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*Comment Received From: Kern County Planning and Natural Resources Department
Submitted On: 5/19/2022
Docket Number: 21-AFC-02*

**Agency Participation in Review of AFC for GEM Energy Storage
Center Project**

Additional submitted attachment is included below.

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**PLANNING AND NATURAL
RESOURCES DEPARTMENT**

Planning
Community Development
Administrative Operations

May 19, 2022

FILE: Gen. Corr., Map 231
Gem Energy Storage Center Project
WO#: PP22149

California Energy Commission
Submitted electronically
Docket Unit, MS-4
Docket No. **21-AFC-02**
Sacramento, California 95814-5512

**RE: Kern County Comments for Gem Energy Storage Center Application for Certification
(Docket 21-AFC-02)**

Dear Mr. Payne,

Kern County Planning and Natural Resources Department appreciates the opportunity to participate in the permitting process and to provide comments and request conditions of approval on the Application for Certification (AFC) for the Gem Energy Storage Center (GESC) by Hydrostor Gem A-CAES, LLC (Docket 21-AFC-02) for a proposed advanced compressed air energy storage facility in unincorporated Kern County. The Planning and Natural Resources Department has been designated by the Board of Supervisors as the coordinating department for all comments on CEC projects. The following are concerns and requested conditions based on the present information provided in the application.

General Plan, Zoning and Environmental Concerns

1. The proposed 71-acre project site, as described in the AFC submitted to the California Energy Commission (CEC) on December 1, 2021, is located on two adjacent parcels: an approximate 10-acre parcel identified as Assessor's Parcel Number (APN) 315-081-01 and an approximate 61-acre parcel identified as APN 315-081-09. An additional approximate 40-acre parcel north of the project area, APN 315-011-18, is proposed to be used as a temporary construction laydown yard and parking. These parcels are classified as E(2 ½) RS (Estate 2 ½ Acres, Residential Suburban Combining) and E(2 ½) RS FPS (Estate 2 ½ Acres, Residential Suburban Combining, Floodplain Secondary Combining).

The proposed use for energy storage is not a permitted use within the current residential zoning for the project site. The proposed project requires a zone change on all three (3) parcels from the Estate (E) Zone District to the Agriculture (A) base Zone District and a Conditional Use Permit (CUP) for the energy storage facility in the Agriculture (A) Zone District (19.12.030.G).

2. The proposed project is located within the adjudicated Antelope Valley Groundwater Basin. The water use stated in the AFC notes that water demand for construction of the project, including the initial filling of the surface hydrostatic compensation reservoir, varies depending on the phase of the 60-month construction duration and will require ~1,115 acre-feet (AF) with an average and peak of 19 AF/month and 41 AF/month, respectively. The hydrostatic compensation reservoir will be equipped with a cover

estimated to be 90% effective in reducing evaporation. Therefore, once operational, expected water use is ~29 AF/year. Water is proposed to be supplied by two (2) new onsite groundwater wells supplemented by water purchased from Antelope Valley East Kern (AVEK) Water Agency or other local water purveyors. The AFC recognizes that water rights are to be obtained through the Antelope Valley water master and that the applicant is in the process of finalizing an agreement with a private entity to lease their carryover water rights to produce onsite groundwater. Kern County requests that documentation of water supply be provided for review by the public before any decision on the project. Further analysis is required to document the cumulative impacts of such groundwater extraction and loss of potential use of the water for existing residential development in Kern County as an unmitigated cumulative impact. Conditions are requested to address potential impacts to surrounding domestic wells from such extensive pumping over such a short period of time.

3. Tehachapi-Willow Springs Road and Sweester Road are classified as Future Expressway and Secondary (Collector) Highway by the Willow Springs Specific Plan Circulation Element, respectively. These alignments require a dedication of 55' and 45' from the centerline of the roads. No facilities or structures can be constructed in this area. If a portion of the proposed facility needs to encroach into those dedications, then a Specific Plan Amendment would be required to delete or downgrade the alignment. This process requires a hearing before the Board of Supervisors and can only be heard at a scheduled General Plan Amendment window date (i.e. April, June, September and December).
4. Compliance with the Kern County Dark Sky Ordinance (Chapter 19.81 – Outdoor Lighting – Dark Skies) is requested for both construction and operations.
5. Full improvements to Type B standards (plate attached – Attachment A) are required for Sweester Road from Tehachapi – Willow Springs Road to the project entrance. Currently this road is a dirt, unmaintained public access easement which is not passable during wet weather.
6. Dust control during construction and operations is critical for protection of the residents and cumulative air quality. High wind events that already cause extensive dust from the natural desert area due to drought conditions can be extreme. Our requirements for large scale solar projects for dust control and mitigation in conjunction with the East Kern Air Pollution Control District are extensive and strictly enforced. http://www.kernair.org/Main_Pages/Subpages/Info_Sub/Commercial_Solar.html.

Mass grading of the entire site should be prohibited. Construction schedules or cost should not dictate relief of measures. With over 58,000 acres of large scale solar in our desert region, we have proven and established mitigation and all of it should be implemented. Attachment B includes a list of air quality mitigation measures required for similar projects.

6. Both construction and operational noise, including potential ground vibrations, should be studied for recommendations to protect the surrounding residential areas. Kern County has established a standard that this use shall not generate noise that exceeds an average 65 dB Ldn (24 hour median) between the hours of 7:00 a.m. and 10:00 p.m., and shall not generate noise that exceeds 65 dB, or which would result in an increase of 5 dB or more from ambient sound levels, whichever is greater, between the hours of 10:00 p.m. and 7:00 a.m.
7. Staff assumes all standard conditions to protect public health and safety, such as compliance with Kern County water well and potential septic system standards, fire flows and requirements for fire protection, and required building and grading permits be obtained, will be applied. Staff is prepared to assist with any coordination or information needed to ensure such requirements are understood and included. Attachment C includes a list of standard conditions applied to similar projects.

A hearing before the Kern County Board of Supervisors will be scheduled after release of the CEC staff report with CEC staff recommendations. Staff will review that material, discuss with applicable departments, and make a recommendation to the Board of Supervisors for a position of support, support with modifications to CEC conditions, or denial of the project.

Kern County supports all forms of renewable energy and storage if appropriately sited with mitigation that provides protection for surrounding properties, the environment, and the existing communities. Thank you for your partnership and this opportunity for Kern County to contribute to development of alternative energy in California.

Sincerely,



Katrina A. Slayton
Division Chief, Advanced Planning

cc:

Hydrostor Gem A- CAES, LLC
Attn: Curt Hildebrand
400 Capital Mall, Suite 3000
Sacramento, CA 95814

Kern County Clerk of the Board
Kern County CAO
Kern County Fire Dept. – Fire Chief
Kern County Sheriff Dept.
Kern County Public Works Dept. – Transportation
Kern County Public Health Dept. – Environmental Health

ATTACHMENT A

Type B Standards

4. Arterial and collector highways - TI to be designated by the Director.
- d. The minimum asphalt concrete thickness shall be 0.20 foot.
- e. For details, see Plate R-32 and Chapter IV.
- f. Shoulder and/or median areas shall be paved or otherwise treated as necessary to comply with the Air Pollution Control District PM-10 (fugitive dust) regulations.

Sec. 103-2.02 Type "B" Subdivision requirements are as follows:

- a. Surfacing shall be asphalt concrete, except as provided in Section 104-4.
- b. Structural Section shall be designed in accordance with the current Caltrans Highway Design Manual based on the following criteria:
 1. Local streets - TI = 4.0
 2. Residential and commercial alley - TI = 3.0
 3. Industrial streets and alleys - TI = to be designated by the Director.
 4. Arterial and collector highways - TI to be designated by the Director.
- c. For details see Plate R-32 and Chapter IV.
- d. The minimum asphalt concrete thickness shall be 0.20 foot.
- e. For Phase Improvements by parcel or lot size, see Appendix B of the Land Division Ordinance.
- f. Shoulder and/or median areas shall be paved or otherwise treated as necessary to comply with the Air Pollution Control District PM-10 (fugitive dust) regulations.

103-2.03 Type "C" Subdivision requirements are as follows:

- a. Roads shall be graded to a minimum width of twenty (20) feet.
- b. Maximum grade of roads shall be fifteen percent (15%).
- c. Roads shall be traversable by a standard passenger car.
- d. Road surfacing is not required except as required by the Air Pollution Control District's regulations.

T.I.—LIMITS OF COMPACTION OF O.G.

T.I.	COMPACTION DEPTH
0-5	ONE FOOT
5.5-6.5	1.5 FEET
7-8	2.0 FEET
8.5+	2.5 FEET

COMPACT O.G. IS MEASURED FROM TOP OF AC TO BOTTOM OF COMPACT O.G. MINIMUM COMPACTION OF O.G. SHALL BE 95 % FOR 0.5 FEET.

R—VALUE TESTS

THE DEVELOPER IS REQUIRED TO HAVE R—VALUE TESTS PERFORMED FOR DEVELOPMENTS IN KERN COUNTY. TESTS SHALL BE PROVIDED BY REGISTERED GEOTECHNICAL ENGINEER/CIVIL ENGINEER.

THE MINIMUM NUMBER OF TESTS IS BASED ON CENTERLINE DISTANCE OF STREETS TO BE CONSTRUCTED. SEE CHART BELOW.

STREET C/L DISTANCE	NO. OF R—VALUE TESTS
0-1500'	2
1501'-3000'	3
3001'-4500'	4
4501'-6000'	5
ETC.	.

CLASS 3 AGGREGATE BASE & AGGREGATE SUBBASES

REQUIREMENTS FOR CLASS 3 AB AND ALL ASB'S SHALL BE SET FORTH ON THE PLANS FOR THE DEVELOPMENT. SPECIFICATIONS SHALL BE APPROVED BY THE DIRECTOR.

LEGEND

- AC— ASPHALT CONCRETE
- AB— AGGREGATE BASE
- ASB— AGGREGATE SUB—BASE
- OG— ORIGINAL GROUND
- Comp.— COMPACT
- T.I.— TRAFFIC INDEX
- HP— HINGE POINT
- EP— EDGE OF PAVEMENT

PLOTTED: 02/24/2010

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Revisions Date Desc	DATE: 3-30-1995	COUNTY OF KERN STATE OF CALIFORNIA DEVELOPMENT STANDARD	COMPACTION OF O.G. R—VALUE TESTS	PLATE NO. R—32
	DESIGNED BY: R.J.L.			
	DRAWN BY: A.LUNA			
	CHECKED BY:			

APPENDIX B

**REQUIRED IMPROVEMENTS - TRACT MAPS AND PARCEL MAPS
TYPICAL SECTIONS AS PER THE KERN COUNTY DEVELOPMENT STANDARDS,
ENGINEERING AND SURVEY SERVICES DEPARTMENT
TYPE "B" ON-SITE INTERIOR STREETS & OFF-SITE ACCESS STREETS**

PHASE	PARCEL SIZE	MAJOR HIGHWAY	SECONDARY HIGHWAY	LOCAL STREET
I	Greater than or equal to 10 acres	Two lanes, graded shoulders, & median crossings as approved	Two lanes & graded shoulders	Two lanes & graded shoulders
II	Greater than or equal to 2 1/2 acres & less than 10 acres	Four lanes, graded shoulders, & median crossings as approved	Four lanes & graded shoulders	Two lanes & graded shoulders
III	Less than 2 1/2 acres	Four lanes, paved shoulders/dike, graded walkway, & median crossings as approved	Four lanes, paved shoulders/dike, & graded walkway	Two lanes, paved shoulders/dike, & graded walkway

ATTACHMENT B

Air Quality Mitigation Measures

MM 1: Implement Diesel Emission Reduction Measures during Construction, Operation and Decommissioning. To control NO_x and PM emissions during construction, the project proponent/operator and/or its contractor(s) shall implement the following measures during construction of the project, subject to verification by the County:

- a. Off-road equipment engines over 25 horsepower shall be equipped with EPA Tier 3 or higher engines, unless Tier 3 construction equipment is not locally available.
- b. All equipment shall be maintained in accordance with the manufacturer's specifications.
- c. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 5 minutes.
- d. Notification shall be provided to trucks and vehicles in loading or unloading queues that their engines shall be turned off when not in use for more than 5 minutes.
- e. Electric equipment shall be used to the extent feasible in lieu of diesel or gasoline-powered equipment.
- f. All construction vehicles shall be equipped with proper emissions control equipment and kept in good and proper running order to substantially reduce NO_x emissions.
- g. On-road and off-road diesel equipment shall use diesel particulate filters (or the equivalent) if permitted under manufacturer's guidelines.
- h. Existing electric power sources shall be used to the extent feasible. This measure would minimize the use of higher polluting gas or diesel generators.
- i. The hours of operation of heavy-duty equipment and/or the quantity of equipment in use shall be limited to the extent feasible.

MM 2: Implement Fugitive Dust Control Plan during Construction, Operations and Decommissioning. To control fugitive PM emissions during construction, prior to the issuance of grading or building permits and any earthwork activities, the project proponent shall prepare a comprehensive Fugitive Dust Control Plan for review by the Kern County Planning and Natural Resources Department. The plan shall include all EKAPCD-recommended measures, including but not limited to, the following:

- a. All soil being actively excavated or graded shall be sufficiently water to prevent excessive dust. Watering shall occur as needed with complete coverage of disturbed soils areas. Watering shall take place a minimum of three times daily where soil is being actively disturbed, unless dust is otherwise controlled by rainfall or use of a dust suppressant.

ATTACHMENT B

Air Quality Mitigation Measures

- b. Vehicle speed for all on site (i.e., within the project boundary) construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site. Signs identifying construction vehicle speed limits shall be posted along onsite roadways, at the site entrance/exit, and along unpaved site access roads.
- c. Vehicle speeds on all offsite unpaved project-site access roads (i.e., outside the project boundary) construction vehicles shall not exceed 25 mph. Signs identifying vehicle speed limits shall be posted along unpaved site access roads and at the site entrance/exit.
- d. All onsite unpaved roads and offsite unpaved public project-site access road(s) shall be effectively stabilized of dust emissions using water or EKAPCD-approved dust suppressants/palliatives, sufficient to prevent wind-blown dust exceeding 20 percent opacity at nearby residences or public roads. If water is used, watering shall occur a minimum of three times daily, sufficient to keep soil moist along actively used roadways. During the dry season, unpaved road surfaces and vehicle parking/staging areas shall be watered immediately prior to periods of high use (e.g., worker commute periods, truck convoys). Reclaimed (non-potable) water shall be used to the extent available and feasible.
- e. The amount of the disturbed area (e.g., grading, excavation) shall be reduced and/or phased where possible.
- f. All disturbed areas shall be sufficiently watered or stabilized by EKAPCD-approved methods to prevent excessive dust. On dry days, watering shall occur a minimum of three times daily on actively disturbed areas. Watering frequency shall be increased whenever wind speeds exceed 15 mph or, as necessary, to prevent wind-blown dust exceeding 20 percent opacity at nearby residences or public roads. Reclaimed (non-potable) water shall be used to the extent available and feasible.
- g. All clearing, grading, earth moving, and excavation activities shall cease during periods when dust plumes of 20 percent or greater opacity affect public roads or nearby occupied structures.
- h. All disturbed areas anticipated to be inactive for periods of 30 days or more shall be treated to minimize wind-blown dust emissions. Treatment may include, but is not limited to, the application of an EKAPCD-approved chemical dust suppressant, gravel, hydro-mulch, revegetation/seedling, or wood chips.
- i. All active and inactive disturbed surface areas shall be stabilized, where feasible.
- j. Equipment and vehicle access to disturbed areas shall be limited to only those vehicles necessary to complete the construction activities.
- k. Where applicable, permanent dust control measures shall be implemented as soon as possible following completion of any soil-disturbing activities.

ATTACHMENT B

Air Quality Mitigation Measures

- l. Stockpiles of dirt or other fine loose material shall be stabilized by watering or other appropriate methods sufficient to reduce visible dust emissions to a limit of 20 percent opacity. If necessary and where feasible, three-sided barriers shall be constructed around storage piles and/or piles shall be covered by use of tarps, hydro-mulch, woodchips, or other materials sufficient to minimize wind-blown dust.
- m. Water shall be applied prior to and during the demolition of onsite structures sufficient to minimize wind-blown dust.
- n. Where acceptable to the fire department and feasible, weed control shall be accomplished by mowing instead of disking, thereby leaving the ground undisturbed and with a mulch covering.
- o. All trucks hauling dirt, sand, soil, or other loose materials shall be covered or shall maintain at least six inches of freeboard (minimum vertical distance between top of the load and top of the trailer) in accordance with California Vehicle Code Section 23114.
- p. Gravel pads, grizzly strips, or other material track-out control methods approved for use by EKAPCD shall be installed where vehicles enter or exit unpaved roads onto paved roadways.
- q. Haul trucks and off-road equipment leaving the site shall be washed with water or high-pressure air, and/or rocks/grates at the project entry points shall be used, when necessary, to remove soil deposits and minimize the track-out/deposition of soil onto nearby paved roadways.
- r. During construction paved road surfaces adjacent to the site access road(s), including adjoining paved aprons, shall be cleaned, as necessary, to remove visible accumulations of track-out material. If dry sweepers are used, the area shall be sprayed with water prior to sweeping to minimize the entrainment of dust. Reclaimed water shall be used to the extent available.
- s. Portable equipment, 50 horsepower or greater, used during construction activities (e.g., portable generators) shall require California statewide portable equipment registration (issued by CARB) or an EKAPCD permit.
- t. The Fugitive Dust Control Plan shall identify a designated person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures, as necessary, to minimize the transport of dust off site and to ensure compliance with identified fugitive dust control measures. Contact information for a hotline shall be posted on site should any complaints or concerns be received during working hours and holidays and weekend periods when work may not be in progress. The names and telephone numbers of such persons shall be provided to the EKAPCD Compliance Division prior to the start of any grading or earthwork.

ATTACHMENT B

Air Quality Mitigation Measures

- u. Signs shall be posted at the project site entrance and written notifications shall be provided a minimum of 30 days prior to initiation of project construction to residential land uses located within 1,000 feet of the project site. The signs and written notifications shall include the following information: (a) Project Name; (b) Anticipated Construction Schedule(s); and (c) Telephone Number(s) for designated construction activity monitor(s) or, if established, a complaint hotline.
- v. The designated construction monitor shall document and immediately notify EKAPCD of any air quality complaints received. If necessary, the project operator and/or contractor will coordinate with EKAPCD to identify any additional feasible measures and/or strategies to be implemented to address public complaints.

MM 3: Minimize Exposure to Potential Airborne Valley Fever–Containing Dust. To minimize personnel and public exposure to potential Valley Fever–containing dust on and off site, the following control measures shall be implemented during project construction:

- a. Equipment, vehicles, and other items shall be thoroughly cleaned of dust before they are moved off site to other work locations.
- b. Wherever possible, grading and trenching work shall be phased so that earth-moving equipment is working well ahead or downwind of workers on the ground.
- c. The area immediately behind grading or trenching equipment shall be sprayed with water before ground workers move into the area.
- d. In the event that a water truck runs out of water before dust is sufficiently dampened, ground workers being exposed to dust shall leave the area until a truck can resume water spraying.
- e. To the greatest extent feasible, heavy-duty earth-moving vehicles shall be closed-cab and equipped with a HEP-filtered air system.
- f. Workers shall receive training in procedures to minimize activities that may result in the release of airborne *Coccidioides immitis* (CI) spores, to recognize the symptoms of Valley Fever, and shall be instructed to promptly report suspected symptoms of work-related Valley Fever to a supervisor. Evidence of training shall be provided to the Kern County Planning and Natural Resources Department within 5 days of the training session.
- g. A Valley Fever informational handout shall be provided to all onsite construction personnel. The handout shall, at a minimum, provide information regarding the symptoms, health effects, preventative measures, and treatment. Additional information and handouts can be obtained by contacting the Kern County Public Health Services Department.

ATTACHMENT B

Air Quality Mitigation Measures

- h. Onsite personnel shall be trained on the proper use of personal protective equipment, including respiratory equipment. National Institute for Occupational Safety and Health–approved respirators shall be provided to onsite personal, upon request. When exposure to dust is unavoidable, provide appropriate NIOSH-approved respiratory protection to affected workers. If respiratory protection is deemed necessary, employers must develop and implement a respiratory protection program in accordance with Cal/OSHA's Respiratory Protection standard (8 CCR 5144).

MM 4: At the time of project implementation, a COVID-19 Health and Safety Plan should be prepared in accordance with the Kern County Public Health Services Department and Kern County Health Officer mandates. A copy of the COVID-19 Health and Safety Plan shall be submitted to the Kern County Planning and Natural Resources Department for review and approval.

MM 5: Prior to the issuance of grading permits, a one-time fee shall be paid to the Kern County Public Health Services Department in the amount of \$3,200 for Valley Fever public awareness programs.

ATTACHMENT C

Standard Conditions

Recommended Conditions of Approval

The following are recommended conditions of approval:

- a. All necessary building permits must be obtained.
- b. The method of water supply and sewage disposal shall be as required and approved by the Kern County Environmental Health Services Department.
- c. Fire flows, access and fire protection facilities shall be as required and approved by the Kern County Fire Department.
- d. 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 Public Works Department - Building & Development - Floodplain, if required. Easements or grant deeds shall be given to the County of Kern for drainage purposes or access thereto, as necessary.
- e. Associated flood hazard requirements shall be incorporated into the design of the project to include elevating and/or flood protecting structures subject to the approval of the Kern County Public Works Department – Building & Development – Floodplain.
- f. The development shall comply with any requirements of the East Kern Air Pollution Control District.
- g. During all on-site grading and construction activities, adequate measures shall be implemented to control fugitive dust.
- h. Any area devoted to outside storage shall be treated with a dust binder or other dust control measure, as approved by the Director of the Kern County Planning and Natural Resources Department.
- i. All exterior lighting shall be directed away from adjacent properties and roads. The lighting standards shall be equipped with glare shields or baffles. Light fixtures shall be maintained in sound operating conditions at all times.
- j. A comprehensive landscaping and irrigation plan shall be approved by the Planning Director in accordance with the requirements of Chapter 19.86 of the Zoning Ordinance. A minimum of 5 % of the developed area shall be landscaped and continuously maintained in good condition. Landscaping shall be installed or bonded for prior to occupancy of the building or site. Given the remote nature of the project site, as an alternative requirement the project may contribute the equivalent cost of the landscaping to the Kern County Parks and Recreation District, school or other non-profit organization in Kern County.

ATTACHMENT C

Standard Conditions

- k. If the required parking area contains more than ten spaces, a minimum of 5 percent of the interior parking area shall be landscaped, with trees planted at a ratio of one tree per six parking spaces placed at a minimum of 65-foot intervals. Minimum tree size shall be fifteen (15) gallon container. An irrigation system adequate for maintenance of the landscaping shall be installed. Parking area landscaping, if necessary, shall be in accordance with Section 19.82.090 of the Zoning Ordinance and may be used in the calculation of total landscaping requirements. Landscaping shall be installed or bonded for prior to occupancy of the building or site.
- l. When adjacent to property zoned for residential purposes, a six- (6-) foot-high solid masonry wall shall be constructed between the proposed development and the adjacent property and continuously maintained in good condition.
- m. No more than 14 days prior to commencement of ground disturbing, the project proponent shall cause a preconstruction survey to be performed by a qualified biologist to ensure that no special status wildlife and/or plant species have occupied the property. Said survey shall also entail an evaluation for nesting birds. Any occupied nests, including burrowing owl nests in burrows, shall not be disturbed during the nesting season or until a qualified biologist determines that young and/or eggs are no longer present. The results of the survey shall be summarized in a written report that shall include site-specific recommendations, if found necessary. A copy of the biota report shall be submitted to the Kern County Planning and Natural Resources Department for transmittal to the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service, where applicable.

If any special status species are found, including but not limited to the Desert Tortoise, Burrowing Owl, Swainson's Hawk, or Joshua Tree, the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service shall be contacted, where applicable, regarding the need to obtain any permits or approval from those agencies. Where acceptable to the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service, exclusion zones shall be established and maintained until all construction activities are completed unless said agencies prefer that any affected special status species be removed and/or relocated in accordance with said agencies adopted guidelines or standard procedures.

- n. All easements shall be kept open, clear, and free from buildings and structures of any kind pursuant to Section 19.08.225 and Section 19.80.030.C of the Kern County Zoning Ordinance and Chapters 18.50 and 18.55 of the Kern County Land Division Ordinance. All obstructions, including utility poles and lines, trees, pole signs, or similar obstructions, shall be removed from the ultimate road rights-of-way in accordance with Section 18.55.030 of the Land Division Ordinance. Compliance with this requirement is the responsibility of the applicant and may result in significant financial expenditures.
- o. All signs shall comply with the signage regulations of the applicable base zone district and with Chapter 19.84 of the Zoning Ordinance.
- p. All signs shall be approved by the Director of the Kern County Planning and Natural Resources Department prior to installation.

ATTACHMENT C

Standard Conditions

- q. All vehicle parking and maneuvering areas, including any necessary off-site connections, shall be surfaced with one of the following: three inches of decomposed granite, three inches of compacted rock dust, three inches of gravel, or three inches of material of a higher quality. All required surfacing shall be continuously maintained in good condition.
- r. 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 compact spaces and shall be 8 feet by 16 feet or larger in size.
- s. Concrete wheel blocks or a six-inch raised A.C. Curb shall be installed at each parking space that abuts a structure or property line.
- t. The applicant shall submit and obtain approval of a vector control plan from the Kern County Public Health Services Department – Environmental Health Division.
- u. Any business which stores hazardous or toxic chemicals as a normal part of its business shall fill a Business Plan with the Kern County Public Health Services Department – Environmental Health Division.
- v. If any previously unknown oil, gas or injection wells are discovered, work in the area of discovery shall be stopped and the Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Bakersfield Office contacted by the project proponent to obtain information on the requirements of, and approval to perform, remedial operations implemented prior to resumption of work in the area of discovery.
- w. If any previously unknown archaeological or cultural resources are discovered, work in the area of discovery shall be stopped and a qualified archeologist contacted to evaluate the find. A copy of the archaeologist's evaluation shall be submitted to the Kern County Planning and Natural Resources Department upon its issuance and any measures recommended by the archaeologist shall be implemented prior to resumption of work in the area of discovery.
- x. The use shall not generate noise that exceeds an average 65 dB Ldn (24 hour median) between the hours of 7:00 a.m. and 10:00 p.m., and shall not generate noise that exceeds 65 dB, or which would result in an increase of 5 dB or more from ambient sound levels, whichever is greater, between the hours of 10:00 p.m. and 7:00 a.m. Noise level measurements shall be taken at the exterior of the closest residential dwelling within the boundary of the affected residential district(s) with sound level meter using an A-weighted network (scale) and, where practical, the microphone shall be positioned five (5) feet above the ground and away from reflective surfaces. Public complaints alleging violation of this standard may be required to submit documentation of actual noise level measurements. The Director of the Kern County Planning and Natural Resources Department, in consultation with the Kern County Public Health Services Department/Environmental Health Division, may authorize deviations or exceptions to the standards contained in this subsection and may require noise attenuation measures in conjunction with such authorization.

ATTACHMENT C

Standard Conditions

- y. If development has not commenced within five (5) years of the approval, the approval shall become null and void and of no effect, unless an extension has been granted upon written request for an extension before the expiration of the five-(5-) year period.