HDR.	HEADER	PRF.	POUNDS PER SQUARE FOOT	VAR.	VARIABLE
COMP.	COMPOSITE/COMPOSITION	HDR.	HARDWARE	PSI	POUNDS PER SQUARE INCH	V.B.	VAPOR BARRIER
CONC.	CONCRETE	HDWR.	HARDWARE	PT.	POINT	VENT.	VENTILATION OR VENTILATOR
CONC.BLK.	CONCRETE BLOCK	H.M.	HOLLOW METAL	P.T.O.F.	PRESSURE TREATED DOUGLAS FIR	VER.	VERIFY
CONN.	CONNECTION	H.R.	HORSEPOWER	P.WDR.	POWDER	VERT.	VERTICAL
CONST.	CONSTRUCTION	HORIZ.	HORIZONTAL	QTR.	QUARTER	V.G.	VERTICAL GRAN
CONT.	CONTIGUOUS	H.P.	HORSEPOWER	QT.	QUARTY TILE	V.L.	VOLUME
C.T.	CERAMIC TILE	HT.	HEIGHT	HTG.	HEATING	V.T.	VINYL TILE
CTR.	CENTER	H.W.	HOT WATER	R.	RADIUS	VENT.	VENT THROUGH ROOF
CTSK.	COUNTERSINK	I.D.	INSIDE DIAMETER	RAD.	RADIUS	V.T.R.	VINYL WALL COVERING
CU. YD.	CUBIC YARD	IN.	INCH	RAFT.	RAFTER	W.	WEST
C.W.	COLD WATER	INCL.	INCLUDE/INCLUDED	R.A.G.	RETURN AIR GRILL	W.	WITH
DBL.	DOUBLE	INCL.	INCLUDE/INCLUDED	RB.	RUBBER BASE	WBAL.	WARRANTY
DEPT.	DEPARTMENT	INSUL.	INSULATION	RBR.	RUBBER	W.C.	WATER CLOSET
DET.	DETAIL	INT.	INTERIOR	R.C.P.	REFLECTED CEILING PLAN	WD.	WOOD
D.F.	DOUGLAS FIR OR DRINKING FOUNTAIN	INTL.	INTERIOR	RD.	ROUND	WOW.	WINDOW
DIA.	DIAMETER	JAN.	JANITOR	R.D.	ROOF DRAIN	W.H.	WATER HEATER
DMD.	DIAGONAL OR DIAGRAM	J.B.	JUNCTION BOX	REPT.	RECEPTACLE	W.I.	WROUGHT IRON
DICT.	DICATION	JCT.	JUNCTION	REF.	REFERENCE OR REFRIGERATOR	W/O.	WITHOUT
DM.	DIMENSION	J.S.	JANITOR SINK	REFRIG.	REFRIGERATOR	W.P.	WATERPROOFING
DSP.	DISPENSER OR DISPOSAL	JST.	JOIST	REG.	REGULATION	W.P.J.	WEAKENED PLANE JOINT
D.V.	DIVISION	JT.	JOINT	REIN.	REINFORCED	W.R.	WATER RESISTANT
D.H.	DOUBLE HUNG	KT.	KITCHEN	REIN.FCON.	REINFORCED CONCRETE	W.S.C.	WARRANTY
D.L.	DEAD END	K.O.	KNOCKOUT	REID.	REQUIRED	W.W.	WOOD SCREW
DN.	DOWN	K.P.	KICK PLATE	RES.	RESISTANT	W.W.F.	WEIGHT
D.P.	DEEP	LAB.	LABORATORY	RESIL.	RESILIENT	W.W.F.	WEIGHTED WIRE FABRIC
DR.	DOOR	LAD.	LADDER	RET.	RETURN	YD.	YARD
D.S.	DOWNSTOP	LAM.	LAMINATE	REV.	REVISIONS OR REVERSE	Z.	Z
D.W.	DISHWASHER	LAV.	LAVATORY	R.F.	RESIDENT FLOORING	ANGLE	ANGLE
DWG.	DRAWING	LBS.	POUNDS	R.H.M.B.	ROUND HEAD MACHINE BOLT	CHANNEL	CHANNEL
(E)	EXISTING	LN.	LINEAL	R.H.W.S.	ROUND HEAD WOOD SCREW	REN'D (N.A. SIZE)	REINFORCED (N.A. SIZE)
E	EAST	L.L.	LINE LOAD	R.O.	ROUGH OPENING	%	PERCENT
EA.	EACH	LMBR.	LUMBER	RWD.	REDWOOD	AND	AND
E.I.P.S.	EXTENDER INSULATION AND FINISH SYSTEM	LUM.	LUMINOUS	RWL.	RAN/WATER LEADER	CENTERLINE	CENTERLINE
ELEC.	ELECTRICAL	L.V.R.	LIVING ROOM	S.	SOUTH	Ø	DIAMETER OR ROUND
ELEV.	ELEVATION OR ELEVATOR	LUM.	LUMINOUS	S.B.	SPLASH BLOCK	↓	PERPENDICULAR
EMERG.	EMERGENCY	MAS.	MASONRY	SC.	SCALE	#	FOUND OR NUMBER
E.N.	EDGE NAL OR END NAL	MATL.	MATERIAL	SCHD.	SCHEDULE		
		MAX.	MAXIMUM	S.D.	SMOKE DETECTOR		
		M.B.	MACHINE BOLT	SEC.	SECURE OR SECURITY		
		MR.	MEMBER	SECT.	SECTION		
		M.C.	MEDICINE CABINET	S.E.D.	SEE ELECTRICAL DRAWINGS		

SYMBOLS

NOTE: REFER TO INDIVIDUAL SHEETS FOR ADDITIONAL SYMBOLS AND LEGENDS

COLUMN LINE		NEW		EXISTING
BUILDING SECTION		SECTION IDENTIFICATION		SHEET WHERE SECTION IS INDICATED
WALL SECTION		SECTION IDENTIFICATION		SHEET WHERE SECTION IS INDICATED
ELEVATION		ELEVATION IDENTIFICATION		SHEET WHERE ELEVATION IS INDICATED
INTERIOR ELEVATION		ELEVATION IDENTIFICATION		SHEET WHERE ELEVATION IS INDICATED
DETAIL SECTION		DETAIL IDENTIFICATION		SHEET WHERE DETAIL IS INDICATED
ENLARGED PLAN OR ELEVATION		PLAN IDENTIFICATION		SHEET WHERE PLAN IS INDICATED
KEYNOTE		KEYNOTE NUMBER W/ LEADER		
CONSTRUCTION ASSEMBLY		CONSTRUCTION ASSEMBLY REFERENCE - REFER TO SCHEDULE		
ROOM NAME & NUMBER		ROOM NAME & NUMBER		
EXISTING ROOM NAME & NUMBER		EXISTING ROOM NAME & NUMBER		
EQUIPMENT REFERENCE		EQUIPMENT IDENTIFICATION REFERENCE - REFER TO SCHEDULE		
CEILING HEIGHT		CEILING HEIGHT (FLOOR TO FINISH CEILING)		
ELEVATION RELATED TO PROJECT DATUM		HEIGHT ABOVE OR BELOW PROJECT DATUM FLOOR LEVEL		
SPOT ELEVATION REFERENCE		HEIGHT ABOVE PROJECT DATUM REFERENCE LOCATION		
WALL FINISH IDENTIFIER		FINISH MATERIAL OR RADIATION PROTECTION		
RESTROOM ACCESSORY		RESTROOM ACCESSORY NUMBER		
MATCH LINE		MATCH LINE		
EXISTING WALL		EXISTING WALL TO REMAIN		
DEMOLITION		EXISTING WALL TO BE REMOVED		
EXISTING DOOR		EXISTING DOOR TO REMAIN (SHOW DASHES WHEN REMOVED OR RELOCATED)		
NEW WALL W/ ASSEMBLY TYPE IDENTIFICATION		NEW WALL - REFER TO A700 SERIES SHEETS		
WALL W/ RADIATION SHIELDING		LEAD LINED GYPSUM BOARD - 4/8" S&F UNLESS NOTED OTHERWISE		
NEW DOOR		NEW DOOR - REFER TO OPENING SCHEDULE		
NEW WINDOW W		WINDOW / GLAZING IDENTIFICATION		
REVISION CLOUD W/ DELTA		REVISION NUMBER		
PROPERTY LINE				

<p>DATE: 2020.03.03 03:11 AM</p> <p>FILE: C:\Users\james\Documents\VA BAKERSFIELD\VA BAKERSFIELD_HelloWorld.dwg</p> <p>PROJECT: VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC</p> <p>PROJECT NUMBER: 17-0009</p>	<p>CONSULTANTS:</p>	<p>DEVELOPER:</p> <p></p>	<p>ARCHITECT/ENGINEERS:</p> <p></p> <p>NICHOLS • MELBURG • ROSSETTO ARCHITECTS • ENGINEERS 300 KNOLLCREST DRIVE REDDING, CA 96002 (530) 222-3300 • (530) 222-3638 FAX http://www.nmrdesign.com</p>	<p>STAMP:</p> <p></p>	<p>Office of Construction and Facilities Management</p> <p>VA U.S. Department of Veterans Affairs</p>	<p>Drawing Title: ABBREVIATIONS & SYMBOLS</p> <p>Phase: INITIAL OFFER</p> <p>NOT FOR CONSTRUCTION</p> <p>FULLY SPRINKLERED</p>	<p>Project Title: VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC</p> <p>Location: KNUDSEN STREET & OLIVE DRIVE</p> <p>Issue Date: JANUARY, 2020</p> <p>Checked: []</p> <p>Drawn: []</p> <p>Author: []</p>	<p>SFO Number: 36C10F19R00677</p> <p>Drawing Number: G1001</p>								
	<table border="1"> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Description	Date												
No.	Description	Date														



EXTERIOR RENDERING AT OUTDOOR PATIO



EXTERIOR RENDERING AT DROP OFF CANOPY



EXTERIOR RENDERING AT DROP OFF CANOPY

File Name: 20200208.04.4.1.dwg
 File Path: C:\Users\jwerner\Documents\VA BAKERSFIELD\2020\20200208.04.4.dwg
 Plot Date: 1/20/2020 10:41:11 AM
 Plot Scale: 1/8" = 1'-0"
 Plot Device: HP DesignJet T1100e
 Plotter Driver: HP DesignJet T1100e PCL6
 Plot Style: 2020.ctb
 User: jwerner

No.	Description	Date

CONSULTANTS:

DEVELOPER:



SASD
Development Group, LLC

ARCHITECT/ENGINEERS:



NICHOLS • MELBURG • ROSSETTO
ARCHITECTS • ENGINEERS
300 KNOLLCREST DRIVE
REDDING, CA 96002
(530) 222-3300 (530) 222-3638 FAX
http://www.nmrdesign.com
NMR Project Number: 17-0009

STAMP:

Office of
Construction
and Facilities
Management



U.S. Department
of Veterans Affairs

Drawing Title EXTERIOR RENDERINGS
Approved:

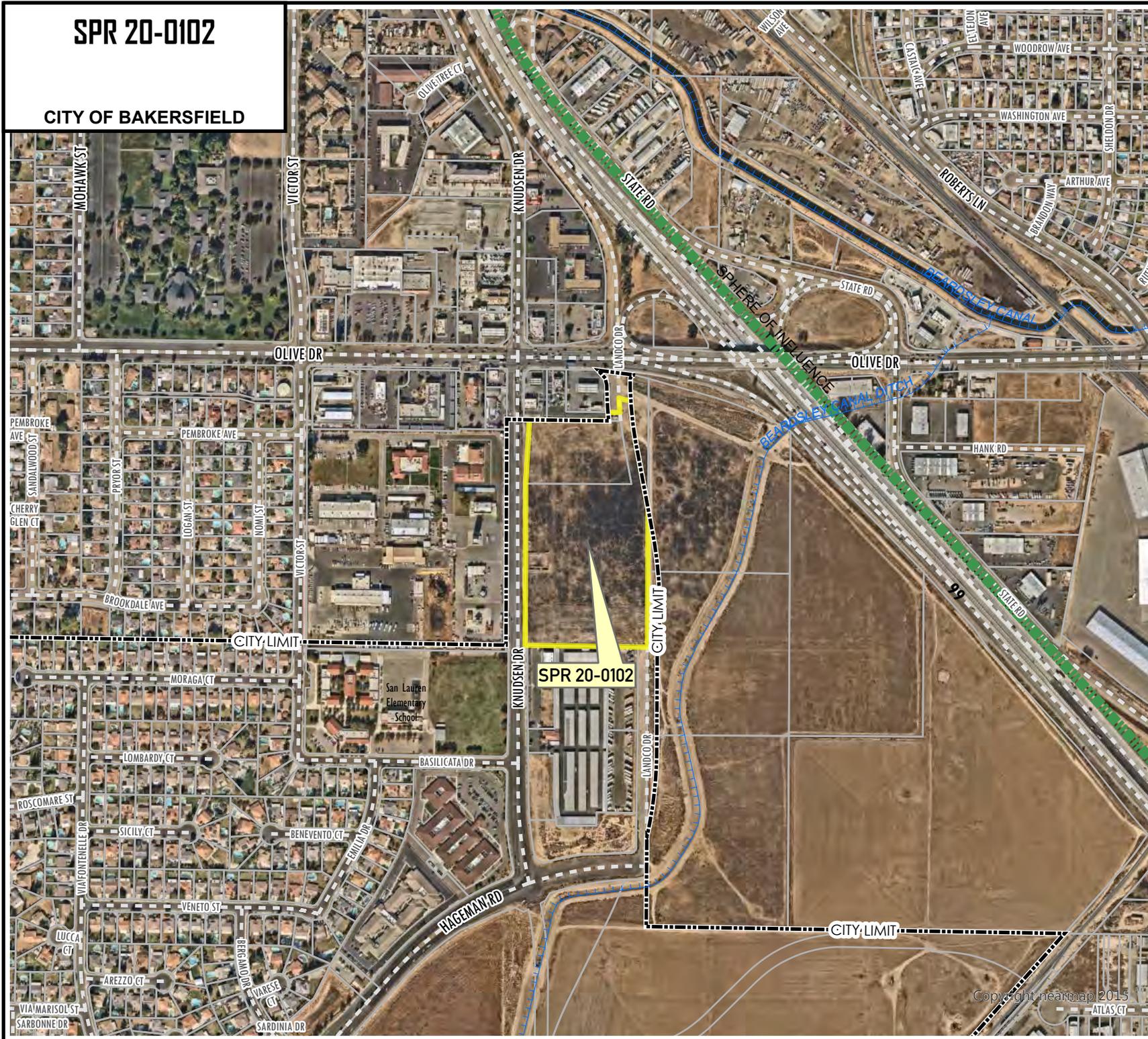
Phase INITIAL OFFER NOT FOR CONSTRUCTION
FULLY SPRINKLERED

Project Title VA BAKERSFIELD COMMUNITY BASED OUTPATIENT CLINIC
Location KNUJSEN STREET & OLIVE DRIVE
Issue Date JANUARY, 2020
Checked Team
Drawn Team

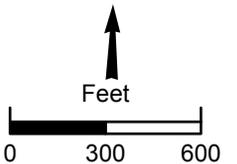
SFG Number 36C10F19R00677
Drawing Number G1300

SPR 20-0102

CITY OF BAKERSFIELD



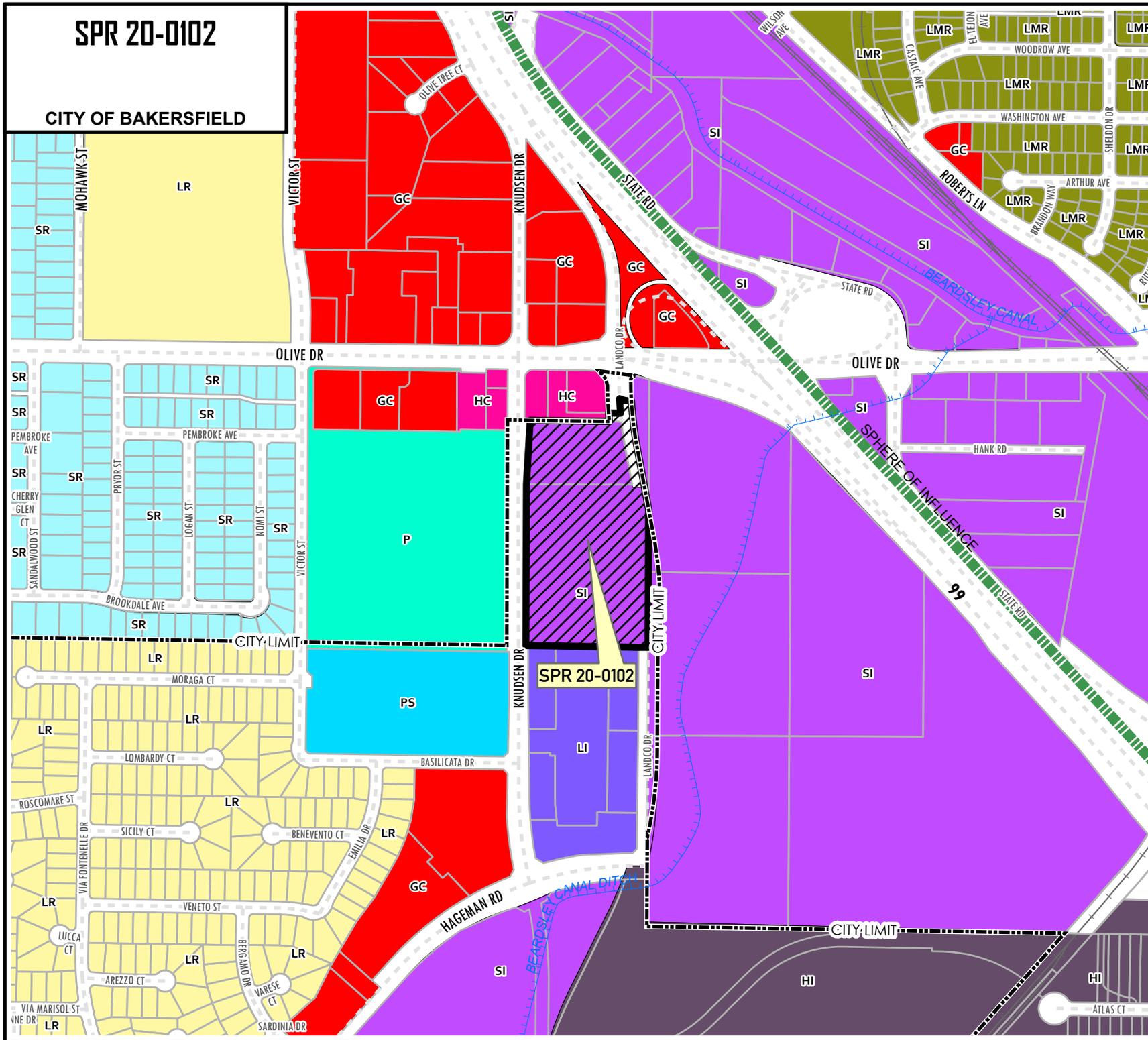
AERIAL



Copyright nearmap 2015
ATLAS.GT

SPR 20-0102

CITY OF BAKERSFIELD



- 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
- COMMERCIAL**
- GC - General Commercial
 - HC - Highway Commercial
- INDUSTRIAL**
- LI - LIGHT INDUSTRIAL
 - SI - Service Industrial
 - HI - Heavy Industrial
- PUBLIC FACILITIES**
- P - Public Facilities
 - PS - Public/Private Schools

BAKERSFIELD

Feet

0 300 600

Public Comments



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

December 4, 2020

Ms. Kassandra Gale
City of Bakersfield – Development Services
1715 Chester Avenue
Bakersfield, CA 93301
Kgale@bakersfieldcity.us

MITIGATED NEGATIVE DECLARATION SITE PLAN REVIEW NO. 20-0102 – DATED
DECEMBER 2, 2020 (STATE CLEARINGHOUSE NUMBER: 2020120042)

Ms. Gale:

The Department of Toxic Substances Control (DTSC) received a Mitigated Negative Declaration (MND) for SPR 20-0102 (Project). The Lead Agency is receiving this notice from DTSC because the Project includes one or more of the following: groundbreaking activities, work in close proximity to a roadway, work in close proximity to mining or suspected mining or former mining activities, presence of site buildings that may require demolition or modifications, importation of backfill soil, and/or work on or in close proximity to an agricultural or former agricultural site.

DTSC recommends that the following issues be evaluated in the MND. Hazards and Hazardous Materials section:

1. The MND should acknowledge the potential for historic or future activities on or near the project site to result in the release of hazardous wastes/substances on the project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated. The MND should also identify the mechanism(s) to initiate any required investigation and/or remediation and the government agency who will be responsible for providing appropriate regulatory oversight.
2. Refiners in the United States started adding lead compounds to gasoline in the 1920s in order to boost octane levels and improve engine performance. This practice did not officially end until 1992 when lead was banned as a fuel additive in California. Tailpipe emissions from automobiles using leaded gasoline contained lead and resulted in aerially deposited lead (ADL) being deposited in and along roadways throughout the state. ADL-contaminated soils still exist

along roadsides and medians and can also be found underneath some existing road surfaces due to past construction activities. Due to the potential for ADL-contaminated soil DTSC, recommends collecting soil samples for lead analysis prior to performing any intrusive activities for the project described in the MND.

3. If any sites within the project area or sites located within the vicinity of the project have been used or are suspected of having been used for mining activities, proper investigation for mine waste should be discussed in the MND. DTSC recommends that any project sites with current and/or former mining operations onsite or in the project site area should be evaluated for mine waste according to DTSC's 1998 Abandoned Mine Land Mines Preliminary Assessment Handbook (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/11/aml_handbook.pdf).
4. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's 2006 *Interim Guidance Evaluation of School Sites with Potential Contamination from Lead Based Paint, Termiticides, and Electrical Transformers* (https://dtsc.ca.gov/wpcontent/uploads/sites/31/2018/09/Guidance_Lead Contamination_050118.pdf).
5. If any projects initiated as part of the proposed project require the importation of soil to backfill any excavated areas, proper sampling should be conducted to ensure that the imported soil is free of contamination. DTSC recommends the imported materials be characterized according to DTSC's 2001 *Information Advisory Clean Imported Fill Material* (https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/SMP_FS_Cleanfill-Schools.pdf).
6. If any sites included as part of the proposed project have been used for agricultural, weed abatement or related activities, proper investigation for organochlorinated pesticides should be discussed in the MND. DTSC recommends the current and former agricultural lands be evaluated in accordance with DTSC's 2008 *Interim Guidance for Sampling Agricultural Properties (Third Revision)* (<https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/Ag-Guidance-Rev-3-August-7-2008-2.pdf>).

DTSC appreciates the opportunity to comment on the MND. Should you need any assistance with an environmental investigation, please submit a request for Lead Agency Oversight Application, which can be found at: https://dtsc.ca.gov/wp-content/uploads/sites/31/2018/09/VCP_App-1460.doc. Additional information regarding voluntary agreements with DTSC can be found at: <https://dtsc.ca.gov/brownfields/>.

Ms. Cassandra Gale
December 4, 2020
Page 3

If you have any questions, please contact me at (916) 255-3710 or via email at Gavin.McCreary@dtsc.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Gavin McCreary". The signature is fluid and cursive, with the first name "Gavin" being more prominent than the last name "McCreary".

Gavin McCreary
Project Manager
Site Evaluation and Remediation Unit
Site Mitigation and Restoration Program
Department of Toxic Substances Control

cc: (via email)

Governor's Office of Planning and Research
State Clearinghouse
State.Clearinghouse@opr.ca.gov

Mr. Dave Kereazis
Office of Planning & Environmental Analysis
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov



COVER SHEET

PLANNING DEPARTMENT STAFF REPORT

MEETING DATE: January 7, 2021

ITEM NUMBER: Consent Calendar Public
Hearing5.(d.)

TO: Planning Commission

FROM: Paul Johnson, Planning Director

PLANNER: Tony Jaquez, Associate Planner

DATE:

WARD: Ward 3

SUBJECT:

Street Re-name, Landco Drive to Valor Drive: City of Bakersfield is proposing to change the segment of Landco Drive, between Olive Drive and Hageman Road to Valor Drive due to the disjointed alignment. Notice of Exemption on file.

APPLICANT: City of Bakersfield Development Services Department

OWNER: N/A

LOCATION: Segment of Landco Drive, between Olive Drive and Hageman Road in northwest Bakersfield.

STAFF RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description	Type
☐ Staff Report	Staff Report
☐ Resolution	Resolution
☐ Exh A-1_Zone Map	Exhibit
☐ Exh B_City Council Reso No 242-04	Exhibit
☐ Exh C_Notice of Exemption	Backup Material



BAKERSFIELD

THE SOUND OF *Something Better*

CITY OF BAKERSFIELD PLANNING DEPARTMENT STAFF REPORT

TO: Chair Koman and Members of the Planning Commission AGENDA ITEM: 5.d.

FROM: Paul Johnson, Planning Director APPROVED: PJ

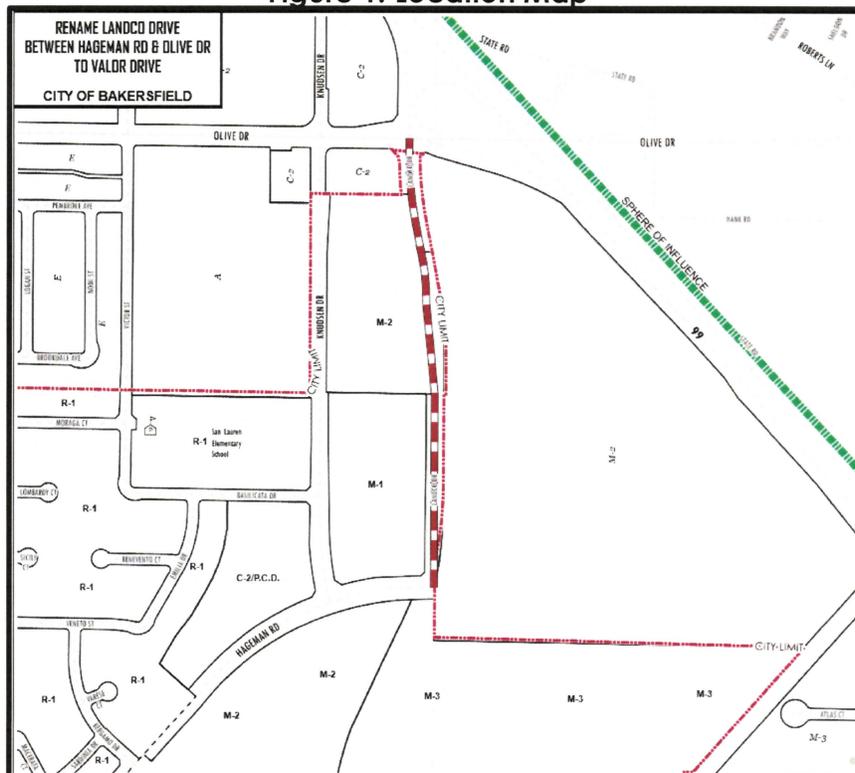
DATE: January 7, 2021

SUBJECT: STREET NAME CHANGE – “LANDCO DRIVE” TO “VALOR DRIVE” (WARD 3)

APPLICANT: City of Bakersfield
Development Services Department/Planning Division
1715 Chester Avenue
Bakersfield, CA 93301

LOCATION: The length of Landco Drive between Olive Drive and Hageman Road.

Figure 1. Location Map



RECOMMENDATION:

Adopt Resolution and suggested findings **APPROVING** name change of “Landco Drive” to “Valor Drive” between Olive Drive and Hageman Road as depicted in the project description.

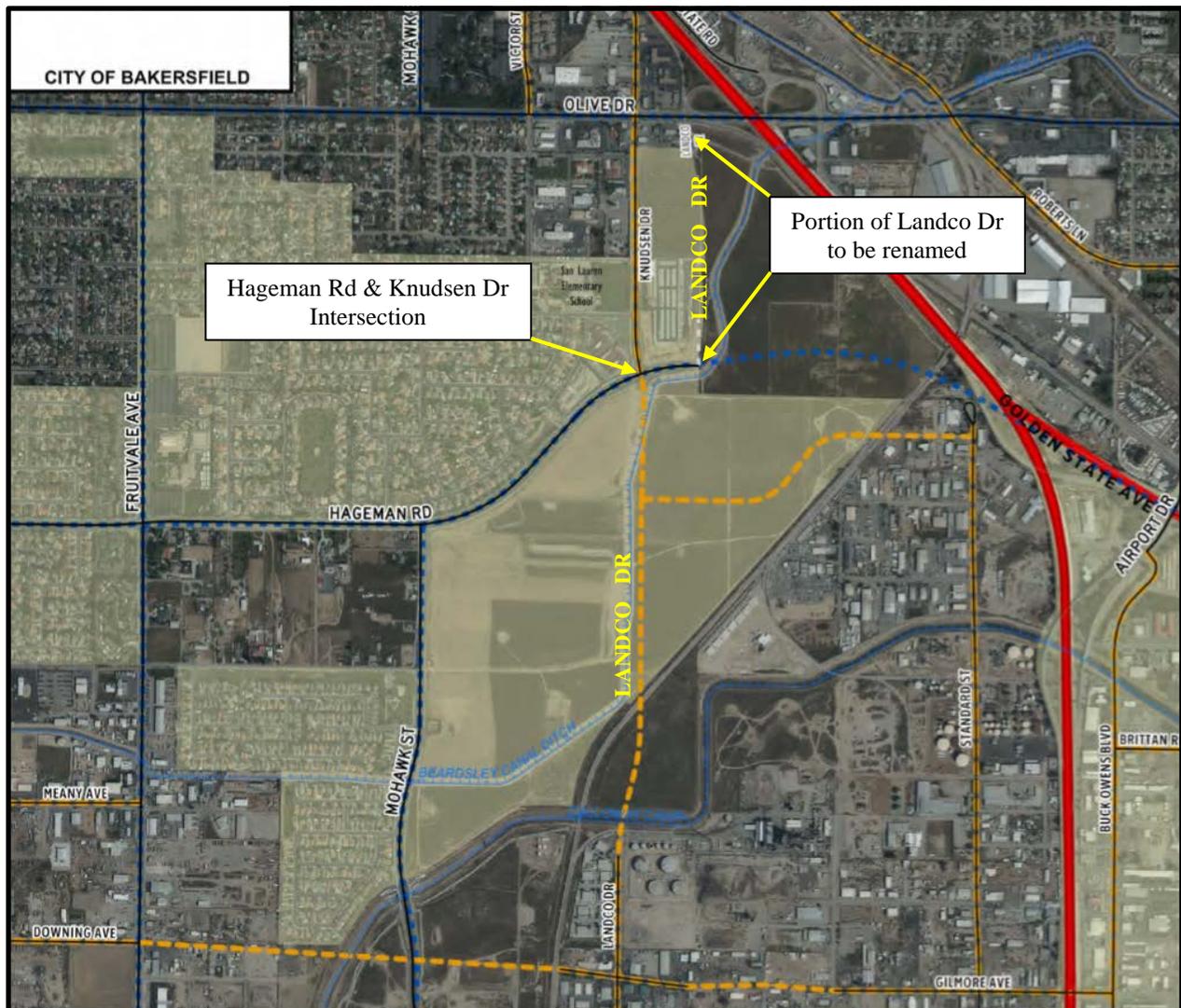
PROJECT SUMMARY:

Background. City Council Resolution No. 242-04 (attached) sets the policies for which individuals may request to change street names and provides categories of proposed name changes that are eligible for a street name change consideration.

The policy also states that street name changes may be proposed by the Planning Director, pursuant to the Director’s responsibility to maintain the City’s address system. This is done in consultation with the Public Works Director, Police Chief, and Fire Chief to correct mistakes, to accomplish a more efficient emergency response program, or to comply with any federal, state or local law, rule, or regulation. The cost of replacing street signs is borne by the city.

Analysis. The requested street name change is for more efficient response. Landco Drive is a designated collector roadway which is proposed to extend from Rosedale Highway to the north and eventually connect at the intersection of Hageman Road and Knudsen Drive. Then, the alignment of Landco Drive shifts east approximately 550 feet to connect Hageman Road with Olive Drive (see Figure 2).

Figure 2. Landco Drive Alignment



The City of Bakersfield is proposing to rename the segment of Landco Drive, between Olive Drive and Hageman Road, to Valor Drive. This will eliminate any confusion and unnecessary delays that may occur due to the disjointed alignment that currently exists. The proposed street name “Valor Drive” has been reviewed by, and is acceptable to, emergency service agencies.

Between Olive Drive and Hageman Road, Landco Drive is primarily a dirt road on the northern half and a paved dead-end road on the southern half. There is a RV/boat storage yard that has a Landco Drive address; however, access to the yard is obtained through the main entry on Knudson Drive (5250 Knudson Drive). The remaining properties are currently undeveloped (see Figure 3).

The requested street name change will also compliment a proposed future development of a 39,648 square foot Department of Veterans Affairs (VA) medial outpatient facility. This proposed project is generally located on the west side of Landco Drive, east side of Knudsen Drive, approximately 250 feet south of Olive Drive, and north of the self-storage facility.

Figure 3a. Landco Drive Aerial



Figure 3b. Looking South



Figure 3c. Looking North



Timing. If approved by the Planning Commission, or City Council if appealed, the street name change will become effective in approximately 90 days. The actual date shall be determined by the Planning Director upon coordination with the Public Works Department for preparation of the new street signs and work schedule for personnel to change the signs. The Planning Department

will notify the 911 system administrator and other public agencies of the change. The City will send a letter to each property owner at least 60 days prior to the effective date of the change, so that they may make address change arrangements at their cost, with the United States Postal Office, financial institution, utility companies, and others.

ENVIRONMENTAL REVIEW AND DETERMINATION:

The street name change will have no physical impacts on the environment and is therefore exempt from the California Environmental Quality Act under the General Rule provision Section 15061(b)(3)).

PUBLIC NOTIFICATION:

Notice of public hearing before the Planning Commission of the City of Bakersfield for the project was advertised in the newspaper and posted on the bulletin board of the Bakersfield City Planning Department. All property owners within 300 feet of the project site were notified about the hearing and the proposed name change at least 10 days prior to the public hearing in accordance with State law. As of this writing, no other written comments have been received.

CONCLUSION:

Staff finds that the proposed street name change of “Landco Drive” to “Valor Drive” between Olive Drive and Hageman Road is reasonable, and recommends approval.

EXHIBITS:

- A. Resolution with Exhibit:
 - A-1. Location Map
- B. City Council Resolution No. 242-04
- C. CEQA Notice of Exemption

EXHIBIT A

RESOLUTION _____

RESOLUTION OF THE PLANNING COMMISSION APPROVING A CHANGE OF STREET NAME FROM "LANDCO DRIVE" TO "VALOR DRIVE" BETWEEN OLIVE DRIVE AND HAGEMAN ROAD (WARD 3)

WHEREAS, City of Bakersfield, Development Services Department, filed an application for a street name change in accordance with City Council Resolution 242-04; and

WHEREAS, the application requested a change in the street name for "Landco Drive" to "Valor Drive" between Olive Drive and Hageman Road, as shown on attached Exhibit 1; and

WHEREAS, the Planning Commission, through its Secretary, did set THURSDAY, JANUARY 7, 2021 at the hour of 5:30 p.m. in the Council Chambers of City Hall, 1501 Truxtun Avenue, Bakersfield, California, as the time and place for a public hearing before said Planning Commission on said application, and notice of the public hearing was given in the manner provided in City Council Resolution 242-04; and

WHEREAS, the Planning Director may propose a street name change, pursuant to the director's responsibility to maintain the City's address system, in consultation with the Public Works Director, Police Chief and Fire Chief to correct mistakes, to accomplish a more efficient emergency response program, or to comply with any federal, state or local law, rule or regulation; therefore, the application to request a street name change is deemed acceptable pursuant to City Council Resolution 242-04, Section 1; and

WHEREAS, Landco Drive is a designated Collector street that extends from Rosedale Highway north to (eventually) connect at the intersection of Hageman Road and Knudsen Drive. Then, at Hageman Road, Landco Drive shifts east, approximately 540 feet, to connect Landco Drive to Olive Drive. The proposal is to change the segment of Landco Drive, between Olive Drive and Hageman Road to Valor Drive to eliminate confusion and/or possible emergency response delays that may occur due to the disjointed alignment that currently exists.

WHEREAS, the laws and regulations relating to CEQA and the City of Bakersfield's CEQA Implementation Procedures, have been duly followed by city staff and the Planning Commission; and

WHEREAS, the above described project is Categorical Exempt from the requirements of the California Environmental Quality Act in accordance with CEQA Section 15061 (b)(3), general rule; and

WHEREAS, the facts presented in the staff report and evidence at the above referenced public hearings support the findings contained in this resolution; and

WHEREAS, at said public hearing held January 7, 2021 the proposed street name change was duly heard and considered and the Planning Commission found as follows:

1. All required public notices have been given. Hearing notices regarding the proposed project were mailed to property owners within 300 feet of the project area and published in a local newspaper of general circulation at least 10 days prior to the hearing.

2. The provisions of CEQA and City of Bakersfield CEQA Implementation Procedures have been followed. Staff determined that the proposed activity is a project and the project is Categorical Exempt from CEQA under Section 15061 (b)(3).

3. The application conforms to the requirements of City Council Resolution 242-04, Section 1:

“Street name changes may be proposed by the Planning Director, pursuant to the director’s responsibility to maintain the City’s address system, in consultation with the Public Works Director, Police Chief and Fire Chief to correct mistakes, to accomplish a more efficient emergency response program, or to comply with any federal, state or local law, rule or regulation.”

4. The effective date of said street name change shall be in approximately 90 days from the date of the final decision regarding this application, as determined by the Planning Director upon consultation with the Public Works Department.

5. The Planning Director shall record this resolution with the Kern County Recorder’s Office as described below.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF BAKERSFIELD as follows:

1. That the above recitals, incorporated herein, are true and correct.
2. That the map is Categorical Exempt from the requirements of CEQA.
3. That the street name “Landco Drive” shall be replaced by the street name “Valor Drive” between Olive Drive and Hageman Road.
4. The Planning Director shall record this resolution with the Kern County Recorder’s Office at least 30 days prior to the effective date. The effective date for the street name change from “Landco Drive” to “Valor Drive” shall be a date selected in coordination with the County of Kern.

I **HEREBY CERTIFY** that the foregoing Resolution was passed and adopted by the Planning Commission of the City of Bakersfield at a regular meeting thereof held on January 7, 2021, on a motion by Commissioner _____ and seconded by Commissioner _____, by the following vote.

AYES:

NOES:

ABSENT:

APPROVED

LARRY KOMAN, CHAIR
City of Bakersfield Planning Commission

Exhibit: (Attached)

1. Location Map

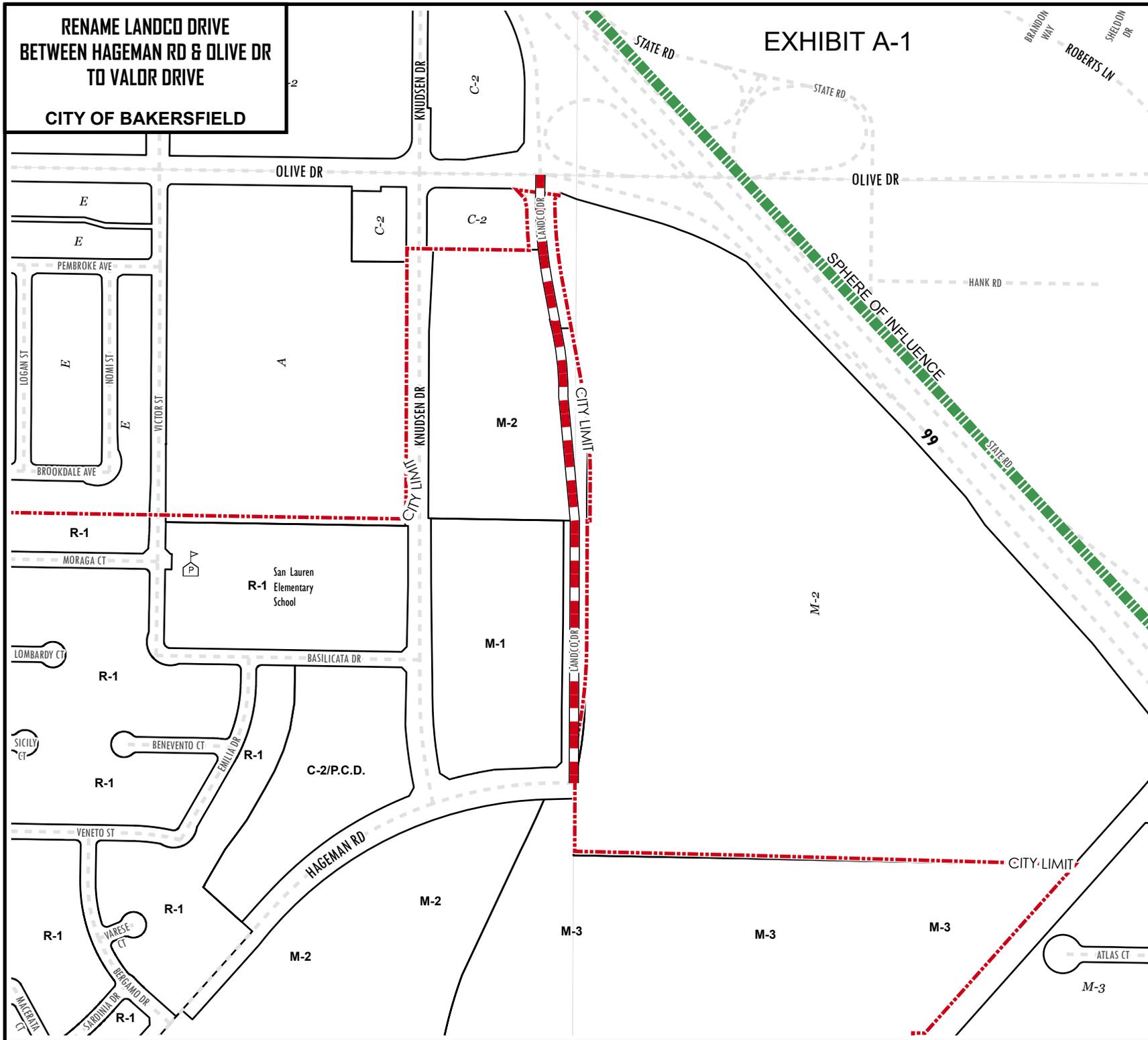
**RENAME LANDCO DRIVE
BETWEEN HAGEMAN RD & OLIVE DR
TO VALOR DRIVE**

CITY OF BAKERSFIELD

EXHIBIT A-1

**LEGEND
(ZONE DISTRICTS)**

- R-1 One Family Dwelling
6,000 sq.ft. min lot size
- R-1-4.5 One Family Dwelling
4,500 sq.ft. min lot size
- E Estate
10,000 sq.ft. min lot size
- R-S Residential Suburban
24,000 sq.ft./dwelling unit
- R-S() Residential Suburban
1, 2.5, 5 or 10 min lot size
- R-2 Limited Multiple Family Dwelling
4,500 sq.ft. min lot size (single family)
6,000 sq.ft. min lot size (multifamily)
2,500 sq.ft. lot area/dwelling unit
- R-3 Multiple Family Dwelling
6,000 sq.ft. min lot size
1,250 sq.ft. lot area/dwelling unit
- R-4 High Density Multiple Family Dwelling
6,000 sq.ft. min lot size
600 sq.ft. lot area/dwelling unit
- R-H Residential Holding
20 acre min lot size
- A Agriculture
6,000 sq.ft. min lot size
- A-20A Agriculture
20 acre min lot size
- PUD Planned Unit Development
- TT Travel Trailer Park
- MH Mobilehome
- C-0 Professional and Administrative Office
- C-1 Neighborhood Commercial
- C-2 Regional Commercial
- C-C Commercial Center
- C-B Central Business
- PCD Planned Commercial Development
- M-1 Light Manufacturing
- M-2 General Manufacturing
- M-3 Heavy Industrial
- P Automobile Parking
- RE Recreation
- Ch Church Overlay
- OS Open Space
- HOSP Hospital Overlay
- AD Architectural Design Overlay
- FP-P Floodplain Primary
- FP-S Floodplain Secondary
- AA Airport Approach
- DI Drilling Island
- PE Petroleum Extraction Combining
- SC Senior Citizen Overlay
- HD Hillside Development Combining
- WM- West Ming Specific Plan



BAKERSFIELD

N

Feet

0 300 600

EXHIBIT B

**CITY COUNCIL RESOLUTION NO. 242-04
(STREET RE-NAME POLICY)**

RESOLUTION NO. **242-04**

**A RESOLUTION OF THE CITY OF BAKERSFIELD
AMENDING RESOLUTION 198-89 CONCERNING
THE CHANGING OF STREET NAMES.**

WHEREAS, Resolution No. 198-89, adopted November 29, 1989, sets forth the general policy under which the changing of street names would be considered; and

WHEREAS, with the passage of time and experience the need to clarify this policy has become evident; and

WHEREAS, Section 16.28.130 of the Bakersfield Municipal Code relative to the subdivision of land sets forth the process for naming of new streets created by the subdivision of land; and

WHEREAS, upon the recording of subdivisions, the street names therein become fundamental references thereafter for official records and addressing; and

WHEREAS, from time-to-time proposals are made to change street names to give recognition to national, state or local individuals, organizations or other entities; and

WHEREAS, the City Council desires to adopt policies that would establish when street name changes would be considered.

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Bakersfield as follows:

1. Street name changes may be proposed by the Planning Director, pursuant to the director's responsibility to maintain the city's address system, in consultation with the Public Works Director, Police Chief and Fire Chief to correct mistakes, to accomplish a more efficient emergency response program, or to comply with any federal, state or local law, rule or regulation.

2. For purposes of considering street name changes, the following categories shall determine which general policy will be applied.

Category 1:

Changes for streets to be named after individuals, service organizations or other humanitarian entities for which federal or state holidays are observed.

Category 2:

Changes for streets to be named after individuals who have been deceased no less than five years or service organizations or other humanitarian entities which have been out of existence for no less than five years and whose lives or services have been exemplary and brought honor and recognition to the city.



Category 3:

Changes for streets to be named after individuals who are living or service organizations or other entities which are still in service and whose lives or services are exemplary and have brought honor and recognition to the city.

3. Applications to rename streets after accident victims will not be accepted for consideration.

A. GENERAL POLICIES

1) Approval Agency

- a) Planning Commission is the approval agency for street name changes. Decisions are final at the Planning Commission and are appealable to the City Council subject to the requirements of Section 17.64.130 of the Bakersfield Municipal Code.
- b) Planning Commission action will be taken at an advertised public hearing.

2) Application Requirements

- a) Category 1 requests shall be by application on forms supplied by the city. A petition in support of the application is not required.
- b) Category 2 requests shall be by application on forms supplied by the city. The application shall include a petition signed by owners of 50% of the businesses of commercial or industrially zoned property or by owners of more than 50% of the property of residentially zoned property or property on streets containing a mixture of residential and any other zone.
- c) Category 3 requests shall be by application on forms supplied by the city accompanied with a filing fee. The application shall include a petition signed by owners of 75% of the businesses of commercially or industrially zoned property or owners of 75% of the properties of residentially zoned property or property on streets containing a mixture of residential and any other zone.
- d) The petition requirements and inclusion by one of the three categories qualify the application for acceptance and processing for public hearing before the Planning Commission. Approval or denial of the application will be based on staff analysis of the request and public hearing testimony.

4. Responsibility for cost of application and appeal of decision:

- a) Category 1 and 2 name change requests will be borne by the city.
- b) Category 3 name change request must be borne by the applicant.

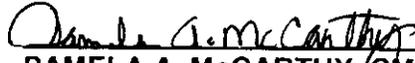
- c) Appeal of the decision under either category must be borne by the appellant.
- d) The application fee shall be set by the City Council. Such fee will be reviewed with the annual evaluation of the cost recovery program.
- e) The cost of replacing street signs will be borne by the city.

5. Appeals may be filed by the applicant or owners of property whose addresses would be changed.

-----o0o-----

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted, by the Council of the City of Bakersfield at a regular meeting thereof held on AUG 18 2004 by the following vote:

AYES:	COUNCILMEMBER COUCH, CARSON, BENHAM, MAGGARD, HANSON, SULLIVAN, SALVAGGIO
NOES:	COUNCILMEMBER <u>none</u>
ABSTAIN:	COUNCILMEMBER <u>none</u>
ABSENT:	COUNCILMEMBER <u>none</u>


PAMELA A. McCARTHY, CMC
CITY CLERK and Ex Officio Clerk of the
Council of the City of Bakersfield

APPROVED AUG 18 2004


HARVEY L. HALL
Mayor of the City of Bakersfield

APPROVED as to form
VIRGINIA GENNARO
City Attorney

By: 

JH:pjt
S:ccres-co

EXHIBIT C: NOTICE OF EXEMPTION

TO: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

FROM: City of Bakersfield
Planning Department
1715 Chester Avenue
Bakersfield, CA 93301

County Clerk
County of Kern
1115 Truxtun Avenue
Bakersfield, CA 93301

Project Title: Street Name change from Landco Drive to Valor Drive, between Olive Drive and Hageman Road

Project Location-Specific: Landco Drive, between Olive Drive and Hageman Road

Project Location-City: Bakersfield **Project Location-County:** Kern

Description of Project:

A proposed street name change to the segment of Landco Drive, between Olive Drive and Hageman Road to Valor Drive to eliminate confusion and/or possible emergency response delays that may occur due to the disjointed alignment that currently exists

Name of Public Agency Approving Project: City of Bakersfield

Name of Applicant for Project: City Of Bakersfield Development Services, Planning Department

Exempt Status:

- Ministerial (Sec.21080(b)(1); 15268));
- Declared Emergency (Sec.21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number. In-Fill Development Projects
- Statutory Exemptions. State section number. 15061 (b) 3
- Project is exempt from CEQA pursuant to Section _____

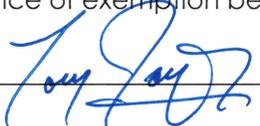
Reasons why project is exempt:

The street name change will have no physical impacts on the environment and is exempt from CEQA under the General Rule provisions (Section 15061 (b) 3)

Lead Agency: Contact Person: Tony Jaquez Telephone/Ext.: (661) 326-3733

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes__ No__

Signature:  Date: 12/29/2020 Title: Associate Planner

Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: _____