

INITIAL STUDY ENVIRONMENTAL ANALYSIS

1. **Project** *(Title & No.):* Veteran's Affairs Community-Based Outpatient Medical Clinic
Site Plan Review No. 21-0399
2. **Lead Agency** *(name and address):* City of Bakersfield
Development Services Department
1715 Chester Avenue
Bakersfield, California 93301
3. **Contact Person** *(name, title, phone):* Cassandra Gale, Principal Planner
661.326.3411
4. **Project Location:** Southeast corner of Knudsen Drive and Olive Drive; Bakersfield, CA
5. **Applicant** *(name and address):* SASD Development Group, LLC
4895 Pacific Hwy.
San Diego, CA 92110
6. **General Plan Designation:** M2 (General Manufacturing)
7. **Zoning:** SI (Service Industrial)
8. **Description of Project** *(describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):*

The Application filed with the City of Bakersfield includes a Site Plan Review for the development of a 39,648 square foot (s.f.) medical outpatient facility to serve as a Department of Veterans Affairs (VA) Community-Based Outpatient Medical Clinic, with associated parking and other site improvements.

The proposed clinic would be a multi-story facility that is currently programmed to provide primary and specialty care clinical services from approximately 7:00 am to 5:00 pm, Monday through Friday, although the operating hours are subject to change. Services currently programmed would include audiology, mental health, telehealth, ambulatory care, an eye clinic, physical and occupational therapy, prosthetics, dental services, a lab and pharmacy, and ancillary and diagnostic services. The proposed gross building floor area is 39,648 s.f. with a net usable area of 30,100 s.f. The building will feature a covered drop-off, bicycle racks, a covered ambulatory pick-up area, an outdoor physical therapy area, an outdoor dining area, and an elevated loading dock. The structure would have a maximum height of 127 feet. The building is designed in a contemporary style and would be painted shades of white, gray and blue. Sloped high roofs and glass curtain walls would be featured at the main entrance.

Landscaping is proposed along the perimeter of the Project site, around the building, and throughout the parking areas. In addition, a healing garden is proposed on the east side of the building, which would include a garden path and benches.

Vehicle access to the Project site would be provided via one main entrance on Knudsen Drive, one entrance on A Street, and two entrances on Landco Drive. The Project would also include street improvements for the street frontages on the east (Landco Drive), south (Street A), and west (Knudsen

Drive). The site design includes 214 parking stalls, including 184 standard stalls, 6 motorcycle stalls, 19 accessible-standard stalls, and 5 accessible-van stalls.

9. Environmental setting *(briefly describe the existing onsite conditions and surrounding land uses):*

The approximately 9.0-acre Project site that is the subject of this Initial Study is vacant, undeveloped land located within the northern portion of the City of Bakersfield. The surrounding area is a mix of vacant land, commercial, and public facility land uses. Commercial development borders the Project site to the north, vacant land and SR-99 are to the east, vacant land and commercial development are to the south, and Knudsen Drive and a public facility are located to the west.

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

- San Joaquin Valley Air Pollution Control District – Indirect Source Rule compliance
- Water Resources Control Board – National Pollutant Discharge Elimination System General Permit

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 checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology / Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" 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 checked="" type="checkbox"/> Transportation / Traffic | <input checked="" type="checkbox"/> Tribal Cultural Resource |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input checked="" 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
Kassandra Gale, AICP, Principal Planner

Printed name

8/11/2022

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

Environmental Issue

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:

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

II. AGRICULTURE RESOURCES:

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert prime farmland, unique farmland, or farmland of statewide importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural 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)) or 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 forestland or conversion of forest land to non-forest? | <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 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a) 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"/> |

IV. BIOLOGICAL RESOURCES: Would the project:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US 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"/> |

Environmental Issue

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
V. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
VI. ENERGY: Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VII. GEOLOGY AND SOILS: Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VIII. GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous material into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 Section 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"/>

Environmental Issue

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
X. HYDROLOGY AND WATER QUALITY: Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XI. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<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 of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<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
XV. PUBLIC SERVICES:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services;				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. RECREATION: Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XVIII. TRIBAL CULTURAL RESOURCES: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in the 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 of 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Section 5021.1. In applying the criteria set forth in subdivision (c) of Public Resources Code 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reductions statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	<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
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL EFFECTS

I. AESTHETICS

- a. **Less-than-Significant Impact.** The Project site is located in Bakersfield near the southern end of the San Joaquin Valley and is characterized by flat and gently sloping terrain typical of the southern Valley. Existing development patterns in the region are generally characteristic of the suburban Central Valley and include regional shopping centers, SR-99, local roadways, tract home developments, and outlying areas of agricultural and rural residential (Google Earth, 2022). In the far distance on clear days, views are possible to the Tehachapi Mountains ridgelines to the south and the Sierra Nevada Mountains to the east. The Project site is not located in an area designated as scenic in the Metropolitan Bakersfield General Plan, is not within the City's Hillside Development Combining Zone (Bakersfield Municipal Code Chapter 17.66) and is not within a Class I or II Visual Resource Area, Viewshed, or Slope Protection Area. The Project site is relatively flat and does not contain any significant landforms (Google Earth, 2022). For these reasons, development of the Project site as proposed with a medical outpatient clinic would not result in a substantial adverse effect to an existing scenic vista. Therefore, the Project has a less than significant potential to create a substantial adverse effect on a scenic vista, and no further analysis of this topic is required.
- b. **No Impact.** There are no designated or eligible State scenic highways within the Project site's immediate vicinity (Caltrans, 2022). The nearest eligible State scenic highway in Kern County is the SR 14 extension from SR 58 (near Mojave) to SR 395 (near Little Lake), located approximately 50.4 miles southeast of the Project site. The view from the Project site to this eligible State scenic highway is obscured by the Piute Mountains. Additionally, there are no rock outcroppings or known historic buildings on the Project site. Due to the distance of this highway to the Project site and the presence of intervening development and topography, the Project site does not offer views of scenic resources from this road segment. Thus, implementation of the Project has no potential to damage scenic resources within a State scenic highway and no further analysis is required.

- c. **No Impact.** The Project site is located in an urbanized area, and thus consistency with applicable zoning and other regulations governing scenic quality is the evaluation metric. The Project Applicant submitted an application to the City of Bakersfield for a Site Plan Review for the proposed Project. The proposed Project is consistent with the existing Service Industrial (SI) zoning of the Project site and is adjacent to existing public facilities and commercial land uses that are allowed by the City's land use regulations. Both the proposed Project and any future development that occurs within the City would be required to adhere to City zoning regulations, which provide site design criteria to new buildings, tenant improvements and site alterations involving office and medical buildings, require the screening of on-site views into private side and rear yards of residential uses in the vicinity, and require public and private street frontage trees and groundcover plantings. Because the proposed Project would not conflict with applicable zoning and other regulations governing scenic quality, no impact would occur with the implementation of the proposed Project.
- d. **Potentially Significant Impact.** Under existing conditions, the Project site is undeveloped and contains no sources of artificial lighting other than perimeter street lights. Development of the proposed Project would introduce new sources of artificial light to the property, including parking lot lighting and building lighting. All new light sources associated with the Project would be required to comply with the City's Municipal Code standards for exterior lighting, which prevent light spillover, glare, nuisance, inconvenience, or hazardous interference of any kind on adjacent properties and streets. Regardless, the potential lighting and glare impact associated with the Project is regarded as a potentially significant impact which warrants further assessment in the EIR.

II. **AGRICULTURE RESOURCES**

- a. **No Impact.** According to information available from the Farmland Mapping and Monitoring Program (FMMP), the entire Project site is designated as Vacant or Disturbed Land. Vacant or Disturbed Land consists of open field areas that do not qualify for an agricultural category, mineral and oil extraction areas, and rural freeway interchanges. (CDC, 2018). There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) located on the Project site. Therefore, the Project does not have the potential to directly or indirectly convert Farmland to non-agricultural use, and no impact would occur. No further analysis is required on this subject.
- b. **No Impact.** According to the California Department of Conservation, the Project site is not located on land that is subject to a Williamson Act contract (CDC, 2018). Under existing conditions, the Project site is zoned SI (Service Industrial). As such, the proposed Project has no potential to conflict with existing zoning for agricultural use, or a Williamson Act contract. No land zoned for agricultural use or Williamson Act contract lands are located near the Project site (CDC, 2020). Based on the foregoing, the Project has no potential to impact lands zoned for agricultural use or conflict with any Williamson Act contracts. No impact would occur and no further analysis is required on this subject.
- c. **No Impact.** The Project site is not located on lands designated as forest lands, timberlands, or Timber Production by the City's General Plan, and none of the surrounding properties are designated as forest lands or timberlands. Accordingly, the proposed Project would not have the potential to conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §12220(g)), timberland (as defined by Public Resources Code §4526), or timberland zoned Timberland Production (as defined by Government Code §51104(g)). As such, no impact would occur and no further analysis of this topic is required.
- d. **No Impact.** As noted in the preceding response, the Project site is not located on or near forest land. Therefore, the proposed Project would not result in the loss of any forest land or convert forest land to non-forest use. No impact would occur and no further analysis is required on this subject.
- e. **No Impact.** As noted in the preceding responses, the Project site is not located on or near lands designated Farmland or forest land. There is no Farmland, forest land, or timberland near the Project site. As such, the proposed Project has no potential to 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. Therefore, no impact would occur and no further analysis is required on this subject.

III. AIR QUALITY

- a. **Potentially Significant Impact.** The Project site is located in the San Joaquin Valley Air Basin (SJVAB) and under the jurisdiction of the Southern San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAPCD is principally responsible for air pollution control and has adopted a series of Air Quality Attainment Plans to reduce air emissions in the SJVAB. The San Joaquin Valley (SJV) is a nonattainment area for the State and Federal ozone and Particulate Matter 2.5 (PM_{2.5}) standards and the State Particulate Matter 10 (PM₁₀) standard (CARB, 2021). The proposed Project would emit pollutants into the SJVAB during short-term construction and long-term operational activities. The Project's construction and operational activities will emit pollutants, thereby potentially conflicting with or obstructing implementation of the SJVAPCD's Air Quality Attainment Plans. As such, an air quality technical report will be prepared and the required EIR will evaluate the proposed Project's potential to conflict with the adopted SJVAPCD Air Quality Attainment Plans.
- b. **Potentially Significant Impact.** The proposed Project would result in temporary construction and long-term operational related air pollutant emissions associated with stationary-area sources and energy sources associated with the proposed building, and mobile-source emissions from vehicles coming to and from the Project site. Emissions associated with Project construction equipment exhaust, fugitive dust emissions, emissions from consuming energy such as natural gas, and mobile source emissions could exceed thresholds established by the SJVAPCD. Therefore, impacts are considered potentially significant. A technical report will be prepared for air quality assessment, and potential impacts compared to air quality standards will be further addressed in the EIR.
- c. **Potentially Significant Impact.** The Project has the potential to expose nearby sensitive receptors to air quality pollutants during the Project's construction and operation. Known sensitive receptors located within one mile of the Project site include residential uses to the north, east, and west, recreational uses (Fruitvale Norris Park) located approximately 0.8-mile to the north, and school uses (Beardsley Elementary School and Junior High School, and San Lauren Elementary School) located approximately 0.8-mile to the east and approximately 0.2-mile to the west, respectively (Google Earth, 2022). Construction of the Project would generate short-term air pollutant emissions that could potentially impact these sensitive receptors. The Project's potential for exposing nearby sensitive receptors to substantial air quality pollutants during construction activities shall be evaluated in a Project-specific air quality technical report and discussed in the required EIR.
- d. **Less-than-Significant Impact.** The proposed Project could produce odors during construction activities resulting from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts and any odors emitted during construction would be temporary and intermittent in nature. Construction activities would be required to comply with the SJVPCD Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI) (SJVAPCD, 2015). For these reasons, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant.

During long-term operation, the proposed Project would include one medical outpatient clinic building, the operating characteristics of which are not typically associated with objectionable odors. The temporary storage of refuse associated with the proposed Project's long-term operational use could be a potential source of odor; however, Project-generated refuse is required to be stored in covered containers and removed at regular intervals in compliance with the City of Bakersfield's solid waste regulations, thereby precluding any significant odor impact. Furthermore, the proposed Project would be required to comply with the SJVAQPCD GAMAQI, which has screening odor thresholds based on the distance of the odor source within the facility to nearby sensitive receptors, and recommends a "case-by-case" analysis of odor impacts,

including an evaluation of complaint records for a particular facility as compared to similar facilities. As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people. Impacts would be less than significant.

IV. BIOLOGICAL RESOURCES

- a. **Potentially Significant Impact.** Under existing conditions, the Project site consists of vacant/disturbed land. Notwithstanding, the Project site has the potential to contain species identified as 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. A qualified biologist will evaluate the site's existing biological resources and determine the presence or absence of any sensitive species. The results of the biological resources assessment will be evaluated in the EIR.
- b. **No Impact.** Under existing conditions, the Project site consists of vacant/disturbed land and is not known to contain any riparian habitats or other protected habitat communities. Notwithstanding, a qualified biologist will evaluate the Project site to confirm absence of riparian habitat and sensitive natural communities identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. The results of the biological resources assessment will be disclosed in the EIR.
- c. **No Impact.** The Project site is not known to contain any State or federally-protected wetlands and a search of the USFWS National Wetlands Inventory resulted in no wetlands mapped on the Project site (USFWS, 2021b). Notwithstanding, a qualified biologist will conduct a field survey to confirm absence of State and federally-protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.). The results of the biological resources assessment will be disclosed in the required EIR.
- d. **Potentially Significant Impact.** The Project site is disturbed and does not support a diversity of native wildlife. Paved roads and developed land surrounding the Project site block terrestrial wildlife movement from all directions. Accordingly, the site is not expected to serve as a wildlife movement corridor. Notwithstanding, development of the Project site has some potential to impact the San Joaquin Kit Fox because the Project site provides suitable denning habitat for denning. Also, avian species that are protected by the federal Migratory Bird Treaty Act or nesting birds protected by California law could be present. The Project's potential to impact wildlife movement during construction and long-term operation will be evaluated in the required EIR.
- e. **Potentially Significant Impact.** The adopted Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) addresses biological impacts within the Metropolitan Bakersfield General Plan area. The Project site is within the boundaries of the MBHCP and, therefore, development of the proposed Project could conflict with the goals and policies of the MBHCP. Impacts are potentially significant, and further analysis is warranted in the EIR.
- f. **Potentially Significant Impact.** As discussed above, the Project is subject to the goals and policies of the MBHCP, and development of the proposed Project could potentially conflict with those provisions. Impacts are potentially significant, and further analysis is warranted in the EIR.

V. CULTURAL RESOURCES

- a. **Potentially Significant Impact.** The Project site is currently vacant and there are no known historical resources present. However, the potential exists for historical resources to be present beneath the surface of the site. Therefore, this potential impact will be further evaluated in the EIR.
- b. **Potentially Significant Impact.** The potential exists for buried archaeological resources to either be disturbed or destroyed during site preparation and grading. A site investigation will be performed in order to assess the actual potential for archaeological resources within future developable areas, and a records search will be conducted at the Archaeological Information Center at California State University, Bakersfield to reveal previously identified archaeological resources. The

California Native American Heritage Commission will be notified to assist in the identification of any ethnohistoric or culturally sensitive resources of interest to the local Native American community. The disturbance of such resources would be considered potentially significant; further evaluation will be provided in the EIR.

- c. **Less-than-Significant Impact.** The Project site does not contain a cemetery. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. If human remains are unearthed during Project construction, the construction contractor would be required by law to comply with California Health and Safety Code, Section 7050.5 "Disturbance of Human Remains." According to Section 7050.5(b) and (c), if human remains are discovered, the County Coroner must be contacted and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, the Coroner is required to contact, by telephone within 24 hours, the Native American Heritage Commission (NAHC). Pursuant to California Public Resources Code Section 5097.98, whenever the NAHC receives notification of a discovery of Native American human remains from a county coroner, the NAHC is required to immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, with the permission of the owner of the land, or his or her authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants will complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site. According to Public Resources Code Section 5097.94(k), the NAHC is authorized to mediate disputes arising between landowners and known descendants relating to the treatment and disposition of Native American human burials, skeletal remains, and items associated with Native American burials. With mandatory compliance to California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98, any potential impacts to human remains, including human remains of Native American ancestry, would be less than significant.

VI. **ENERGY**

- a. **Potentially Significant Impact.** The Project's expected energy consumption will be determined to analyze the consumption of energy related to electricity, fuel, and other related energy sources during construction and operation of the Project. Impacts related to energy use are potentially significant and will be further analyzed and evaluated in the EIR.
- b. **Potentially Significant Impact.** It is not anticipated that implementation of the Project would conflict with or obstruct a state or local plan for energy efficiency. Regardless, the Project's potential to conflict with applicable plans, policies, or regulations related to renewable energy or energy efficiency will be analyzed in a Project-specific energy analysis, the results of which will be disclosed in the EIR.

VII. **GEOLOGY AND SOILS**

- a. The following discusses the potential for the project to expose people or structures to substantial adverse effects as a result of various geologic hazards.
 - i) **No Impact.** According to the California Department of Conservation, the Project site is not within a delineated Alquist-Priolo Earthquake fault zone (CDC, 2021). The nearest Fault Zone is approximately 2.9 miles northeast of the Project site and associated with the Kern Front Fault. Since the Project site is not within a delineated Alquist-Priolo Earthquake fault zone, rupture of a known earthquake fault would not occur as a result of implementation of the Project. No impacts would occur and no further analysis is warranted.
 - ii) **Less-than-Significant Impact.** Due to the location of active faults in the general region, strong seismic ground shaking could occur at the Project site, resulting in damage to structures that are not properly designed to withstand strong ground shaking. This risk is not

considered substantially different than that of other similar properties in the Southern California area and is considered adequately mitigated to protect public health, safety, and welfare if buildings are designed and constructed in conformance with applicable building codes and sound engineering practices. As a condition of Project approval, the Project would be required to be constructed in accordance with the California Building Standards Code (CBSC, Title 24, Part 11 of the California Code of Regulations) and the Kern County Building Code (Chapter 17.08). The CBSC and Kern County Building Codes have been specifically tailored for California earthquake conditions and provide standards that must be met to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures. In addition, the CBSC (Chapter 18) requires development projects to prepare geologic engineering reports to identify site-specific geologic and seismic conditions and provide site-specific recommendations including, but not limited to, recommendations related to ground stabilization, selection of appropriate foundation type and depths, and selection of appropriate structural systems, to preclude adverse effects resulting from strong seismic ground-shaking. With mandatory compliance with State and local building codes, impacts associated with strong seismic ground shaking would be reduced to less-than-significant levels. Accordingly, no further analysis of this topic is required.

- iii) **Potentially Significant Impact.** According to Metropolitan Bakersfield General Plan Figure VIII-2, Geologic Hazards, the Project site is not located in an area with the potential for liquefaction (City of Bakersfield, 2007). To confirm the lack of liquefaction potential, a geotechnical study will be prepared for the Project, which will evaluate the Project site's potential to be subject to seismic-related ground failure, including liquefaction. The results of the site-specific geotechnical evaluation will be disclosed in the Project's EIR.
- iv) **No Impact.** According to the Metropolitan Bakersfield General Plan, landslides in Kern County triggered by a strong earthquake commonly occur on steeper slopes in the foothills and along the Kern County River Canyon and floodplain. Common types of earthquake-induced landslides are bluff and stream bank failures, rock falls, and soil slips on steep slopes (Bakersfield, 2007). Due to the generally flat-lying nature of the site and surrounding areas, the lack of geologic features, and the site not being located near the Kern River Canyon, landslides are not expected to occur on the Project site. Therefore, because the proposed Project does not have any steep slopes and is not located near the Kern River Canyon, the proposed Project would not expose people or structures to substantial adverse effects involving landslides, and no further analysis of this topic is required. Therefore, the proposed Project would not expose people or structures to substantial adverse effects involving landslides, and no impacts would occur. No further analysis is warranted.

- b. **Less-than-Significant Impact.** The soil type on the Project site is Kimberlina fine sandy loam, 0 to 2 percent slopes, which has a low to medium susceptibility to soil erosion by rainfall and a low susceptibility to wind erosion at the ground surface (NRCS, 2022). The City of Bakersfield has a relatively low precipitation rate, an average of 6.5 inches per year, causing any surface runoff to be intermittent and temporary (US Climate Data, n.d.). With the soil being well-drained and having a low-to-medium erosion potential, and the low precipitation in the Project area, the Project site is not susceptible to substantial soil erosion or loss of top soil and no further analysis of this topic is required.

Project construction activities would temporarily disturb the Project site and have the potential to result in erosion and sedimentation from the Project site. In accordance with the National Pollutant Discharge Elimination System (NPDES), as a condition of Project approval, the Project Applicant would be required obtain a general permit for stormwater discharges, a stormwater pollution prevention (SWPPP) plan would be prepared for the proposed Project which would specify best management practices (BMPs) to prevent construction pollutants, including eroded soils, from moving off-site. Because the Project site has well-drained, low-to-medium soil erosion potential soil, low precipitation rates, would be constructed in compliance with the NPDES, and implement

BMPs, the proposed Project would not result in substantial soil erosion or loss of topsoil and no further analysis of this topic is required.

- c. **Less-than-Significant Impact.** As discussed above, the soils on the Project site would not result in substantial seismic related ground failure, including liquefaction, lateral spreading, or landslides. Additionally, the Project site is not located in or near a subsidence area mapped by the USGS (USGS, n.d.). Any construction on the Project site would be required to comply with the latest CBSC standards including those related to soil characteristics, which are specifically designed to prevent significant damage from unsuitable soils. Because the Project site is not located in a subsidence area and construction would comply with mandatory requirements of the CBSC, the proposed Project would not be located on a geologic unit or soil that is unstable and no further analysis of this topic is required.
- d. **Less-than-Significant Impact.** Expansive soils are fine-grained soils (generally high plasticity clays) that can undergo a significant increase in volume with an increase in water content and a significant decrease in volume with a decrease in water content. Changes in the water content of a highly expansive soil can result in severe distress to structures constructed on or against the soil. When a soil has a clay content of 35 percent or greater, it is considered an expansive soil. Because Kimberlina soils on the Project site generally have a 6 to 25 percent clay content and therefore, would not have high potential to be expansive (NRCS, 2022), and no further analysis of this topic is required.
- e. **No Impact.** The proposed Project would not use septic tanks or other systems to dispose of wastewater generated by the Project. The Project would be served by domestic sewer systems installed as part of the Project, the flows from which would be treated at one of the City's wastewater treatment plants. No impacts would occur, and further analysis is not warranted.
- f. **Potentially Significant Impact.** If paleontologically sensitive formations are located under the Project site, ground disturbance could result in potentially significant impacts to paleontological resources. The Project's EIR will evaluate whether the Project site is located in an area with high potential to contain unique paleontological resources and whether such resources could be impacted by Project construction activities.

VIII. GREENHOUSE GAS EMISSIONS

- a. **Potentially Significant Impact.** Construction and operational activities associated with the Project would emit air pollutants, several of which are regarded as greenhouse gasses (GHGs). GHG emissions associated with the proposed Project would primarily be associated with tailpipe emissions from Project-related traffic. In addition, construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the overall generation of GHGs. Specifically, construction and operational activities would result in the emissions of carbon dioxide (CO₂), nitrogen dioxide (NO₂), and methane (CH₄), which are GHGs. A GHG emissions analysis will be prepared to quantify and evaluate the Project's GHG emissions. Because climate change is a global phenomenon and not limited to a specific locale such as the Project site and its immediate vicinity, emissions have the potential to be significant on a cumulatively considerable basis. The proposed Project's potential to generate GHGs, either directly or indirectly, that could have a significant impact on the environment, will be analyzed in a GHG analysis report which will be discussed in the required EIR.
- b. **Potentially Significant Impact.** The Project's potential impacts due to GHG emissions will be assessed in a GHG emissions report based on consistency with applicable plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gases. The EIR will document the findings of the Project-specific GHG emissions report and will evaluate the Project for consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions, including, but not limited to, Assembly Bill 32 and Senate Bill 375.

IX. HAZARDS AND HAZARDOUS MATERIALS

- a. **Potentially Significant Impact.** During Project construction, limited amounts of hazardous materials typical of construction activities would be transported to, stored, and used on the Project site (e.g., fuel, lubricants, architectural coatings). There is potential that hazardous materials may be used and stored on the Project site as part of routine business operations. The required EIR will evaluate the Project's potential to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials during short-term construction and long-term operation.
- b. **Less-than-Significant Impact.** The operator of the proposed outpatient clinic would be required to comply with all applicable federal, State, and local regulations to ensure proper use, storage, use, emission, and disposal of hazardous substances, including medical waste, if any. Thus, 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 materials into the environment. Impacts would be less than significant, and further analysis of this topic is not required.
- c. **Potentially Significant Impact.** The closest school is San Lauren Elementary School, which is 0.2-mile southwest of the site along Knudsen Drive. Therefore, there is a potential that the Project could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The required EIR will evaluate the Project's potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- d. **No Impact.** According to preliminary information provided by the California Department of Toxic Substances Control, the Project site is not located on the list of hazardous materials sites pursuant to Government Code Section 65962.5. Notwithstanding, an ESA will be prepared for the Project, which will include the results of governmental hazardous materials database search. The results of the ESA's database search will be disclosed in the Project's EIR.
- e. **Less-than-Significant Impact.** The Project site is located approximately 0.9-mile southwest of the Meadows Field Airport. According to the Kern County Airport Land Use Compatibility Plan (ALUCP) the Project site is within Compatibility Area C, which allows construction of medical clinics and two-story offices with density limitations of 150 persons/acre (Kern County ALUC, 2012). The Project site is not located in an area identified as being affected by airport noise. Because the proposed Project is compatible with the designated land use and allowable density, the proposed Project would not result in a safety hazard or excessive noise for people residing and working in the Project area. Impacts would be less than significant, and further analysis of this topic is not required.
- f. **Less-than-Significant Impact.** Roads to access the Project site would be developed or improved to comply with the City's Fire Code and allow emergency vehicles adequate access to all portions of the site. During construction, access to the site will be maintained and appropriate detours would be provided in the event that temporary road closures would be needed. The proposed Project would be consistent with the Kern County Operational Area Hazardous Materials Area Plan (Kern County, 2014) which provides information for agencies involved in a response to a hazardous materials incident in Kern County. Because the proposed Project would maintain adequate access to emergency vehicles and would be in compliance with the Kern County Operational Area Hazardous Materials Area Plan, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and no further analysis of this topic is required. Therefore, no impacts related to impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan are anticipated. No further analysis is required; therefore, this issue will not be addressed in detail in the EIR.
- g. **No Impact.** The Project is not adjacent to a wildland area. The Project site consists of vacant, undeveloped land and is surrounded by paved road, existing development, and vacant parcels. Development of the site as proposed would reduce brush on the site and reduce the potential for a wildfire. Therefore, wildland fires do not have the potential to affect the site, and no impacts would occur. No further discussion is warranted in the EIR.

X. HYDROLOGY AND WATER QUALITY

- a. **Potentially Significant Impact.** Implementation of the Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which could result in the generation of water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures. Additionally, runoff under post-development conditions could contain pollutants in the absence of protective or avoidance measures. The Project's potential to violate any water quality standards or waste discharge requirements during short-term construction and/or long-term operational activities shall be fully analyzed in the required EIR.
- b. **Potentially Significant Impact.** The groundwater sub-basin underlying Bakersfield is the Kern County sub-basin. The Kern County sub-basin is one of the seven sub-basins within the San Joaquin Valley Basin that transport, filter, and store water. Depth to groundwater beneath the Project site is approximately 43 feet. The proposed Project would entail adding a building with associated parking lots, internal drives, and roadway frontage improvements on approximately 9.0 acres which would considerably decrease the amount of pervious surfaces on the site and thereby potentially affect groundwater recharge. This issue is considered potentially significant, and further analysis is warranted in the EIR.
- c. The following discusses the potential for the Project to substantially alter the existing drainage pattern for the site or area, including through the alteration of the course of a stream or river or through the addition impervious surfaces.
 - i) **Potentially Significant Impact.** The existing drainage pattern on the Project site would be altered by construction of the Project. All development within the City is required by ordinance to comply with an approved drainage plan that avoids on-site and off-site erosion and siltation issues. Although the Project would alter the Project site's internal drainage patterns, such changes are not expected to result in substantial erosion or siltation on- or off-site, either during construction or during long-term operation due to mandatory erosion control requirements. Regardless, this topic will be further analyzed in the EIR.
 - ii) **Less-than-Significant Impact.** The existing drainage pattern on the Project site would be altered by construction of the Project. Stormwater would be managed by the Project's stormwater drainage system, preventing any reasonable possibility of causing flooding on- or off-site. Although the Project would alter the Project site's internal drainage patterns, such changes would not result in substantial flooding on- or off-site, either during construction or during long-term operation. Accordingly, implementation of the Project would result in a less than significant impact associated with flooding, and further analysis of this topic is not required.
 - iii) **Potentially Significant Impact.** The existing drainage pattern on the site would be altered through the construction of the Project. A site-specific preliminary hydrology study will be prepared to evaluate whether the Project would result in a substantial change in the rate or amount of runoff from the site. The results of the site-specific hydrology study shall be documented in the required EIR.
 - iv) **Less-than-Significant Impact.** According to Flood Insurance Rate Maps (FIRM) produced by the Federal Emergency Management Agency (FEMA), the Project site is located within "Flood Zone X (unshaded)," which includes "Areas determined to be outside the 0.2% annual chance floodplain" (FEMA, 2021). As such the Project has no reasonable potential to impede or redirect flood lows and no further analysis of this topic is required.
- d. **No Impact.** The Project site is not located near any significantly-sized enclosed body of water or coastal area and is, therefore, not susceptible to a seiche or tsunami (Google Earth, 2022). The

Beardsley Canal Ditch is an irrigation canal located east of the site that primarily serves farmland south of Bakersfield and has no reasonable potential of flooding the Project site. The Project site is located approximately 36 miles southwest of Lake Isabella and outside of the dam failure inundation zone. Because the Project site is not located near a significantly-sized body of water, the proposed Project would not be at risk from flood hazards, tsunamis or a seiche and no further analysis of this topic is required.

- e. **Less-than-Significant Impact.** The Project site is located in Kern County sub-basin for groundwater and is located in the Bakersfield District North Garden water system, which obtains its water from a combination of local groundwater produced by 12 active wells, surface water from the Kern County River, and treated water purchased from the Kern County Water Agency (WaterZen, 2021). Since the Kern sub-basin is a non-adjudicated basin, there are currently no restrictions on groundwater pumping. The governing Groundwater Sustainability Plan is the "Kern River Groundwater Sustainability Plan" dated January 2020. Because the proposed Project would comply with the Groundwater Sustainability Plan, the proposed Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and no further analysis of this topic is required.

XI. LAND USE AND PLANNING

- a. **No Impact.** There is no reasonable possibility of the Project dividing a community. Commercial development borders the Project site to the north, vacant land and SR 99 border the Project site to the east, commercial development is located to the south of the Project site, and Knudsen Drive and a public facility are located to the west of the Project site (Google Earth, 2022). Therefore, there would be no community division and further discussion is not warranted in the EIR.
- b. **No Impact.** The proposed Project site is within the City of Bakersfield and is subject to the land use designations, goals, and policies contained within the Metropolitan Bakersfield General Plan (MBGP) and the Bakersfield Municipal Code, Title 17: Zoning. The proposed Project is a permitted land use within the General Manufacturing (M-2) General Plan designation and is consistent with the SI (Service Industrial) zoning. Site plans for the proposed Project have been designed in accordance with all applicable development standards. Because the proposed Project is a permitted land use, is consistent with existing zoning, and has been designed in accordance with all applicable regulations, the proposed Project would not cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating environmental effect and no further analysis of this topic is required.

XII. MINERAL RESOURCES

- a. **No Impact.** The principal mineral resources extracted within the Metropolitan Bakersfield area are oil, natural gas, sand, and gravel. Areas used for sand and gravel extraction are concentrated primarily along the floodplain and alluvial fan of the Kern River, which is an important resource for construction, development, and other improvements. Because of the Project's location away from any alluvial fans and the Kern River, it is unlikely that the Project site would contain sand and gravel that would be considered a valuable commodity; therefore, there would be no impact to aggregate resources. In addition, the region is a major oil-producing area, with substantial oil and gas fields existing within the Metropolitan Bakersfield area. The Project site is located within the Fruitvale oil/gas field and an oil and gas well that has been plugged is located just south of the proposed Project (CalGEM, 2020). However, according to the California Geologic Energy Management Division (Cal-GEM) there are no known oil, gas, or injection wells located within the boundaries of the Project site (CalGEM, 2020)). Therefore, the proposed 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, and there would be no impact. No further discussion is warranted in the EIR.
- b. **No Impact.** The Project site is not identified as a locally-important mineral resources recovery site by the MBGP or any other land use plan. As such, the Project would not 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. No impact would occur and no further analysis of this topic is required.

XIII. NOISE

- a. **Less-than Significant Impact.** Both short-term construction noise and operational noise would be generated by the proposed Project. Short-term construction noise would be a result of transporting the heavy equipment and materials need for construction onto the Project site, and from construction of the proposed Project. The noise generated from the transport of heavy equipment and materials onto the Project site would be a single-event noise because the equipment would be left on the Project site for the duration of Project construction. Noise generated from the construction of the proposed Project would have the highest noise levels during the site preparation and grading phase, because the earthmoving equipment is the loudest of the heavy equipment. Noise generated from construction activities would be temporary and cease once construction is completed. The proposed Project would be required to comply with the City Noise Ordinance, which limits construction activities to the hours of 6:00 AM and 9:00 PM on weekdays and between the hours of 8:00 AM and 9:00 PM on weekends.

Operation of the proposed Project would generate noise levels typical of a medical outpatient and commercial land use, which is a permitted land use on the Project site, and would be required to operate in compliance with the Bakersfield Municipal Code and the General Plan Noise Element. Because the proposed Project would not exceed hourly noise level standards and would be constructed and operate in compliance with applicable City plans, the proposed Project would not generate 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 and no further analysis of this topic is required.

- b. **Less-than-Significant Impact.** Construction activities on the Project site may produce low to moderate groundborne vibration or groundborne noise. The closest structures to the Project site are the commercial land uses located to the north of the Project site along Olive Drive and the Kern County Fire facility located to the west of the Project site. Groundborne vibrations generated from the operation of typical construction equipment would not be in excess of what is considered safe for any type of building. Operation of the proposed Project would not generate groundborne vibration. Because the proposed Project would not generate groundborne vibration or noise that exceeds current guidelines, the proposed Project would not generate excessive groundborne vibration or groundborne noise levels and no further analysis of this topic is required.
- c. **Less-than-Significant Impact.** The Project site is located approximately 0.9-mile southwest of the Meadows Field Airport. According to the Kern County Airport Land Use Compatibility Plan (ALUCP) the Project site not located in an area identified as being affected by airport noise. Because the proposed Project is not located in an area affected by airport noise, the proposed Project would not expose people residing or working in the Project area to excessive noise levels and no further analysis of this topic is required. As such, no further analysis is warranted in the EIR.

XIV. POPULATION AND HOUSING

- a. **Less-than-Significant Impact.** The proposed Project would have a beneficial effect on the area's employment base by developing a vacant site with a medical outpatient clinic focused on military veterans. The new jobs generated would provide additional employment opportunities for residents in the area and the proposed Project would provide outpatient services for existing and future military veterans who reside in Bakersfield. The Project site is currently designated by the MBGP for M-2 (General Manufacturing), and the Project does not propose any uses that would result in unplanned population growth that is not already allowed by the General Plan. Moreover, it is anticipated that any future employees generated by the Project could be accommodated by existing residential communities and/or by future residential uses to be constructed in accordance with the City's General Plan and/or the general plans of other nearby jurisdictions, and that no additional unplanned housing would be required to accommodate Project-related employees. Additionally, the infrastructure and public services have already extended beyond

the site to the north and south. A less-than-significant impact would occur and no further analysis is required on this subject.

- b. **No Impact.** Under existing conditions, there no homes on the Project site and the Project site does not contain any existing residents. Therefore, there would be no displacement of existing people or housing, and no impact would occur. No further analysis is required on this subject.

XV. PUBLIC SERVICES

- a. The following discusses whether the project would result in substantial adverse physical impacts to public services. The need for additional public service is generally directly correlated to population growth and the resultant additional population's need for services beyond what is currently available.
 - i) **Less-than-Significant Impact.** Fire protection services for the Metropolitan Bakersfield area are provided through joint implementation measures between the Metropolitan City of Bakersfield and the County of Kern. The nearest fire station is the Kern County Fire Department, Station 61, at 6400 Fruitvale Avenue, approximately 1.0-mile northwest of the Project site. Although the Project site is currently vacant, the site is zoned for SI (Service Industrial) and is planned to be served by existing fire stations. A new fire station or physical alteration of existing fire stations would not be needed to serve the Project, and thus further analysis is not required in the EIR.
 - ii) **Less-than-Significant Impact.** Police protection services for the Metropolitan Bakersfield area are provided through joint implementation measures between the Metropolitan City of Bakersfield and Kern County. The Project's development would result in an incremental increase in demand for police protection services, but is not anticipated to require or result in the construction of new or physically altered police facilities. The nearest first response police station is located at 1601 Truxton Avenue, which is approximately 3.2 miles southeast of the Project site. Due to the proximity of existing police stations, the Project would not cause the need for the physical construction of a new police station or require physical alteration of an existing station. No further analysis is warranted.
 - iii) **Less-than-Significant Impact.** The proposed Project would not affect schools. The Project is a VA Clinic that would not directly generate any additional school children or the need for additional schools or the physical alteration of schools. The Project would provide employment opportunities in the area; however, the proposed uses would not require a highly specialized labor force and are likely to draw employees from the existing population. Therefore, the Project is unlikely to attract into the area a substantial number of new workers with children that would require school services. Therefore, impacts would be less than significant and further analysis is not warranted in the EIR.
 - iv) **No Impact.** The Project does not propose any type of residential use or other land use that may generate a population that would result in a demand for parkland resources, and no recreational facilities are proposed as part of the Project. Thus, the Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered recreational facilities, or due to the need for new or physically altered recreational 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 and recreational resources. No impact would occur, and further analysis of this topic is not required.
 - v) **No Impact.** The Project would not directly substantially increase the residential population in the City and therefore is not expected to result in a demand for other public facilities/services, including libraries, community recreation centers, post offices, and animal shelters. As such, implementation of the proposed Project would not adversely affect other public facilities or require the construction of new or modified public facilities and no impact would occur. No further analysis is required on this subject.

XVI. RECREATION

- a. **No Impact.** The Project does not involve any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation of the proposed Project would not result in the increased use or substantial physical deterioration of an existing neighborhood or regional park, and no impact would occur. No further analysis of this subject is required.
- b. **No Impact.** The Project does not involve the construction of any new on- or off-site recreation facilities. The Project would not expand any existing off-site recreational facilities. Therefore, no impacts related to the construction or expansion of recreational facilities would occur with implementation of the proposed Project. Additional analysis of this subject is not required.

XVII. TRANSPORTATION

- a. **Potentially Significant Impact.** The proposed Project would generate an increase in daily and peak hour vehicle trips, as compared to existing conditions. A traffic study will be prepared for the Project to identify roadway facility improvements that would be necessary to comply with applicable programs, plans, policies, and ordinances of affected jurisdictions, including but not limited to the City of Bakersfield. The required EIR will disclose the findings of the traffic study and also will evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for various modes of travel, including those related to transit, roadway, bicycle, and pedestrian facilities.
- b. **Potentially Significant Impact.** Senate Bill 743 (SB 743), which was codified in Public Resources Code section 21099, required changes to the CEQA Guidelines regarding the analysis of transportation impacts. Pursuant to Section 21099, the criteria for determining the significance of transportation impacts must promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. To that end, in developing the criteria, the Governor's Office of Planning and Research (OPR) proposed, and the California Natural Resources Agency certified and adopted, changes to the CEQA Guidelines that identify vehicle miles traveled (VMT) as the most appropriate metric to evaluate a project's transportation impacts. Updates to the State CEQA Guidelines that were approved in December 2018 included the addition of CEQA Guidelines Section 15064.3, of which Subdivision b establishes criteria for evaluating a project's transportation impacts based on project type and using VMTs as the metric. The proposed Project would result in the generation of vehicles, which would lead to a net increase in the amount of VMT within the region. OPR released a Technical Advisory on Evaluating Transportation Impacts in CEQA in December 2018, which provides guidelines and recommendations for VMT evaluation and thresholds. As of October 2021, the City of Bakersfield has not finalized or adopted any policies or methodologies for VMT analysis, therefore the OPR Technical Advisory will be used for evaluation of the Project's VMT impact to determine significance.
- c. **Potentially Significant Impact.** All improvements planned as part of the Project would be in conformance with applicable City of Bakersfield standards and would not result in any hazards due to a design feature. However, additional turning movements associated with site ingress and egress could increase traffic hazards, warranting an analysis of turning movements in the EIR.
- d. **Potentially Significant Impact.** The proposed Project would be required to comply with all City of Bakersfield emergency access requirements. Site access requirements are set forth in General Provisions for Fire Safety within the City of Bakersfield Municipal Code. Specific requirements, such as appropriately designed street widths to provide fire apparatus with an adequate turning radius, appropriately designed cul-de-sacs, and appropriately marked hydrants and signage, must be included in all developments. These requirements and all others to be included in the Project design would be verified by the Fire Marshall prior to Project approval. The adequacy of emergency access will be analyzed in the EIR.

XVIII. TRIBAL CULTURAL RESOURCES

- a. **Potentially Significant Impact.** A study will be conducted to determine whether the Project site contains any resources 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). In accordance with AB 52, the City of Bakersfield is required to send notifications of the proposed Project to Native American tribes with possible traditional or cultural affiliation to the area and will consult with interested tribes regarding the Project's potential to affect a tribal cultural resource. The results of the Native American consultation will be disclosed in the EIR, which will evaluate the Project's potential to cause a substantial adverse change to tribal cultural resources that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k).
- b. **Potentially Significant Impact.** This topic will be evaluated in the required EIR, as explained above under the discussion of Threshold XVIII(a). Native American consultations will be conducted as required by AB 52.

XIX. UTILITIES AND SERVICE SYSTEMS

- a. **Less-than-Significant Impact.** The Project would construct an on-site network of water and sewer pipes and stormwater facilities that would connect to existing water, sewer and storm water drains. The Project would also install connections to existing electricity, natural gas, and communications infrastructure that already exist in the area. The installation of water and sewer line connections, stormwater drainage facilities, electricity, natural gas, and communications infrastructure as proposed by the Project would result in physical impacts to the environment; however, these impacts are considered to be part of the Project's construction phase and are evaluated under the individual environmental topic areas addressed in this Initial Study. In instances where potential significant environmental impacts have been identified for the Project's construction phase, a detailed analysis will be provided in the EIR. There are no components of the Project's proposed utility connections that would result in significant environmental effects beyond what already will be evaluated in the required EIR for the Project's construction phase under associated environmental topic areas. Therefore, no further analysis of this topic is required.
- b. **Less-than-Significant Impact.** The Project site is located within the Bakersfield District North Garden water system service area. Prior to the issuance of building permits, the Project Applicant must provide evidence to the City that the proposed Project has secured water service and would construct any needed improvements in accordance with the water providers standards. Because the City Water Resources Department has conditioned this facility to submit engineering plans for any required facilities, the proposed Project would have sufficient water supplies available to serve the proposed Project and reasonably foreseeable future development during normal, dry and multiple dry years and no further analysis of this topic is required.
- c. **Less-than-Significant Impact.** The proposed Project site is located in the North of the River Sanitary District. The Project site's contribution to the available capacity of their respective facilities has been included in the agency's Capacity Fee and Municipal Service Review and therefore, there is sufficient capacity to serve the proposed Project. Because the proposed Project has been included in the Capacity Fee and Municipal Service Review, it has been determined that the wastewater treatment provider which serves the proposed Project has adequate capacity to serve the proposed Project's projected demand in addition to the provider's existing commitments. No further analysis of this topic is required.
- d. **Less-than-Significant Impact.** Under existing conditions, the Project site is vacant and no solid waste is being generated. As a result of Project implementation, the proposed development would result in an increase in the waste stream to area landfills. Bakersfield Department of Public Works, Solid Waste Division, would provide solid waste disposal services to the proposed Project. In addition to providing landfill services, BDPW, Solid Waste Division, operates a recycling program. The proposed Project would likely be served by the Bakersfield Metropolitan (Bena) Sanitary Landfill, which is operated by the County Waste Management Department. The landfill is

approximately 17.6 miles southeast of the Project site at 2951 Neumarkel Road in Caliente, California. Because the Solid Waste Division of Public Works has examined the facility and conditioned the proposal to incorporate appropriate on-site trash facilities, subject to city approval, the proposed Project would not 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 and no further analysis of this topic is required.

- e. **Less-than-Significant Impact.** The Project would be required to comply with all local, State, and federal requirements for integrated waste management (e.g., recycling) and solid waste disposal. As such, future building users at the Project site would be required to work with refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project would be required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. The implementation of these programs would reduce the amount of solid waste generated and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would be subject to all federal, State, and local statutes and regulations related to solid waste. As such, a less-than-significant impact would occur, and further analysis of this topic is not required.

XX. WILDFIRE

- a. **No Impact.** The Project site is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. Further, the Project is not anticipated to physically impede the existing emergency response plans, emergency vehicle access, or personnel access to the site. Fire protection services to the Project site are and would continue to be provided by the Kern County Fire Department. The Project site is not identified as part of any adopted emergency response plans or emergency evacuation plans, and the Project has no potential to conflict with any such plans. As such, no impacts to adopted emergency response plans or emergency evacuation plans would occur with implementation of the proposed Project, and no further analysis of this topic is required.
- b. **Less-than-Significant Impact.** The Project site is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. Further, given the flat topography of the site, it is not anticipated the Project would expose Project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors. The Project would result in construction and operation of a medical outpatient clinic with exterior impervious surfaces and irrigated landscaping, which would not result in any exacerbation of fire hazards in the local area. Therefore, the Project has no potential to exacerbate wildfire risks, and thereby exposing people to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. A less-than-significant impact would occur, and further analysis of this topic is not required.
- c. **No Impact.** The Project site is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. Aside from standard building construction requirements, including the installation of fire sprinklers, the provision of fire hydrants, and the use of irrigated landscaping, the Project does not include any fire protection-related infrastructure that could result in temporary or ongoing impacts to the environment. No impact would occur, and further analysis of this topic is not required.
- d. **No Impact.** The Project site is not located in or near State responsibility areas or lands classified as very high fire hazard severity zones. The Project site occurs in a portion of the City of Bakersfield that exhibits generally flat topography, and there are no large slopes in the Project vicinity that could be subject to landslide hazards as a result of post-fire slope instability. Additionally, there are no components of the Project that could result in or exacerbate flooding hazards associated with wildland fire hazards. No impacts would occur, and further analysis of this topic is not required.

XVIV. MANDATORY FINDINGS OF SIGNIFICANCE

- a. **Potentially Significant Impact.** Biology studies for the Project site will be conducted. The EIR's biological resources section will discuss specific project impacts on plants and wildlife, including avian species. The EIR will also discuss impacts to any important examples of the major periods of California history or prehistory, if present.
- b. **Potentially Significant Impact.** The Project site is located within the City of Bakersfield, and other portions of the City of Bakersfield as well as nearby unincorporated Kern County areas and other nearby cities have a number of on-going development projects. The Project, in addition to concurrent construction and operation of other development projects in the area, has the potential to result in cumulatively-considerable impacts. The required EIR will evaluate the Project's potential to result in cumulatively-considerable contributions to cumulatively significant impacts.
- c. **Potentially Significant Impact.** The potential for the proposed Project to directly or indirectly affect human beings, including human health, will be evaluated in the required EIR particularly with respect to air pollutant emissions, greenhouse gas emissions, noise, and transportation safety.

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This Initial Study was prepared by:

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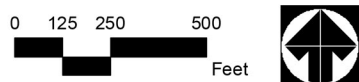


Source(s): ESRI, NearMap Imagery (2022), Kern County (2022)

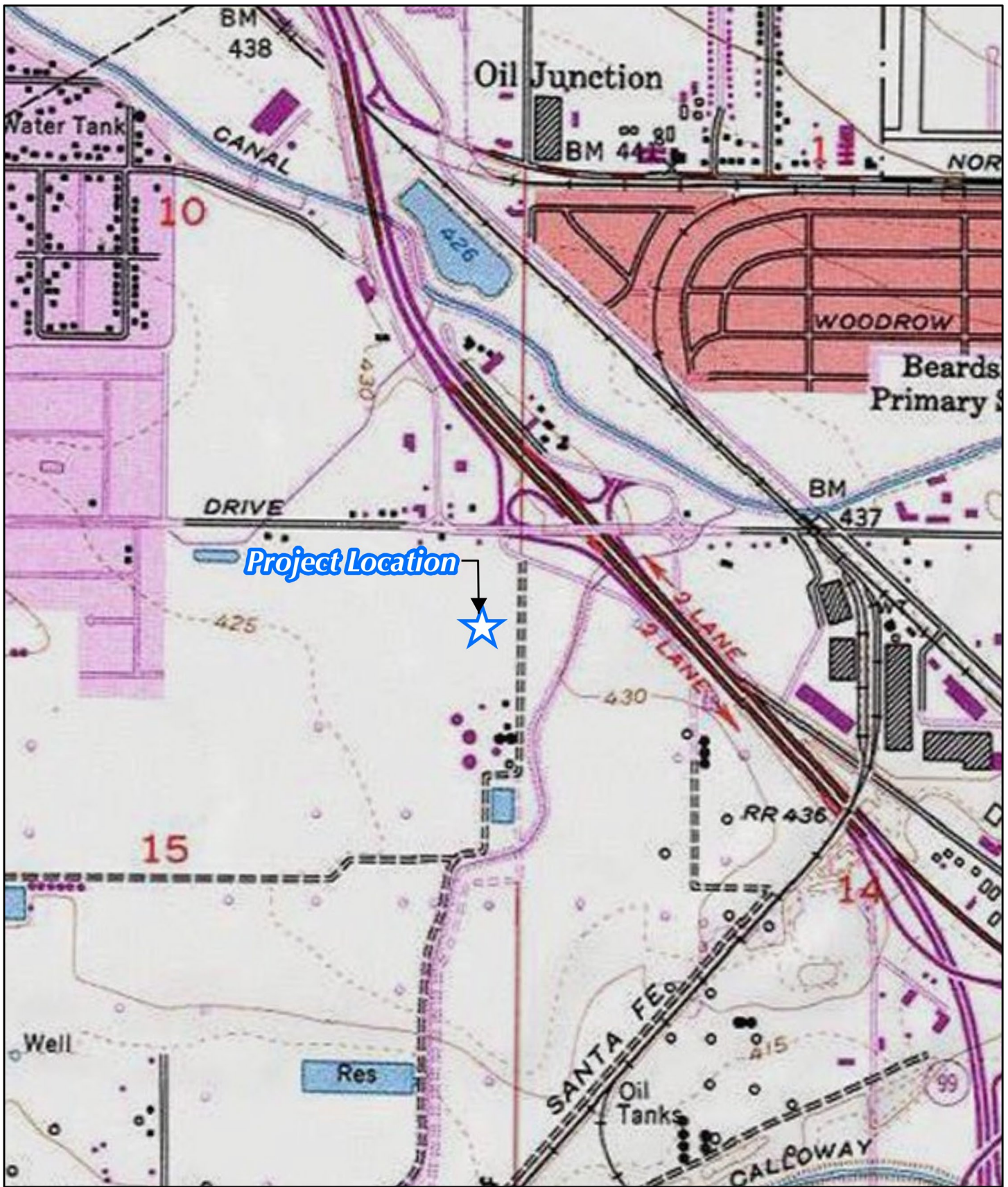
Figure 1

Veteran's Affairs Community-Based Outpatient Medical Clinic

Vicinity Map



Site Plan Review No. 21-0399



Source(s): ESRI, USGS (2013)

Figure 2

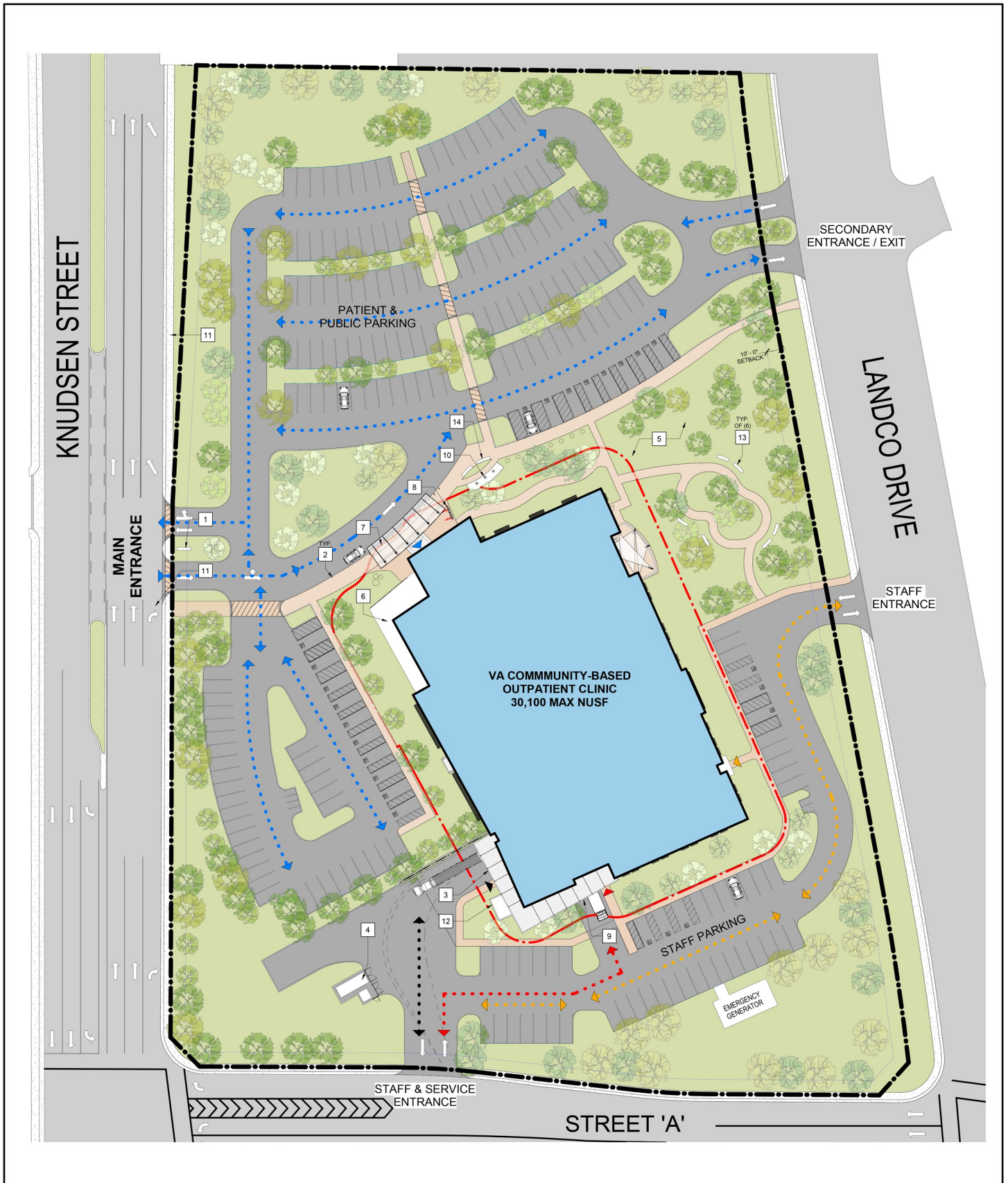
Veteran's Affairs Community-Based Outpatient Medical Clinic

USGS Topographical Map

0 250 500 1,000
Feet



Site Plan Review No. 21-0399



Source(s): Nichols, Melburg, & Rossetto (January 2020)

Figure 3

Veteran's Affairs Community-Based Outpatient Medical Clinic

Proposed Development

Site Plan Review No. 21-0399

Not to Scale

