

PUBLIC SERVICES REPORT

**316.07 Acres
Houghton Road and State Route 99
County of Kern, State of California**

**Portion of Section 7,
Township 31 South, Range 28 East, M.D.M.**

Prepared for:
99-Houghton, LLC

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Project No. 06-012

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1.0 Introduction

1.1 Scope

McIntosh & Associates has prepared this Public Services Report to provide technical information for the development of a light-to-medium industrial park, with neighborhood commercial and highway commercial uses consistent with the Kern County General Plan and Zoning Ordinance. The project site is located within the boundaries of the Metropolitan Bakersfield General Plan (MBGP). The objective of this report is to identify existing public services, determine projected service needs, and determine if the proposed project will have an effect upon, or result in a need for new or expanded services.

1.2 Project Description

The subject property is located on the east side of State Route 99, between DiGiorgio Road alignment on the north, South Union Avenue on the east, and Houghton Road on the south. The subject property is situated 1.10 miles southeast of the Bakersfield City Limits in the County of Kern, State of California. Refer to the Vicinity Map (Figure 1).



Figure 1.1 Vicinity Map

The proposed light-to-medium industrial park, with associated neighborhood commercial and highway commercial uses, consists of 316.07 acres identified by Assessor's Parcel Number 185-140-06. The project is situated approximately 1.10 miles southeast of the incorporated Bakersfield city limits and includes a General Plan Amendment, Zone Changes, Site Plan Review, and an Environmental Impact Report in the County of Kern. Changes in the development of the project site are listed in Table 1-1.

The property is described as being a portion of Section 7 in Township 31 South, Range 28 East, of the Mount Diablo Meridian. The property is located between Di Giorgio Road alignment to the north; Houghton Road to the south; and between State Highway 99 and South Union Avenue (State Highway 204) to the west and east, respectively. According to the United States Geological Survey (USGS) Gosford and Conner 7.5-Minute Topographic Quadrangles and visual inspections of the project site, most of the site topography is relatively flat, sloping slightly from northwest to southeast. Elevations range from approximately 339 feet in the north to 331 feet above mean sea level in the south.

According to the MBGP, the current land use designation for the subject property is R-IA (Resource-Intensive Agriculture). According to the County of Kern Zoning Ordinance (2003), the entire subject property is currently zoned A (Exclusive Agriculture). The property owner is proposing to amend the MBGP and change the land use zoning designations as follows:

Table 1.1 Proposed Land Use and Zoning

| Metro Bakersfield General Plan Amendment | | | Kern County Zoning Change | | |
|---|------------------------------|-------|--------------------------------------|-------------------------------|-------|
| From | To | Acres | From | To | Acres |
| R-IA Resource Intensive Agriculture | LI Light Industrial | 110 | A Exclusive Agriculture | M-1 Light Industrial | 110 |
| | SI Service Industrial | 159 | | M-2 Medium Industrial | 159 |
| | HC Highway Commercial | 25 | | HC Highway Commercial | 25 |
| | GC General Commercial | 22 | | C-2 General Commercial | 22 |

The project site is comprised mostly of undeveloped, vacant farmland; however, a steel building located on the east side near South Union Avenue was probably used as a shop for field equipment, vehicle maintenance, and storage. The project site is adjacent to other related agricultural uses and a small cluster of single-family residential homes bordering the east area. It is also adjacent to vacant agricultural land to the north. Highway 99 is adjacent to the west. There is an automobile wrecking yard (Higgins Auto Wrecking, 12825 South Union Avenue) located adjacent to the southeast portion of the project site.

2.0 Environmental Setting

Appendix G, Section XIII (Environmental Checklist Form) of the California Environmental Quality Act (CEQA) Guidelines indicates that a project will normally have a significant adverse impact on public services if the project would “result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, a 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, or other public facilities”.

In addition, Appendix G, Section XVI of the CEQA Guidelines state that a project will have a significant adverse impact on service utilities if the project would have significant impacts in the following areas:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which would cause environmental effects;
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- e. Result in a determination by the wastewater treatment provider which serves or may serve the project’s projected demand in addition to the provider’s existing commitments?
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?
- g. Comply with federal, state, and local statutes and regulations related to solid waste?

2.1 Fire Protection and Emergency Services

The Kern County Fire Department (KCFD) provides fire protection, fire prevention services, first-response emergency medical and rescue services, arson investigation, and hazardous materials mitigation services with citizenry. The Kern County Environmental Health Services Department assists the KCFD as required.

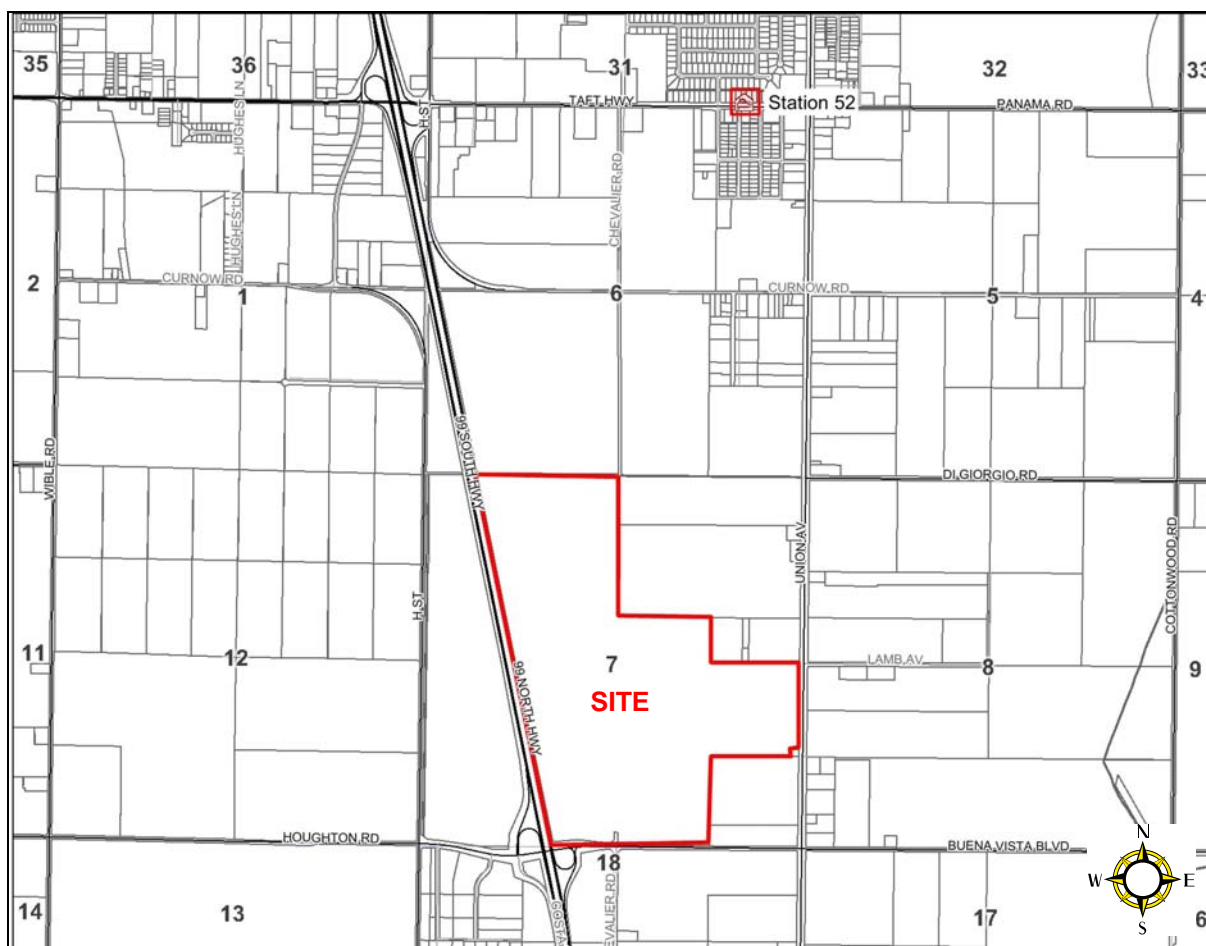
There are 15 Kern County fire stations. The City of Bakersfield and County of Kern maintain a Joint Powers Agreement that determines agency functions within the Metropolitan Bakersfield area. This agreement provides for the closest station response concept. Currently, Kern County Fire Station No. 52, located at 312 Taft Highway has the responsibility for first-alarm response, emergency services for the project site. All KCFD first-alarm response companies are staffed by with a three-person engine company and a

three-person truck company that provides basic EMT medical aid services. The staff includes a captain, engineer, and a firefighter per engine or ladder truck. In the case of a Confirmed Structure fire at the project site, additional units to respond could be routed from KCFD Stations 51 (Lamont) and 53 (Old River). Because the project site is located outside of the boundaries of the Joint Powers Agreement, response companies located at City of Bakersfield Fire Station 13 (the closest City fire station at Poppyseed Street and Stine Road, south of Panama Lane) are not currently available.

According to Captain Jim Eckroth, each KCFD station is equipped with a Type 1 structure engine and a Type 4 wildland engine. Station 52 also houses a heavy rescue vehicle that is “shared staffing” with either engine. There is a potentially low, first-unit emergency response time of three minutes to the edge of the site (at South Union Avenue), given the proximity of the project site to Station 52. Due to traffic and distance, the response time could range from four to eight minutes. An overall average response time for engine and truck companies is 5.2 minutes for any property within a 2.6-mile area around a specific station. Station No. 52 is located approximately 1.1 miles from the northeast corner of the project site, while the furthest point (southwest corner) is approximately 2.7 miles away. Refer to the Fire station Location Map, Figure 2.

Development of the proposed project could increase the demand for fire protection and emergency services. According to Captain Eckroth, whether the existing facilities, manpower, and equipment are adequate to maintain a sufficient level of service in the Greenfield area would depend on the density of new occupancy. An increased demand would not create an adverse impact “because planned growth is something that is simply responded to by the KCFD”. The KCFD has not established a ratio of staff to resident population, but the national industry standard is 1.0 fire personnel per 1,000 residents. Currently, the KCFD operates at a ratio of 1.092 fire personnel per 1,000 residents, slightly exceeding the national standard. All personnel who respond to fire suppression calls are trained to the Emergency Medical Technical (EMT) and combi-tube (airway management) level. Personnel assigned to the Hazardous Materials Team are certified by the State of California as Hazardous Materials Technicians or Specialists.

The Insurance Service Office (ISO) Grading Schedule is a means of classifying cities with reference to their fire defenses and physical conditions. Base fire insurance rates are rated on a scale of 1 to 10 with protection Class 1 affording the best (lowest) fire insurance rates. Factors considered in the rating include required fire flow for buildings, available water supplies, fire station locations, fire equipment and communication systems, fire inspection programs, and firefighter training programs. The insurance classification developed under this schedule is one of several elements used in the development of insurance rates. The City of Bakersfield and County of Kern have achieved and maintained (through their Joint Powers Agreement) Class 3 protection ratings for their respective fire prevention programs. The County reviews each new development to ensure that all requirements for emergency access, fire hydrant location and spacing, fire flows, and fire lanes are incorporated into project designs. County codes, guidelines, and fees are periodically updated. In all cases, development projects, including the proposed project, are required to incorporate the most current code requirements that are in effect at the time of map recordation or building permit issuance respectively.



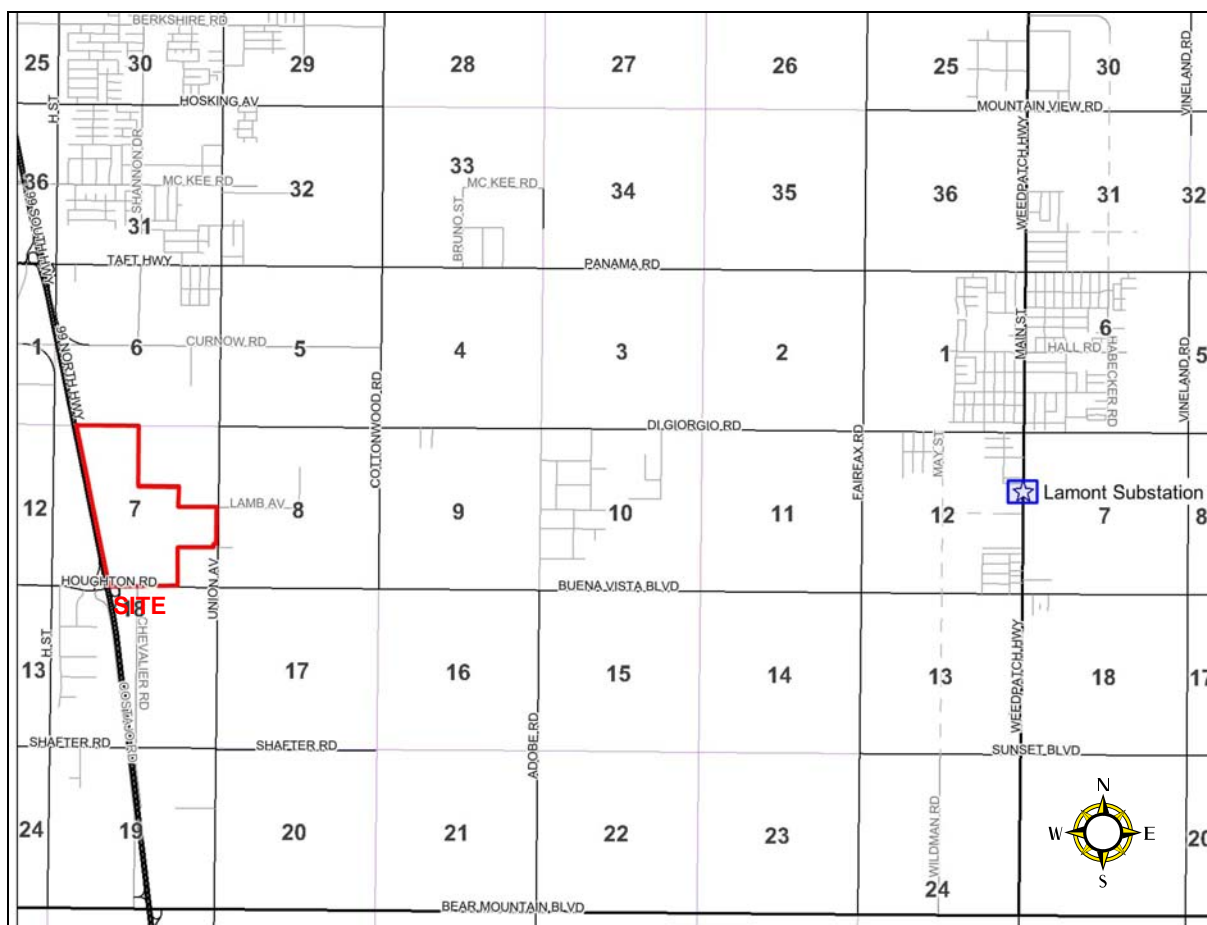
Source: Kern County Online Mapping System, Fire Stations

Figure 2.1 Fire Station Location Map

2.2 Law Enforcement

The Kern County Sheriff's Department provides law enforcement services within the county and unincorporated areas of Bakersfield. The Kern County Sheriff's Department headquarters is located at 1601 Truxtun Avenue in downtown Bakersfield. The Lamont Substation, located at 12022 Main Street, will serve the project site area; refer to the Kern County Sheriff's Department Substation Map, Figure 2-2.

The City of Bakersfield and the County of Kern have a formal mutual aid agreement for law enforcement and emergency services. Sheriff's patrol units traveling through unincorporated parts of cities will respond to observed police problems and then call city police for follow-up duties. Dispatch and 911 services for the metropolitan area are handled from the County Communications Center, located at 2601 Panorama Drive in northeast Bakersfield.



Source: Kern County Online Mapping System, Sheriff's Stations

Figure 2.2 Kern County Sheriff's Department Substation Map

The sheriff is the county's chief law enforcement officer. The current sheriff is Donny Youngblood, elected to a four-year term by popular vote in November 2006. There are 1,330 sworn and civilian employees within the Sheriff's Department. There are 572 authorized Board of Supervisors has adopted a service level of 1 deputy per 1,000 residents. According to the Sheriff's Department, this goal is not currently being met due to budget constraints.

In addition to providing police services to the unincorporated portions of the county, the Sheriff has the responsibility for the jail system, providing bailiff and prisoner transportation service to the courts, search and rescue, coroner services, and civil process (serving lawsuit papers). The Sheriff's Department also operates the Inmate Reception Center, the Lerdo Maximum Security Facility, Lerdo Minimum/Medium Security Facility, and the Lerdo Pre-Trial Facility.

2.3 Schools

2.3.1 Greenfield Union School District – Elementary & Middle Schools

The proposed development is situated within the Greenfield Union School District. The proposed project has no residential structures. School-age children will not reside on the project site.

The Education Code requires school districts to provide for children of parents employed within the District. Based upon the 316 acres of light-to-medium industrial and commercial uses, the District must provide for additional students of employees at these establishments. The school district did not have a generation rate factor for commercial and industrial development available at the time of preparation of this study. Therefore, the number of additional students generated by this type of development is unknown at this time.

2.3.2 Kern High School District

The 99-Houghton, LLC project site area is located within Kern High School District boundaries. The area to the east of South Union Avenue is situated in the Golden Valley High School (Address: 801 Hosking Avenue) attendance area. The project site and the area west of South Union Avenue are situated within the Ridgeview High School (Address: 8501 Stine Road) attendance area. Boundaries are subject to review and change by the Kern High School District. This is a commercial project with no certain impact on student enrollment at either high school, and there are no current plans for additional high schools in the project site area.

The District sees a 0.2487 student generation factor for new single-family residences and a 0.1703 factor for multifamily units. These factors were generated in a spring 2006 study by David Taussig & Associates.

The Developer will be required to pay applicable statutory school fees under California Government Code section 65995-65996. Kern High School District shares the State Allocation Board authorized school residential fee with local K-8 districts. The Kern High School District portion is \$0.92 per square foot of residential development and \$0.42 per square foot of space for commercial developments.

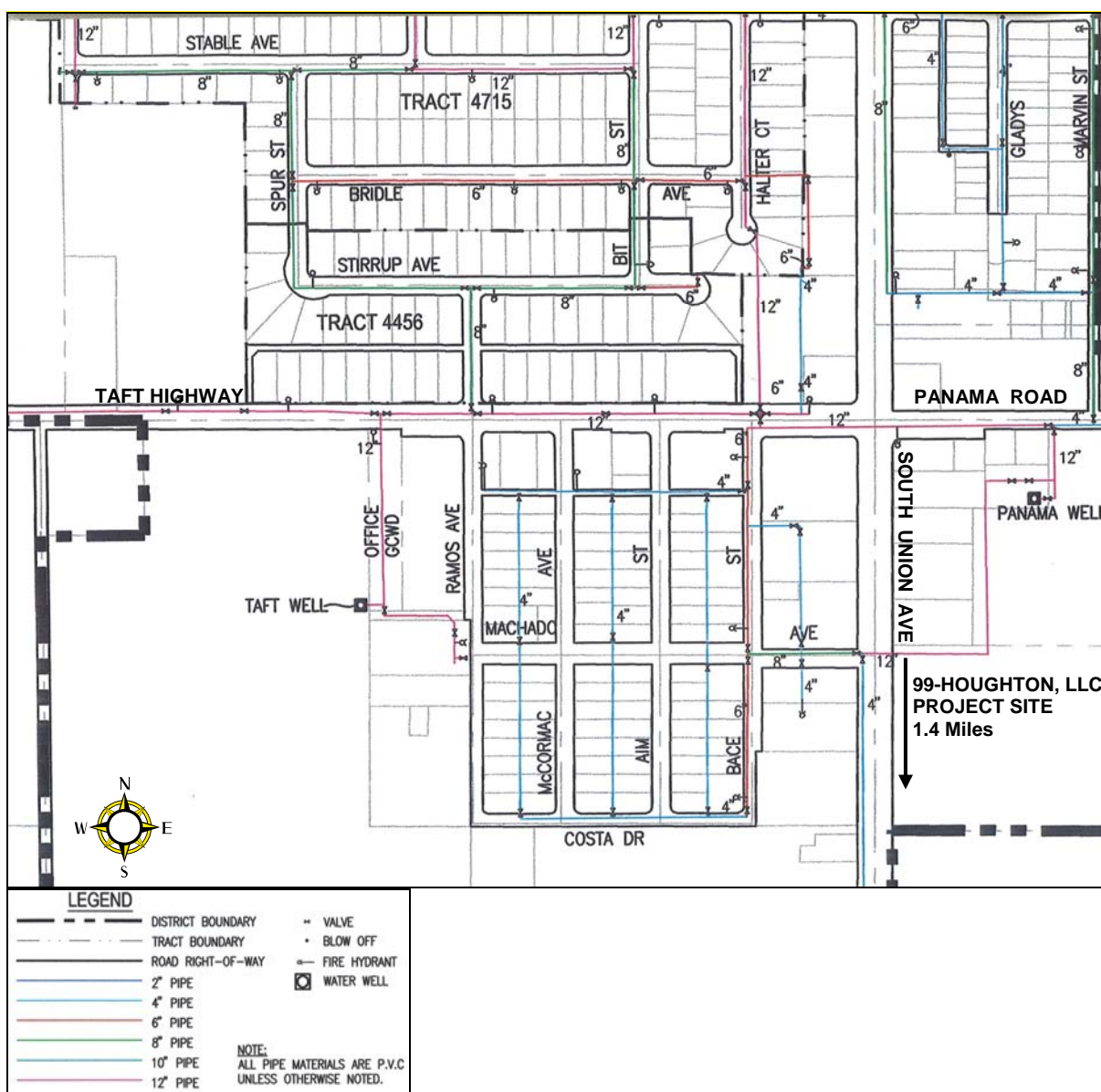
The District adds capacity to existing schools and builds new school sites as needed. The timeline for such changes is dependent on overall project buildout. Frontier High School (Address: 6401 Allen Road) and Independence High School (Address: 8001 Old River Road) opened in August 2008. Mira Monte High School (Address: 1800 South Fairfax Road) is currently under construction.

2.4 Parks

The County of Kern provides various facilities including parks, pools, schools, recreation and community facilities for residents of the county. The project site does not include any parks or other recreational and community facilities.

2.5 Water

The physical supply of water to residents and businesses throughout Metropolitan Bakersfield is provided by a series of water districts and private water supply companies. The project site and neighboring rural residences and businesses area are situated beyond the boundaries of the Greenfield County Water District (GCWD). Drinking water is provided to adjacent residences and Higgins Auto Wrecking by individual, privately-owned wells. The GCWD operates five municipal supply wells and is poised to serve the project site once GPA and county zoning changes have been approved. The nearest GCWD 12-inch-diameter main water line extends to the intersection of South Union Avenue and Machado Avenue; refer to the map of the Greenfield County Water District, South Area (Figure 2-3).



Source: Greenfield County Water District, Water Facilities Plan

Figure 2.3 Greenfield County Water District, South Area Map

2.6 Sewer

The Metropolitan Bakersfield area is served by five major wastewater treatment facilities: the City of Bakersfield's Treatment Plant Nos. 2 and 3, the North of the River Sanitary District (NORSB) plant, Kern Sanitation Authority (K.S.A.), and the Lamont Public Utility District Plant (located outside the Metropolitan boundary). The project site area has never been served by a sewer system. Currently, neighboring residential and commercial properties are served by individual, privately-owned septic systems. A private package sewer treatment plant is proposed to provide services for the project site.

2.7 Solid Waste

Refuse collection services in the vicinity of the project site are operated and managed by Price Environmental Services, Inc. to control and manage waste collection. The office is located at 8665 South Union Avenue. Within a district or franchise area, a waste hauler has exclusive rights to pick up residential and commercial wastes. Any customer desiring service must be provided service. In the permit areas, waste haulers also have exclusive territory rights. Refuse collected by the franchise hauler is transported to one of two landfills, the Metropolitan Bakersfield Sanitary Landfill (MBSL) at Bena, located approximately 18 miles east of downtown Bakersfield, or Shafter-Wasco Sanitary Landfill.

The Kern County Waste Management Department (KCWMD) opened the MBSL in 1992. The Bena site (Address: 2951 Neumarkel Road, Caliente, CA 93220) is the County's first fully lined landfill to serve the Metropolitan Bakersfield area. Currently, the County is permitted to operate 229 acres of the total waste disposal area of 2,165 acres. The Bena site is slated for closure in 2038. Should the California Integrated Waste Management Board (CIWMB) grant additional permits to develop the remainder of the site and waste diversion stabilizes at 50 percent, the potential total capacity for the Bena Landfill site exceeds 60 years.

According to calculations made utilizing the KCWMD's methodology of solid waste estimation, the project site is anticipated to generate 12,883 tons of construction waste to buildout, and 13,519 tons of solid waste annually thereafter.

KCWMD has reported the remaining capacity of the Bena Landfill at 22,174,654 tons, and the landfill is projected to accommodate solid waste for 26.8 years. The Shafter-Wasco Landfill has a remaining capacity of 3,671,755 tons and is projected to accommodate solid waste for 16.4 years. The Bena landfill has sufficient capacity to accommodate the proposed project. The threshold of significance states that a project should be served by a landfill with sufficient permitted capacity. The addition of the proposed project does not create a significant impact.

2.8 Stormwater Drainage

Based on reviews of the Gosford and Conner 7.5-Minute Topographic Quadrangle maps, the elevation of the site in Section 7 at its northeast corner is approximately 336 feet Above Mean Sea Level (AMSL) and approximately 331 feet AMSL at the southwest corner of the site.

Stormwater would be conveyed to a retention basin excavated near Houghton Road. A drainage study may be needed to determine optimal pipeline sizes and the size of the retention basin needed to accommodate stormwater from the project site.

2.9 Utilities

2.9.1 Street Lighting

Street lighting is provided in nearly all developed areas of the county. Lighting which is not provided by the city is provided either by other governmental agencies or private ownership. County development standards require street lights at intersections, and at mid-block, where streets are greater than 600 feet in length, with the exception of some industrial areas in which street lights are required only at intersections.

Street lights installed at the project site are expected to be provided by the Pacific, Gas and Electric Company (PG&E) at the company's LS-1A rate. In utilizing the LS-1A rate, PG&E would install, own, and maintain the entire street lighting system.

In new developments, the County of Kern itself does not install street lights. Rather, the County requires developers to install lights and dedicate them to the county.

2.9.2 Electronic Communications

AT&T, Inc. will provide land-line telephone communications to the proposed project site. AT&T currently operates two cables containing 500 pairs of service lines located along the west side of South Union Avenue. Construction requests must be placed at least six months in advance of needs for telephone services at the project site; connection fees were not available. No impacts are anticipated.

3.0 Regulatory Setting

The proposed project is governed by the goals and policies established in the Metropolitan Bakersfield General Plan, which is discussed in greater detail below.

3.1 Metropolitan Bakersfield General Plan

The Safety Element and the Public Services and Facilities Element of the Metropolitan Bakersfield set forth the goals and policies for public services within the county. Relevant public services goals and policies are presented as follows:

Safety Element - Public Safety

Goal 1 Ensure that the Bakersfield metropolitan area maintains a high level of public safety for its citizenry.

- Goal 2 Ensure that adequate police and fire services and facilities are available to meet the needs of current and future metropolitan resident through the coordination of planning and development of metropolitan police and fire facilities and services.
- Policy 2 Requires discretionary projects to assess impact on police and fire services and facilities.

Public Services and Facilities Element

General Utilities

- Policy 5 Require all new development to pay its pro rata share of the cost of necessary expansion in municipal utilities, facilities and infrastructure for which it generates demand and upon which it is dependent.

Water Distribution

- Goal 1 Ensure the provision of adequate water service to all developed and developing portions of the planning area.
- Policy 2 Continue to provide domestic water facilities, which are contributed directly by developers, through development and /or available fees.
- Policy 3 Require that all new development proposals have an adequate water supply available.

Sewer Service

- Goal 1 Ensure the provision of adequate sewer service to serve the needs of existing and planned development in the planning area.
- Policy 1 Effect the consolidated collection, treatment, and disposal of wastewater from all urban developments within the metropolitan area, discouraging the creation or expansion of separate systems, and encouraging the consolidation and interconnection of existing separate systems.
- Policy 3 Consider utilization of capital improvement funds and assessment district monies to construct sewer trunk lines consistent with development timing.

Solid Waste

- Goal 1 Ensure the provision of adequate solid waste disposal services to meet the demand for these services in the planning area.

4.0 Thresholds of Significance

In accordance with CEQA, the effects of a project are evaluated to determine if they will result in significant adverse impact on the environment. The criteria used to determine the significance of an impact to public services and utilities are based on the initial study checklist in Appendix G of the State CEQA Guidelines. Accordingly, public services and utilities impacts resulting from the proposed project are considered significant through application of the following thresholds of significance:

- Would the project result in substantial adverse physical impacts associated with the provision of 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 following public services?
 - Fire Protection
 - Police Protection
 - Schools
 - Parks
- Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or require new or expanded entitlements?
- Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
- Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it had inadequate capacity to serve the project demand in addition to the provider's existing commitments?
- Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?
- Would the project fail to comply with federal, state, and local statutes and regulations related to solid waste?
- Would the project conflict with any local goals and policies relating to public services and utilities?

5.0 Study Impacts & Mitigation Measures

5.1 Fire

Impact The project would not result in substantial adverse physical impacts associated with the provision of need of new or physically altered fire protection facilities, the construction of which could cause significant environmental impact, in order to maintain acceptable service ratios, response times, and other performance objectives.

The national industry standard is 1.0 fire personnel per 1,000 residents. Currently, the KCFD operates at a ratio of 1.092 fire personnel per 1,000 residents, slightly exceeding the national standard.

The City of Bakersfield and County of Kern maintain a Joint Powers Agreement that determines agency functions within the Metropolitan Bakersfield area. This agreement provides for the closest station response concept. Currently, Kern County Fire Station No. 52, located at 312 Taft Highway has the responsibility for first-alarm response, emergency services for the project site. In the case of a Confirmed Structure fire at the project site, additional units to respond could be routed from KCFD Stations 51 (Lamont) and 53 (Old River). Because the project site is located outside of the boundaries of the Joint Powers Agreement, response companies located at City of Bakersfield Fire Station 13 (the closest City fire station at Poppyseed Street and Stine Road, south of Panama Lane) are not currently available.

According to Captain Jim Eckroth, the nearest fire stations can adequately serve the project site. Therefore, implementation of the proposed project would result in less-than-significant impacts related to fire protection services.

As part of the approval process, the project would be required to conform to the Uniform Fire Code, Titles 1922 to 1927 of California Safety Code Regulations, and National Fire Prevention Association Standards, and Kern County Development Standards. These codes require projects to include specific design features such as ensuring appropriate emergency access, and requiring structures to be built with approved building materials, etc. Conformance with these codes helps reduce the risks associated with fire hazards. Accordingly, all construction plans would be approved by the KCFD to ensure that all fire code requirements are incorporated into the proposed project. These components of the proposed project would result in less-than-significant impacts.

Mitigation: No mitigation measures are required.

5.2 Law Enforcement

Impact The project would not result in substantial adverse physical impacts associated with the providing of new or physically altered police protection facilities to maintain acceptable services ratios, response times, or other performance objectives.

The proposed project is anticipated to increase, on a very small incremental level, the demand for law enforcement services, and criminal activity such as vandalism, burglary, theft, and other minor crimes associated with commercial areas. The KCSD Lamont Substation, located five miles to the east at 12022 Main Street, will be adequate to serve the proposed project.

Property tax revenues and compliance with county standards will reduce this impact to a level of insignificance. The KCSD has indicated current staffing levels are below the staffing goal of one officer per 1,000 residents. Law enforcement staffing will lag behind actual demand due to lack of funds immediately available to hire officers.

Implementation of the proposed project would not require additional police facilities to be built, which could result in environmental impacts related to construction, and therefore result in less-than-significant effects related to police protection facilities. Short-term staffing demand will lag several years behind actual staffing needs. The proposed project's incremental contribution to this impact will be mitigated through property tax revenues to a level of insignificance.

Mitigation: No mitigation measures are required.

5.3 Schools

Impact The project would not result in substantial adverse physical impacts associated with the provision or need of new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios and performance objectives.

The proposed project is an industrial/commercial development and would not directly create a demand for school services. The project is projected, in a worst-case scenario, to indirectly cause the addition of some residents based on the number of people that would move to the area to fill managerial and other positions created by the project. This increase may create a demand for housing that may include school-age children, which would indirectly create a demand for school services. To accommodate the demand, school fees are required in accordance with Senate Bill (SB) 50 and Proposition 1A, the latter of which was approved by the statewide voters in 1998. SB 50 would provide school districts with fees that could be used to fund new and existing K-12 schools, modernize older schools, provide funding to the district for hardship situations, and provide funding for class-size reduction. SB 50 fees are the exclusive mechanism by which impacts to schools may be mitigated. Through payment of these fees, implementation of the project would result in less-than-significant effects on school facilities.

Mitigation: The project developer shall pay applicable SB 50 Level 1 impact fees at the time of issuance of building permits in accordance with the statutory rate then in effect.

5.4 Parks

Impact The project would not result in substantial adverse physical impacts associated with the provision or need of new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, and other performance objectives.

The proposed project includes industrial/commercial uses and would not directly result in a demand for park facilities. The demand for park facilities is based on the residential population within the City. Since the project does not include housing, the project would not result in a direct demand for park facilities.

The proposed project could result in an indirect increase in the demand for housing. This demand could potentially occur from employees moving into the area to fill managerial and other positions that the proposed commercial project would create. New residents would live in homes where nearby park facilities exist or are provided as part of new development pursuant to the imposition of city park land-fees. Therefore, implementation of the proposed project would not impact existing park facilities.

Mitigation: No mitigation measures are required.

5.5 Water

Impact The proposed project would be supplied sufficient drinking water by the expansion of the service area of the nearest county water district available to serve the project.

The Greenfield County Water District (GCWD) has been notified of the need for expanded service at the project site location. In order to obtain water, the project site must be annexed into the GCWD service area. After the annexation has been finalized, the 12-inch-diameter main water line located at the intersection of Machado Street and South Union Avenue could be extended approximately $\frac{7}{8}$ -mile south along the west side of South Union Avenue, then $\frac{1}{2}$ -mile west along the present alignment of Di Giorgio Road into the north area of the project site.

With five active wells serving its customers within its boundaries, the GCWD has sufficient water supply sources available to meet the demands of the 99-Houghton, LLC project. Impacts will be less than significant.

Mitigation: The developer will be required to pay for the cost of annexation and construction to extend the 12-inch-diameter main water line to the south along the west side of South Union Avenue, and west along the currently unpaved Di Giorgio Road alignment.

The developer shall form a service entity or furnish a certificate from the water purveyor stating that they can and will perform the function of providing and maintaining the water supply, mains, valves, hydrants, and fire flows.

All facilities of the water system shall be designed and constructed to comply with Kern County Development Standards.

5.6 Sewer

Impact Implementation of proposed industrial/commercial uses will result in the generation of wastewater on the project site.

The proposed project will require the construction of a new wastewater package plant facility that could cause significant environmental effects. Based on the wastewater generation rate for general commercial and industrial uses utilized by the County of Kern, the proposed project would result in the generation of 2.91 million gallons per day of wastewater as listed in Table 5-1.

Table 5.1 Estimated Waste Water - Projected Flow

| Land Use | Area in Acres | Generation Factor ^a gallons/acre/day | Total Flow gallons/day | Daily Flow in millions of gallons | Total Annual Flow in millions of gallons |
|--------------------|------------------|--|---------------------------|---|---|
| General Commercial | 22 | 6,460 | 142,120 | 0.142 | 51.91 |
| Highway Commercial | 25 | 6,460 | 161,500 | 0.162 | 88.39 |
| Light Industrial | 110 | 9,695 | 1,066,450 | 1.066 | 389.52 |
| Medium Industrial | 159 | 9,695 | 1,541,505 | 1.542 | 563.03 |
| | | Totals | 2,911,575 | 2.912 | 1,092.69 |

^a Kern County Development Standards; Chapter II, Section 302-1.04; Aug. 1995

Mitigation: All special equipment such as package treatment plants, their appurtenances, and their effluent disposal areas and methods shall be designed, located, and constructed so as to preclude contamination, pollution, nuisance, and structural and mechanical instability.

Proposals and plans for package treatment and disposal facilities shall be subject to the review and approval of: (1) the State and County Environmental Health Services Departments for design and contamination aspects; (2) the Regional Water Quality Control Board for elements of pollution and nuisance; and (3) the Engineering and Survey Services Department for structural and mechanical integrity. Special structures, such as pump stations, pressure lines and sags, etc. shall be subject to the approval of the Engineering and Survey Services Department and the maintaining District.

The new wastewater package plant facility shall be constructed according to State specifications and shall be operated in such a way as to not contaminate the underlying unconfined aquifer. It shall not construe a nuisance to existing rural residences, farms, and the Higgins Auto Wrecking property.

5.7 Solid Waste

Impact The project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

Implementation of the proposed project would result in the generation of solid waste on the project site. Based on an average generation rate for light- and medium-industrial properties of six pounds (lb) of refuse per square foot annually, and general commercial/highway commercial properties of 7 lb of refuse per square foot annually, the proposed project will result in the generation of approximately 37 tons of refuse per day or 13,518.67 tons per year as listed in Table 5-2. The total waste generated during the course of one year of construction (255 working days) is estimated at approximately 12,883 tons, and the daily total is estimated at 50.5 tons.

Table 5.2 Estimated Solid Waste Generation

| Land Use Designation | Areas of Buildings in Square Feet (ft ²) | Generation Rate ^a | Solid Waste Generated (lbs/year) | Solid Waste Generated (Tons/yr) |
|--|--|------------------------------|----------------------------------|---------------------------------|
| M-1 Light Industrial | 1,677,060 | 6 lb/ft ² /year | 10,062,360 | 5,031.18 |
| M-2 Medium Industrial | 2,424,114 | 6 lb/ft ² /year | 14,544,684 | 7,272.34 |
| C-2 General Commercial | 272,250 | 7 lb/ft ² /year | 1,950,750 | 646.36 |
| HC Highway Commercial | 239,580 | 7 lb/ft ² /year | 1,677,060 | 568.79 |
| <i>M-1 Construction Waste Only</i> | 1,677,060 | 8 lb/ft ² | 9,366,742 | 4,683.37 |
| <i>M-2 Construction Waste Only</i> | 2,424,114 | 8 lb/ft ² | 13,539,199 | 6,769.60 |
| <i>C-2 Construction Waste Only</i> | 272,250 | 8 lb/ft ² | 1,520,575 | 760.29 |
| <i>HC Construction Waste Only</i> | 239,580 | 8 lb/ft ² | 1,338,106 | 669.05 |
| Total Solid Waste Generated Annually after Buildout | | | 28,234,854 | 13,518.67 |
| Total Solid Waste Generated During Construction | | | 25,764,622 | 12,882.61 |

^a Kern County Waste Management Department; Solid Waste Work Sheet; October 2004.

According to the City's Solid Waste Division, refuse from the project site would be deposited at the Bena Landfill and the Shafter-Wasco Sanitary Landfill. As a worst-case situation, it is assumed that all of the project-generated refuse would be deposited at the Bena Landfill. Based on growth projections, 22,174,654 tons of capacity is available at the Bena Landfill, and it is anticipated to have capacity for approximately 26.8 years. Based on the remaining

capacity and the anticipated life of the landfill, the average amount of solid waste deposited at the landfill is approximately 827,412 tons per year or 2,267 tons per day over 26.8 years. The solid waste generated by the proposed project would increase refuse deposited at the Bena Landfill by approximately 1.63 percent. This increase is considered nominal and would result in a less-than-significant impact on the remaining capacity of the Bena Landfill.

Mitigation: During construction, the Contractor will separate all Project construction debris and construction-related debris into recyclable and non-recyclable items. All recyclable debris shall be transported to appropriate recycling facilities so as to reduce waste disposed of at County landfills. Additionally, recyclable materials and materials consistent with the waste-reducing goals of the County shall be used in all aspects of construction. Incorporation of this mitigation measure reduces impacts to less than significant.

5.8 Stormwater Drainage

Impact The proposed project may require or result in the construction of storm water drainage facilities.

Drainage collection facilities within the proposed project will be constructed as development occurs in accordance with local improvement standards and specifications.

Mitigation: No mitigation measures are required.

5.9 Street Lighting

The developer of the proposed project will install street lighting per Kern County Development Standards standards.

Mitigation: No mitigation measures are required.

6.0 Cumulative Impacts & Mitigation Measures

6.1 Fire

Cumulative Impact

Development resulting from future growth in the area, as well as the current development of the proposed project, will include the introduction of new structures and an increased risk of fire hazards. This cumulative development will result in an increased need for fire protection services. KCFD Greenfield Station No. 52 will adequately serve the project as first responder for the foreseeable future.

The Bakersfield Fire Department and the KCFD have entered into a Joint Powers Agreement. The agreement provides for a cost-effective and uniform fire protection concept that eliminates duplication of services and provides for continuing development of public fire protection resources. However, the proposed project site is currently situated beyond the boundaries of the agreement. Adequate response times can be met from KCFD Greenfield Station No. 52 and, if necessary, Old River and Lamont stations No. 51 and 53, respectively. Therefore, no additional fire stations will need to be built. A new fire station could result in environmental impacts related to its construction, although cumulative impacts would likely be less than significant.

Mitigation Measures: No mitigation measures are required.

6.2 Law Enforcement

Cumulative Impact

The Kern County Sheriff's Department's Lamont Substation, located five miles east of the project site at 12022 Main Street, will be adequate to serve the proposed project. Although staffing levels will increase as the population grows, this substation is expected to adequately serve future development as well as the proposed project. A new fire station could result in environmental impacts related to its construction, although cumulative impacts would likely be less than significant.

Mitigation Measures: No mitigation measures are required.

6.3 Schools

Cumulative Impact

The proposed project will contribute indirectly to the cumulative demand for school services. As discussed, payment of fees in accordance with SB 50 would be required to accommodate a future increase in school age children. Payment of these fees would reduce the cumulative impact to school facilities to less than significant.

Mitigation Measures: No additional measure beyond that which is identified for project-specific impact is required.

6.4 Parks

Cumulative Impact

Implementation of the proposed commercial project would not increase the demand on existing park facilities. Therefore, the project would not contribute to a cumulative impact on existing park facilities or require new park facilities to be constructed.

Mitigation Measures: No mitigation measures are required.

6.5 Water

Cumulative Impact

The Greenfield County Water District produces ample drinking water supplies from five municipal wells. According to Mr. Mel Johnson, General Manager of the GCWD, the water demand for this project will be met with annexation of the project site into the GCWD and the extension of the 12-inch-diameter main water line to the south along the west side of South Union Avenue, and west along the currently unpaved Di Giorgio Road alignment.

Mitigation Measures: No additional measures beyond that which is identified for project-specific impact are required.

6.6 Sewer

Cumulative Impact

Implementation of the proposed project will result in the generation of wastewater. Currently, sewer service is not provided to the project area. The proposed project will require the construction of a new wastewater package plant facility that could cause significant environmental effects. Based on the wastewater generation rate for general commercial and industrial uses utilized by the City of Bakersfield, Wastewater Division, the proposed project would result in the generation of 2.054 million gallons per day.

Mitigation Measures: No additional measures beyond that which is identified for project-specific impact are required.

6.7 Solid Waste

Cumulative Impact

The development of the proposed project and cumulative development within the City would increase the generation of solid waste. As previously discussed, the Bena Landfill has 22,174,654 tons of remaining available capacity. Based on growth projections, this landfill is anticipated to be available to accommodate refuse generated by future development for 26.8 years, and is currently slated for closure in 2038. As its disposal capacity is reduced, the KCWMD is expected to implement plans for additional landfill capacities through expansions and/or the locations of new landfills. Implementation of the proposed project and future

development projects would reduce existing landfill capacities; however, this reduction is consistent with the growth anticipated by the County. Based on the available capacity at the Bena Landfill, the generation of refuse by the proposed project and cumulative projects would result in a less-than-significant cumulative impact on landfill capacity.

Mitigation Measures: No mitigation measures are required.

6.8 Stormwater Drainage

Cumulative Impact

Implementation of the proposed project and cumulative projects will increase surface water flows during storm events. Stormwater collection facilities within the boundaries of the proposed project will be constructed in accordance with local improvement standards and specifications as development occurs.

Mitigation Measures: No additional measures beyond that which is identified for project-specific impact are required.

6.9 Street Lighting

Cumulative Impacts

No cumulative impacts are anticipated with implementation of the proposed project.

7.0 Conclusion

All impacts associated with public services for the proposed project would be considered less than significant with adherence to and compliance with all applicable goals, policies, and mitigation measures set forth by the County of Kern.

Resources

2007 California Environmental Quality Act, CEQA Guidelines

City of Bakersfield Development Improvement Standards

Greenfield County Water District, Water Facilities Plan, 2008

Kern County Development Standards, August 1995

Kern County Waste Management Department; Solid Waste Work Sheet, October 2004

Metropolitan Bakersfield General Plan, February 26, 2003

Metropolitan Bakersfield General Plan FEIR, June 26, 2002

State of California Senate Bill 221, October 9, 2001

U.S. Census Bureau, 2000 Federal Census, Kern Council of Governments, 2000

Waste Characterization Report, California Integrated Waste Management Board, State of California, 1991

Atlantic Telephone and Telegraph Company (AT&T), written communication from Reggie Smith, dated 7/21/08.

Kern County Fire Department, Written communication from Captain James Eckroth, dated 9/11/08.

Kern High School District, Written communication from Charles Rosengard, Manager, Research and Planning, dated 7/22/08.