



## 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):** General Plan Amendment/Zone Change No. 19-0345

**COMMENT PERIOD BEGINS:** February 4, 2020

**COMMENT PERIOD ENDS:** March 5, 2020

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

No mitigation measures required.

# INITIAL STUDY ENVIRONMENTAL ANALYSIS

1. **Project Title:** General Plan Amendment/Zone Change No. 19-0345
2. **Lead Agency** *(name and address):* City of Bakersfield  
Development Services Department  
1715 Chester Avenue  
Bakersfield, California 93301
3. **Contact Person and Phone Number:** Steve Esselman, Principal Planner  
(661) 326-3733
4. **Project Location:** 1301 and 1401 New Stine Road
5. **Project Sponsor's Name and Address:** Paul Dhanens Architect  
Attn: Jeremy Manning  
5100 California Avenue, Suite 107  
Bakersfield, CA 93309
6. **General Plan Designation:** HR (High Density Residential)
7. **Zoning:** R-3 (Multiple Family Dwelling)
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.):*

Paul Dhanens Architect, representing Human Good NorCal dba Rosewood Retirement Community (property owner), is proposing a General Plan Amendment/Zone Change (GPA/ZC) on 7.0 acres located at 1301 and 1401 New Stine Road. Within the 7.0 acres, a physical therapy facility is currently being constructed on 12,373 square feet (sf) (0.28 acres). The request includes: (1) an amendment of the Land Use Element of the *Metropolitan Bakersfield General Plan* land use designation from HR (High Density Residential) to MUC (Mixed Use Commercial), or a more restrictive designation, and (2) a change in zone classification from R-3 (Multiple Family Dwelling) to C-1 (Neighborhood Commercial), or a more restrictive district.

The existing Rosewood Retirement Community is located at 1301 and 1401 New Stine Road. The applicant proposes to change the land use designation and zone district on the southern 7.0-acre portion of the retirement community property to neighborhood commercial to allow operation of a new physical therapy facility that would include outside patients.

The applicant is also requesting a lot line adjustment to remedy an issue where the existing lot line that separates APNs 194-01-110 (1401 New Stine Road) and 194-01-111 (1301 New Stine Road) cuts through the existing multi-story retirement community building.

The physical therapy facility is currently being constructed at the site. After going through previous site plan review and obtaining necessary Building Division approvals and permits to construct the facility, the applicant made it known that they intended to see patients outside of the residents

living at the retirement community. At that time, the Planning Division let the applicant know that such a commercial use is incompatible with the current residential land use designation and zone district at the site. The applicant agreed with the Planning Division's request to process a GPA/ZC and lot line adjustment to make the use compatible with the General Plan designation and zone district and to correct the lot line issue. Until the GPA/ZC and associated lot line adjustment have been completed, the facility would only cater to residents of the Community.

The gross square footage of the one-story physical therapy building currently under construction is 1,895 square feet (sf) and 20 feet is the maximum building height. The remainder of the 12,373 sf site consists of parking and internal street redesigns, and other facilities ancillary to the facility.

A separate lot line adjustment is being processed concurrently with this GPA/ZC application to: 1) legally define the extent of existing residential and future commercial at the Community and 2) eliminate the issue where the existing lot line cuts through the existing multi-story retirement community building. This GPA/ZC would be considered by the decision makers first and, if approved, the CEQA documentation for this GPA/ZC would form the basis for the lot line adjustment's environmental analysis.

The impacts analysis contained in this Initial Study is limited to operational impacts related to increased traffic volumes due to the opening the physical therapy facility to outside patients. All other impacts have been previously analyzed as part of the previous site plan review to build the facility within an R-3 zone where initially the facility would cater to only residents of the existing retirement community, which is allowed within this zone.

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

The project site is surrounded by existing single-family and multiple-family residential for senior citizens and a golf course to the north, existing multiple-family and commercial to the south, West High School and Liberty Park to the east, and existing multiple-family residential and commercial to the south. The project site is an infill site.

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

- City of Bakersfield—Negative Declaration consideration and adoption
- City of Bakersfield—Lot line adjustment

## • **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

2/4/2020

Date

Steve Esselman, 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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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
<b>IV. BIOLOGICAL RESOURCES:</b> 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<b>V. CULTURAL RESOURCES:</b> 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VI. ENERGY:</b> 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<b>VII. GEOLOGY AND SOILS:</b> 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 type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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: |                          |                          |                                     |                                     |
| i. Result in a substantial erosion or siltation on- or off-site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iv. Impede or redirect flood flows?  | <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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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"/>

### 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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## 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

### XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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## Environmental Issue

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## EVALUATION OF ENVIRONMENTAL EFFECTS

### I. AESTHETICS

- a. **No impact.** Public Resources Code (PRC) Section 21099 applicable to aesthetics effects states:

(d)(1) Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.

(2)(A) This subdivision does not affect, change, or modify the authority of a lead agency to consider aesthetic impacts pursuant to local design review ordinances or other discretionary powers provided by other laws or policies.

(B) For the purposes of this subdivision, aesthetic impacts do not include impacts on historical or cultural resources.

The project is within an infill site and a transit priority area, but does not possess the proper floor-to-area ratio of 0.75 to be considered an employment center project. Therefore, PRC Section 21099 is not applicable.

The project proposes a GPA/ZC and lot line adjustment to allow a newly constructed 1,895 sf physical therapy facility within an existing retirement community to cater to outside patients and to fix and issue where the existing lot line cuts through the existing multi-story retirement community building.

The existing visual environment in the area adjacent to the project is predominantly existing senior single-family and multiple-family residential with West High School to the east and commercial to the south and west. All buildings at the site are existing or are currently being constructed. Therefore, the GPA/ZC and lot line adjustment requests do not alter the existing aesthetic condition of the site.

The GPA/ZC and lot line adjustment requests do not conflict with any applicable vista protection standards, scenic resource protection requirements or design criteria of federal, state, or local agencies, and, with the GPA/ZC, the project would be 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 physical therapy facility at the site would be in character and compatible with the

adjacent residential neighborhoods and is an infill site to the urban growth occurring in the project area. Therefore, the project would have no effect on a scenic vista.

- b. **No impact.** Based on a field visit, it was determined that there are existing buildings and landscaping trees located at the project site, but no rock outcrops. The existing buildings on the site would not be affected by the project. Additionally, the project is not located adjacent to or near any officially designated or potentially eligible scenic highways to be listed on the California Department of Transportation (Caltrans) State Scenic Highway System (Caltrans 2019). The closest section of highway eligible for state scenic highway designation is State Route (SR) 14 (Caltrans 2019) located in Kern County over 60 miles to the east. Therefore, the project would not damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway.
- c. **No impact.** The project is within the Bakersfield City limits, surrounded by existing development, and would be located on a site that is currently an existing urban retirement community. Therefore, the project would not degrade the existing visual character or quality of public views of the site and its surroundings in a nonurbanized area.
- d. **No impact.** The project is a GPA/ZC and lot line adjustment and would not affect lighting of any of the existing buildings or newly constructed physical therapy facility the site. During site plan review, the existing buildings and newly constructed facility had 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 Farmland Mapping and Monitoring Program (DOC 2019) designates the project site as Urban. The site is not being farmed or grazed, and the site is within the urban core of the City. 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 R-3 (Multiple Family Dwelling), 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 R-3 for residential uses. There are no forested lands located on the site. Therefore, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland, or timberland zoned Timberland Production.
- d. **No impact.** 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 by the MBGP. The project itself is typical of the development found in

metropolitan Bakersfield. The project site is located at an existing retirement community. 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.

The physical therapy facility is currently being constructed. Environmental for its construction has already been considered and mitigated previously and therefore, is not part of this environmental analysis. Emission sources because of the project in this analysis are limited to operational emissions typical of a commercial development (e.g., predominantly emissions from vehicles traveling to and from the development).

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, and location of commercial development in proximity to residential development 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: Insight 2019.

Project operations would 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
Operational Emissions	0.20	1.81	1.20	0.006	0.30	0.09
SJVAPCD Threshold	10	10	100	27	15	15
Threshold Exceeded?	No	No	No	No	No	No

Source: Insight 2019.

As shown in the above table, operational emissions are not predicted to exceed SJVAPCD significance thresholds levels. Therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan.

- 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 <sup>1</sup>	36,026	26,426	58,108	949	16,097	4,964
SJVAB – 2012 <sup>1</sup>	218,964	119,282	490,998	4,526	117,567	40,150
Project	0.20	1.81	1.20	0.006	0.30	0.09
Project % of Kern	0.0006	0.007	0.002	0.0006	0.002	0.002
Project % of SJVAB	0.00009	0.002	0.000002	0.0001	0.0003	0.0002
<sup>1</sup> Latest 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.

The air quality modeling indicates that the project's regional contribution to cumulative impacts would be negligible and therefore, 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.

- 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.

The air quality analysis concluded that the project would not significantly affect such receptors (Insight 2019). Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations.

- d. **Less-than-significant impact.** The SPAL Assessment concludes that the project would not emit any objectionable odors because expected uses are not known to be a source of nuisance odor and are not listed on Table 6 of the GAMAQI (Insight 2019). Therefore, the project would not create objectionable odors affecting a substantial number of people.

#### IV. **BIOLOGICAL RESOURCES**

- a. **No impact.** A biological memorandum was prepared for the proposed project (QK 2019). No listed special-status plant species were found on the site during the reconnaissance-level survey (QK 2019). Additionally, no listed special-status wildlife species or their signs were observed at the site (QK 2019). Special-status wildlife were not observed and no indicators of occupation or use by special-status species (e.g., scat, tracks, nesting materials, prey remains, or any other sign) were identified during the field survey (QK 2019).

The project is a GPA/ZC and lot line adjustment, which is limited to essentially changes on a map. If the GPA/ZC and lot line adjustment are approved, there would be no physical alteration of the environment that could affect biological resources because of the actions. The physical therapy building is currently being constructed and already underwent previous environmental review. The other buildings at the site are existing and would not be altered because of this project.

Therefore, the project would not 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 CDFW or USFWS.

- b. **No impact.** Please refer to response IV.a. There is no riparian habitat or other sensitive natural community located within the project site (QK 2019). 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.** Please refer to responses IV.a and IV.b. Therefore, the project would not have a substantial adverse effect on federally-protected wetlands.
- d. **No impact.** Please refer to response IV.a. The project site 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, the project would not interfere with wildlife movement or nursery sites.
- e. **No impact.** The project is a GPA/ZC and lot line adjustment, which is limited to administrative changes on a map and have no direct physical effect on the environment that could affect biological resources because of the actions. The project is located within the boundary of the MBHCP, which addresses biological impacts within the *Metropolitan Bakersfield General Plan* area. However, the project would not require ground disturbance and therefore, MBHCP compliance is not required. The project would not conflict with any local policies or ordinances protecting biological resources.

- f. **No impact.** Please refer to responses IV.a, IV.d, and IV.e. 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.** The project is a GPA/ZC and lot line adjustment, which is limited to administrative changes on a map and have no direct physical effect on the environment that could affect cultural resources because of the actions, including historical resources. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource.
- b. **No impact.** The project is a GPA/ZC and lot line adjustment, which is limited to administrative changes on a map and have no direct physical effect on the environment that could affect cultural resources because of the actions, including archeological resources. Therefore, the project would not cause a substantial adverse change in the significance of an archaeological resource.
- c. **No impact.** The project is a GPA/ZC and lot line adjustment, which is limited to administrative changes on a map and have no direct physical effect on the environment that could affect cultural resources because of the actions, including inadvertently disturbing human remains. Therefore, the project would not significantly disturb any human remains.

**VI. ENERGY**

- a. **No impact.** The project proposes a GPA/ZC and lot line adjustment to allow a newly constructed 1,895 sf physical therapy facility within an existing retirement community to cater to outside patients and to fix and issue where the existing lot line cuts through the existing multi-story retirement community building. The physical therapy buildings energy demand impacts for construction and operations have already been previously analyzed. The actions under consideration in the environmental document do not result in any construction or operational energy demands. 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. **No impact.** Please refer to response VI.a. 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 2019). Therefore, the project would not expose people or structures to potential substantial adverse effects involving rupture of a known earthquake fault.
- ii. **No impact.** The City is within a seismically active area. The existing and newly constructed structures at 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. Approval of the actions do not result in deviation from these requirements for the established buildings at the site. Therefore, the project would not expose people or structures to potential substantial adverse effects involving strong seismic ground shaking.
- iii. **No 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 proposes a GPA/ZC and lot line adjustment to allow a newly constructed 1,895 sf physical therapy facility within an existing retirement community to cater to outside patients and to fix and issue where the existing lot line cuts through the existing multi-story retirement community building. Potential seismic-related ground failure impacts for the construction and operations of the physical therapy building already been previously analyzed and the construction of the facility adhered the recommendations of a geotechnical investigation to ensure that the soils were remediated to alleviate any potential for seismic-related ground failure prior to construction of the newly constructed facility. 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. 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. **No impact.** The project proposes a GPA/ZC and lot line adjustment to allow a newly constructed 1,895 sf physical therapy facility within an existing retirement community to cater to outside patients and to fix and issue where the existing lot line cuts through the existing multi-story retirement community building. Potential seismic-related ground failure impacts for the construction and operations of the he physical therapy building already

been previously analyzed and the construction of the facility adhered the recommendations of a geotechnical investigation. Adherence to the investigation ensured that the soils have been 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. **No 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. 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. **No impact.** As discussed in VII.a.iii. and VII.a.iv., impacts for the construction and operations of the physical therapy building already been previously analyzed and the construction of the facility adhered the recommendations of a geotechnical investigation to ensure that the soils were remediated to alleviate any potential for expansive soils prior to construction of the newly constructed facility. 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. **No impact.** The project is a GPA/ZC and lot line adjustment, which is limited to administrative changes on a map and have no direct physical effect on the environment that could affect cultural resources because of the actions, including paleontological resources. Therefore, 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.

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. The GHG Reduction level for the State to reach 1990 emission levels by

2020 was reduced to 21.7% from BAU in 2020 in the 2014 First Update to the Scoping Plan to account for slower than projected growth after the 2008 recession. The project is expected to commence operations in 2022, which is beyond the AB 32 2020 milestone year. The SJVAPCD and other agencies have not yet developed a new threshold based on SB 32 2030 targets. Therefore, the analysis of the project's reduction from BAU is based on emissions in 2030 compared with the 21.7% reduction standard used as a measure of significance.

The project's GHG emissions were estimated (Mitchell 2019) and are summarized in the following table:

Operational GHG Emissions	
Source	Metric Tons/Year
	CO <sub>2</sub> E <sup>1</sup>
Operational Emissions	406.49
2005 Business As Usual (BAU)	687.85
<b>BAU – 2019 Operational Emissions</b>	<b>40.9%</b>
<sup>1</sup> CO <sub>2</sub> E = carbon dioxide equivalent	

Source: Insight 2019.

As shown in the above table, the project results in a 40.9% reduction in GHG emissions in comparison to BAU, which satisfies the AB 32-mandated 29% reduction and exceeds the 21.7% required to show consistency with AB 32 targets. 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. The project achieves BAU GHG emissions reduction equal to or greater than the 29% targeted reduction goal CARB defines BAU as "the emissions that would be expected to occur in the absence of any GHG reduction actions." By implementing mitigation, the project would be 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. **No impact.** The project proposes a GPA/ZC and lot line adjustment to allow a newly constructed 1,895 sf physical therapy facility within an existing retirement community to cater to outside patients and to fix and issue where the existing lot line cuts through the existing multi-story retirement community building. Significant hazards through the routine transport, use, or disposal of hazardous waste for the construction and operation of the physical therapy building already been previously analyzed and, if needed, mitigated. The project would not result in additional impacts beyond this baseline condition. 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. **No impact.** Please refer to response IX.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 air quality analysis concluded that the project would not significantly affect sensitive receptors. 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. **No impact.** The project site is not located within the Kern County *Airport Land Use Compatibility Plan* area (Kern County 2012). The closest airport to the project site is Meadows Field, which is over 1.5 miles to the northeast of the site. Therefore, the project would not result in a safety hazard for people residing or working in the project area. The project is not located within a distance an airport land use plan or, where such a plan has not been adopted.
- f. **No impact.** Please refer to response IX.a. The project would not result in changes to the nearby circulation system and the construction and operation of the physical therapy building already been previously analyzed and, if needed, mitigated. The project would not result in additional impacts beyond this baseline condition. Therefore, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- g. **No impact.** Please refer to response IX.a. The project site is surrounded by an existing retirement community and found within the core of the City. 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. **No impact.** The project proposes a GPA/ZC and lot line adjustment to allow a newly constructed 1,895 sf physical therapy facility within an existing retirement community to cater to outside patients and to fix and issue where the existing lot line cuts through the existing multi-story retirement community building. The potential for the construction and operation of the physical therapy facility to violate water quality standards or waste discharge requirements has been previously analyzed and, if needed, mitigated. The project would not result in additional impacts beyond this baseline condition. Therefore, the project would not violate any water quality standards or waste discharge requirements.
- b. **No impact.** Please refer to response VIX.a. Water consumption, including use of groundwater, for construction and operation of the physical therapy facility has already previously analyzed and, if needed, mitigated. The project would not result in additional impacts beyond this baseline condition. Therefore, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.
- 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. **No impact.** Water consumption, including use of groundwater, for construction and operation of the physical therapy facility has already previously analyzed and, if needed, mitigated. The project would not result in additional impacts beyond this baseline condition. 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. **No 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. **No 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.** Please refer to response X.c.i. Therefore, the project would not impede or redirect flood flows.
- d. **Less-than-significant impact.** Please refer to response X.c.i. 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. **No impact.** Please refer to response X.c.i. 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 within the urban core of the City and surrounded by existing urban development. Therefore, the project would not physically divide an established community.
- b. **No impact.** The project requires a GPA to be consistent with the MBGP, namely a change from HR (High Density Residential) to MUC (Mixed Use Commercial). The project also requires a ZC to be consistent with the Zoning Ordinance, namely a change from R-3 (Multiple Family Dwelling) to C-1 (Neighborhood Commercial). If the GPA/ZC were approved by the City, the project would be consistent with both the MBGP and Zoning Ordinance. 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. **No impact.** The project site is not within the administrative boundaries of an oilfield and there are no oil wells found on the site (DOGGR 2019). The only other potential mineral resource in the area is aggregate for the making of concrete. Aggregate is mined in alluvial fans and along existing and historical waterways. There are no blue-line water features or existing or planned aggregate mining operations at the site. 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 HR (High Density Residential) and, if the GPA is approved, this designation would change to MUC (Mixed Use Commercial). 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 proposes a GPA/ZC and lot line adjustment to allow a newly constructed 1,895 sf physical therapy facility within an existing retirement community to cater to outside patients and to fix and issue where the existing lot line cuts through the existing multi-story retirement community building. The potential for the construction of the physical therapy facility to generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards have been previously analyzed and, if needed, mitigated.

Project operations would generate sound levels typical of neighborhood commercial land uses, which would have to comply with Bakersfield Municipal Code regarding noise.

Stationary operational noise levels at all points around the project site would experience noise level impacts similar to the baseline condition, which includes the new constructed physical therapy facility. Project-related operational traffic would result in no or negligible noise level increases along roadway segments in the project vicinity. Parking lot noise, including engine sounds, car doors slamming, car alarms, loud music, and people conversing, would also occur at the project site, but would also be similar to the baseline condition because existing parking lots and the resultant potential for parking lot-related noise is part of the baseline condition. Therefore, the project 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.** Please refer to response XIII.a. Therefore, the project would not expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels.
- c. **No impact.** Please refer to response IX.e. 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 GPA/ZC and lot line adjustment to allow a newly constructed 1,895 sf physical therapy facility within an existing retirement community to cater to outside patients and to fix and issue where the existing lot line cuts through the existing multi-story retirement community building. The potential outside patients would predominantly come from the existing Metropolitan Bakersfield area because a physical therapy facility is not a regional draw due to the commonality of such a facility within any urban area. Therefore, the project would not induce substantial population growth in an area, either directly or indirectly.
- b. **No impact.** The project proposes a GPA/ZC and lot line adjustment to allow a newly constructed 1,895 sf physical therapy facility within an existing retirement community to cater to outside patients and to fix and issue where the existing lot line cuts through the existing multi-story retirement community building. 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. **No impact.** The project proposes a GPA/ZC and lot line adjustment to allow a newly constructed 1,895 sf physical therapy facility within an existing retirement community to cater to outside patients and to fix and issue where the existing lot line cuts through the existing multi-story retirement community building. The project would not result in an increased need for fire protection, police, schools, parks, or other governmental facilities beyond the baseline condition. 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. **No impact.** Please refer to response XV.a.i. 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. **No impact.** Please refer to response XV.a.i. 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. **No impact.** Please refer to response XV.a.i. 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. **No impact.** Please refer to response XV.a.i. 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. **No 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. **No 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 proposes a GPA/ZC and lot line adjustment to allow a newly constructed 1,895 sf physical therapy facility within an existing retirement community to cater to outside patients and to fix and issue where the existing lot line cuts through the existing multi-story retirement community building. The potential for the construction of the physical therapy facility to conflict with a program, plan, ordinance



or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities has been previously analyzed and, if needed, mitigated.

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

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

A traffic analysis (R&S 2019) that analyzed operational traffic impacts was prepared for the project to determine if operations would degrade the performance of the circulation system per the requirements of Policy 36. Policy 36 of the Circulation Element of the MBGP requires the City to prevent streets and intersections from degrading below a level of service C, where possible, through dedication of adjacent right-of-way, access improvements, or an area-wide impact fee. In addition, the Subdivision Ordinance requires all onsite street improvements and a proportional share of boundary street improvements to be built at the time the property is developed.

The traffic analysis concluded that the operation of the physical therapy facility to outside patients would result in 44 additional daily traffic trips to the site. This is less than the 50-trip threshold to require a traffic study in the first place. Trips under this threshold would not result in significant traffic impacts. 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. **No impact.** While public agencies may immediately apply Section 15064.3 of the updated CCR (or CEQA Guidelines), statewide application is not required until 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.

The traffic analysis (R&S 2019) concluded that the project's traffic impacts would be less than significant. Application of vehicle miles traveled (VMT) is not required in Lead agency CEQA documents until July 1, 2020. Therefore, the project would not be in conflict or be inconsistent with CCR Section 15064.3(b).

- c. **No impact.** Operation of the physical therapy facility to outside patients would not change the existing geometry of the nearby roads, which has already been analyzed and approved by the City. Therefore, the project would not substantially increase hazards due to a design feature or incompatible uses.
- d. **No impact.** Operation of the physical therapy facility to outside patients would not change the existing emergency access to the site, which has already been analyzed and approved by the City. Therefore, the project would not result in inadequate emergency access.

#### **XVIII. TRIBAL CULTURAL RESOURCES**

- a. **No impact.** The project requires a GPA and therefore, request for consultation letters were sent to a list of tribal contacts received from the Native American Heritage Commission in compliance with Senate Bill (SB) 18. In the letters, the City stated that the applicable tribes may request consultation with the City regarding the preservation of, and/or mitigation of impacts to, California Native American cultural places in connection with the project. To date, none of the tribes have responded to the request. 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.** Based on the results of the SB 18 consultation inquiry to applicable tribes, the City has determined that there are no tribal cultural resources found at the site. 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. **No impact.** Water, wastewater, electrical, natural gas, telecommunication, and solid waste disposal infrastructure is already established for the physical therapy building, and impacts of this infrastructure have already been analyzed and, if needed, mitigated. 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. **No impact.** Please refer to response XVIV.a. 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. **No impact.** Please refer to response XVIV.a. Therefore, 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. **No impact.** Please refer to response XVIV.a. Therefore, the project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- e. **No 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. **No impact.** Please refer to response IX.f. Therefore, the project would not substantially impair an adopted emergency response plan or emergency evacuation plan.
- b. **No impact.** Please refer to response IX.g. 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. **No 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. **No 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. **No impact.** Please refer to responses IV.a through IV.f. Therefore, the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-

sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

- 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, with mitigation, would not have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

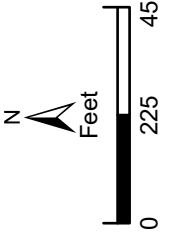
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AERIAL





RR	Rural Residential	2.5 gross acres/dwelling unit
ER	Estate Residential	1 dwelling unit/net acre
SR	Suburban Residential	≤ 4 dwelling units/net acre
SR/LR		
	County: ≤ 4 dwelling units/net acre	
	City: ≤ 7.26 dwelling units/net acre	
LR	Low Density Residential	≤ 7.26 dwelling units/net acre
LNR	Low Medium Density Residential	> 4 but ≤ 10 dwelling units/net acre
HMR	High Medium Density Residential	> 7.26 units but ≤ 17.42 dwelling units/net acre
HR	High Density Residential	> 17.42 units but ≤ 72.6 dwelling units/net acre
HC	Highway Commercial	
GC	General Commercial	
MC	Major Commercial	
OC	Office Commercial	
MUC	Mixed Use Commercial	
LI	Light Industrial	
SI	Service Industrial	
HI	Heavy Industrial	
P	Public Facilities	
PS	Public/Private Schools	
PT	Public Transportation Corridors	
P-SW	Solid Waste Facilities	
OS	Open Space	
OS-P	Parks and Recreation	
OS-S	Slopes exceeding 30%	
R-IA	Resource -	
	Intensive Agriculture	
	20 acre minimum parcel size	
R-EA	Resource -	
	Extensive Agriculture	
	20 acre minimum parcel size	
	80 acre min (Williamson Act)	
R-MP	Resource -	
	Minerals & Petroleum	
UR	Urban Estate Residential	
	Western Residential Plan	
	0.5 acre net minimum parcel size	
WM	West Wing Specific Plan	



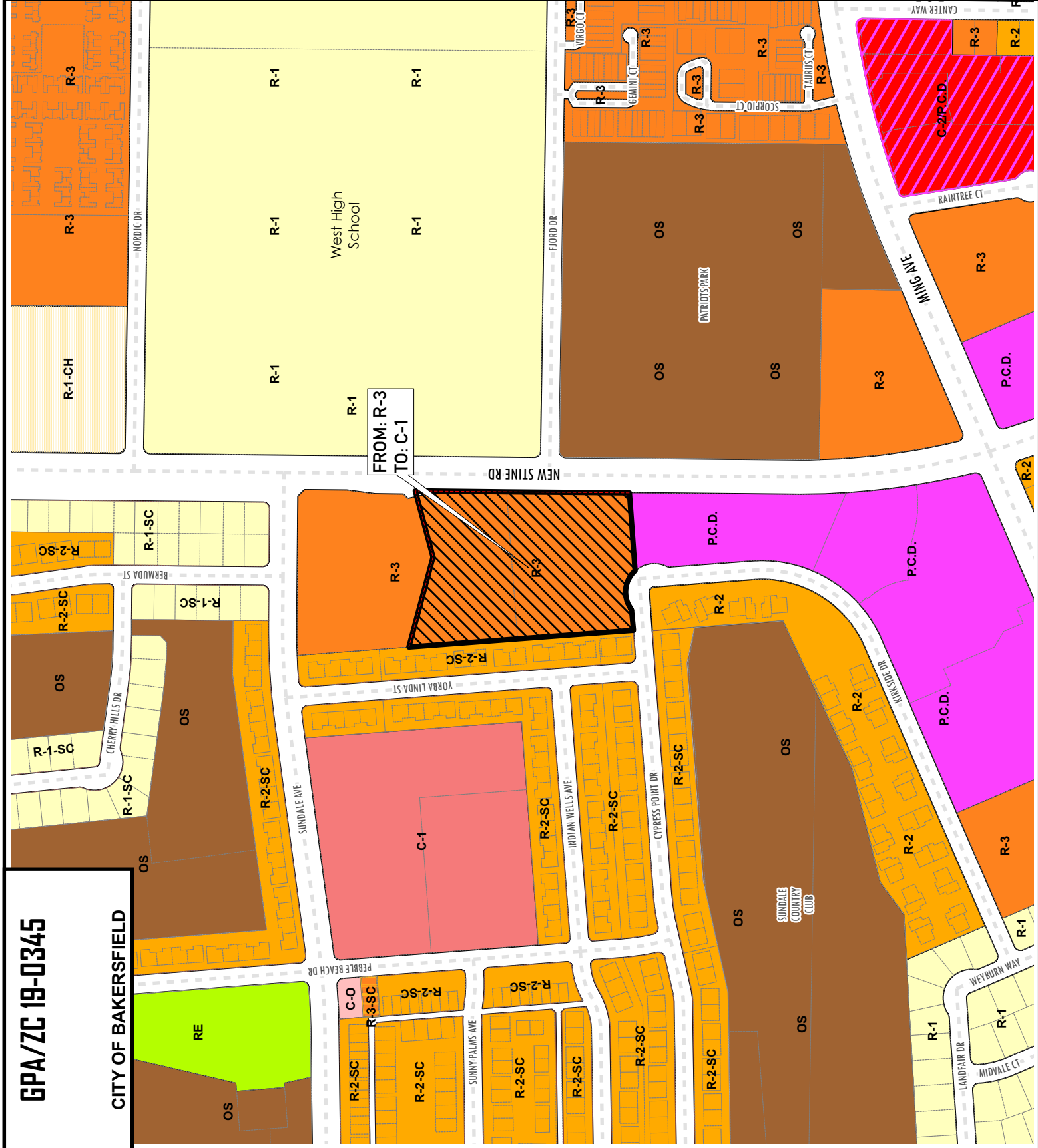
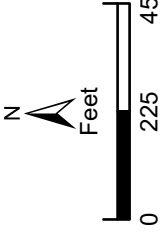
CITY OF BAKERSFIELD

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
- Estate  
10,000 sq.ft. min lot size
- R-5 Residential Suburban  
24,000 sq.ft./dwelling unit
- R-5.1 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  
600 sq.ft. min lot size
- 6,000 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-8 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





GPA/ZC 19-0345

CITY OF BAKERSFIELD



EXISTING PARCELS  
GPA/ZC 19-0345



BAKERSFIELD



0 110 220  
Feet