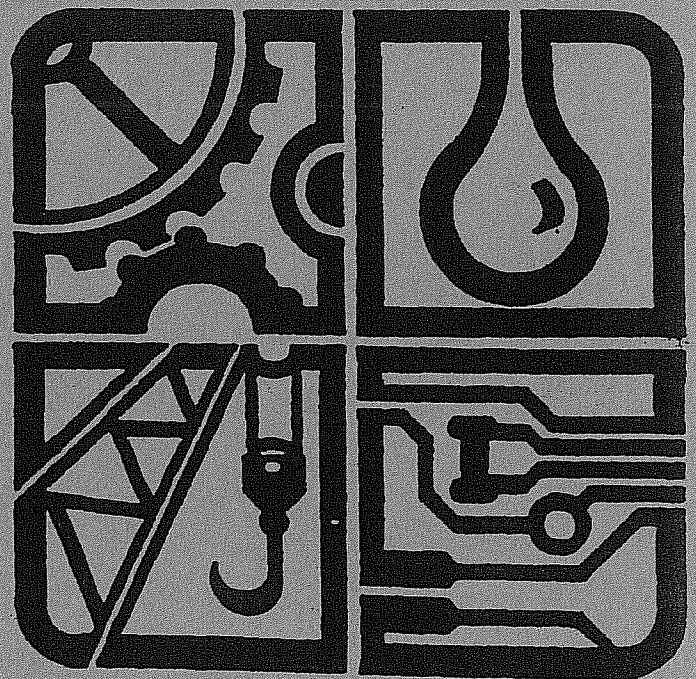
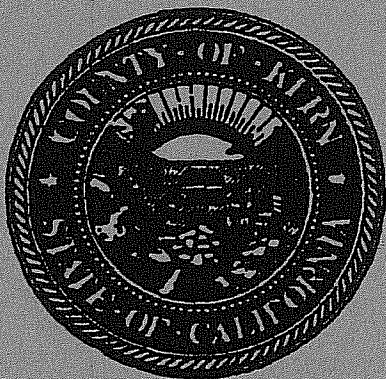

SOUTH KERN INDUSTRIAL CENTER SPECIFIC PLAN

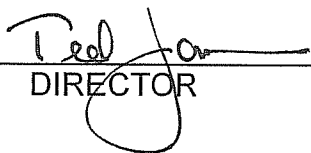
(As Amended October 22, 2002)



CERTIFICATION OF ADOPTION
BY THE PLANNING DIRECTOR

By Ordinance No. G-6917 and G-6918 the Kern County Board of Supervisors adopted this Amendment to this Specific Plan in this form on the 22nd day of October, 2002 officially entitled the South Kern Industrial Center, after conducting a public hearing, duly advertised, pursuant to all statutory requirements of the State of California and all ordinance requirements of the County of Kern and its adopted General Plan.

Certified this 22nd day of October, 2002.



DIRECTOR

ORDINANCE NO. _____ G-6917 _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF KERN, STATE OF CALIFORNIA
RESCINDING ORDINANCES G-5849 AND G-6196 AND
ADOPTING A NEW ORDINANCE FOR THE SOUTH KERN
INDUSTRIAL SPECIFIC PLAN AND A REVISED SPECIFIC
PLAN LINE FOR SANTIAGO ROAD

ORDINANCE NO. G-6917

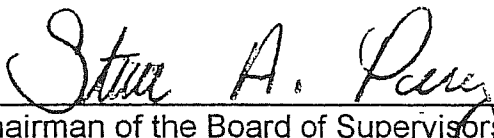
AN ORDINANCE OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF KERN, STATE OF CALIFORNIA
RESCINDING ORDINANCES G-5849 AND G-6196 AND
ADOPTING A NEW ORDINANCE FOR THE SOUTH KERN
INDUSTRIAL SPECIFIC PLAN AND A REVISED SPECIFIC
PLAN LINE FOR SANTIAGO ROAD

The following ordinance, consisting of four (4) sections, was duly and regularly
passed and adopted by the Board of Supervisors of the County of Kern, State of California,
at a regular meeting of the Board of Supervisors held on the 22nd day of
October , 2002, by the following vote, to wit:

AYES: McQuiston, Perez, Patrick, Vacant, Parra

NOES: None

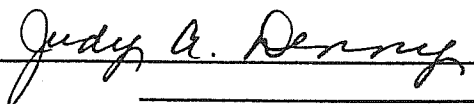
ABSENT: None


Chairman of the Board of Supervisors of
the County of Kern, State of California

(SEAL)

ATTEST:

DENISE PENNELL
Clerk of the Board of Supervisors

By  Deputy Clerk



THE BOARD OF SUPERVISORS OF THE COUNTY OF KERN ORDAINS AS FOLLOWS:

Section 1. This ordinance shall take effect and be in full force on and after the
21st day of November , 2002, and shall be published once in
Daily Midway Driller , a newspaper of general circulation,
published in the County of Kern, State of California, together with the names of the
members of the Board of Supervisors voting for and against the same.

Book No. _____
Ord. No. G-6917

Section 2. Ordinance No. G-5849 relating to the adoption of the South Kern Industrial Specific Plan and Ordinance G-6196 relating to Santiago Road Specific Plan Line is hereby rescinded.

Section 3. This Ordinance hereby adopts a new South Kern Industrial Specific Plan to read as follows:

(See attached text.)


COPIES FURNISHED:
Plan, ESS, Roads
Line, EHS,
Kern Co. Water
Co. Council
So. Kern Ind.
10-29-02 Jd

ORDINANCE NO. G-6918

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF KERN, STATE OF CALIFORNIA
AMENDING AND SUPPLEMENTING ORDINANCE NO G- 6917
ADOPTING THE AMENDED SOUTH KERN INDUSTRIAL CENTER
SPECIFIC PLAN

The following ordinance, consisting of eight (8) sections, was duly and regularly passed and adopted by the Board of Supervisors of the County of Kern, State of California, at a regular meeting of the Board of Supervisors held on the 22nd day of October, 2002, by the following vote, to wit:

AYES: McQuiston, Perez, Patrick, Vacant, Parra
NOES: None
ABSENT: None

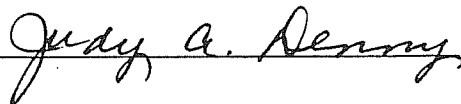


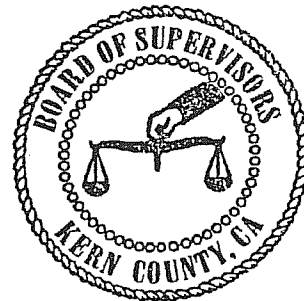
Chairman of the Board of Supervisors of
the County of Kern, State of California

(SEAL)

ATTEST:

DENISE PENNELL
Clerk of the Board of Supervisors

By  Deputy Clerk



THE BOARD OF SUPERVISORS OF THE COUNTY OF KERN ORDAINS AS
FOLLOWS:

Section 1. This ordinance shall take effect and be in full force on and after the 21st day of November, 2002, and shall be published once in Daily Midway Driller, a newspaper of general circulation, published in the County of Kern, State of California, together with the names of the members of the Board of Supervisors voting for and against the same.

Ord. No. G-6918

Section 2. The following sentence is hereby added to Section II Features of the Specific Plan:

Another prominent feature of the Specific Plan is an area of approximately 100 acres in size, designated Map Code 3.4 (Solid Waste Facilities), which is the site of a proposed organic waste recycling facility. The facility is a conditionally permitted use within the 3.4 area.

Section 3. General Policies 13, 14, 15, and 16 of Section II are hereby amended, and a new Section 17 adopted, all to read as follows:

- 13) The M-3 Zone District as described in this Specific Plan and in the Kern County Zoning Ordinance is consistent with Map Code 7.3 for the purposes of consistency with local zoning.
- 14) All standards not specifically identified in the Specific Plan shall be subject to the regulations of the Kern County General Plan and implementing ordinances.
- 15) The FPS Zone District as described in this Specific Plan and in the Kern County Zoning Ordinance is consistent with Map Code 2.5 for the purposes of consistency with local zoning.
- 16) The M-3 Zone District as described in this Specific Plan and in the Kern County Zoning Ordinance is consistent with Map Code 8.4 for the purposes of consistency with local zoning.
- 17) The M-3 Zone District as described in this Specific Plan is consistent with Map Code 3.4 for the purposes of consistency with local zoning.

Section 4. The second Paragraph of Section III Land Use Element is hereby amended to read as follows:

The Plan shows the land use patterns which will be implemented as required services, utilities and infrastructure become available. The Land Use Map (Figure 4) identifies the area involved and the boundaries of the land use designation of the Specific Plan. In this case, 716.5 acres have been designated with Map Code 7.3 (Heavy Industrial), of which 100 acres is designated 3.4, combined with Map Code 2.5 (Flood Hazard) overlay, and 20 acres have been designated with Map Code 3.3 (Public Facilities) combined with Map Code 2.5 (Flood Hazard) overlay, and 7.5 acres have been designated with Map Code 8.4 (Mineral and Petroleum) combined with Map Code 2.5 (Flood Hazard) overlay.

Section 5. Figure 4, attached hereto, is hereby adopted as part of the Amended South Kern Industrial Center Specific Plan.

Section 6. Paragraph F Waste Facilities of the Conditional Uses portion of Section III Land Use Element is hereby amended to read as follows:

F. WASTE FACILITIES

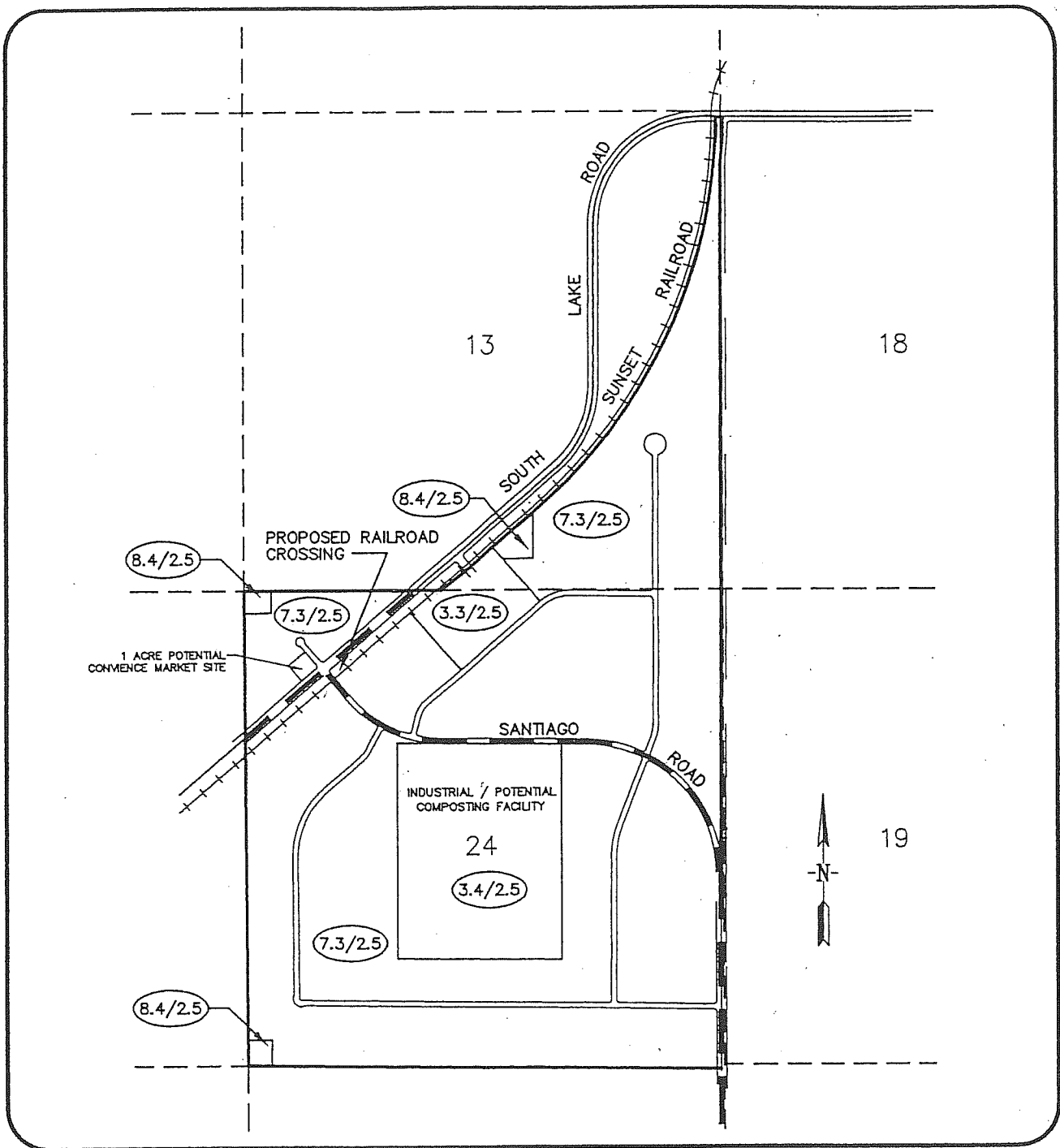
- Burning of waste-derived fuels when in conjunction with a permitted or conditionally permitted industrial use.
- Community septic disposal system
- Organic waste composting, including sewage sludge and animal waste only within the 3.4 (Solid Waste Facilities) designation of this Specific Plan (see Figure 3, Map Code 3.4).
- Organic waste composting, including but not limited to green waste and pre-consumer food wastes.
- Hazardous waste disposal facility
- Nonhazardous oil production and/or oily waste disposal facility
- Nonhazardous oilfield waste treatment or recycling
- Research, development, or testing of alternative fuel burning processes, temporary
- Sanitary landfill
- Septage disposal site
- Transfer station, large volume
- Transfer station, small volume
- Waste-to-energy facility

Section 7. Figure 7, attached hereto, is hereby adopted as part of the Amended South Kern Industrial Center Specific Plan.

Section 8. The following wording is hereby added to the South Kern Industrial Center Specific Plan as Policy 25 of Section IV Circulation Element and Guideline 44 of the Site Plan Review Processing Guidelines of Appendix A:

Any future development shall pay a proportionate share of the cost of improvements necessary to mitigate off-site traffic impacts prior to the issuance of certificate of occupancy. These improvements shall mitigate structural deficiencies, as well as roadway capacity impacts as identified in a traffic study submitted by the developer and approved by the Kern County Roads Department.

COPIES FURNISHED:
Plan, ESS.
Roads Div
ETS, Kern Co. Water
Co. Counsel
So. Kern Industrial
10-29-02 <i>jd</i>



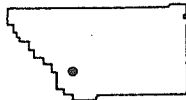
SPECIFIC PLAN

KERN COUNTY
GENERAL PLAN

KERN COUNTY BOARD OF SUPERVISORS

South Kern Industrial Center

COUNTY LOCATION MAP



T32S, R25E,
M.D.B.M.

LAND USE MAP

LAND USE LEGEND

7.3	HEAVY INDUSTRIAL
8.4	MINERAL & PETROLEUM
3.3	PUBLIC FACILITIES
3.4	SOLID WASTE FACILITIES
2.5	FLOOD HAZARD

CIRCULATION LEGEND

	MAJOR HIGHWAY
	LOCAL STREET

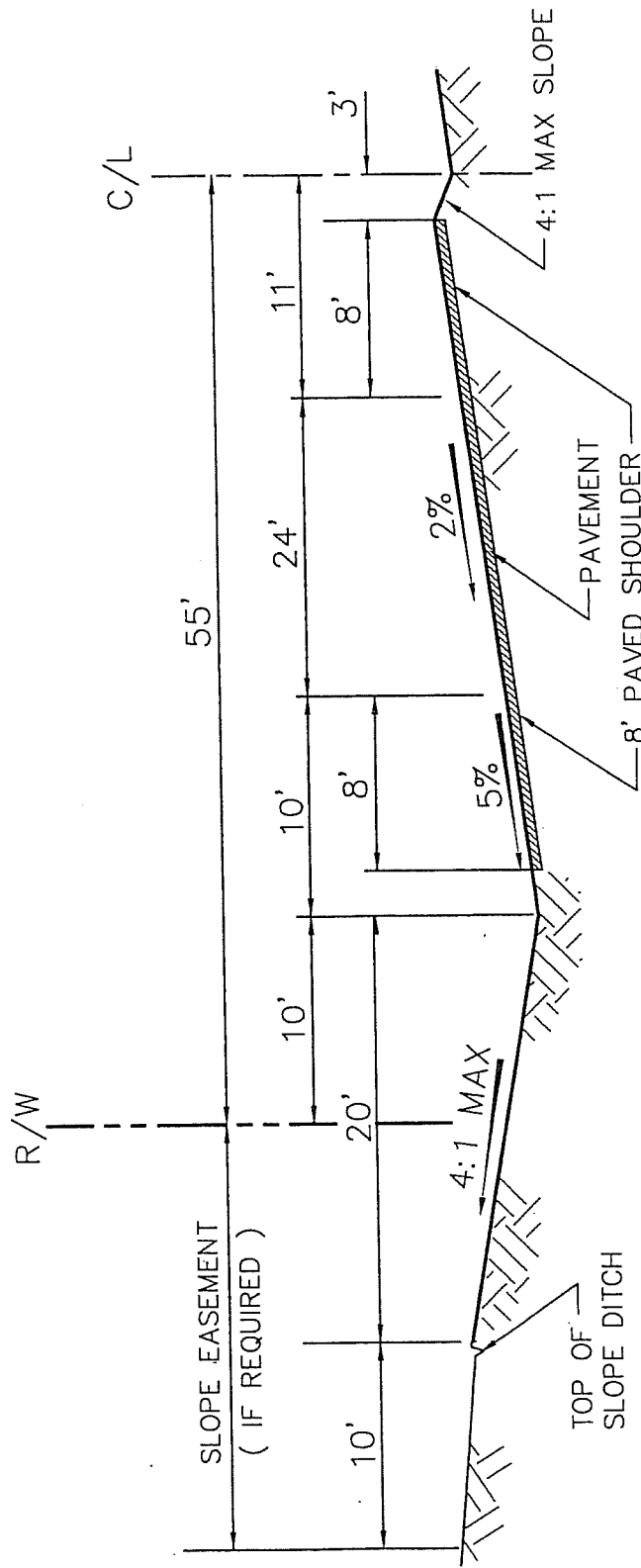


FIGURE 7

HALF WIDTH TYPE 'B' MAJOR HIGHWAY

NO SCALE

SANTIAGO ROAD
ALONG THE EAST LINE
OF SECTION 24

Resolution No. 2002-421

CONDITIONAL USE PERMIT NO. 2
MAP NO. 158; APPROVE
(SOUTH KERN INDUSTRIAL CENTER LLC, by PORTER-
ROBERTSON ENGINEERING AND SURVEYING, INC.)

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF KERN, STATE OF CALIFORNIA**

In the matter of:

Resolution No. 2002-421

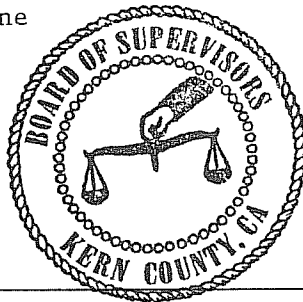
**CONDITIONAL USE PERMIT NO. 2
MAP NO. 158; APPROVE
(SOUTH KERN INDUSTRIAL CENTER LLC, by
PORTER-ROBERTSON ENGINEERING AND SURVEYING, INC.)**

I, **DENISE PENNELL**, Clerk of the Board of Supervisors of the County of Kern, State of California, do hereby certify that the following resolution, on motion of Supervisor McQuiston, seconded by Supervisor Patrick, was duly passed and adopted by said Board of Supervisors at an official meeting hereof this 22nd day of October, 2002, by the following vote, to wit:

AYES: McQuiston, Perez, Patrick, Vacant, Parra

NOES: None

ABSENT: None



DENISE PENNELL
Clerk of the Board of Supervisors
County of Kern, State of California

Judy A. Penny
Deputy Clerk

RESOLUTION

Section 1. WHEREAS:

(a) Pursuant to the California Government Code, Title 7, sections 65000, et seq. (known as the Planning and Zoning Law), the Kern County Board of Supervisors has adopted the Official Land Use and Zoning Ordinance for the County of Kern (Ordinance Code sections 19.02.010, et seq.), herein called the Zoning Ordinance; and

2002-421

(b) The Zoning Ordinance establishes various classes of zones, prescribes land uses and regulations for the various zones, and adopts zoning maps for the purpose of dividing the County into zones and showing the zone boundaries; and

(c) The Zoning Ordinance regulates the use of buildings, structures, and land, as between agriculture, industry, business, residence, and other purposes, and other uses more specifically set forth in section 65850 of said Government Code; and

(d) The Kern County Planning Department has received an application pertaining to a parcel of real property which is located within that portion of the unincorporated area of the County for which an official Zoning Map has been adopted under section 7297.446.3 of said Ordinance Code and for which precise land use and zoning regulations are in effect; and

(e) Said parcel of real property is described as follows:

PARCEL 2 OF LOT LINE ADJUSTMENT 52-94; BEING A
PORTION OF SECTION 24, T32S, R25E, MDB&M, COUNTY
OF KERN, STATE OF CALIFORNIA.

(f) Said application has been made pursuant to provisions of section 19.104.040 of said Ordinance Code, and requests a Conditional Use Permit ("CUP") as provided in section 19.104, insofar as said requirements are applicable to the above described parcel of real property, and more particularly to allow an organic waste recycling facility on 100 acres of a 252.14-acre parcel within the 744-acre South Kern Industrial Center Special Plan; and

(g) Said application has been made in the form and in the manner prescribed by said Zoning Ordinance and is on file with the Clerk of this Board, and reference is hereby made thereto for further particulars; and

(h) The Clerk of this Board has caused notice to be duly given of a public hearing in this matter in accordance with law, as evidenced by the affidavit of publication and the affidavit of mailing on file with the Clerk of this Board; and

(i) An Environmental Impact Report (EIR) relating to said amendment was prepared by the Planning Department and was found to be complete and adequate in scope and was considered by the Planning Department in its consideration of this matter; and

(j) A copy of the report, recommendations of the Planning Department, and said EIR have been on file in the Office of the Clerk of this Board, available for examination during regular business hours by any interested person, at all times since the date of giving notice in this matter; and

(k) The Director of the Planning Department has furnished to this Board, and this Board has incorporated in the record of this matter, a document setting forth the significant environmental effects identified in said EIR, with proposed findings for consideration by this Board in relation to said significant effects for the purpose of section 21081 of the Public Resources Code and section 15091 of the State CEQA Guidelines, and setting forth evidence in support of the proposed findings; and a member of the Planning Department appeared before the Board and gave additional testimony in support of the proposed findings; and

(l) During said hearing, this Board duly considered the adequacy and scope of said EIR and thereafter reviewed and considered the information therein contained with respect to the merits of the matters under consideration; and

(m) Said public hearing has been duly and timely conducted and before making any findings on said EIR or any considerations of the proposal on its merits, this Board called for any objections or comments on said EIR and all persons desiring to be heard in said matters having been duly heard, and this Board having considered all of the testimony presented during said public hearing and the recommendations aforementioned, and said public hearing having been concluded; and

(n) The Planning Department reports that the fee required by Fish and Game Code section 711.4 has been previously required for processing the said EIR for an earlier approval connected with this overall project; and

(o) The proposal was explained by the Director of the Planning Department during said hearing, and this Board has considered all of the testimony presented during said hearing and the recommendations of the Planning Department, and said public hearing having been concluded;

Section 2. NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of the County of Kern, State of California, as follows:

1. This Board finds the facts recited herein are true, makes the recommended findings for each project approval, and further finds that this Board has jurisdiction to consider, approve, and adopt the subject of this Resolution.

2. This Board finds and determines that the applicable provisions of the California Environmental Quality Act of 1970, the State CEQA Guidelines and the Kern County Guidelines have been duly observed in conjunction with said hearing and the considerations of this matter and all of the previous proceedings related hereto.

3. The project herein described is approved despite the existence of certain significant environmental effects identified in said EIR, and this Board hereby makes and adopts the findings with respect to each thereof set forth in Exhibit "A", appended hereto and made a part hereby by reference, pursuant to section 15091 of the

State CEQA Guidelines (Title 14, California Code of Regulations) and section 21081 of the Public Resources Code (CEQA) and declares that it considered the evidence described in connection with each such finding. Pursuant to Public Resources Code section 21081(b) and section 15093 of the State CEQA Guidelines, this Board hereby approves and adopts a "Statement of Overriding Considerations" (Exhibit "B") as recommended by the Planning Department, and finds that the impacts of the project which remain significant and unavoidable are outweighed by the project's overriding benefits.

4. This Board finds and determines that said EIR is complete and adequate in scope and has been completed in compliance with the California Environmental Quality Act of 1970, and the State CEQA Guidelines and the Kern County Guidelines for implementation thereof, and that this Board has fully reviewed and considered the information in said EIR with respect to the subject of this Resolution, and said EIR is hereby declared to be certified in relation to the subject Resolution, and the related proposed Mitigation Monitoring Program is hereby adopted, a copy of which is attached hereto as Exhibit "C".

5. The fee required by Fish and Game Code section 711.4 has been previously required for the processing of the Negative Declaration for an earlier approval proceeding connected with this project, and under section 711.4(g), we find that the project is not tiered or phased, and separate environmental documents or review by the Department of Fish and Game is not required, and further, based on the public interpretation of these statutes by the Department of Fish and Game staff, find this approval and related Notice of Determination exempt from the payment of the otherwise applicable fee.

6. After careful consideration of all facts and evidence as presented at the hearing, this Board hereby approves the requested CUP, with development to be in substantial conformity with the plan as presented, subject to the conditions as set forth in Exhibit "D" attached hereto and incorporated herein by this reference as if set forth in full. Noncompliance with the adopted conditions of approval (Exhibit "A") may cause permit revocation proceedings in accordance with section 19.102.020 of the Kern County Ordinance Code.

7. In approving the requested CUP, this Board finds and determines as follows:

- (a) The proposed use is consistent with the goals and policies of the Kern County General Plan;
- (b) The proposed use is consistent with the purpose of the applicable district or districts;

- (c) The proposed use is listed as a use subject to a conditional use permit in the applicable zoning district or a use determined to be similar to a listed conditional use, in accordance with the procedures set out in section 19.08.060;
- (d) The proposed use meets the minimum requirements of the Zoning Ordinance applicable to the use and complies with all other applicable laws, ordinances and regulations of the County of Kern and the State of California; and
- (e) The proposed use will not be materially detrimental to the health, safety and welfare of the public or to property and residents in the vicinity.

8. The Clerk of this Board shall cause a Notice of Determination to be filed with the County Clerk.

9. The Clerk of this Board shall transmit copies of this Resolution to the following:

- (a) Director, Planning Department
- (b) Environmental Health Department
- (c) Fire Department
- (d) Dir. Dept. of Engineering & Survey Services
- (e) County Counsel
- (f) South Kern Industrial Center LLC
1200 - 21st Street
Bakersfield, CA 93301

Porter-Robertson Engineering and Surveying, Inc.
1200 - 21st Street
Bakersfield, CA 93301

BD:bb
#85734

COPIES FURNISHED:
<i>See above</i>
<i>10-30-02 ja</i>

“AMENDED”

SOUTH KERN INDUSTRIAL CENTER

SPECIFIC PLAN

KERN COUNTY PLANNING DEPARTMENT
2700 M STREET, SUITE 100
BAKERSFIELD, CA 93301

October 22, 2002

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FOREWORD

The Kern County General Plan was adopted by the Board of Supervisors in 1982. The adopted General Plan maintains provisions to resolve major land use issues and implement the orderly development in rural areas through a mechanism called "Special Treatment" areas. This procedure establishes a methodology to consider land use proposals and to permit the development of properties within the Specific Plan area. This is consistent with the State Government Code Section 65450 et seq.

A Specific Plan has been prepared for this project site in order to regulate the type of industrial uses that will occur within the project boundaries. Subsequently, a draft Specific Plan has been prepared for adoption as a "Special Treatment" area, by Ordinance.

The Specific Plan will be the primary growth and development implementation tool for the 744 acre project and is intended to provide guidelines to compliment the Kern County General Plan. The Specific Plan provides for the orderly development of the plan area and addresses particular issues and concerns unique to the site. It will also maintain internal consistency with the adopted General Plan by:

- 1) incorporating County-wide General Plan goals and policies, and

- 2) addressing the mandatory General Plan Elements, as applicable.

The Land use designations, Map Code 7.3 - (Heavy Industrial) and Map Code 2.5 - (Flood Hazard Area), Map Code 3.4 (Solid Waste Facilities), Map Code 8.4 (Mineral and Petroleum) and Map Code 3.3 - (Public Facilities), corresponds to the codes used in the Kern County's General Plan. The Kern County General Plan Map Code 7.3, 2.5, 3.4, 8.4, and 3.3 designations have been deemed consistent with provisions of State Code Section 65450 et. seq.

The Specific Plan was prepared in accordance with the California Environmental Quality Act (CEQA). Because the original project had significant environmental impacts, an Environmental Impact Report (EIR) was prepared. The EIR addressed the proposed limited heavy industrial uses that are permitted within the Specific Plan area (see selected list in Section III). An amendment to the Specific Plan was prepared and approved on October 22, 2002 by the Kern County Board of Supervisors. A Supplemental EIR was prepared to address new potential impacts that were not addressed in the EIR prepared for the original project.

Development proposals within the project area that are not consistent with this Specific Plan are subject to environmental analysis to determine if the circumstances and/or environmental impacts of the individual proposals are the same as were evaluated for the EIR. Uses that are not consistent will require amendments to the Specific Plan.

Amendments are deemed projects by the California Environmental Quality Act (CEQA) and, therefore, appropriate environmental studies and documentation addressing the proposal will be necessary either by employment of an additional EIR or by supplemental documentation or addenda. Amendments are accomplished at a public hearing before the Board of Supervisors.

AUTHORITY

The California Government Code (Sections 65451 through 65457) authorizes jurisdictions to adopt Specific Plans by resolution as policy, or by ordinance as regulation. To be in effect, the Specific Plan must be adopted at a public hearing by the Board of Supervisors. The Specific Plan is a regulatory plan that defines the land uses and compatible zoning classifications for the subject property. Development proposals, agreements, Tentative Tract and Parcel Maps, and any other development approval must be consistent with the Specific Plan. Projects found to be consistent will also be consistent with the Kern County General Plan.

SECTION I

GENERAL OVERVIEW

INTRODUCTION

The Applicant is preparing to develop a large-scale industrial facility that will be an additional element for the future economic development of Kern County. Industry attracted to the area will provide additional employment opportunities and will help generate new sources of revenues which will further strengthen the economy of Kern County.

The site is suited for heavy industrial development because of its close proximity to transportation facilities (Interstate 5, Sunset Railroad), utilities and agricultural resources, and the desire to locate heavy industrial uses downwind and away from urban centers (12 miles from Taft, and 18 miles from Bakersfield). Additionally, the land is not suitable for farming due to soil and groundwater limitations found at the site.

Properties adjacent to the Specific Plan Area are currently agriculturally designated and in some cases being utilized for crop production. To the North and West of the Plan Area there exists industrial activities which includes Heritage Railroad holding station, Hughes Satellite Booster Test Facility, Baker Petrolite Chemicals, and a cotton ginning operation.

As the inventory of agricultural lands continues to decrease due to rising cost of water, physical site constraints, and increased urban expansion, it becomes more important for

the County to encourage further diversification of the economy by promoting industrial uses that will offset revenues that would otherwise be generated by the agricultural industry. This project, as amended, will provide land available for industrial uses and further diversification of Kern County's economy.

The current proposal provides for an amendment to the South Kern Industrial Center Specific Plan by changing a number of characteristics of the original project, such as adding agricultural uses as permitted uses and conditionally permitting the composting of organic waste.

PURPOSE OF THE SPECIFIC PLAN

The South Kern Industrial Center Specific Plan, as authorized by California Government Code Section 65450-65507, is intended as a planning tool to closely define the planning criteria of the designated project area, including the nature and extent of growth and to ensure orderly development. This Specific Plan document includes identification of the land use designations along with written text outlining the goals, policies and methods to implement the Specific Plan. The South Kern Industrial Center Specific Plan shall be adopted by Ordinance and may include performance standards to supplement zoning and establish development standards. Specific Plans also include a plan map that specifies land use entitlements. More importantly, the accompanying written text outlines the principles to implement the plan over a long-term duration. While a layout of the lots has been provided as a part of this plan the layout is conceptual only and may be subject to minor changes without amendment to this plan.

This Specific Plan intent is:

- 1) to implement the County's goals and policies for development within the Specific Plan Area. The plan establishes standards which implement the

County's General Plan by providing for development in an orderly manner, and further implementing the County's goals and objectives.

- 2) to reduce the need for detailed planning and environmental review as the project is developed, the Environmental Impact Report prepared for the Specific Plan will serve as the primary environmental document and will apply to projects which are in substantial conformance with the standards and guidelines of the Specific Plan. A Supplement to the EIR was prepared to address the potential impacts of amendments to the Specific Plan approved on October 22, 2002. However, additional technical reports (i.e. risk assessment, hydrology, acoustical, liquefaction potential, etc.) may also be required by the County to accurately assess site specific conditions and uses.
- 3) to ensure the environmental standards are met. The Specific Plan project addresses environmental considerations and will evaluate development needs along with environmental needs. New EIR proposed mitigation measures arising from the Supplement to the EIR prepared for the amendment shall be added to the Site Plan Review Processing Guidelines (Appendix A).
- 4) to capture industrial users which have previously been exported to regions outside Kern County, and to create an economically viable project addressing the potential environmental impacts from heavy industrial uses.

The Specific Plan provides for the planned infrastructure, utility, and service programs that meet the needs of project uses in an affective and cost efficient manner. Individual parcels will then be able to tie into the facilities for on-site development as the project develops and the demand warrants.

DESCRIPTION AND LOCATION

The Specific Plan area consists of 1.2 square miles (approximately 744 acres) of relatively flat and vacant land located approximately 18 miles southwest of the City of Bakersfield, 12 miles east of the City of Taft, and approximately 0.8 miles south of the former shoreline of Buena Vista Lake Bed, in the unincorporated area of Kern County, California, (see Figures 1 and 2). Since the site is located in the unincorporated area of the County, the Specific Plan and future development proposals will be subject to review and approval by Kern County.

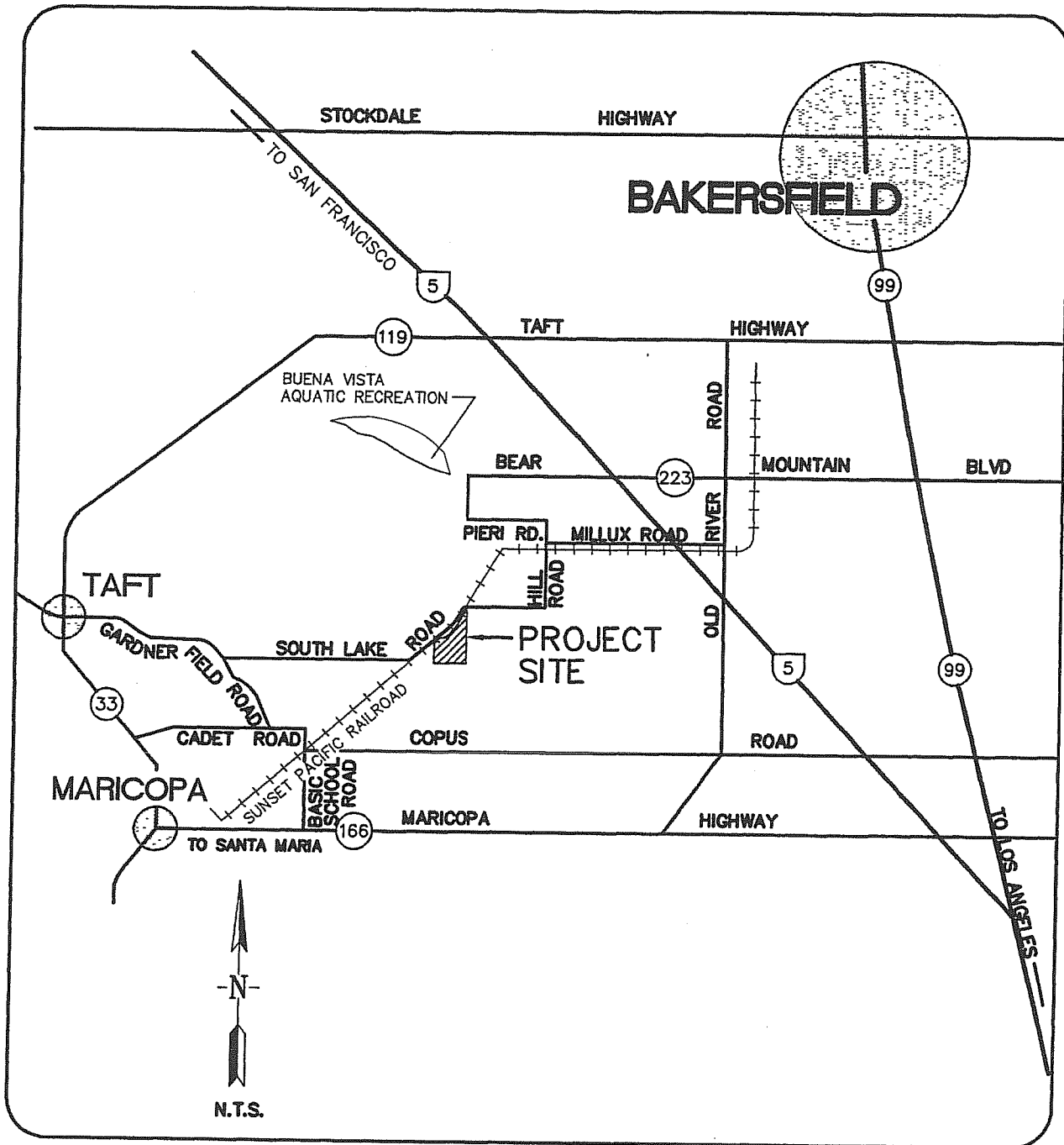
Features of the site include an existing roadway known as South Lake Road (County Road #2035) and the Sunset Railroad which traverses the northwesterly bounds of the site.

The project site is on relatively flat terrain with elevation ranges from 297 feet at the extreme northeastern tip in Section 13 to 346 feet at the southeast corner of the project site. Farming has not occurred on-site for approximately 22 years. The site has been regularly disced as part of a weed abatement program. Undisced areas include approximately 12 acres of tailwater ponds in Section 24.

The Specific Plan area is described as the entire area of Section 24, that portion of Section 13 lying southeast of the Sunset Railroad and a portion of the Northwest quarter of Section 18, in Township 32 South, Range 25 East, Mount Diablo Base and Meridian.

HISTORICAL PROFILE

Historically, agriculture and mineral extraction have been the predominant industries in the Bakersfield area and are the primary land uses found in the vicinity of the site. To date, these land uses remain viable to the economy of Kern County, in fact, Kern County is



SPECIFIC PLAN

KERN COUNTY
GENERAL PLAN
KERN COUNTY BOARD OF SUPERVISORS

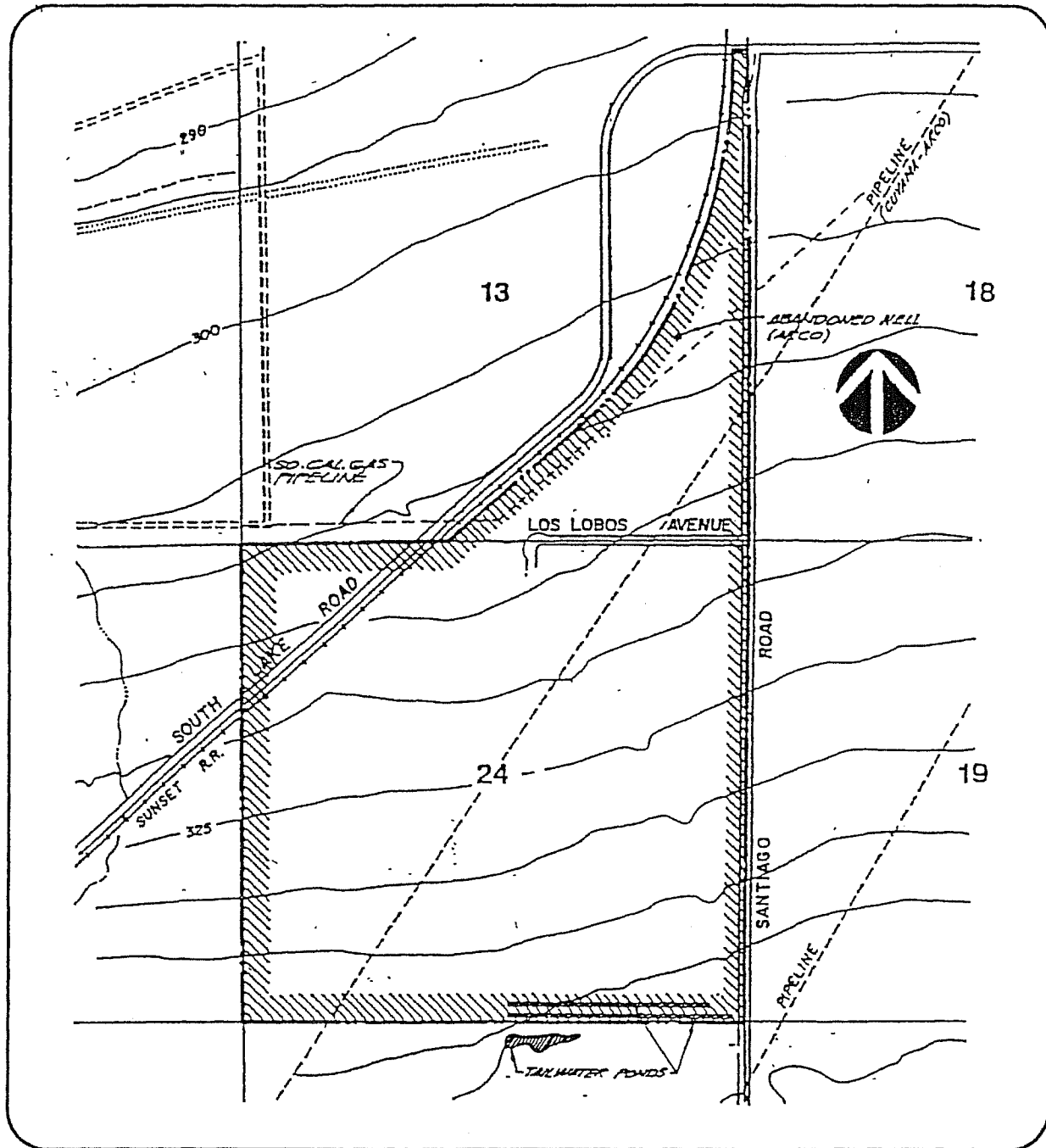
COUNTY LOCATION MAP



T32S, R25E,
M.D.B.M.

VICINITY MAP

South Kern Industrial Center



SPECIFIC PLAN

KERN COUNTY
GENERAL PLAN
KERN COUNTY BOARD OF SUPERVISORS

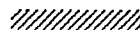
South Kern Industrial Center

COUNTY LOCATION MAP



T32S, R25E,
M.D.B.M.

SITE MAP

 PROJECT BOUNDARY
(APPROX 744 ACRES)

ranked as the third largest agriculturally producing county in the nation. In 1990, Kern County's total value of crop production was \$1,837,516,000 (1990 Crop Report, Kern County Agricultural Commission). Although the Specific Plan area is currently designated for agricultural land uses, it has been determined through a soils investigation survey by Servi-Tech Laboratory (November 1989) that the land is not ideally suited for farming due to high concentrations of salts and sodium in the soils, and shallow/perched groundwater condition. Total petroleum production for 1990 was 229,544,511 barrels, or \$3,902,257,000 (Kern County Board of Trade, Kern County Assessor). Value of natural gas production amounted to approximately \$343,366,000.

COMMUNITY PROFILE

According to the 2000 Census information regarding the population trends, the Bakersfield area and unincorporated areas of the County of Kern have been experiencing considerable growth over the past decade (17.9% and 21.4% respectively). Growth in Kern County has primarily been due to the affordability in housing and the willingness of residents to commute to places of work. Current unemployment rates are 8%-11% (Kern County Economic Development 2001) which translates into approximately 30,000+ jobless county residents. It is anticipated that industries locating within the South Kern Industrial Center will draw their employment base from the surrounding communities of Bakersfield, Taft, Arvin and Lamont. The area involved in the Specific Plan is currently vacant with the closest major concentration of population being approximately 12 miles to the west.

Based on recent large industrial development in the County, it is anticipated that 95% of the workforce for this Industrial project will come from existing Kern County residents. The spinoff (the number of other jobs likely to originate from the creation of this project) from one (1) industrial job is estimated to be five (5) other jobs.

The Specific Plan does not provide for any residential uses within the Plan area. Operations from heavy industrial users have the potential for producing undesirable byproducts (odors and noise) that could be incompatible with the more sensitive residential uses. For this reason, heavy industrial land uses are best provided at distances away from concentrated residential areas.

ENVIRONMENTAL PROFILE

The Specific Plan area is characterized by nearly flat land, with an average slope of less than 1% to the north. Vegetation on the site has been made up primarily of salt tolerant desert shrubs and annual grasses and forbs. However, very little vegetation currently exist on site due to a program of regularly discing for weed abatement.

Land to the east and west of the site is being used for agricultural production. Properties to the south and west are vacant, and a cluster of industrial uses are located to the north. The Specific Plan Area is currently vacant and has not been farmed for approximately 22 years. Agricultural production at the site is no longer practical or economically feasible because of the high salt and sodium levels of the soil, and shallow/perched groundwater conditions which limits the types of crops and actual crop yield. The land use pattern for the general area has begun to evolve into a more industrial type use as evidenced by the facilities which have located adjacent to the site.

The site is subject to flooding from 100 year storms and runoff from the San Emigdio mountains, to the south. Floodwaters flow along tributaries of the "Southern Stream Group" and through the site toward Buena Vista Lakebed. Impoundments such as the existing road and the Sunset railroad tracks cause floodwaters to backflow onto the site, creating the flooding condition.

Soil types of the site include Westhaven Silt Loam and Cerini Loam consisting primarily of silt and clay composition from alluvium deposits of weathered mixed rock sources. The United States Department of Agriculture Soil Conservation Service, classifies this soil as being deep, with slow surface and permeability rates, very little slope, and slight hazard of erosion from wind and rain. Due to the soil's high factors of salinity, sodicity, and slow permeability of the soil, the kinds of crops are limited and the area is not considered as prime farmland.

The climate for the area is within what is referred to as the Pacific High which is classified as being a semipermanent subtropical high pressure condition. During the summer months, storms are diverted to the north and away from the area. This results in very limited amounts of precipitation. Rainfall for the area averages between 5 and 7 inches annually. Temperatures range from a high of approximately 110 degrees to low temperatures occasionally below freezing.

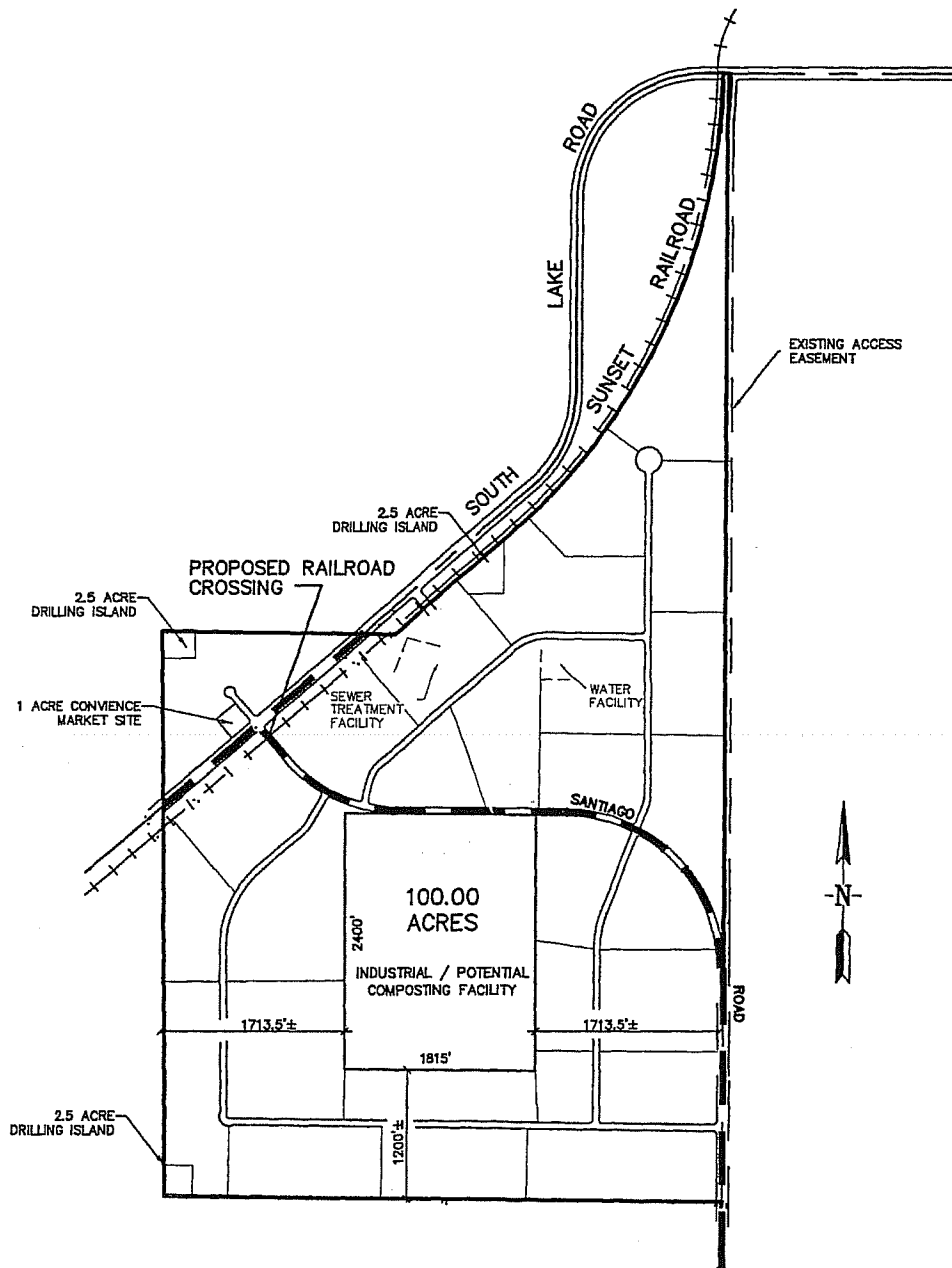
SECTION II

FEATURES OF THE SPECIFIC PLAN

This Specific Plan was designed to achieve three primary goals, namely the implementation of the Kern County General Plan, establish development standards and the planned development of the South Kern Industrial Center. The Specific Plan is a focused planning document which considers the short-term and long-term industrial needs of the plan area.

There is a continuing need to regularly review the adequacy of the adopted Specific Plan. This Specific Plan, like others, is based upon analysis and assumptions concerning social, economic, and physical conditions - information which is subject to change and refinement. Periodic review is necessary so that supporting data can be updated and the Specific Plan evaluated in light of current conditions.

The base land use designation for the majority of the approximate 744 acre project site is Heavy Industrial (Map Code 7.3). The Heavy Industrial land uses permitted within this Specific Plan are suitable for large scale industrial, agricultural industry, and manufacturing uses, and tend to be incompatible with residential uses. Although this designation is broad in its application, it is the intent of this document to be more restrictive than the Kern County Zoning Ordinance by eliminating several uses that would otherwise be allowed. By restricting the overall uses, potential conflicts will be minimized. The list of permitted uses and conditionally permitted uses can be found in the Land Use Element of this plan.



SPECIFIC PLAN

KERN COUNTY
GENERAL PLAN
KERN COUNTY BOARD OF SUPERVISORS

COUNTY LOCATION MAP



CONCEPTUAL PLAN



T32S, R25E,
M.D.B.M.

South Kern Industrial Center

The project site is planned to be subdivided into parcels which range in size from 10 acres to approximately 100 acres (see Figure 3); however, it shall remain flexible enough to allow for further subdivision of the property or a merging of parcels depending on the actual needs of the industrial users. A 20 acre site adjacent to the railroad tracks and between Sections 13 and 24 is being proposed for Public Facilities (Map Code 3.3) to site the Sewer Treatment Facility. The Sewer Treatment Facility shall be constructed by the developer at such time it is deemed necessary by the Kern County Environmental Health Services Department. Once constructed, the sewer treatment facility will be operated and maintained by a public entity.

Another prominent feature of the Specific Plan is an area of approximately 100 acres in size, designated Map Code 3.4 (Solid Waste Facilities), which is the site of a proposed organic waste recycling facility. The facility is a conditionally permitted use within the 3.4 area.

Combined with the base designation of Heavy Manufacturing (Solid Waste Facilities, Mineral Petroleum, and Public Facilities) is the Flood Hazard Area (Map Code 2.5). Based on information from Flood Insurance Rate Maps, the entire Specific Plan area is within Flood Hazard "A" zone and is subject to the 100 year flooding. In Flood Hazard "A", base flood elevations and flood hazard factors have not been determined. Development which occurs within this Specific Plan area will require that measures be taken concerning development of the site to avoid flooding hazards. Actual measures will be further discussed in the Environmental Resource and Safety Elements.

Primary Access to the Specific Plan area will be provided from South Lake Road on the northwest side of the project area. Plans include constructing Santiago Road as a major highway from the project's entrance on South Lake Road to the east side of Phase I during Phase I. Santiago Road will be constructed to the east project boundary and south to

Copus Road during later phases of the project's development. All interior streets will conform to Type "B" Street Improvements in accordance with the Kern County Land Division Ordinance, except as modified herein.

GENERAL GOALS

It shall be the general goals of this Specific Plan:

- 1) To ensure that future growth and development occurs in a safe and orderly manner.
- 2) To coordinate the comprehensive and cohesive growth and development of the Specific Plan Area in accordance with the Kern County General Plan.
- 3) To promote the health, safety, and welfare relative to the exposure of population from adverse conditions that may be attributed to the heavy industrial users.
- 4) To instill a positive identity and image to the project and to promote the vitality, marketability, and economic benefits that will be created by developing the proposed industrial center in Kern County.

GENERAL POLICIES

The general goals will be achieved by the following policies which set more specific guidelines for the implementation of this Specific Plan:

- 1) Any significant change to the development standards reflected in this document will require a Specific Plan Amendment to the appropriate sections

of this document and must be otherwise consistent with the policies of the Kern County General Plan. Proposed amendments or changes to the Specific Plan shall be submitted to Kern County Planning Department for review and recommendations and the Board of Supervisors for final legislative action.

- 2) Terms used in this Specific Plan shall have the same meaning as defined in the Kern County General Plan and its implementing ordinances, except as otherwise indicated in the "List of Definitions" (See Page 74).
- 3) The Specific Plan map designations, policies, and standards shall be considered consistent with the Kern County General Plan and the Kern County Zoning Ordinance except where modified by this Plan.
- 4) All proposed projects shall be consistent with the Kern County General Plan and this Specific Plan, as required by the State of California Government Code. All projects shall adhere to the Kern County Zoning Ordinance, except as modified herein. This does not preclude requests for modifications, variances, and conditional use permits as provided in the Kern County Zoning Ordinances, except for the limitations of uses and development standards as provided within this document.
- 5) All industrial subdivisions shall be by Final Map Subdivision or Parcel Map, and all development on individual lots shall be accomplished in accordance with the Site Plan Review Processing Guidelines made a part of this document, and as approved by the Kern County Planning Department. All site plan approvals shall commence within two years of the date of approval, or will become null and void.
- 6) In the event that any regulation, condition, program or portion of this Specific Plan is held invalid or unconstitutional by California or Federal Court, such portions shall be deemed separate distinct, and independent provision, and

the invalidity of such provision shall not affect the validity of the remaining provisions thereof.

- 7) Any and all construction requiring a building permit shall conform to the standards set forth in this Specific Plan, with compliance to the Kern County Code of Building Regulations and all other applicable codes adopted by Kern County.
- 8) Construction or alteration of structures or other improvements requiring a building permit shall not be allowed until the necessary plans and studies, have been approved by Kern County Planning Department as required for building permit approval.
- 9) All fences, hedges, and walls shall conform to the requirements of the Kern County Zoning Ordinance except where the approved requirements of the Specific Plan's jurisdiction are more restrictive. In such cases, the requirements of the Specific Plan shall be used.
- 10) Prior to the issuance of any development or use permit, the County shall make the finding, based on information provided by CEQA environmental documents, staff analysis, and the applicant, that adequate public and private services are available to serve the proposed development.
- 11) All methods of sewage disposal and water supply within the Specific Plan Area shall meet or exceed the requirements of the Kern County Department of Environmental Health Services and the California Regional Water Quality Board.
- 12) Should any archaeological or historic resource be unearthed during construction, work shall be halted in the area of the discovery until the finds can be assessed by a qualified and certified archaeologist, approved by the County of Kern, so that appropriate mitigation measures to preserve the find can be carried out.

- 13) The M-3 Zone District as described in this Specific Plan and in the Kern County Zoning Ordinance is consistent with Map Code 7.3 for the purposes of consistency with local zoning.
- 14) All standards not specifically identified in the Specific Plan shall be subject to the regulations of the Kern County General Plan and implementing ordinances.
- 15) The FPS Zone District as described in this Specific Plan and in the Kern County Zoning Ordinance is consistent with Map Code 2.5 for the purposes of consistency with local zoning.
- 16) The M-3 Zone District as described in this Specific Plan and in the Kern County Zoning Ordinance is consistent with Map Code 8.4 for the purposes of consistency with local zoning.
- 17) The M-3 Zone District as described in this Specific Plan is consistent with Map Code 3.4 for the purposes of consistency with local zoning.

SECTION III

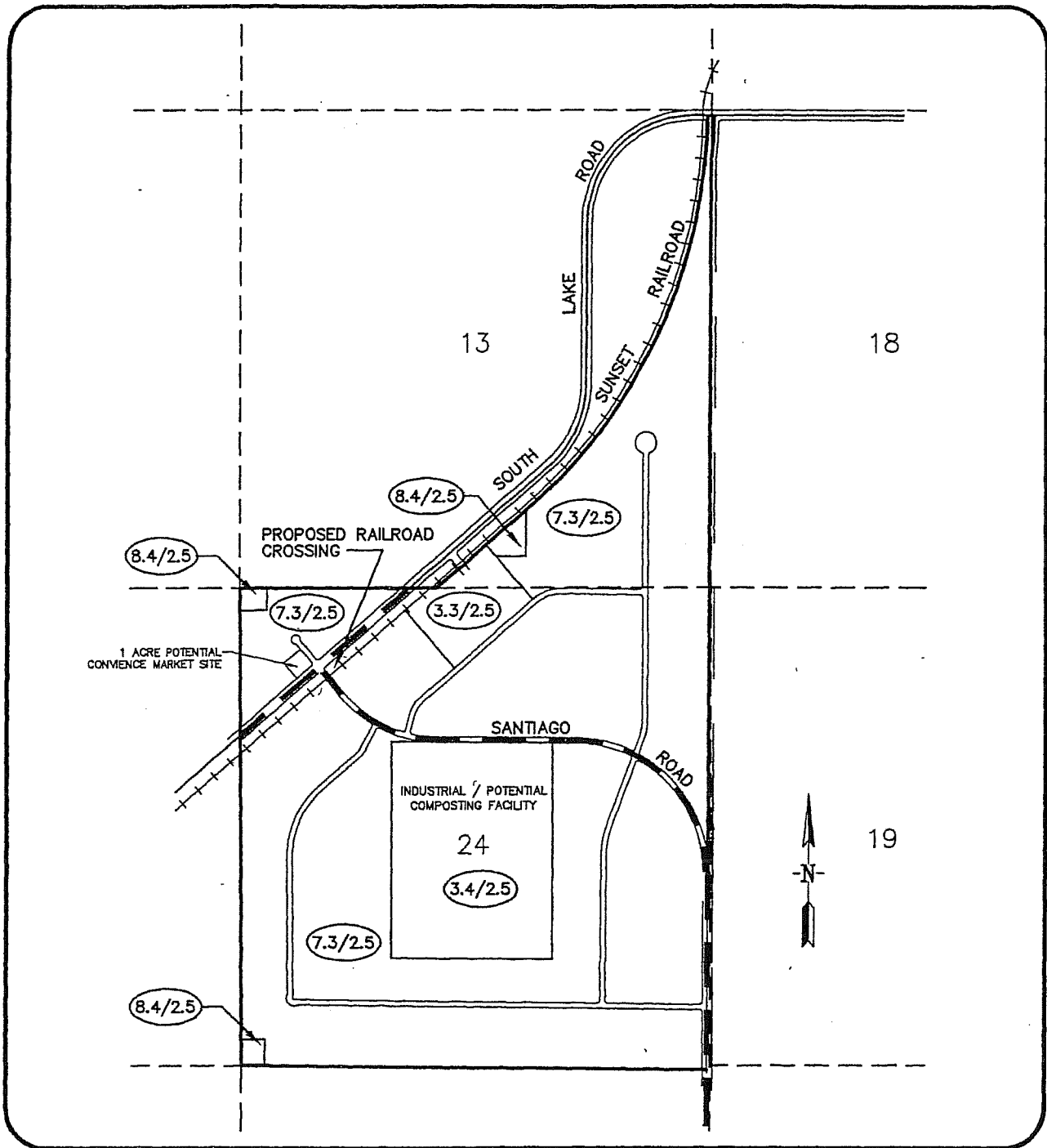
LAND USE ELEMENT

INTRODUCTION STATEMENT

The purpose of the Land Use Element is to address land use issues in conformance with the needs, goals, constraints and capabilities within the Specific Plan area. The Land Use Element identifies the extent and location of the uses involved, and establishes overall guidelines for future development of the land within the Specific Plan boundaries. The Land Use Element is also considered the base element that ties together all other elements of the Specific Plan.

The Plan shows the land use patterns which will be implemented as required services, utilities and infrastructure become available. The Land Use Map (Figure 4) identifies the area involved and the boundaries of the land use designation of the Specific Plan. In this case, 716.5 acres have been designated with Map Code 7.3 (Heavy Industrial), of which 100 acres is designated 3.4, combined with Map Code 2.5 (Flood Hazard) overlay, and 20 acres have been designated with Map Code 3.3 (Public Facilities) combined with Map Code 2.5 (Flood Hazard) overlay, and 7.5 acres have been designated with Map Code 8.4 (Mineral and Petroleum) combined with Map Code 2.5 (Flood Hazard) overlay.

The Heavy Industrial land use designation represents opportunities that will generally promote large-scale industrial development within the Specific Plan Area. The heavy industrial/manufacturing uses are often incompatible with other more sensitive uses. The



SPECIFIC PLAN

KERN COUNTY
GENERAL PLAN
KERN COUNTY BOARD OF SUPERVISORS

South Kern Industrial Center

COUNTY LOCATION MAP



T32S, R25E,
M.D.B.M.

LAND USE MAP

LAND USE LEGEND

7.3	HEAVY INDUSTRIAL
8.4	MINERAL & PETROLEUM
3.3	PUBLIC FACILITIES
3.4	SOLID WASTE FACILITIES
2.5	FLOOD HAZARD

CIRCULATION LEGEND

	MAJOR HIGHWAY
	LOCAL STREET

intent of this Specific Plan is to restrict the types of permitted uses, thereby avoiding possible conflicts with other incompatible uses and to establish development standards that will be appropriate for this development. The selected list of permitted uses will follow in this section under the "Industrial Classification" heading of this Section.

LAND USE GOALS

It shall be the goal of this Land Use Element of the Specific Plan:

- 1) To encourage well-planned industrial development which is compatible with the adjacent land uses.
- 2) To make the best use of existing transportation routes and facilities, and patterns for siting heavy industrial uses.
- 3) To provide an inventory of land for heavy industrial land uses to serve the metropolitan area of Bakersfield, the adjacent communities, and Kern County.
- 4) To promote economic strength while observing inherent environmental limitations and physical constraints that could potentially affect the viability of the Specific Plan area.

INDUSTRIAL OBJECTIVE

The purpose of the Heavy Industrial District as described in this plan, is to designate areas suitable for heavy manufacturing, agricultural industries, and industrial uses in conformance with the needs and goals of the County and within the constraints and capabilities of the land. Heavy Industrial uses are large-scale industrial activities which are typically incompatible to other land uses because of their potential for producing

undesirable or adverse by-products. Some of the potential adverse conditions include impacts due to traffic, noise, odors, dust, and vibrations, etc.

LAND USE POLICIES

The goals listed above will be achieved by the following policies which set forth specific guidelines for the implementation of the Land Use Element of this Specific Plan:

- 1) To site suitable large scale heavy industrial land uses to serve Kern County and the adjacent incorporated communities.
- 2) Development and Improvements are subject to Site Plan Review Processing Guidelines found in this plan (Appendix A) prior to issuance of a development permit.
- 3) Establish guidelines for development so that development occurs in an orderly and beneficial manner and which recognizes opportunities and constraints imposed by environmental and social resources.
- 4) Provide siting criteria and restricted uses that will be compatible to future Heavy industrial uses.
- 5) Establish heavy industrial land uses which conserve natural resources, protect against natural and man-made hazards, are consistent with identified environmental constraints, and encourage efficient use of the area.
- 6) Establish a major industrial development which will be linked by adequate transportation facilities (i.e. roadways, railroad).
- 7) Protect heavy industrial land uses from residential and other incompatible urban encroachment.
- 8) Allow for a variety of appropriate and selected industrial uses.

- 9) Encourage improving the visual character of heavy manufacturing and industrial areas through the use of landscaping and screening of storage areas.
- 10) Evaluate the potential noise impacts of any development requiring discretionary approval, and require that mitigation measures be incorporated where significant adverse effects are identified.
- 11) Proposed industrial development must demonstrate adequacy of the planned water and sewer facilities.
- 12) Observe the inherent physical constraints of flooding attributed to the site while providing for adequate opportunities to develop the land.
- 13) Encourage the use of rail service for the transshipment of goods both to and from the site as an alternative to truck transportation.
- 14) Coordinate all industrial use activities in the Plan area with an effective Circulation Plan that provide adequate circulation in and around the site and promotes transportation safety.

The following is a list of heavy industrial land uses to be permitted within the Specific Plan boundary which are more restrictive than would otherwise be allowed within the equivalent M-3 Zoning District (Kern County Zoning Ordinance). This provides better control over development and reduces the potential for adverse effects which may occur with less compatible uses.

All other development standards within the M-3 Zoning District of the Kern County Zoning Ordinance shall apply except as modified within this Specific Plan document.

PERMITTED USES

A. AGRICULTURAL USES

1.) Growing and Harvesting Crops

- Berry Crops
- Bush Crops
- Christmas Trees
- Field Crops, dryland
- Field Crops, irrigated
- Flowers and Horticultural Specialties, wholesale only
- Greenhouse, wholesale only
- Herbs
- Hydroponically Grown Plants
- Nursery, plant, wholesale only

2.) Breeding and Raising Animals

- Beekeeping
- Beef cattle or Livestock Grazing

3.) Agricultural Industries

- Alcohol distillery
- Animal products processing, including slaughter
- Brewery
- Cannery
- Cotton compress
- Cotton gin
- Creamery
- Dead animal and fat rendering
- Flour mill
- Fruit, vegetable, and plant products processing, including packing,

- canning, preserving, and shipping
- Garbage or offal reduction
- Glucose processing
- Grain elevator or storage
- Honey extraction
- Lumber drying kiln
- Oil extraction, non-mineral
- Saw or planing mill
- Tanning, curing, or storing animal hides
- Tobacco processing
- Winery

B. COMMERCIAL USES

1) OFFICE USES

- Accessory to "Permitted Uses".
- Research and development associated with those uses allowed by this Specific Plan.

2) FOOD AND BEVERAGE RETAIL SALES

- Convenience market incidental to the industrial park.

3) SERVICE

- Truck and auto fueling station

C. INDUSTRIAL USES

1) INDUSTRIAL MANUFACTURING AND ASSEMBLY

- Acetylene or other gas
- Acids

- Ammonia or chlorine
- Asphalt
- Bag cleaning
- Batteries
- Blast furnace and smelting
- Boiler works
- Brick, tile, terra cotta products
- Building materials where the manufacturing process is incompatible with urban development
- Candle
- Carbon
- Carpet and mattress
- Celluloid or pyroxylin
- Cement
- Ceramics
- Chemical blending or manufacturing
- Coal, wood or tar distillation
- Coke ovens
- Concrete blocks
- Cosmetics, perfume, or toiletries
- Creosote
- Detergent
- Disinfectant
- Drugs and pharmaceuticals
- Explosives or ammunition, including storage
- Fertilizer
- Glass
- Glue

- Iron, steel, or other metals
- Linoleum or oiled products
- Oil refining
- Ore reduction
- Paint, shellac, turpentine, or similar products
- Paint mixing
- Paper or pulp
- Plastic
- Potash
- Rolling mill
- Rubber
- Saw mills
- Smelting
- Soap
- Sodium compounds
- Starch
- Stove or shoe polish
- Tar products
- Textiles
- Tobacco processing

2) INDUSTRIAL STORAGE

- Bottled gas
- Chemical storage
- Draying or freight
- Petroleum
- Warehouse and Distribution Center

3) OTHER INDUSTRIAL USES

- Asphaltic concrete batch plant
- Billboard fabrication and storage
- Boat building and major repair
- Concrete batch plant
- Electroplating
- Machine shop
- Metal extrusion
- Newspaper, magazine, or book printing
- Oilfield service yard
- Sandblasting, if incidental to another permitted use and conducted wholly within an enclosed building
- Tire retreading
- Well drilling service

4) UTILITY AND COMMUNICATION FACILITIES

- Microwave relay station
- Transmission lines and supporting towers, poles, microwave towers, and underground facilities for gas, water, electricity, telephone, or telegraph service owned and operated by a public utility company or other company under the jurisdiction of the Public Utilities Commission pursuant Kern County Zoning Ordinance.
- Utility substation
- Sewer Treatment Facility
- Water System and Treatment Facilities

5) RESOURCE EXTRACTION AND ENERGY DEVELOPMENT USES

- Cogeneration facility or steam generators, excluding coal fire

- Electrical distribution station
- Electrical power generating plants, excluding nuclear and coal
- Mineral exploration
- Oil and gas exploration and production pursuant to the Unrestricted Drilling provisions in the Kern County Zoning Ordinance, only on the Drilling Islands as sited here, in this Specific Plan (see Figure 3, Map Code 8.4).
- Solar energy electrical generator with a rated capacity of no greater than five (5) kilowatts for on-site consumption of the electricity
- Wind-driven electrical generators for on-site consumption of the electricity, provided the system can be safely erected and maintained in view of surrounding circumstances and conditions

6) INSTITUTIONAL USES

- Fire or police station
- Emergency Medical Facilities

7) MISCELLANEOUS USES

- Commercial coach, when incidental to a permitted use
- Construction trailer, temporary, during construction activity only
- Drainage sump, if proposed and approved as part of a tentative subdivision map or tentative parcel map.
- Water system, small

CONDITIONAL USES

The following uses and all others determined to be similar to these uses pursuant to the Kern County Zoning Ordinance are all permitted in accordance with the standards set out in the Kern County Zoning Ordinance, unless more restrictive requirements of the Specific

Plan apply, and subject to securing a conditional use permit in accordance with the standards and procedures set out in the Kern County Zoning Ordinance:

A. AGRICULTURAL USES

- 1) BREEDING AND RAISING ANIMALS
 - Beef cattle or livestock feed lot, stockyard

B. INDUSTRIAL USES

- 1) INDUSTRIAL STORAGE
 - Log storage
 - Mineral and ore storage and loading
 - Salvage or junk yard
- 2) OTHER INDUSTRIAL USES
 - Chemical recycling
 - Metal, glass, or paper recycling facility
 - Sandblasting, unenclosed

C. TRANSPORTATION FACILITIES

- Heliport

D. UTILITY AND COMMUNICATIONS FACILITIES

- Radio, television, or commercial communications transmitter, receiver, or translator, except as specified in the Kern County Zoning Ordinance.

E. RESOURCE EXTRACTION AND ENERGY DEVELOPMENT USES

- Coal-fired cogeneration facility or steam generators

- Electrical power generating plant, nuclear or coal powered.
- Mining and mineral extraction pursuant to the Kern County Zoning Ordinance.
- Solar energy electrical generators, commercial or domestic, exceeding five (5) kilowatts capacity
- Wind-driven electrical generators, commercial

F. WASTE FACILITIES

- Burning of waste-derived fuels when in conjunction with a permitted or conditionally permitted industrial use.
- Community septic disposal system
- Organic waste composting, including sewage sludge and animal waste only within the 3.4 (Solid Waste Facilities) designation of this Specific Plan (see Figure 3, Map Code 3.4).
- Organic waste composting, including but not limited to green waste and pre-consumer food wastes.
- Hazardous waste disposal facility
- Nonhazardous oil production and/or oily waste disposal facility
- Nonhazardous oilfield waste treatment or recycling
- Research, development, or testing of alternative fuel burning processes, temporary
- Sanitary landfill
- Septage disposal site
- Transfer station, large volume
- Transfer station, small volume
- Waste-to-energy facility

IMPLEMENTATION

The following are measures to implement the goals and policies of the Land Use Element, Industrial Classification within this Specific Plan. As the plan evolves, Kern County Planning Department shall continue to recommend methods of implementation as part of their on-going planning review process.

- 1) Only those land uses identified under Permitted Uses or Conditional Uses, as specified in this plan, will be allowed. All other land uses are prohibited.
- 2) Prohibit all forms of residential development within this Specific Plan area, including accessory residential uses for groundskeepers, night watchmen, etc.
- 3) All discretionary projects will be required to be consistent with the Kern County implementing ordinances and this Specific Plan.
- 4) All projects within the Plan Area shall require application and approval through the Site Plan review process, similar to the presentation of a Precise Development (PD) Plan and instructions as set forth in the Kern County Zoning Ordinance. In order to review the project relative to consistency with plans, adjacent uses, development requirements and environmental impacts. (See Appendix "A" for minimum Site Plan review considerations.)
- 5) Additional site improvement standards may be added if identified as part of the environmental review process, required for amendments to this plan.
- 6) All new industrial land uses shall meet the requirements of the Kern County Fire Department for fire flows, hydrants, and access prior to occupancy of any building.
- 7) Parking requirements shall conform to the minimum standards of the Kern County Zoning Ordinance, unless modified herein.

- 8) All vehicle parking and maneuvering areas shall be surfaced with a minimum of two inches of A.C. paving or material of higher quality.
- 9) All trash receptacles shall be screened in such a manner so that they are not visually obtrusive from any off-site location. The location and method of screening for all trash receptacles shall be approved by the Director of Kern County Planning Department prior to construction.
- 10) Standard vehicle parking spaces shall be 9 feet by 20 feet or larger in size and shall be designated by white painted stripes. A maximum of 20 percent of the required parking spaces may be designated as compact spaces and shall be 8 feet by 18 feet or larger in size.
- 11) All on-site storm drainage facilities shall be constructed pursuant to Kern County standards prior to site occupancy.
- 12) All industrial development proposals shall provide evidence of available water service and an acceptable sewage disposal method prior to project approval and/or issuance of building permits.
- 13) All development shall be in accordance with Kern County Zoning Ordinance except as modified by this Specific Plan.
- 14) Overhead electric power and telephone lines shall be permitted within the street right-of-way or within approved utility corridors.
- 15) Signage requirements shall conform to the minimum standards of the Kern County Zoning Ordinance, unless modified herein. Only monument signs or signs on the side of buildings shall be permitted. No pole signs nor off-site advertising signs shall be allowed.
- 16) Areas devoted to outside storage shall be treated with a dust binder or other dust control measures, as approved by the Kern County Planning Director. Screening, if required by the base district regulations, shall also be provided.
- 17) Every effort shall be made to control dust during construction activities by watering the site or by using an approved soil binder (i.e. burlap, fast grow

- grasses) to reduce fugitive dust, both during construction and operational phases.
- 18) To eliminate weeds causing insect infestation, the continuation of semi-annual disking shall be required.
 - 19) An acoustical analysis shall be submitted to Kern County Environmental Health Services at the time of submittal of the Site Plan, if said Department determines that the proposed project will have a potential noise impact.
 - 20) Noise impacts shall be minimized by using sound attenuating materials in new buildings or where required by an acoustical analysis.
 - 21) All projects will be subject to environmental review based on Kern County requirements and will conform to CEQA guidelines.
 - 22) Development shall be in accordance with standards of the local Air Quality Maintenance Program (AQMP) and when required shall be reviewed by San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) prior to the issuance of building permits.
 - 23) Prior to the issuance of any building or grading permit, the applicant/owner shall submit and obtain approval of a comprehensive landscaping plan in accordance with the requirements of the Zoning Ordinance, including provisions for maintenance irrigation, for approval by the Director of the Kern County Planning Department. A minimum of 5 percent of the total developed lot area shall be landscaped and shall be continuously maintained in good condition. Landscaping shall be installed, or shall be bonded for, prior to occupancy of the building or site.
 - 24) All exterior lighting is to be directed away from adjacent properties.
 - 25) Temporary turnaround improvements shall be constructed at all dead end streets.
 - 26) Sewer, water and utility infrastructure shall be extended to the end of all dead end streets.

- 27) Access to the Specific Plan Area shall be by paved roads in accordance with Kern County Zoning Ordinance, the Kern County Land Division Ordinance and the requirements of this plan.
- 28) Street improvements shall be in accordance with Type "B" Subdivision Standards, except as modified herein (See Circulation Element, Figures 6, 7, 7a, 8, & 9).
- 29) All new industrial development shall comply with the development standards of the Kern County Implementing Ordinances and this Specific Plan. Where conflicts appear, these Specific Plan requirements herein shall prevail.
- 30) All new industrial projects within this Specific Plan shall be reviewed with respect to their ability to be served by required and/or adequate infrastructure prior to occupancy of any buildings or site.
- 31) Portions of the plan area shall not be graded until commencement of that particular phase of construction. Periodic agricultural discing shall be permitted to continue.
- 32) All plan area development proponents shall be required to provide the Kern County Planning Department with "will serve" letters for all necessary utility services from the applicable service providers prior to the issuance of a development permit.

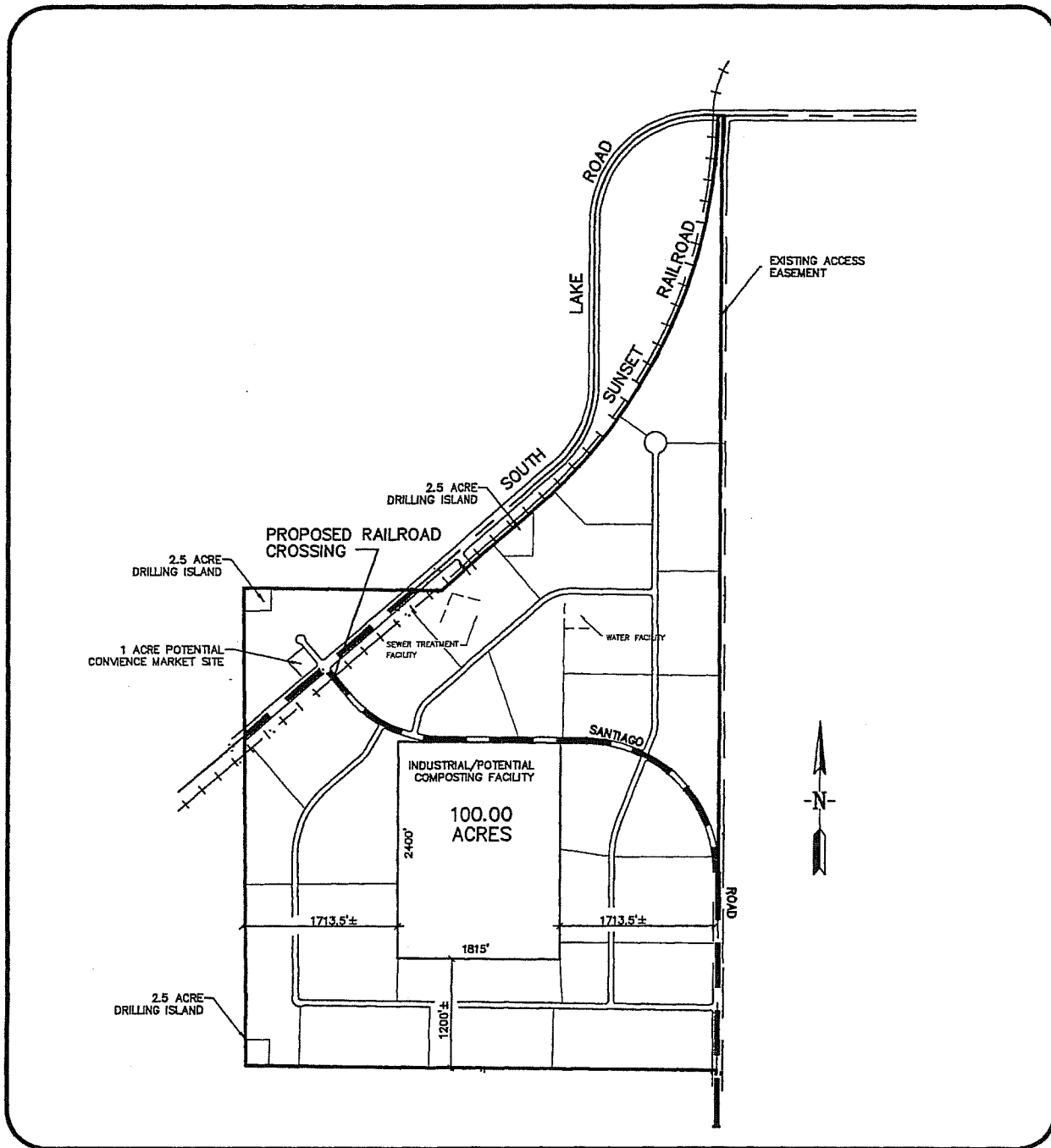
SECTION IV CIRCULATION ELEMENT

INTRODUCTION STATEMENT

The Circulation Plan includes a system of major and local arterials providing a link to local and regional transportation systems (See Figure 5). Access to the site is from South Lake Road along the north border and Santiago Road along a portion of the easterly border of the site. Santiago Road runs east from South Lake Road then curves to a north and south direction along the easterly project boundary and connects with Copus Road (2 miles to the south) which is the primary link to Interstate 5. Santiago Road will be constructed from South Lake Road to the easterly boundary of Phase I. The connection from the east line of Phase I to the easterly boundary of the Specific Plan and south to Copus Road will be made as part of the development of Phase II of the Specific Plan. Local Streets will provide sufficient access to land within the Specific Plan area, as well as, to adjacent transportation systems.

The Circulation Plan for the Specific Plan Area includes the following transportation routes and their widths:

<u>Street</u>	<u>Type</u>	<u>Right-of-Way</u>
South Lake Road	Major Highway	110'
Santiago Road	Major Highway	110' within Plan & 55' Half Width along Plan boundary
Interior Streets	Industrial Local Streets	60'



SPECIFIC PLAN

KERN COUNTY
GENERAL PLAN
KERN COUNTY BOARD OF SUPERVISORS

COUNTY LOCATION MAP



T32S, R25E,
M.D.B.M.

CIRCULATION MAP

MAJOR HIGHWAY
LOCAL STREET

South Kern Industrial Center

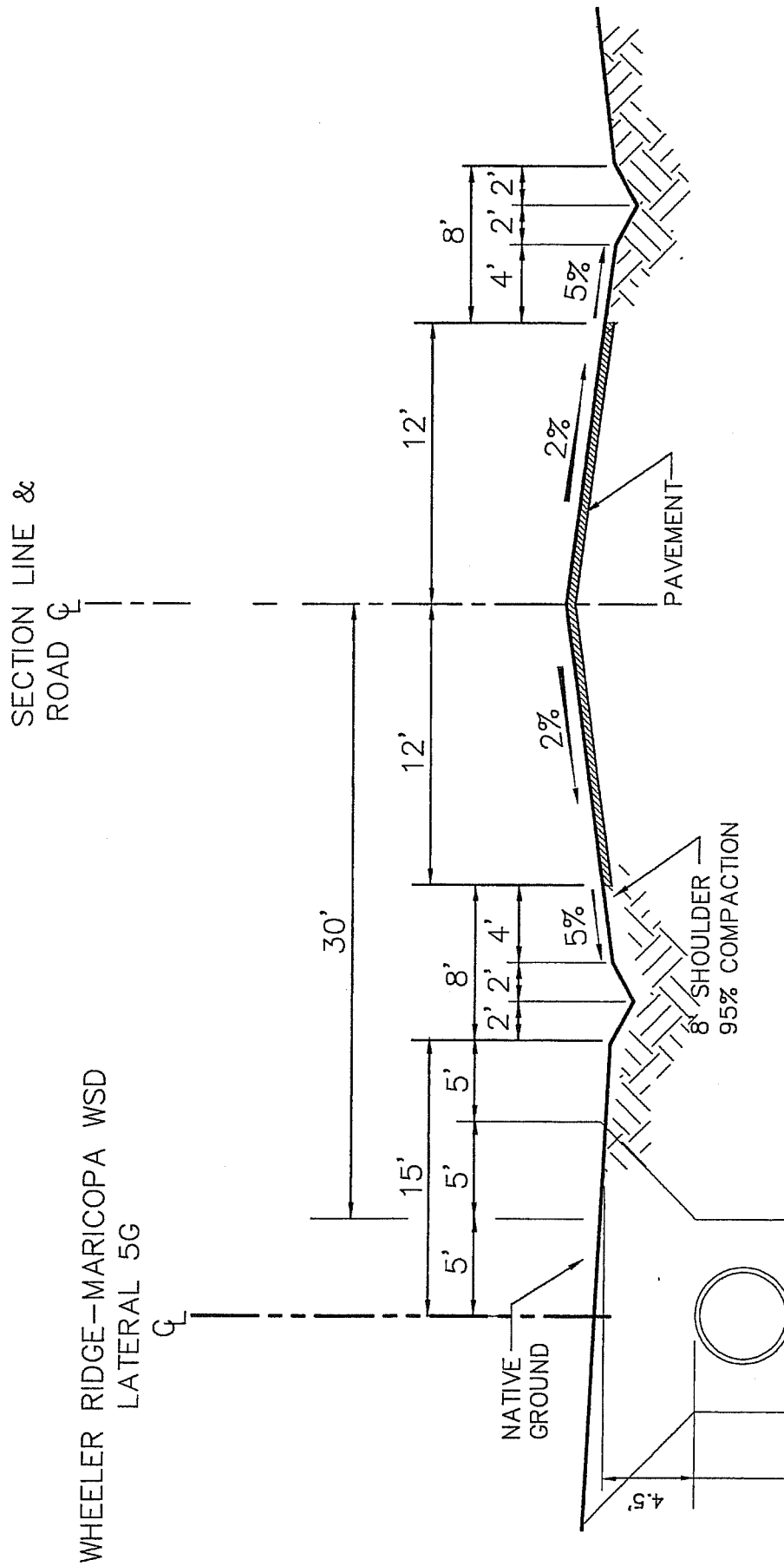
The Circulation Plan map delineates the major highways which provide access to the Specific Plan area. Interior local streets, shown on the Conceptual Plan (Figure 3) and on the Circulation Map (Figure 5) are subject to change and will provide access to interior lots and connect to other local streets and the adjacent major highways (Santiago Road & South Lake Road). The proposed local streets are conceptual only and may be modified to best accommodate individual industrial uses as the plan evolves. During the design of local streets for the initial phase, close attention will be paid to allowing for access to successive phases.

All major highways and interior streets shall conform to Type "B" Street Improvements as modified herein and in substantial conformity with the Kern County Development Standards as modified herein, (See Figure 6, 7, 7a, 8 and 9).

GOALS

It shall be the goal of this Circulation Element:

- 1) To minimize the vehicle miles traveled to the greatest extent possible.
- 2) To maintain public safety and efficient routes for anticipated traffic patterns.
- 3) To provide direct routes for purposes of emergency vehicle access to the Specific Plan area.
- 4) To provide for a circulation system which will support the proposed heavy industrial land use.
- 5) To reduce unnecessary energy consumption and other travel costs related to the shipment of goods.
- 6) To locate and centralize the activities of heavy industrial uses away from populated centers to help avoid potential traffic conflicts which are likely within more populated urban areas.



HALF WIDTH
TYPE 'B' MAJOR HIGHWAY
 NO SCALE
 SANTIAGO ROAD BETWEEN
 SOUTH LINE OF SECTION 24 AND
 COPUS ROAD

FIGURE 6

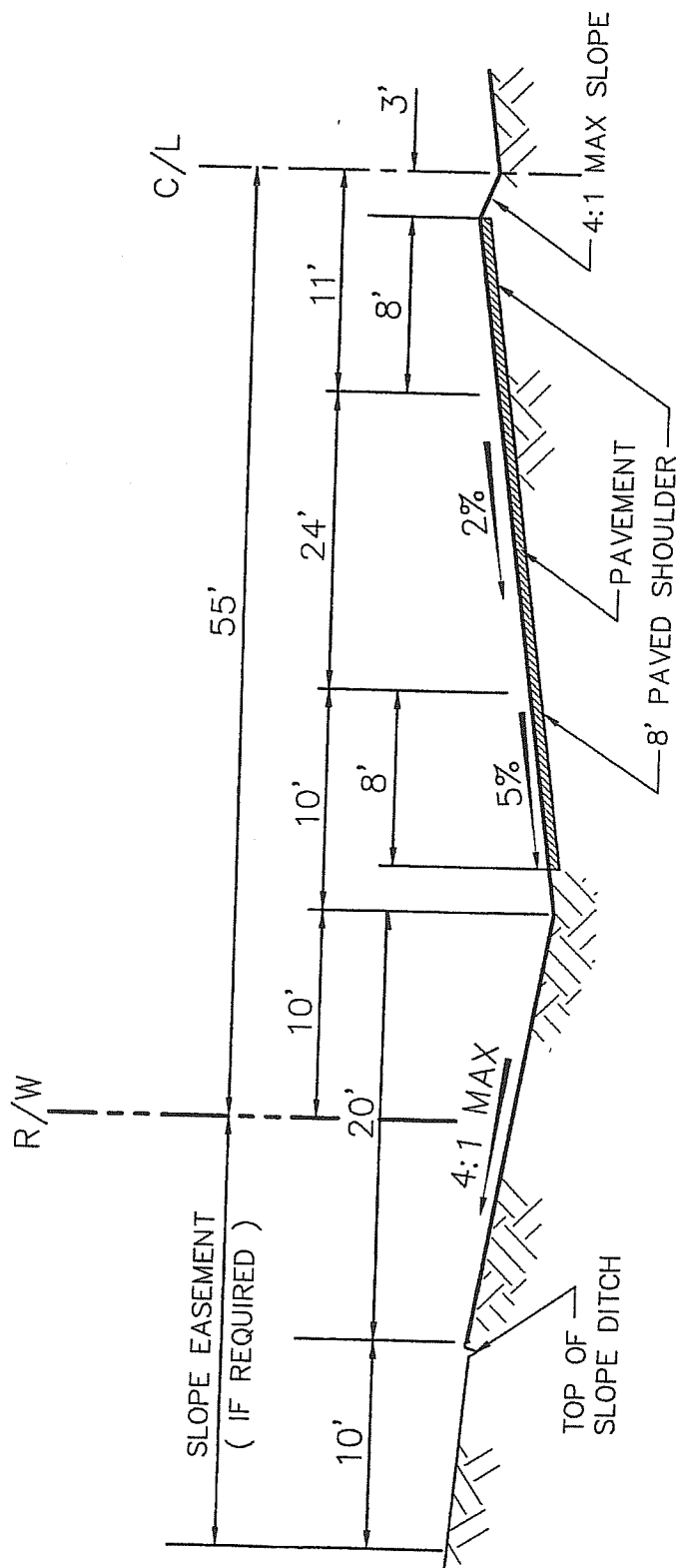
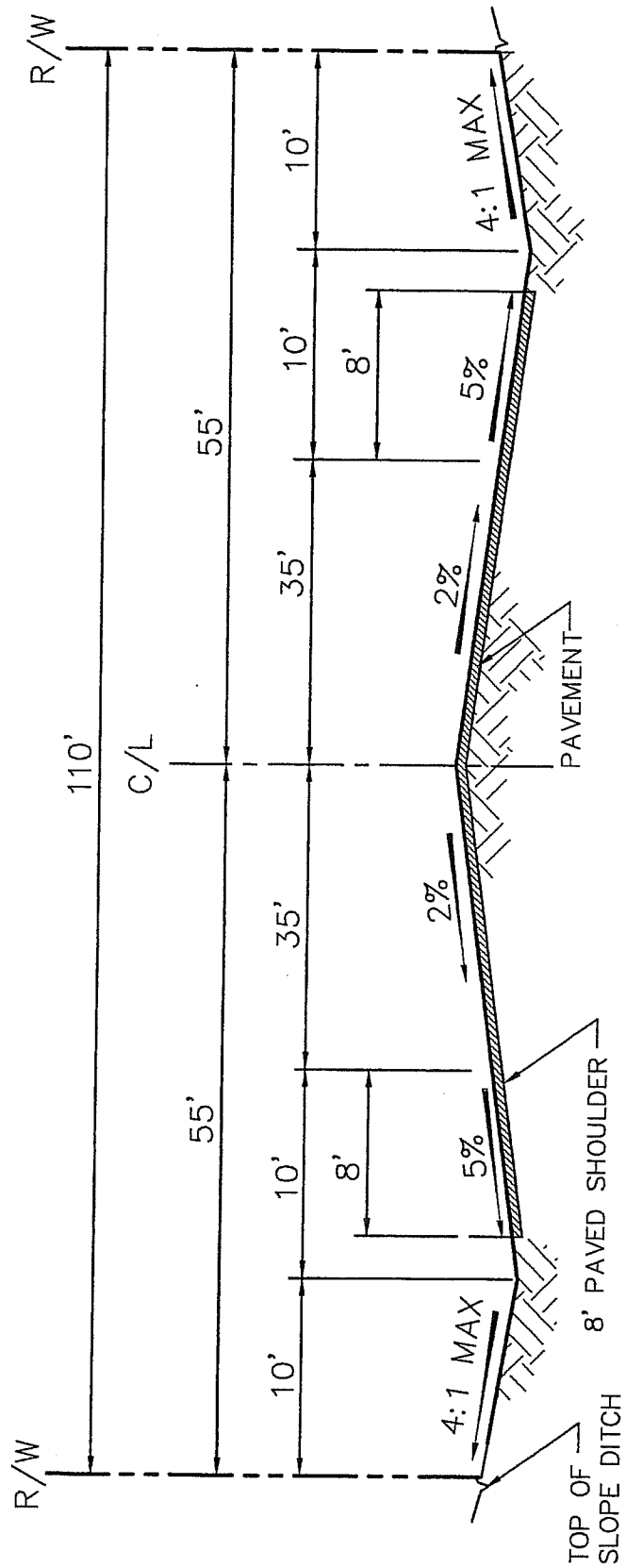


FIGURE 7

HALF WIDTH TYPE 'B' MAJOR HIGHWAY

NO SCALE

SANTIAGO ROAD
ALONG THE EAST LINE
OF SECTION 24



— FIGURE 7a —

TYPE 'B' MAJOR HIGHWAY

NO SCALE

SANTIAGO ROAD BETWEEN
SOUTH LAKE ROAD AND THE EAST
LINE OF SECTION 24

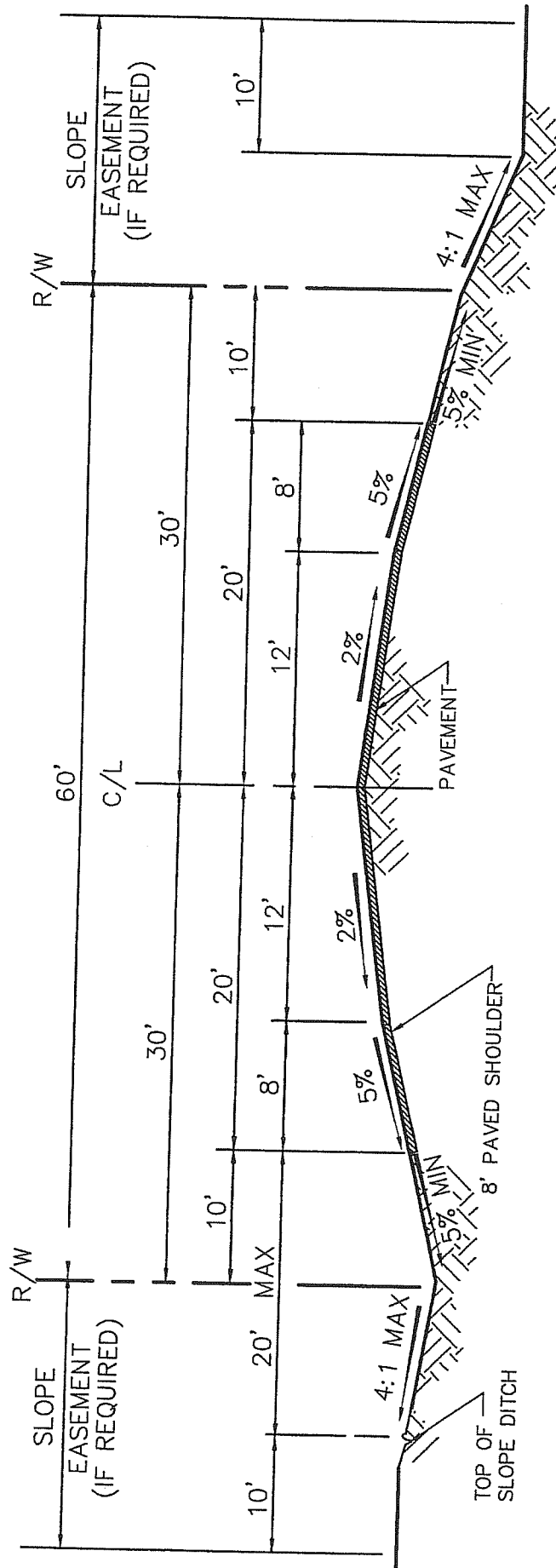


FIGURE 8

TYPE 'B-1' LOCAL STREET

NO SCALE

NOTE: WHERE 4:1 OR FLATTER FILL SLOPES ARE USED, THE MINIMUM FILL AT THE HINGE POINT SHALL AVERAGE 0.5 FEET

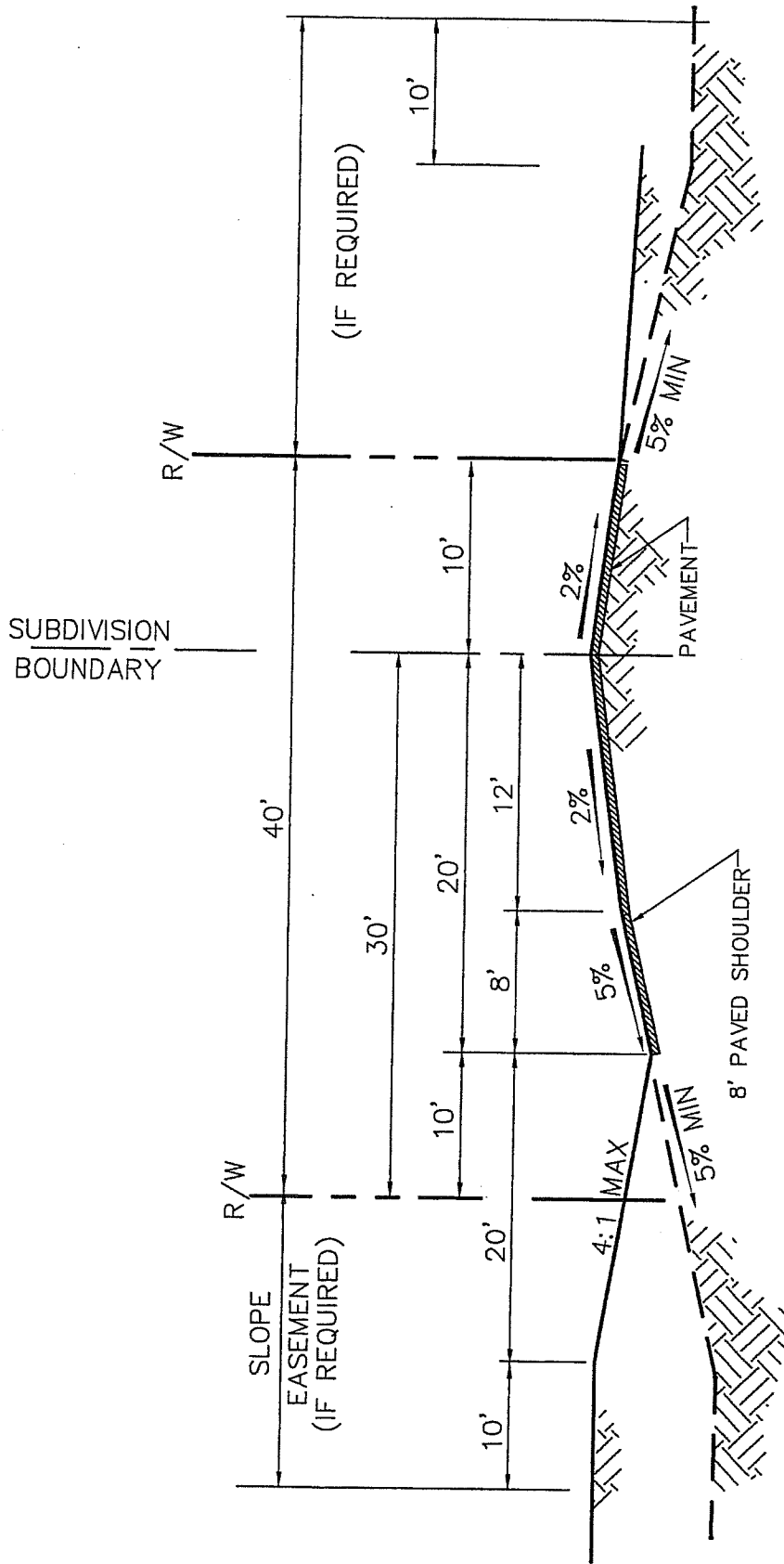


FIGURE 9

PART WIDTH TYPE 'B-1' LOCAL STREET

NO SCALE

NOTE: SUBDIVISION BOUNDARY MAY BE RELOCATED 10' TO R/W LINE WHEN AUTHORIZED BY THE ROAD COMMISSIONER BY LIMITED EXCEPTION.

- 7) To amend the Circulation Element of the Kern County General Plan to delete the requirements for major and secondary highways along section and mid-section lines respectively.
- 8) To seek an ordinance approved by the Board, to eliminate on-street parking within the Specific Plan boundary.

POLICIES

The goals listed above will be achieved by the following policies which set more specific guidelines for the implementation of the Circulation Element of this Specific Plan.

- 1) Encourage the use of the adjacent Railroad for the import and dispersal of goods. The use of the railroad will reduce truck traffic and air quality impacts and conserve fuel resources.
- 2) Encourage the use of public transportation and other alternative modes of transportation (i.e. employee vanpools and carpools), wherever possible, to reduce the amount of vehicle trips to and from the Specific Plan Area.
- 3) Provide a system of interior streets which contribute to the quality and safety of the industrial development.
- 4) Provide access both within the Specific Plan area and to major destinations (i.e. highways, market areas, resources, etc.) while maintaining a high level of environmental quality.
- 5) The developers shall seek and coordinate to link transportation systems with existing and planned regional systems and participate in the planning of these systems.
- 6) Minimize direct and uncontrolled property access from major highways, wherever possible.

- 7) Develop a full width major highway through the project from South Lake Road to the east line of Section 24 (Santiago Road) and a half width major highway along the east line of a portion of Section 24 to Type "B" improvements, as modified herein (Figures 7& 7a).
- 8) Eliminate on-street parking.
- 9) Improve and dedicate all roadways to County standards within the plan area and where proposed to extend Santiago Road southerly of this Specific Plan boundary as modified herein.

IMPLEMENTATION

The following are measures to implement the goals and policies of the Circulation Element of this Specific Plan. As the plan evolves, Kern County Planning Department shall continue to recommend methods of implementation as part of their planning review process.

- 1) Design and locate site access driveways to minimize traffic disruption wherever possible based on the subdivision of the land. Driveway access along Santiago Road shall not be closer than 330 feet.
- 2) Minimize the impacts of development on the circulation system by reviewing all development plans through the Site Plan Review process with respect to their impacts on the transportation system roadway facilities, and required revisions as necessary.
- 3) Reserve and acquire the right-of-way for Santiago Road in conformance with the Circulation Map.
- 4) As development occurs, public street right-of-ways shall be improved and dedicated to the County of Kern at the widths identified on the Circulation

Map and conform to Kern County Type B Subdivision Standards, as modified herein.

- 5) Provide adequate clear site distances on approaches to all intersections in accordance with the requirements of the County of Kern. The intersection of Santiago Road with South Lake Road shall be improved with adequate lighting, marked turn lanes and acceleration/deceleration lanes as approved by the County Roads Department.
- 6) If warranted by supplemental traffic studies required for Phases II and III, the developer shall construct as a part of those phases, a channelization and left-turn lane on Copus Road at the intersection with Santiago Road.
- 7) A minimum distance of 660 feet shall be required between all major highway intersections. No more than two major highway intersections per one-half ($\frac{1}{2}$) mile shall be permitted. This measure shall not be construed to apply to private driveways intersecting with major highways.
- 8) All parcels within the Specific Plan Area shall be served by roads deemed adequate for fire protection. The Kern County Fire Department shall be contacted during review of land divisions and/or Site Plans for Fire Department approval.
- 9) All existing streets and roads subject to maintenance by the County shall be identified by means of approved street name and sign.
- 10) All road improvements shall conform to Kern County Type "B" Subdivision Standards as modified herein on Figure 6, 7, 7a, 8 and 9. Road Sections as identified in Figures 6, 7, 7a, 8 and 9 will mitigate traffic generated within the South Kern Industrial Center Specific Plan boundary. The Traffic Index shall be determined and approved by the Kern County Roads Department.
- 11) Provide preferential parking spaces for carpools. This shall be a condition of the Site Plan Review Guidelines.

- 12) Street Parking shall be prohibited from major highways and local streets to improve safety and traffic flows and to provide efficient unrestricted access for emergency vehicles. "No parking" signs shall be installed at the time and at intervals determined by the County Roads Department. The "No Parking" signs shall be installed and maintained through a County Service Area (C.S.A.) or other approved entity.
- 13) On-site parking requirements shall conform to the minimum standards of the Kern County Zoning Ordinance.
- 14) All streets within the Specific Plan area and the intersection of Santiago Road with South Lake Road, upon completion of improvements shall be dedicated to the County of Kern at no expense.
- 15) The south line of Section 24 shall retain its major highway designation with the appropriate right of way dedication to the County of Kern at no expense.
- 16) Proposed construction of additional rail spurs to serve the site shall be reviewed by the Kern County Planning Department and the Roads Department during the Site Plan Review process, to determine circulation impacts, if any exist. A Specific Plan Amendment will be required if the proposed railroad spur crosses an existing or proposed County maintained road.
- 17) Supplemental traffic studies shall be conducted for both Phase II and Phase III of the project prior to the approval of any development projects within these two phases. These supplemental traffic studies shall be prepared by the first developer of both Phase II and Phase III.
- 18) The developer shall construct to County standards and as modified herein, the southerly extension of Santiago Road to intersect with Copus Road located two (2) miles south of this Specific Plan boundary if deemed warranted by supplemental traffic studies prepared by the developers of Phases II and III for those phases. [An encroachment permit with pavement

tie-in shall be as approved by the County Road Department as well as all other construction standards prior to acceptance of the roadway into the County maintained road system.]

- 19) The developer shall prepare a Specific Plan Line for Santiago Road, from its intersection with South Lake Road to a point where its centerline is the east project boundary. The application for adoption of this Specific Plan Line shall be considered as being a part of Phase One of development.
- 20) Adoption of this Specific Plan duly constitutes a Special Circulation Study and the deletion of the unnecessary major or secondary highway alignments as shown being deleted from the adopted Circulation Element will require no further amendment to this Specific Plan at some later date unless requested by the developers to do so.
- 21) Prior to development of Phase II, developers of those phases shall be responsible for the construction of a stop sign on Santiago Road (proposed) at the intersection of Santiago Road (proposed) and Copus Road.
- 22) Widening for channelization including tapers and transitions as approved by the Kern County Roads Department shall be required on South Lake Road at both the Sunset Railroad Crossing and at the Santiago Road intersection. Improvements in existing County maintained road right-of-way shall be done under encroachment permit issued by this Department. Improvements to be done in non-County maintained road right-of-way shall be done under approved improvement plans. If prior to occupancy, the developer has not completed all required work at the Sunset Railroad Crossing and has done everything in his power to accomplish this goal, then the developer shall enter into an agreement with the county to assure completion of the required improvements.

- 23) Santiago Road may require a two way left turn lane down the center of the road in order to provide adequate circulation, as determined by the Kern County Roads Department.
- 24) It may be necessary to elevate the roadways in order to assure that parallel roadside drainage is outside the County road right-of-way, as determined by the Kern County Roads Department.
- 25) Any future development shall pay a proportionate share of the cost of improvements necessary to mitigate off-site traffic impacts prior to the issuance of certificate of occupancy. These improvements shall mitigate structural deficiencies, as well as roadway capacity impacts as identified in a traffic study submitted by the developer and approved by the Kern County Roads Department.

SECTION V

PUBLIC FACILITIES AND SERVICES ELEMENT

INTRODUCTION STATEMENT

Without adequate public facilities and services to support the proposed South Kern Industrial Center, development activities at the site would be less likely to occur. Public services appurtenant to this use include police and fire protection and health care. Public facilities include the basic physical structures and infrastructure of roadways, water distribution and storage systems, sewage treatment and collection facilities, flood control and storm drainage systems, and solid waste disposal systems. The economical and efficient delivery and use of public facilities and services can be directly related to effective land use planning.

The project site is presently not being served by domestic water or sewer facilities. Water is available by private wells pumping groundwater which is recharged regularly by storm runoff and the Kern River. Sewage treatment and disposal will be by a package treatment plant and in some instances by private facilities (i.e. septic systems). Solid waste services will be provided by franchised haulers arranged by the developer, with hazardous waste being removed by private contract. A Public Water System and Sewage Treatment Facility will be created and constructed by the developer at such time they are deemed necessary by the Kern County Environmental Health Services Department. Said facilities will be operated and maintained by a public entity.

Police and Fire protection will be provided by Kern County from substations located in Taft, a distance of about 12 miles from the site. Police service to the site is provided on a call-in basis, with a response time of approximately 15-20 minutes. The Taft Fire Department substation (#21) will be responsible for first response service to the project site. Station #21 is currently equipped with two fire engines, and has a response time of approximately 20 minutes.

Due to the heavy industrial land use, this development will have little, if any, impact on the educational facilities. At present the elementary and high school districts are the Lakeside Union Elementary District and Kern High School District respectively. Based on recent large industrial development in the County, it is anticipated that 95% of the workforce for this industrial project will come from existing Kern County residents. This project will increase the districts' revenues, through the current development fees and increased property tax revenues. Industrial development will not create a financial impact to the school districts.

Health facilities will be primarily provided by the Kern Medical Center, Bakersfield Memorial Hospital, Mercy Hospital or San Joaquin Hospital located in the City of Bakersfield, with limited medical and emergency facilities in Taft (about 12 miles), and urgent care facilities being approximately 20 miles away in Bakersfield. At this time, it is not expected that additional public health facilities would be needed for the project area.

Electric service will be provided by Pacific Gas and Electric Company (PG&E). Gas service will be provided by Southern California Gas Company (SCGC). It is anticipated that the heavy industrial uses for the proposed development can be adequately accommodated by PG&E and SCGC facilities. Telephone service will be provided by Verizon Telephone Company.

GOALS

It shall be the goals of this Public Facilities and Services Element:

- 1) To maintain a coordinated planning and implementation program for the provision of utilities for the Planning Area.
- 2) To coordinate planning and implementation of the Plan Area with utilities and service companies serving the Specific Plan Area.
- 3) To provide for the coordinated planning and development of the Specific Plan Area police/security and fire services.

POLICIES

The goals listed above will be achieved by the following policies which set more specific guidelines for the implementation of the Public Facilities and Services Element of this Specific Plan.

- 1) Strengthen existing procedures for planning and coordinating the required infrastructure utilities, facilities and services for the site.
- 2) Utilize financing methodologies which enable the installation of improvements and infrastructure which otherwise would be economically infeasible for the individual developer to construct.
- 3) Ensure the provision of adequate water service to all portions of the Planning Area.

IMPLEMENTATION

The following are measures to implement the goals and policies of the Public Facilities and Services Element of this Specific Plan. As the plan evolves, Kern County Planning Department shall continue to monitor and recommend methods of implementation as part of their on-going plan review process.

- 1) Developer shall prepare comprehensive plans to supply adequate utilities and infrastructure as new development occurs and prior to Site Plan approval.
- 2) All projects shall be presented in a manner similar to the Precise Development plan review process. A PD Plan application is not required, instead the Site Plan Review process shall be followed in accordance with the Guidelines set forth in Appendix "A" of this document.
- 3) Development proposals shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
- 4) Any improvements required to provide sewer service (rather than septic systems) to the plan area shall be financed and constructed through an appropriate method determined by the landowners, successors, or assigned. A County Service Area (CSA) will be established for the plan area. A separate entity or CSA will be responsible for the operation and maintenance of the community sewage treatment and disposal system.
- 5) All improvements required to provide water service to the plan area shall be financed and constructed through an appropriate method determined by the landowners, successors, or assigned. The community water system shall be owned and operated by either a mutual water company, a governmental

body, or public utility, as required by the Kern County Development Standards.

- 6) The individual developers of each parcel within the plan area shall be responsible for the installation of all on and off-site improvements required to provide sewer service to the parcel, with the exception of the community wastewater treatment and disposal plant facilities.
- 7) The individual developers of each parcel within the plan area shall be responsible for the installation of all on and off-site improvements required to provide water service to the parcel, with the exception of the community water pumping, storage and delivery system facilities.
- 8) Police and fire protection methods shall be renewed and updated on an annual basis by the appropriate agencies, as needed, with recommendations made by those jurisdictional agencies to achieve a balance between fiscal constraints and adequate levels of service.
- 9) New development shall be required to demonstrate the availability of adequate fire protection and suppression facilities, prior to issuance of a building permit. Fire flow requirements within the specific plan area shall be determined by the Kern County Fire Department during the site plan review process. The developers of the plan area shall provide and install fire hydrants at a maximum interval of 330 feet apart along all plan area streets, or as deemed appropriate by the Kern County Fire Department. No building shall be greater than 165 feet from a fire hydrant or water storage tank.
- 10) A Public Water System and Sewage Treatment Facility shall be constructed by the developer when deemed necessary by the Kern County Environmental Health Services Department during site plan review. These facilities will be operated by a public entity.

- 11) Prior to the issuance of building permits, the method of sewer disposal and water supply shall require approval by the Kern County Department of Environmental Health Services.
- 12) The special design considerations related to the treatment and disposal of wastewater contained in the Sewage Feasibility Study for the South Kern Industrial Center (Porter-Robertson Engineering, June, 1992) shall be utilized in the design of all wastewater facilities within the Specific Plan area.
- 13) Drainage Plans shall conform to Kern County Development Standards.
- 14) Industrial effluent may vary significantly with the permitted uses and should be evaluated on a case by case basis and submitted to the Kern County Environmental Health Services Department or Regional Water Quality Control Board, whichever is applicable. Pre-treatment may be required prior to flowing to the Sewer Treatment Plant, as determined by the Kern County Environmental Health Services Department or Regional Water Quality Board.
- 15) A site specific soils investigations shall be performed for the wastewater treatment facilities.
- 16) Individual wastewater treatment facilities shall conform to specific design requirements for land within the 100 year flood zone.
- 17) In accordance with the Kern County Environmental Health Services Department and Regional Water Quality Control Board the developers shall maintain control of the disposal for the entire development by incorporating plans for a community system of centralized sewer treatment consisting of a collection network treatment process and disposal system.
- 18) Depending on the quality of sewer generators, individual septic systems for this site may be used for low wastewater of certain types of industry. However, if individual sewer treatment systems are used, the intensity and location of individual systems will require monitoring by the Kern County Environmental Health Services Department (KCEHSD) for cumulative effects

on underlying soils. Individual conventional septic/leach field systems discharging less than 2500 GPD on a 10 acre lot, shall be allowed prior to the completion of the Sewage Treatment Facility. Individual septic tank/leach field systems may be allowed for domestic wastes for low flow users, if approved by the KCEHSD.

- 19) The initial treatment unit of a community wastewater treatment system should be sized at a minimum of 50,000 Gallons Per Day (GPD) with expansion capabilities, when development warrants. The wastewater treatment plant shall be sited at the location specified in Figure 3 of this Specific Plan.
- 20) All water wells required for this project shall be under permit of the Kern County Department of Environmental Health Services. Construction shall comply with drilling and completion requirements of the Kern County Department of Environmental Health Services.
- 21) In order to protect existing Pacific Gas and Electric and Southern California Gas electric transmission and gas facilities, General Order 95, 112-D and 128 of the California Public Utilities Commission requires that specific clearances be maintained around gas and electric facilities. Prior to the issuance of any permits, all plans within the area of the existing gas lines shall be submitted to the respective companies' Land Division Departments.
- 22) A site which meets the approval of the Pacific Gas and Electric Company for electric substations or gas valve/regulator lots shall be provided within the Specific Plan area by the landowners, successors, or assigned if needed, to service the Specific Plan Area.
- 23) All water shall be metered.
- 24) Overhead electric power and telephone lines shall be permitted within the street right-of-way or within approved utility corridors, with service from poles to buildings being underground.

- 25) All water facility storage tanks and pressures vessels shall be limited to a height of 30 feet and shall be painted an earthen hue color. In addition, above ground water facilities shall be enclosed within a 6 foot high chain link fence with redwood slats. All fire hydrants shall be painted a John Deere yellow. The water facilities and distribution system shall be reviewed and approved by the Kern County Fire Department, Kern County Environmental Health Service Department and the Kern County Engineering and Survey Services Department.
- 26) Due to the time frame of creating a public water system, formation of a public entity and construction of the water system, the initial developments will be permitted to construct a private water system provided the system and well conforms to the Kern County Fire Department and Health Department requirements.
- 27) A letter approving the proposed means of sewage disposal shall be obtained from the Kern County Environmental Health Services Department prior to obtaining any building permits along with meeting the waste discharge requirements of the California Regional Water Quality Control Board.
- 28) Prior to the issuance of any building or grading permits, a plan for the disposal of drainage waters originating on site and from adjacent road rights-of-way shall be approved by the Kern County Department of Engineering and Surveying Services and the Kern County Planning Department, if required. Easements or grant deeds shall be given to the County of Kern for drainage purposes or access thereto, as necessary.
- 29) All plan area development proponents shall be required to provide the Kern County Planning Department with "will serve" letters for all necessary utility services from the applicable service providers prior to the issuance of a development permit.

- 30) The Sewering Entity shall adopt either the County's Model Wastewater Ordinance or other appropriate regulations which will regulate the waste allowed into the sewerage system. The regulation shall prevent the discharge of waste to the sewerage system which will either interfere with the treatment process or impact the ability of the wastewater treatment plant to appropriately treat and discharge the waste stream entering the plant. All dischargers shall be required to obtain an industrial waste discharge permit from the Sewering Entity prior to discharging wastewater into the sewer system. The Sewering Entity shall have the ability to prohibit or limit the quantity of any compounds based upon local limits established for the treatment plant.
- 31) The developer responsible for road improvements over existing Wheeler Ridge-Maricopa Water Storage District water lines located under future paved portions of Santiago Road south of Section 24, T.32S., R.25E., M.D.B.&M. shall either relocate or encase these existing water lines and obtain certification per the Consent to Common Use Agreement recorded as Document No. 0196029826 on March 7, 1996.

SECTION VI

ENVIRONMENTAL RESOURCE MANAGEMENT ELEMENT

INTRODUCTION STATEMENT

This Environmental Resource Management Element incorporates segments of the Conservation Element of the Kern County General Plan which is associated with the management of resources and the preservation of the environment.

Development of the South Kern Industrial Center may potentially affect natural resources, vegetation, wildlife habitats, soil, air and water quality, as well as the existing rural setting. Planning policies and implementation programs that are outlined in this element shall encourage the balance between urbanization and the management of resources to assure a desirable, healthy, yet still economically viable environment.

Short term effects will be primarily associated with construction activities of the site, while the more long-term effect will be directly related to operational requirements from the industrial users along with added impacts associated with commuters and the distribution of goods to and from the center.

Most of the land surrounding the Specific Plan Area is currently designated as Map Code 8.1/2.5 (Intensive Agriculture/Flood Hazard). The introduction of heavy Industrial uses (Map Code 7.3) into this area will no doubt have a significant effect on the physical aspects of the site and the overall environment. It is of primary importance that potential adverse

effects from developing heavy industrial uses are sufficiently evaluated and mitigated to a level of insignificance.

The Specific Plan Area consists of 1.2 square miles (approximately 744 acres) of relatively flat and vacant land located in the southwest portion of Kern County. The site is affected by a perched groundwater condition making the land undesirable to farm. Presence of high concentrations of soluble salts and sodium considered toxic to most plants, along with low permeability of soils, seriously limits crop production. Shallow/perched groundwater levels average about 7 feet from the surface, with poor quality groundwater at depths ranging from 20 feet at the north end of the property to 50 feet at the south end. The site is subject to 100 year flooding resulting from stormwater runoff from the San Emigdio mountains located south of the site.

Soil types include Westhaven Silt Loam and Cerini Loam and consists primarily of alluvium deposits weathered from mixed rock sources. The soil has been categorized by the United States Department of Agriculture Soil Conservation Service as being Class IV, which has severe limitations restricting choice of plants to only a few salt and sodium tolerant varieties and requires a carefully monitored crop management program to produce even marginal yields.

Rainfall for the area averages between 5 and 7 inches annually, with temperatures typically ranging from a high of about 110° to occasional temperatures below freezing. Vegetation of the site has been severely modified over recent years due to agriculture and grazing activities at the site. Broadleaf forbs (48%) and annual grasses (39%) primarily make up the vegetation of the site, however very little vegetation exists today due to regular discing of the land in an effort to control weeds.

GOALS

It shall be the goal of this Environmental Resource Management Element:

- 1) To ensure and protect a safe and adequate supply of water for the Specific Plan area.
- 2) To ensure that all land uses within the Specific Plan area are adequately protected from flood hazards and problems related to surface water drainage.
- 3) To provide for adequate, safe, and cost-effective disposal of waste water.
- 4) To minimize the impacts that will be created by the heavy industrial uses.

POLICIES

The goals listed above will be achieved by the following policies which set more specific guidelines for the implementation of the Environmental Resource Management Element of this Specific Plan.

- 1) Promote the conservation of renewable and non-renewable natural resources and encourage development and land uses which are compatible with conditions affecting the site.
- 2) Encourage soil management and conservation techniques where erosive soil conditions exist.
- 3) Provide evidence that adequate water will be available to the site.
- 4) Minimize the potential impacts caused by the potential flooding condition.
- 5) Adequate sewer and sewerage treatment facilities shall be provided for all areas planned for heavy industrial developments.
- 6) Incorporate standards established in the Kern County Air Quality

Maintenance Plan.

- 7) All future development shall work with Pacific Gas and Electric in developing on-site conservation measures.
- 8) Archaeologically, culturally, and biologically sensitive areas shall be protected, wherever feasible.

IMPLEMENTATION

The following are measures to implement the goals and policies of the Environmental Resource Management Element of this Specific Plan. As the plan evolves, Kern County Planning Department shall continue to recommend methods of implementation as part of their on-going planning review process.

- 1) Exposure of cuts and fills should be limited to a 2 to 1 slope consistent with soil structural characteristics.
- 2) Soil test specifications provided by a civil engineer competent in soil engineering and approved by the County are to be used for guidance in preparation of grading plans and specifications.
- 3) Graded areas shall be revegetated by the developer immediately following completion of construction. All approved graded areas not being utilized for development or landscaping purposes shall be reseeded with native grasses or some type of soil binding material to reduce fugitive dust, pursuant to Kern County Planning Department.
- 4) Excavated slopes or embankments for roadways subject to erosion shall be hydroseeded and/or hydromulched with vegetation which is compatible with the plan area.
- 5) Appropriate procedures shall be identified during the site plan review process for discretionary projects in the identified Floodprone areas. Condition

- projects with appropriate mitigation measures to minimize the flooding potential through the design of facilities.
- 6) Lot design should consider potential building placement in relation to driveways, utilities, site grading, and soil erosion. Lot design should also consider energy efficient site planning for building orientation to sun and wind.
 - 7) Reuse and conservation options for industrial and manufacturing water shall be carefully reviewed and adopted. Wastewater recycling shall be a condition of the Site Plan Review process.
 - 8) Prior to issuance of a building permit, all development proposals requiring discretionary project approval shall be reviewed by the California Regional Water Quality Control Board (if required) to determine if further safeguards are needed to ensure that impurities from industrial uses are not allowed to contaminate the area's groundwater.
 - 9) Prior to Final Map recordation or issuance of a building permit, the developer shall install a water facility capable of meeting adequate quality and quantity for domestic and industrial needs. Individual water treatment units may be necessary at each site to provide potable water.
 - 10) All water supply decisions shall be coordinated with responsible agencies which regulate water use, reuse, or disposal for the Specific Plan area.
 - 11) Landscape irrigation systems shall be designed to minimize water usage.
 - 12) On-site drainage sumps and/or basins shall be provided. The purpose of sumps and basins will be to provide retention areas for on-site run-off generated from on-site impervious areas. All drainage retention areas shall be in accordance to the requirements of the Kern County Subdivision Ordinance.
 - 13) Each individual project area development shall be responsible for the construction and maintenance of drainage facilities on-site. All additional

- Preferred parking areas shall be provided as an incentive for employees choosing to carpool.
- 21) During construction and at the end of each construction work day, stockpiled materials and loaded trucks containing materials susceptible to wind entrainment of dust should be adequately watered down.
 - 22) Developers shall consult with Pacific Gas and Electric Company in developing on-site conservation measures.
 - 23) Should any archaeological or historic resources be unearthed during construction, work shall be halted in the area of the discovery until the finds can be assessed by a qualified and certified archaeologist, approved by the County of Kern, so that appropriate mitigation measures to preserve the find can be carried out.
 - 24) If archaeological sites are found on the project site, the archaeologist shall report evidence to the California Archaeological Inventory Information Center-South Central Office.
 - 25) The owner of any new or modified stationary source of air pollutants, except for those specifically exempted by the San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD), must apply for an Authority to Construct and a Permit to Operate with the SJVUAPCD. The SJVUAPCD acts as the regulatory agency for air pollution control in Kern County. The SJVUAPCD will require that all uses within the project area adhere to all applicable federal, state, and local air pollution regulations through its plan review and permitting process.
 - 26) As a condition of the Site Plan, employers with 100 or more employees shall prepare and submit a "Trip Reduction Plan" to the Kern County Planning Department for approval. The plan shall include an identification of the strategies the employer proposes to induce employees to rideshare or use alternative means of transportation.

- 27) Each employer that is required to prepare a Trip Reduction Plan shall be required to designate a Trip Reduction Coordinator at each job site who will be responsible for implementing the program and reporting progress to the regulatory agency. The position of Trip Reduction Coordinator need not be full-time.
- 28) The exact location of any abandoned oil wells shall be determined and plotted on future maps associated with this project.
- 29) At the time of development, the developer shall locate, uncover and leak-test the existing abandoned oil well in Section 13. The State of California Division of Oil and Gas and Geothermal Resources (DOGGR) shall be contacted for leak procedures, and notified to witness and/or conduct this test. Section 3208.1 of the Public Resources code authorizes the State Oil and Gas Supervisor to order the reabandonment of any previously abandoned well when any structure over or in the proximity of the well could result in a hazard. The DOGGR must be notified if excavation or grading operations uncover a previously unknown oil well.
- 30) The potential for future hydrocarbon exploration shall be considered by the property owners for the mineral rights holders by the establishment of three (3) drilling island easements (Figure 3).
- 31) Any applicants proposing future hydrocarbon exploration on parcel development plans shall be required to consult in advance with the DOGGR. Applicants proposing hydrocarbon exploration shall submit a copy of the response letter from the DOGGR to the Kern County Planning Department prior to the issuance of a building permit.
- 32) During construction, paved aprons should be built onto the project from existing roadways.
- 33) Investigate the incorporation of convenience-related amenities where possible within the plan area to minimize the number of automobile trips and

associated air emissions generated by the project. Such amenities may include, but are not limited to, the following: Automatic Teller Machines (ATM'S), postal services, on-site eating areas/lounges for all businesses, and the sale of luncheon foods within plan area convenience markets.

- 34) Investigate providing employee discounts with existing child care facilities in Bakersfield and Taft, which, in turn, would be used as vanpool "park-and-ride" starting points.
- 35) Unless waived by the Kern County Environmental Health Services Department (KCEHS), a soils report shall be submitted to KCEHS for review prior to the approval of all development projects. The report shall address site specific soil contamination.

SECTION VII

SEISMIC/SAFETY ELEMENT

INTRODUCTION STATEMENT

The Specific Plan is located on a relatively flat alluvial plain in the southwest portion of Kern County. As the Specific Plan area is developed, the potential impacts and exposure to fire hazards, flooding, seismic activity, and hazardous materials, will likely increase. The Seismic Safety and Public Safety Elements have been combined into this Safety Element.

Slight to severe levels of groundshaking can be expected at this site due to the close proximity of the site to the White Wolf and Pleito thrust faults approximately 12 miles from the site; as well as the site being potentially affected by the San Andreas, Garlock, and Breckenridge-Kern Canyon faults (major active faults with possible magnitudes of 7.8 on the Richter Scale). However, the site is suitable for industrial uses provided precautionary measures (i.e. Building Code requirements and design considerations) that minimize impacts are incorporated into building design and development proposals.

Due to the existing vacant conditions of the site and the nature of the proposed heavy industrial uses (i.e. new buildings and structures, introduction of chemicals, flammable liquids and materials), implementation of the proposed project will increase the demand for fire and police protection over current levels.

Information from Flood Insurance Rate Maps (FIRM) indicates the Specific Plan area is entirely within Flood Hazard zone "A" and is susceptible to 100 year flooding. The floodprone condition is a result of stormwater runoff from the southerly San Emigdio mountains flowing through the site toward Buena Vista lakebed. The elevated Sunset railroad track to the northwest, has created an impoundment for floodwaters resulting in backflow and ponding on the project site. Because of this flood prone conditions the entire Specific Plan area has been given an overlay designation of Flood Hazard Combining (Map Code 2.5).

A shallow groundwater condition exists at the site with levels averaging about seven to nine feet below the surface. Shallow groundwater conditions are potentially susceptible to liquefaction of soils. Liquefaction is the loss of cohesiveness to the soil usually caused by a significant seismic shock, and could significantly affect structures constructed at the site. "Soils can be densified to reduce the risk of liquefaction" per the Liquefaction Potential Analysis (Porter-Robertson, October 1991). The purpose of this Specific Plan is for industrial land uses excluding all residential development, thereby further indicating this site is appropriate as proposed with special attention to design restrictions. Site and user specific investigations for liquefaction potential shall be performed to determine optimum designs.

The site is not in a designated wildfire area and the potential is further minimized due to the on-going discing of the land which reduces the risk from overgrowth of weeds.

Typically, hazardous wastes are produced by various types of industrial activities. Since the site is planned almost exclusively for heavy industrial use, special care needs to be devoted to reducing the potentially significant effects that are often the byproduct of manufacturing and industrial type uses.

GOALS

It shall be the goal of this Seismic/Safety Element:

- 1) To encourage precautionary measures which significantly reduce loss of life, bodily injury and property damage resulting from potential hazardous occurrences.
- 2) To minimize the potential hazards of flooding, to minimize potential losses, and to reduce the risk of flooding to land uses within the Specific Plan area.
- 3) To assure that fire hazardous materials regulation and emergency medical service problems are continuously identified and addressed in a pro-active way in order to optimize safety and efficiency.
- 4) To minimize the hazards to public health, safety, and welfare that results from natural and man-made phenomena.

POLICIES

The goals listed above will be achieved by the following policies which set more specific guidelines for the implementation of the Seismic/Safety Element of this Specific Plan.

- 1) Minimize the environmental, economics and social impacts stemming from hazardous occurrences such as fire, flood, earthquake, and hazardous materials.
- 2) Promote company education regarding matters of fire, hazardous materials and other safety issues incidental to the safe and orderly execution of jobs in the workplace.

- 3) Protect Plan Area workers from the risk of injury and property damage that could potentially result from fire hazards, geologic hazards, exposure to potentially hazardous substances.
- 4) Provide safe and efficient routes for the anticipated traffic generated throughout the Plan Area and for emergency vehicle access.
- 5) Develop specific standards which help safeguard development located in flood hazard areas as defined by the Flood Insurance Rate Maps (FIRM) for the Area.
- 6) Develop procedures for the review of the proposed facilities which use, manufacture, and/or store hazardous materials.
- 7) Enforce Ordinances regulating the use, manufacturing, sale, storage, transport and disposal of hazardous materials.
- 8) Ensure adequate fire protection within the Specific Plan Area and the surrounding areas in order to guard against potential hazards from fires.
- 9) Establish and enforce programs for reduction of hazards and geologic risks.

IMPLEMENTATION

The following are measures to implement the goals and policies of the Seismic/Safety Element of this Specific Plan. As the plan evolves, Kern County Planning Department shall continue to recommend methods of implementation as part of their on-going planning review process.

- 1) All projects will be subject to the Site Plan Review Process, and Guidelines established herewith in Appendix "A", whereby safety measures can be included in project design and development to minimize potential impacts.
- 2) In the event of a natural or man-made catastrophe, the adopted Kern County Emergency Plan shall be used to provide necessary procedures to safely

evacuate workers within the Specific Plan Area. This Emergency Plan shall be available to all employees.

- 3) Approved building and development codes shall be strictly enforced by the appropriate jurisdiction to minimize the probability of geological risk, fire related loss, and exposure to hazardous substances.
- 4) All Industrial facilities shall comply with all Federal, State and local regulations.
- 5) Industrial facilities within the plan area shall conform to the National Fire Protection Association guidelines.
- 6) Development shall comply with the adopted policies of the various elements of the Kern County General Plan.
- 7) All sites, shall include the 2.5 Map Code Combining District.
- 8) A Risk Assessment study shall be prepared at the discretion of the Kern County Planning Department prior to the Site Plan Review Processing.
- 9) The County Fire Department shall be actively involved in review of projects prior to Site Plan approval, and where appropriate, make recommendations to offset impacts associated with project implementation. Project area firms shall inform the Kern County Fire Department of hazardous substances and chemicals expected to be stored and/or used on-site. Emergency personnel shall be apprized of appropriate procedures regarding chemical spills and explosions and toxic substances release.
- 10) Development within the Specific Plan Area shall require the submittal of an on-site drainage study and plan to the Kern County Department of Engineering and Surveying Services and the Kern County Planning Department prior to Site Plan approval. The Drainage Plan shall make provisions for disposal of drainage waters originating on-site and from adjacent road rights-of-ways.

- 11) The developer shall comply with the regulations of the Kern County Drainage Ordinance and other implementing ordinances which regulate the development within floodprone areas.
- 12) Building finish floors shall be a minimum of 12 inches above backwater level at the highest point, unless determined otherwise through a hydrology study determining 100 year flood limits. Said study shall conform to the requirements of the Kern County Engineering and Survey Services Department, Floodplain Division.
- 13) The circulation system shall be implemented in a manner that will ensure efficient access to the site to minimize emergency vehicles (i.e. police, fire, ambulance) response times.
- 14) As a condition of approval of the Site Plan, the developer shall be required to provide adequate street lighting for all improved roadways as determined by Kern County.
- 15) The developer shall construct adequate on-site lighting around buildings and throughout the site to enhance enforcement efforts.
- 16) As a condition of approval of the Site Plan the developer shall install address signs and building numbers for easy identification by emergency response personnel.
- 17) Manufacturing, storage, handling, and/or use of hazardous materials must conform to the Uniform Fire Code and specific requirements of the Kern County Fire Department.
- 18) The minimum fire flow shall be as determined by the Kern County Fire Department. Hydrant spacing or water storage tanks shall be no greater than 165 feet from any building or as determined by the Kern County Fire Department.

- 19) All work regarding excavation, grading, and earthwork construction, including fills and embankments, shall conform to Appendix Chapter 33 of the Uniform Building Code as modified by Kern County.
- 20) Geologic conditions and preparation of the site for development shall comply with all measures listed in the geologic report and the EIR prepared for the Specific Plan.
- 21) Any increased stormwater runoff flows caused by plan area development shall be contained on-site, preventing any increase in flows downstream. No on-site drainage water shall flow onto County roads unless authorized by Kern County Roads Department.
- 22) Easements and/or grant deeds shall be given to Kern County for drainage purposes or access thereto as necessary.
- 23) Fire sprinklers will be required for all new buildings constructed, except the Fire Marshall may allow a variance to eliminate this requirement on an individual basis. Industrial facility structures shall also be equipped with fire hydrants, hose cabinets, and hand-held CO₂ extinguishers. Plan area employees must be trained in fire fighting techniques and in the use of fire suppression equipment.
- 24) A Soils report shall be submitted to the Kern County Planning Department for review prior to the approval of all development projects. The report shall address site and user specific investigations for liquefaction potential to confirm the optimum design requirements.
- 25) Prior to the development of the parcel that contains the abandoned oil well identified as ARCO "B-N Minerals Partnership" 1-13 (Section 13, T.32S., R.25E., M.D.B.&M.), the developer shall locate, uncover, and test the old well. The developer shall contact the DOGGR for proper leak test procedures and notification to conduct or witness the test. A copy of the final development map showing the location of the oil well shall be submitted to

the DOGGR. The project applicant shall comply with DOGGR requirements. Section 3208.1 of the Public Resources Code authorizes the State Oil and Gas Supervisor to order the reabandonment of any previously abandoned well when any structure over or in the proximity of the well could result in a hazard. The DOGGR shall be notified if excavation or grading operations uncover a previously unknown oil well. Remedial action shall be performed under the instruction of the DOGGR.

- 26) Protective measures should be implemented at the time of construction to protect adjacent properties against increased drainage flow and velocities. Prior to site plan approval, a Receive and Discharge Analysis shall be submitted to the Kern County Department of Engineering and Survey Services for review and approval. The analysis shall take into consideration that the organic composting facility will result in a rise in water surface elevation within the boundaries of the specific plan in the amount of 0.46 feet on the east side and 0.29 feet on the west side of the composting facility. The analysis shall also take into consideration all existing and approved site plan developments. The cumulative impact of the encroachment by any existing and future users shall not raise the water surface by more than 1.0 feet.
- 27) Minimum building finish floor elevation shall be 1.5 feet above the elevation of the adjacent railroad track or 2.0 feet above natural ground elevation, whichever is greater.
- 28) Instead of building finish floor at 2.0 feet above the natural ground elevation at the southerly portion of the project, an option would be to consider routing the flow through the area by means of channels in the form of proposed streets. This will effectively allow the pads to be built at lower elevation ultimately reducing the amount of fill. A Letter of Map Revision (LOMR) shall

be filed by the developer for approval by the Federal Emergency Management Agency (FEMA).

- 29) If contaminated soils are discovered during site excavation work, or at any other time, the Kern County Department of Environmental Health Services shall be consulted for appropriate remediation measures.
- 30) All hazardous material storage and handling areas shall be situated on impermeable surfaces (made from reinforced concrete or similar material) to minimize the possibility of environmental contamination in the event of an accidental spill. Areas where hazardous liquids are handled shall be enclosed by walls or berms.
- 31) Prior to the approval of any land division, tract, or parcel map, all oil and gas pipeline easements shall be delineated on site maps and verified by a preliminary title report. Fencing across easements shall be reviewed by the California Public Utilities Commission for compliance with operating regulations.

SECTION VIII

NOISE ELEMENT

INTRODUCTION STATEMENT

The intent of the Noise Element is to achieve and maintain a noise environment that will not be detrimental to the operations of the heavy industrial land uses locating within the South Kern Industrial Center, as well as to adjacent properties. Any uses considered to be noise sensitive, as defined by the Kern County General Plan, shall be located away from higher noise emitting uses that potentially could result from this project. Noise within the project boundaries will increase due to additional vehicular traffic, increases in railroad traffic, and normal industrial activities. As development occurs, the potential exists for noise conflicts between less compatible uses.

Currently, noise sources at the site include the Sunset railroad to the west (limited industrial and agricultural use), the South Lake Road (County Road 2035 which runs adjacent to the railroad), and the industrial uses that are currently located northerly of the Specific Plan Area. Since much of the adjacent lands are either vacant or being used agriculturally, overall noise impacts produced from the existing uses is insignificant.

As development in the Specific Plan area occurs, operational levels of noise from the heavy industrial uses is expected to increase. This increase is not anticipated to be detrimental to the functions of existing or planned land uses; however, standards must be

formulated to ensure that the existing and proposed uses will continue to be compatible, and that sufficient measures are taken to protect against excessive noise levels.

GOALS

It shall be the goal of this Noise Element:

- 1) To maintain Noise level standards required by the Noise Element of the Kern County General Plan for heavy Industrial/manufacturing land uses.
- 2) To protect adjacent land uses from the potentially harmful effects of exposure to excessive noise.
- 3) To control adverse noise related impacts through the implementation of various engineering, planning, and design principles and criteria.

POLICIES

The goals listed above will be achieved by the following policies which set more specific guidelines for the implementation of the Noise Element of this Specific Plan.

- 1) Incorporate measures as conditions of discretionary approvals to reduce noise levels into the proposed project design that effectively and further minimizes impacts.
- 2) Require that noise level criteria for the heavy industrial land use be consistent with the Noise Element of the Kern County General Plan.
- 3) Consider the compatibility of proposed land uses, in terms of their noise environment, when evaluating individual development proposals.

- 4) Utilize maximum anticipated or "worst case" noise conditions as the basis for land use and development standards, as a means to prevent future incompatibilities.

IMPLEMENTATION

The following are measures to implement the goals and policies of the Noise Element of this Specific Plan. As the plan evolves, Kern County Planning Department shall continue to recommend methods of implementation as part of their on-going planning review process.

- 1) At the discretion of the Kern County Environmental Health Services Department, the developer shall provide an acoustic study with mitigation measures at the time of submittal of the Site Plan. The noise reducing measures shall be incorporated into the design of the building, in conformance with the Uniform Building Code.
- 2) All habitable buildings on lots adjacent to the railroad shall be designed to meet minimum standards for the industrial uses being proposed in order to reduce the exposure of employees to railroad noise.
- 3) All Projects shall conform to the noise level standards found in the Noise Element of the Kern County General Plan.
- 4) All on-site equipment must meet California Occupational Safety and Health Administration (Cal OSHA) noise limits that are comparable to an eight hour average of 85 dbA at three feet.
- 5) The Kern County Environmental Health Services Department shall be given the opportunity to review all proposed development projects within the SKIC Specific Plan area prior to approval, during the Site Plan Review process.

Any recommendations of the Environmental Health Services Department shall be made a condition of approval.

SECTION IX PHASING PLAN

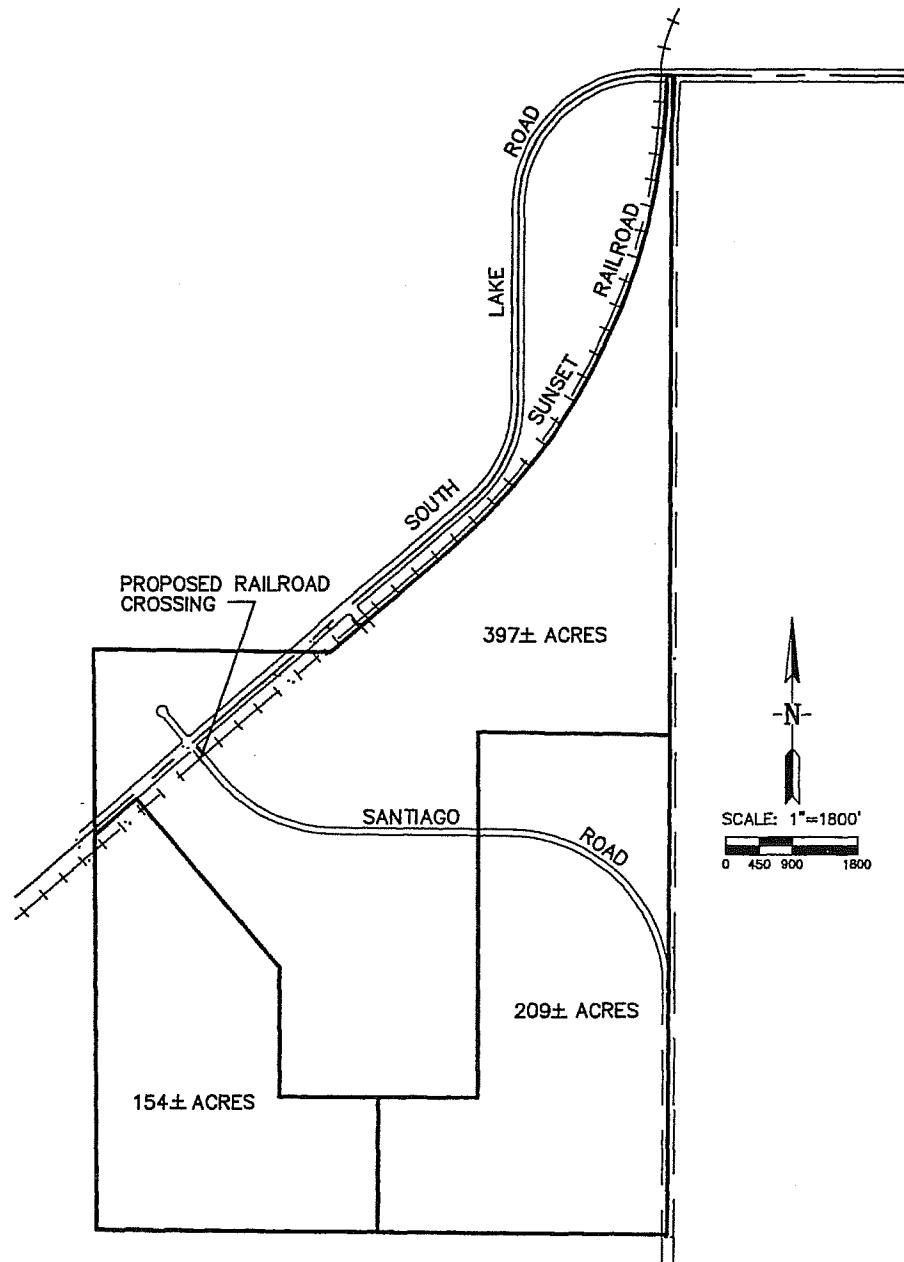
Even though the Specific Plan is designed as one project, it is recognized that a project of this size may require phasing over a period of time. The Specific Plan will be developed in three phases as illustrated by Figure 10. The phasing of the Specific Plan is designed to ensure that sufficient levels of infrastructure are provided to accommodate the planned development within each phase.

The supporting infrastructure of roads, water, sewer, electric, gas, and telephone services shall be completed as required to serve the Plan Area. Infrastructure completion shall correspond directly to the Phasing boundaries of each successive phase. Development shall proceed in the phases shown and will be developed in sequence beginning with Phase 1.

Project development and Phasing Development is based on certain assumptions which include:

- 1) actual growth rate of the project
- 2) separate ownerships within the Specific Plan Area, and
- 3) market considerations and needs

Actual phasing of the development is likely to be affected by several factors, which at this time cannot be fully determined. If conditions change during the build-out of the Specific



SPECIFIC PLAN

KERN COUNTY
GENERAL PLAN
KERN COUNTY BOARD OF SUPERVISORS

COUNTY LOCATION MAP



T32S, R25E,
M.D.B.M.

PHASING PLAN

South Kern Industrial Center

Plan area, the phasing plan needs to be flexible enough to allow development within the Plan Area to respond to changes in an orderly manner. Changes to the phasing plan which includes different order, or different combinations of phasing, shall not be precluded as long as sufficient infrastructure is provided for the revised development scenarios, and shall not require amendment of this plan if found to be in substantial conformity by Kern County Planning Department.

Requests for changes of the phasing shall be submitted to Kern County Planning Department for review and administrative approval under the provisions of the Zoning Ordinance. If an approval is not granted an amendment to this Specific Plan shall be necessary.

LIST OF DEFINITIONS

Applicant - Legal authorized agent representing property owner; Person or entity applying for land use or development approvals pursuant to this Specific Plan.

Board of Supervisors - "Board of Supervisors" shall mean the Board of Supervisors of the County of Kern.

"CEQA" - California Environmental Quality Act, California Public Resources Code Sections 21000 et seq.

Conditional Use Permit - Permit process for uses requiring a public hearing.

County - "County" shall refer to the County of Kern.

Develop - for purposes of this Specific Plan, shall be defined as change through physical improvements and use of the property (also: developed, developing).

Developer - shall means person(s) who transforms unimproved acreage into partially or fully improved property.

Developed Land - shall be property that has either been graded or where improvements have been made.

Development - for purposes of this Specific Plan, shall be defined as the division of land into 2 or more parcels.

Discretionary Project - for the purpose of this Specific Plan, shall refer to a project requiring that a judgement be made to either approve or disapprove a development proposal by Kern County or other responsible agencies through a public hearing process.

"EIR" - Environmental Impact Report, which is an informational document providing public agencies and the public in general with detailed information about the effects which a project is likely to have on the environment and to list ways in which significant effects can be avoided or minimized.

Environmental Documents - shall mean initial studies, negative declarations, specific environmental studies, and draft and Final EIR's.

General Plan - shall mean the adopted Kern County General Plan.

Major - shall mean a Major Highway as designated in the Circulation Element of this Specific Plan.

Permit - a document issued by a governmental entity that allows specified activities to proceed under certain conditions.

Plan Area - for purposes of this Specific Plan, shall mean the area within the defined boundaries of the South Kern Industrial Center Specific Plan.

Planning Agency - shall refer to the Kern County Planning Department.

Project - a development proposal requiring building or grading permits in accordance with the County Uniform Building Code (UBC).

Responsible Agency - for purposes of this Specific Plan, shall refer to any public agency, other than the lead agency, which has discretionary review and approval of a project.

Shall - the term "shall" is mandatory.

Site Plan Review Process - a site plan shall contain and consist of similar requirements normally required for a Precise Development Plan and shall incorporate requirements that arise as the result of an environmental review process that may be required for future development. Processing shall be in accordance with Sections 19.102.040 through 19.102.060 of the Kern County Zoning Ordinance. Guidelines for submittal are contained in Appendix "A" of this document.

SKICSP - South Kern Industrial Center Specific Plan, refers to the planned project.

Specific Plan - shall refer to the "South Kern Industrial Center Specific Plan".

Subdivision - shall mean the division, by any subdivider, of any unit or units of improved or unimproved land.

Tentative Map - shall mean either a tract or parcel map made for the purpose of showing the design and improvement of a proposed subdivision and the existing conditions in and around it and need not be based upon an accurate or detailed final survey of the property.

Use - The purpose for which land or a building is occupied, arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

Zoning Ordinance - shall mean the Kern County Zoning Ordinance.

APPENDIX "A"

APPENDIX "A"

SITE PLAN REVIEW PROCESSING GUIDELINES

The Monitoring Program prepared for this Specific Plan and the policies contained in Section II, "Features of the Plan", shall be reviewed with all site plans and these guidelines to further provide complete adequacy of the review process. Additional studies may be required by each Site Plan Review as determined by the Planning Director for example, traffic, hydrology, risk assessment, flood hazard, soils, acoustic analyses. Additionally each Section of this Specific Plan may also contain site specific requirements. The Site Plan Review shall include but not be limited to the following minimal standards:

- 1) Compatibility with adjacent Land uses and method for buffering adjacent lands.
- 2) Prevent on-site drainage from entering adjacent properties and roads according to drainage plans approved by the appropriate County of Kern jurisdictional agency.
- 3) Parking and vehicular maneuvering areas shall be paved with a minimum of 2 inches of A.C. paving.
- 4) Provide adequate off-street standards per County Zoning Ordinance requirements.
- 5) Wherever applicable, the industrial subdivision and Site Plans shall include provisions for Standard street access and drainage.
- 6) Except where a site is adjacent to a major highway alignment, street standards at 60 foot right-of-way width shall be applied, as modified in this Specific Plan (Figures 6, 7, 7a, 8 and 9).
- 7) A Landscaping Plan shall be required as part of all Site Plans and landscaping shall be installed as approved and permanently maintained.
- 8) All residential dwellings shall be prohibited.
- 9) Industrial requirements, such as setbacks, lot coverage, lot size, height limitations, and parking and loading standards shall be determined under the M-3 Heavy Industrial zone section of the Kern County Zoning Ordinance, unless otherwise required in the Implementation or Policies Sections of this Specific Plan.
- 10) Provisions for adequate access and the mitigation of traffic impacts.

- 11) The provision of adequate water, sewer, and other public services must be approved by the responsible agency.
- 12) Street improvements are to conform to Type "B" Subdivision Standards, of the Kern County Land Division Ordinance, as modified herein and set forth in the Circulation Element of this Specific Plan.
- 13) Contain all on-site drainage or direct drainage flow to a drainage basin or sump approved of by the appropriate County of Kern jurisdictional agency.
- 14) Provide fire hydrants and storage capacity for sufficient fire flows.
- 15) Provisions for waste water recycling shall be included in the materials presented with all Site Plans.
- 16) Site Plans shall show preferred parking areas for carpool and rideshare participants.
- 17) Employers with 100 or more employees shall prepare and submit a "Trip Reduction Plan" to the Kern County Planning Department for approval.
- 18) Address signs and building numbers shall be installed for easy identification by emergency response personnel.
- 19) The planting of trees and shrubs shall be required within the project area in order to filter particulate from the air.
- 20) Future site landscaping shall include the use of trees, and conform to the Kern County Zoning Ordinance.
- 21) For parcels which abut agricultural lands, the Kern County Planning Department shall require a 300-foot setback between project area installations and the project area boundary, or through an alternative measure which may be acceptable to the owner, his successors, or assigns of the abutting agricultural property. The sufficiency and adequacy of the buffer zone, or alternative measure, shall be approved by the Kern County Agricultural Commissioner's Office. The setback specified above shall not apply to onsite agricultural uses.
- 22) All plan area development proponents shall be required to provide the Kern County Planning Department with appropriate "will serve" letters from the applicable service providers for all necessary utility services prior to the issuance of any development permits.

- 23) All hazardous material storage and handling areas shall be situated on impermeable surfaces (made from reinforced concrete or similar material) to minimize the possibility of environmental contamination in the event of an accidental spill. Areas where hazardous liquids are handled shall be enclosed by walls or berms.
- 24) Prior to development of the parcel that contains the abandoned oil well identified as ARCO "B-N Minerals Partnership" 1-13 (Section 13, T.32S., R.25E., M.D.B.&M.), the developer shall locate, uncover, and test the old well. The developer shall contact the California Department of Conservation, Division of Oil and Gas and Geothermal Resources (DOGGR) for proper leak test procedures and notification to conduct or witness the test. A copy of the final development map showing the location of the oil well shall be submitted to the DOGGR. The project applicant shall comply with DOGGR requirements, and such acceptance of compliance shall be submitted concurrently with the request for a site plan review.
- 25) Prior to approval of any land division, tract, or parcel map, all oil and gas pipeline easements shall be delineated on site maps and verified by a preliminary title report. Fencing across easements shall be reviewed by the California Public Utilities Commission for compliance with operating regulations.
- 26) Widening for channelization including tapers and transitions as approved by the Kern County Roads Department shall be required on South Lake Road at the Santiago Road intersection. Improvements in existing County maintained road right-of-way shall be done under encroachment permit issued by this department. Improvements to be done in non-County maintained road right-of-way shall be done under approved improvement plans. If prior to occupancy, the developer has not completed all required work at the Sunset Railroad Crossing and has done everything in his power to accomplish this goal, then the developer shall enter into an appropriate agreement with the County to assure completion of the required improvements.
- 27) It may be necessary to elevate the roadways in order to assure that parallel roadside drainage is outside the County road right-of-way, as determined by the Kern County Roads Department.
- 28) The Planning Department and the Engineering and Surveying Services Department/Building Inspection Section shall review all development proposals to ensure consistency with the Geologic Hazards Investigation for the SKIC, design criteria as required for Seismic Risk Zone No. 4, and all other applicable standards.
- 29) Within 14 days prior to the commencement of grading, other site improvements at the initial construction in each phase the developer shall submit a letter to the

Planning Department prepared by a qualified biologist stating that the specific site has been resurveyed for kit fox dens and potential dens and shall include findings and recommendations of the survey. The developer shall be responsible for ensuring that all appropriate actions be taken in the event that a kit fox den has been identified during the resurvey. The developer shall consult with the U.S. Fish and Wildlife Service and the State Department of Fish and Game if the destruction of a kit fox den is considered unavoidable.

- 30) Prior to issuance of building or grading permits, plan area developers shall submit proof of their consultation with the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS), including response letters from these agencies. The Planning Department shall ensure that all resulting requirements of the CDFG and USFWS, pursuant to Section 2081 of the Fish and Game Code and the Endangered Species Act, are reflected as conditions of any Site Plan Review.
- 31) Plan area developers shall submit development plans to the Engineering and Surveying Services Department during the site review process for review of energy conservation measures. The Planning Department shall ensure that all proposed developments are consistent with the requirements of the Engineering and Surveying Services Department.
- 32) New businesses that handle hazardous materials shall prepare and submit a Business Plan (or Hazardous Materials Management Plan) to the Environmental Health Services Department and the Fire Department concurrently with the application for a building permit that details hazardous inventories, facility layouts, training and monitoring procedures, and emergency response plans, all in conformance with State law. Documentation of the approval of this plan shall be submitted to the Planning Department prior to the start-up of business operations for applicable businesses.
- 33) New businesses that handle enough hazardous materials to generate wastes in reportable quantities (12,000 kilograms of hazardous waste per year or 12 kg of extremely hazardous waste per year) shall have an approved Hazardous Waste Source Reduction Evaluation and Review Plan on file. All qualifying new industries shall prepare such plans and submit them to the Environmental Health Services Department by September 1st following the start-up of business operations.
- 34) Prior to issuance of the first permit, the applicant shall provide evidence that a request has been sent to the Kern County Roads Department to establish speeds and post speed limit signs for all established roadways.

- 35) On-site secured parking shall be provided by each development within the Specific Plan.
- 36) The applicant for each development within the Specific Plan shall provide evidence that the feasibility of providing employees subsidies at existing child care facilities in Taft and Bakersfield, which, in turn, would be used as vanpool "park and ride" starting points has been investigated. Said evidence shall be provided prior to issuance of any Certificate of Occupancy.
- 37) When available, all construction moving equipment, processing equipment, and trucks operating within the Specific Plan boundaries, shall be equipped with appropriate EPA approved Tier II or Tier III model year engines.
- 38) Contractor and operators shall limit engine idling to 15 minutes on all construction/earth moving equipment, processing equipment, and trucks operation within the Specific Plan boundaries.
- 39) Operators shall equip all construction/earth moving equipment, processing equipment, and trucks operating within the Specific Plan boundaries with current EPA/CARB approved control devices.
- 40) The applicant for each development shall provide evidence that the ability to obtain funding from the San Joaquin Valley Air Pollution control District's Heavy Duty Engine Incentive Program has been investigated for the purpose of obtaining emission reductions from older engines by replacing with new, cleaner, fuel-efficient engines. Said evidence shall be provided prior to the issuance of permits.
- 41) The applicant shall request that the Kern County Board of Supervisors consider an incentive program for employers throughout the County to encourage the voluntary implementation of trip reduction programs.
- 42) Where appropriate, and prior to the issuance of building permits, applicants shall indicate on building plans that low nitrogen oxide and/or high efficiency water heaters will be used.
- 43) The above listed standards shall not apply to agricultural uses permitted by this plan. Additionally, agricultural uses shall not be subject to the site plan review process.
- 44) Any future development shall pay a proportionate share of the cost of improvements necessary to mitigate off-site traffic impacts prior to the issuance of certificate of occupancy. These improvements shall mitigate structural deficiencies, as well as

roadway capacity impacts as identified in a traffic study submitted by the developer and approved by the Kern County Roads Department.