

SECTION 7: EFFECTS FOUND NOT TO BE SIGNIFICANT

This section is based on the Notice of Preparation (NOP), dated September 1, 2010, and contained in Appendix A of this ~~Draft~~ Final Subsequent Environmental Impact Report (SEIR) as well as some additional information that supports the less than significant and no impact findings. The NOP was prepared to identify the potentially significant effects of the proposed Walmart and was circulated for public review between September 1, 2010 and September 30, 2010. Furthermore, in the course of this evaluation of the proposed Walmart's potential impacts and preparation of the EIR, certain impacts as they relate to certain subjects or topical areas within subjects were found to be less than significant or found to have no impact, and therefore, these subjects were not discussed in detail in this ~~Draft~~ Final SEIR. This section provides a brief description of the reasons for this determination, which was based on the NOP comments as well as the more detailed analysis conducted as part of the ~~Draft~~ Final SEIR preparation process, in light of the proposed Walmart's characteristics. A number of impacts that are found to be less than significant are addressed in the various ~~Draft~~ Final SEIR topical sections (Sections 4.1 through 4.10) to provide more comprehensive discussion of why impacts are less than significant, in order to better inform decision makers and the general public, and so as to disclose the facts and circumstances underlying this determination. To the extent that impacts are discussed in the various ~~Draft~~ Final SEIR topical sections, those discussions are not repeated below.

7.1 - Effects Found Not To Be Significant

7.1.1 - Aesthetics

Scenic Vista

Development of the proposed Walmart would have no impact on a scenic vista. Due to the irregular views caused by development along SR 46, the project site and surrounding area do not contain scenic vistas. In addition, based on a review of the City of Wasco General Plan, the project site and surrounding area do not contain designated scenic resources.

An environmental evaluation conducted for the Wasco Center found that development of the Wasco Center would not have a substantial adverse effect on a scenic vista. The evaluation concluded that the Wasco Center would serve as a positive visual focus for the area and enhance the overall scenic quality of the vicinity. The evaluation found that the Wasco Center would result in a less than significant effect on a scenic vista.

The proposed modification of the Wasco Center would allow for a 12,000 square foot increase to the previously approved 158,000 square foot large box retail building. The increase in square footage would accommodate the proposed Walmart. The proposed façade for the Walmart will change the façade originally approved as part of the Wasco Center. Initially, the maximum height of the approved façade was a maximum of 45 feet at varying locations while averaging 32 feet, 4 inches

along the majority of the structure. The proposed Walmart's façade includes a maximum height of 35 feet, 4 inches at one location and 30 feet, 8 inches or less along the majority of the structure. Both the approved and proposed facades include neutral earth tone colors. The proposed modification of the façade would not result in additional impacts on the overall scenic quality of the area above and beyond the effect that would occur with implementation of the Wasco Center.

Scenic Resources within a State Scenic Highway

Development of the proposed Walmart would have no impact on scenic resources within state scenic highway. The project site contains an orchard and does not have scenic resources. Neither the Wasco Center MND nor the City of Wasco General Plan identify any designated scenic resources on or around the project site. Furthermore, based on a review of scenic highways, there are only two highways within Kern County (Highway 58 and Highway 14) designated as Eligible Scenic Highways, and no highways that are Officially Designated Scenic Highways. The two roadways are located along the eastern portion of Kern County, approximately 70 miles from the project site. Therefore, the proposed project would not result in any additional impact on any scenic resources above and beyond the effect that would occur with the implementation of the approved Wasco Center.

Visual Character

Implementation of the proposed Walmart would have no impact on the existing visual character or quality of the site and its surroundings. The project site is bounded by agricultural uses to the east, west, and south, and fallow agricultural land to the north. To the southeast is a commercial retail center. The area along SR 46 includes a collection of land uses that provide an irregular viewshed that lacks unity.

The environmental evaluation conducted for the Wasco Center found that development of the Wasco Center would not substantially degrade the existing visual character or quality of the area. Therefore, the proposed modification would not result in any additional impact on the visual character or quality of the project site and its surroundings above and beyond the effects that would occur with the implementation of the approved Wasco Center.

7.1.2 - Agricultural Resources

Conversion of Farmland to Non-agricultural Use

The Wasco Center, including the Walmart parcel, contains prime farmland. The environmental evaluation conducted for the Wasco Center found that the development of the Wasco Center would result in a less than significant effect on the conversion of prime farmland to non-agricultural use because the Wasco General Plan and Zoning Ordinance already committed the project site to long-term non-agricultural use. As part of the General Plan Update 2002 Final EIR (State Clearinghouse Number 2002051154) for the City of Wasco, the City approved a statement of overriding considerations for the loss of prime farmland associated with land use changes that included the

change of land use for the Wasco Center site from Agriculture to Community Retail Commercial and Low Density Residential. Therefore, the proposed Walmart would not result in any additional impact on prime farmland above and beyond the significant and unavoidable adverse impact that was identified in the General Plan Update 2002 Final EIR (State Clearinghouse Number 2002051154) for the City of Wasco.

Conflict with Agricultural Zoning or Williamson Act Contract

Please refer to “Conversion of Farmland to Non-agricultural Use” for the discussion regarding potential conflicts with agricultural zoning. The project site is not located on farmland that is under contract with the Williamson Act. Therefore, the proposed Walmart will have no impact with regard to Williamson Act contracts.

Conflict with Existing Zoning for Forest Land, Timberland, or timberland zoned Timberland Production.

The project site is located in the southwest region of the Central Valley, which is devoid of forest land or timberland. Furthermore, the proposed Walmart is consistent with the proposed uses of the project site. Therefore, no impact will result in the loss of or rezoning of forest land, timberland, or timberland zoned for Timberland Production.

Loss or Conversion of Forest Land

Please refer to “Conflict with Existing Zoning for Forest Land, Timberland, or timberland zoned Timberland production.”

Other Changes in the Existing Environment

The Wasco Center, including the Walmart parcel, contains almond and walnut orchards on prime farmland. As part of the General Plan Update 2002 Final EIR for the City of Wasco, the City approved a statement of overriding considerations for the loss of prime farmland associated with land use changes that included the change of land use for the Wasco Center site from Agriculture to Community Retail Commercial and Low Density Residential. Furthermore, the Wasco Center site, including the Walmart parcel, does not contain forest land, therefore, the implementation of the proposed Walmart would result in no impacts related to the conversion of farmland to non-agricultural use or the conversion of forest land to non-forest use.

7.1.3 - Air Quality

All environmental issues concerning Air Quality are addressed in Section 4.2, Air Quality.

7.1.4 - Biological Resources

Riparian Habitat

Development of the proposed Walmart would have no impact on any riparian habitat or other sensitive natural community. A previous field survey performed by Chambers Group in 2007 on the project site as well as review of recent aerial photographs by Michael Brandman Associates in 2010

found no occurrence of riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The Wasco Center MND identified that development of the Wasco Center would result in a less than significant impact on riparian habitat and other sensitive natural communities. Due to the absence of riparian habitat or other sensitive natural community on the project site, the proposed Walmart would have no affect on these habitats.

Federally Protected Wetlands

Development of the proposed Walmart would have no impact on federally protected wetland. A previous field survey on the project site found no occurrence of federally protected wetlands as defined by Section 404 of the Clean Water Act. The Wasco Center MND identified that development of the Wasco Center would result in a less than significant impact on federally protected wetlands. Due to the absence of wetlands on the project site, the proposed Walmart would have no affect on these habitats.

Wildlife Corridors and Nursery Sites

Implementation of the proposed Walmart would have no impact on the movement of any native or migratory fish and wildlife species, nor would the proposed Walmart impact accessibility to any wildlife nursery sites. A previous survey conducted by Chambers Group in 2007 on the project site found no conflict associated with the movement of native or migratory species, including wildlife corridors. That survey also concluded that development on the project site would not interfere with any wildlife nursery sites. The Wasco Center MND identified that development of the Wasco Center would result in a less than significant impact on both the movement of native or migratory fish and wildlife species and accessibility to their nursery sites.

Local Policies or Ordinances

Development of the proposed Walmart would have no impact on any local policies or ordinances protecting biological resources. A review of the City of Wasco General Plan, Municipal Code, and the Wasco Center MND did not identify a specific policy or ordinance pertaining to the protection of biological resources. Therefore, without such a policy or ordinance there will be no conflict.

Conservation Plans

Development of the proposed Walmart would have no impact on an adopted or approved conservation plan. A review of the City of Wasco General Plan, Municipal Code, and the Wasco Center MND did not identify a Habitat Conservation Plan, a Natural Communities Conservation Plan, or any other local, regional, or state conservation plan. Therefore, without such a conservation plan there will be no conflict.

7.1.5 - Cultural Resources

Historic Resources

As identified in the Wasco Center IS/MND, the project site is devoid of any known historic resources. Therefore, construction and operation of the proposed Walmart will have no impact to historical resources.

Archeological Resources

As identified in the Wasco Center IS/MND, the project site is devoid of any known archeological resources. Furthermore, the project site has been used for agricultural purposes for a number of years, continually disturbing the soil. In addition, the Wasco Center IS/MND provided two mitigation measures that would ensure the protection of archeological resources. Therefore, the proposed Walmart will have no impact on archeological resources.

Paleontological or Geological Resources

As identified in the Wasco Center IS/MND, the project site is devoid of any known paleontological resources. Furthermore, the project site has been used for agricultural purposes for a number of years, continually disturbing the soil. In addition, the Wasco Center IS/MND provided one mitigation measure that would ensure the protection of paleontological resources. Therefore, the proposed Walmart will have no impact on paleontological resources.

Human Remains

As identified in the Wasco Center IS/MND, the project site is devoid of any known Native American cultural resources, including formal and informal cemeteries. Furthermore, the project site has been used for agricultural purposes for a number of years, continually disturbing the soil. In addition, the Wasco Center IS/MND provided one mitigation measure that would ensure the protection of any human remains found. Therefore, the proposed Walmart will have no impact on Native American cultural resources or other human remains.

7.1.6 - Geology and Soils

Exposing People or Structures to Loss, Injury or Death Involving:

Rupture of Earthquake Fault

As identified in the Wasco Center IS/MND, the nearest fault on the Alquist-Priolo Earthquake Zoning Map is located 13 miles to the east of the project site. The proposed Walmart is not anticipated to expose people to loss, injury or death related to a rupture in a known earthquake fault and would be considered less than significant impact.

Strong Seismic Ground Shaking

As identified in the Wasco Center IS/MND, the project site could be exposed to strong seismic ground shaking. However, adherence to strict state and local building codes would significantly reduce the exposure of people to loss, injury or death due to seismic ground shaking. Therefore, the

proposed Walmart would have a less than significant impact to the exposure of people to seismic ground shaking.

Liquefaction

Liquefaction is the temporary loss of soil bearing strength that is usually triggered by an earthquake. This phenomenon usually occurs in loosely consolidated sands and silts that have a shallow water table or in poorly engineered, saturated soil. As identified in the Wasco Center IS/MND, the project site's water table is located approximately 255 feet below ground. The ground water at the project site does not pose a potential risk for liquefaction, in addition, adherence to codes and regulation for cut and fill will further reduce the risk. Therefore, liquefaction related impacts for the proposed Walmart are considered less than significant.

Landslides

As identified in the Wasco Center IS/MND, the site of the proposed Walmart has a slope of less than one percent and is devoid of any topographic relief. Therefore, there is no risk of landslide and no impact to people or structures within the project area.

Soil Erosion or Loss of Top Soil

Erosion is the general process where soil or rocks are worn down, removed by weathering, and deposited in other places by water or air. Erosion can be a gradual or rapid process such as wind and flood events. The proposed Walmart is relatively level terrain that has been used for agricultural uses. Located on site are a City-owned drainage sump and private agriculturally related drainage pond. Furthermore, the project site is located outside a FEMA designated 100-year floodplain. Considering the aforementioned, the project site is not likely prone to air and water erosion. Construction of the proposed Walmart could potentially expedite erosion related impacts; however, construction related activities will follow state and local regulations to minimize erosion. In addition, after the proposed Walmart has been implemented, most of the project site will become impervious and not prone to air or water erosion. Therefore, there would be no impact related to erosion during construction or operation of the proposed Walmart.

Located on an Unstable Geologic Unit

The proposed Walmart will include earth movement activities, which would be undertaken pursuant to the issuance of a grading permit from the City of Wasco. The grading permit is issued in accordance with development objectives for the site, and with recommendations put forward from the soils and geotechnical hazards investigation. Site preparation and grading will ensure that any geologic instabilities would be stabilized. Furthermore, after site preparation has stabilized any unstable geologic units, it is anticipated that the proposed Walmart will have no need for specialized footings or foundations and is typical for load bearing structures in the region. Therefore, the proposed Walmart will have no impact on creating unstable geologic units or soils.

Expansive Soil

Please refer to “Located on an Unstable Geologic Unit” for project impacts related to potential soil issues.

Septic Tanks

The proposed Walmart will be connected to the city’s main sewer line and therefore will have no septic tanks. Therefore, the proposed Walmart will have no impact with regard to the use of septic tanks.

7.1.7 - Hazards and Hazardous Materials

Schools

Implementation of the proposed Walmart would have no impact on the emitting or exposure of hazardous materials within one-quarter mile of an existing or proposed school. The nearest school facility to the project site is the Wasco Union High School, located approximately 0.6 mile southeast of the site and outside of the 0.25 mile radius. Therefore, there would be no impact related to hazardous materials and schools.

Hazardous Materials Site Listing

Development of the proposed Walmart would have a less than significant impact associated with inclusion on a list of hazardous materials sites compiled pursuant to Government Code 65962.5. A handful of listed sites in the vicinity of the project site were identified during a database search. However, the project site itself was not identified. A Phase I Environmental Site Assessment (ESA) conducted in 2009 concluded that the project site neither contains, nor is influenced by, any known environmental condition with regard to hazardous materials. In addition, due to the historical agricultural use of the project site, a Phase II ESA was subsequently prepared, concluding that chemicals found in surface soils did not present an environmental concern and are below significant health risk levels.

Airport Land Use Plan and Public Airports

Development of the proposed Walmart would have a less than significant impact associated with safety hazards for people residing and working within an airport land use plan or in the vicinity of a public airport. The Wasco-Kern County Airport is located approximately 1.5 miles north of the Wasco Center. Based on a review of the Airport Land Use Compatibility Plan for airports within Kern County, a portion of the Wasco Center (approximately 10 acres) is located in Zone D, which is an area that holds a negligible risk of encountering an aviation related crash. The approved Wasco Center MND identified that less than significant airport related safety impacts would occur with the development of the Wasco Center because Zone D is considered the outer boundary of the Common Traffic Pattern Zone, defined as the area where aircraft are commonly below 1,000 feet above ground level.

The northeastern portion of the project site is located within Zone D. According to the Airport Land Use Compatibility Plan, retail development in Zone D is permitted. Furthermore, heights associated with the proposed structure would not interfere with airport operations because the project site is located approximately 1.5 miles from the airport. Therefore, less than significant impacts associated with public airports would occur.

Private Airstrip

Implementation of the proposed Walmart would have no impact on safety hazards for people residing and working within the vicinity of a private airstrip. According to the Wasco Center MND, there are no private airstrips in the vicinity of the Wasco Center site, including the project site. Therefore, no impacts associated with a private airstrip will occur.

Wildland Fires

Development of the proposed Walmart would have a less than significant impact associated with exposing people or structures to a significant risk involving wildland fires. According to the Wasco Center MND, the Wasco Center site, including the project site, is not located within an area identified by the City of Wasco as a wildland fire hazard area. Furthermore, upon buildout, the proposed Walmart would be predominately surrounding by developed areas and buffered by paved parking areas and roadways. Therefore, less than significant impacts associated with wildland fires will occur.

7.1.8 - Hydrology and Water Quality

Groundwater Depletion and Recharge

Development of the proposed Walmart would have a less than significant impact associated with the depletion of groundwater supplies or the interference with groundwater recharge. According to the Wasco Center MND, existing agricultural uses located on the Wasco Center site demand approximately 318 acre-feet of groundwater per year (afy). However, after adjusting for a 35 percent groundwater recharge rate, the orchards' net demand of groundwater is approximately 207 afy.

The Wasco Center is anticipated to demand approximately 419 afy. However, after considering certain factors outlined in the Wasco Center MND, the net groundwater demand for the Wasco Center is approximately 69 afy, considerably less than the initial estimate. This net water demand represents 0.05 percent of the annual net gain in groundwater for the regional subbasin.

The proposed Walmart will result in an additional 12,000 square feet of commercial use compared to the approved large box retail store. Based on data from the Water Supply Assessment that was prepared for Wasco Center, the water demand factor used for commercial structures was 220 gallons per day per one thousand square feet (gpd/ksf). The addition of 12,000 square feet of commercial use would result in 2,640 gpd/ksf, or 3 afy. Based on the subbasin's annual net gain of groundwater of 133,700 afy, the additional water demand of 3 afy above and beyond the Wasco Center water demand would represent a total water demand of 72 afy, which is still just 0.05 percent of the subbasin's

annual net gain in groundwater. Based on this negligible increase in water demand, less than significant impacts associated with depletion of ground water supplies would occur.

Drainage Pattern

Implementation of the proposed Walmart would have a less than significant impact associated with the altering of existing on- and off-site drainage patterns. Development of the project site would include cut and fill construction activities that could result in short-term erosion and sedimentation. Grading activities would expose soils, thereby creating the potential for sediment to travel off-site. However, there are no downstream drainage courses (i.e. streams or rivers) in the vicinity of the project site, and therefore, the proposed Walmart would not have the potential to impact a stream or river. As required by the SWRCB, a NPDES construction permit is required for grading operations on project sites of five acres or more. Compliance with these regulations would reduce potential impacts to surface stormwater quality during construction activities to less than significant.

Construction of the proposed Walmart would substantially increase the amount of impervious surfaces found onsite. These surfaces would prevent onsite erosion and siltation, but will increase surface water runoff. The proposed Walmart includes a subsurface stormwater drainage system with underground retention basin to accept surface runoff from the project site. With the majority of soil covered by pavement, building or landscaping, and with surface runoff conveyed to a retention basin within the project site, potential impacts to surface stormwater quality during operations activities would be less than significant.

Housing within a Flood Hazard Area

Development of the proposed Walmart would have no impact on the placement of housing within a flood hazard area. The project site is not located within any 100-year flood hazard area as identified by FEMA or other relevant agency. Furthermore, the proposed Walmart only includes commercial retail, and does not include housing. Therefore, no impacts associated with a flood hazard area and housing would occur.

Structures within a Flood Hazard Area

Development of the proposed Walmart would have no impact on the impediment or redirection of flood flows as result of the placement of structures within a 100-year flood hazard area. The project site is not located within any 100-year flood hazard area as identified by FEMA or other relevant agency. Therefore, no impacts associated with the interference of flood flows would occur.

Failure of a Levee or Dam

Implementation of the proposed Walmart would have no impact on exposing people or structures to risk as a result of failure of a levee or dam. The project site is not located within any 100-year flood hazard area as identified by FEMA. Furthermore, the project site is not located within the vicinity of a levee or dam. Therefore, no impacts associated with failure of a levee or dam would occur.

Seiche, Tsunami, or Mudflow

Development of the proposed Walmart would have no impact on exposing people or structures to inundation by seiche, tsunami, or mudflow. The project site is not located in an area subject to any of these hazards. No significant areas of open water occur in the project area that could create a seiche hazard. The City of Wasco is located approximately one-hundred miles from the Pacific Ocean in California's Central Valley, ruling out the possibility of tsunami. Moreover, the project site and its surroundings contain relatively flat and featureless topography, eliminating that possibility of mudflow. Therefore, no impacts associated with these water related hazards would occur.

7.1.9 - Land Use and Planning

Divide an Established Community

The current use of the project site is agricultural with no communities directly to the north, south, east, or west. Therefore, the proposed Walmart will have no impact on physically dividing an established community.

Conflict with Applicable Plans, Policies, or Regulations

The proposed Walmart is consistent with the City's General Plan and zoning designations. In addition, there are no further plans that encompass the project site that the proposed Walmart would need to be consistent. Therefore, the proposed Walmart would have no impacts with regard to conflicting with applicable plans, policies, or regulations.

Conflict with any HCP or NCCP

There are no habitat conservation plans or natural communities conservation plans that include the project area. Therefore, the proposed Walmart would have no impacts in relation to HCPs or NCCPs.

7.1.10 - Mineral Resources

Loss of Known Mineral Resources

The City of Wasco General Plan does not identify the project site as containing any known mineral resources. Therefore, the proposed Walmart will have no impact in regards to the loss of known mineral resources.

Loss of Locally Important Mineral Resources

Please refer to "Loss of Known Mineral Resources" for impacts related to the loss of known resources as identified in the City's General Plan.

7.1.11 - Noise

Excessive Groundborne Vibration

Development of the proposed Walmart would have a less than significant impact associated with exposing people to excessive groundborne vibration. With the exception of localized vibration resulting from the operation of large trucks and machinery, the type of construction associated with

the proposed Walmart is unlikely to generate vibration that could be experienced by surrounding uses. Construction activities would not include the use of equipment such as jackhammers, impact hammers, and pile drivers, all of which generate substantial vibration levels. Since the project is a Walmart retail space, operation of the store would not generate groundborne vibration capable of being felt offsite. Therefore, less than significant impacts associated with excessive groundborne vibration would occur.

Public Airport Noise Levels

Implementation of the proposed Walmart would have no impact on exposing people residing or working in the area to excessive noise levels from a public airport. The Kern County Airport Land Use Compatibility Plan for the Wasco-Kern County Airport identifies that the project site falls outside of the 65-decibel (dBA) noise contour. Furthermore, the proposed Walmart only includes commercial retail, and does not include residences, eliminating any possibility of people residing on the site and being affected by airport noise. Therefore, no impacts associated with public airports would occur.

Private Airstrip Noise Levels

Development of the proposed Walmart would have no impact on exposing people residing or working in the area to excessive noise levels from a private airstrip. According to the Wasco Center MND, there are no private airstrips in the vicinity of the Wasco Center site, including the project site. Therefore, no impacts associated with private airstrips would occur.

7.1.12 - Population and Housing

Induce Substantial Population Growth

The proposed Walmart consists of a retail store within the City of Wasco. The City of Wasco has planned for the construction of a retail center that would serve the general populous of the city. In addition, it is not anticipated that the construction of the proposed Walmart would induce substantial population growth since the Walmart would primarily be serving the residents of the city. Therefore, the proposed Walmart would have no impact in regards to inducing substantial population growth.

Displace Substantial Numbers of Existing Housing

The project site is currently devoid of any housing or residences. Therefore, the proposed Walmart would have no impact with regard to displacing substantial numbers of existing housing.

Displace Substantial Numbers of People

Please refer to “Displace Substantial Numbers of Existing Housing” for impacts related to the displacement of people, necessitating the construction of housing elsewhere.

7.1.13 - Public Services

Schools

Development of the proposed Walmart would have a less than significant impact associated with school facilities in the project area. A slight increase in student enrollment as a result of a small number of families moving to the project area because of the employment opportunities provided by the Walmart store is possible. However, neither construction nor operations activities would increase student enrollment or otherwise burden local schools to the extent that new or expanded facilities would be required. In addition, as required by California SB 50, the construction of the proposed Walmart would require payment of a school impact fee that would help subsidize the improvement of local school facilities. Therefore, less than significant impacts associated with school facilities would occur.

Parks

Implementation of the proposed Walmart would have no impact on park facilities in the project area. Neither construction nor operation activities would significantly contribute to an increase of residents using local park facilities. Therefore, no impacts associated with park facilities would occur.

Other Public Facilities

Development of the proposed Walmart would have a less than significant impact associated with other public facilities, including hospitals and libraries, in the project area. Neither construction nor operation activities are anticipated to contribute to an increase of residents using local public facilities. Any increase in resident use experienced by these facilities would be insignificant. Therefore, less than significant impacts associated with public facilities would occur.

7.1.14 - Recreation

Existing Parks and Recreational Facilities

The proposed Walmart is a commercial use that would not directly result in a demand for park facilities. The demand for park facilities is based on the residential population within the City. Since the proposed Walmart does not include housing, the Walmart would not result in a direct demand for park facilities. Therefore, no impact to existing parks and recreational facilities would occur with implementation of the proposed Walmart.

Proposed Recreational Facilities

As identified under “Existing Parks and Recreational Facilities” above, the proposed Walmart is a commercial use that would not directly result in a demand for recreational facilities. The demand for recreational facilities is based on the residential population within the City. Since the proposed Walmart does not include housing, the Walmart would not result in a direct demand for recreational facilities. Therefore, no impact would occur on the environment due to no recreational facilities being proposed.

7.1.15 - Transportation/Traffic

Air Traffic Patterns

Development of the proposed Walmart would have no impact on air traffic patterns. According to the Wasco Center MND, implementation of the Wasco Center would not interfere with aviation activities occurring at the Wasco-Kern County Airport. Since the proposed Walmart structure would replace an approved building of similar height and size, implementation of the proposed Walmart would also not interfere with aviation and air traffic patterns. Therefore, no impacts associated with air traffic patterns would occur.

Hazardous Design Feature

Implementation of the proposed Walmart would have a less than significant impact associated with substantially increasing hazards due to design features. According to the Wasco Center MND, the Wasco Center, including the project site, would include a circulation system free of sharp curves or dangerous intersections. The Wasco Center would increase traffic volumes in the project vicinity, as would the proposed Walmart, but the lack of hazardous design features would lower associated impacts to less than significant levels.

Inadequate Emergency Access

Development of the proposed Walmart would have a less than significant impact associated with inadequate emergency access. According to the Wasco Center MND, the design of the Wasco Center includes 18 access points that would provide adequate emergency access. Implementation of the proposed Walmart would not modify the approved access points to the Wasco Center. Since the proposed Walmart is replacing an approved large box retail use on the project parcel, implementation would result in adequate emergency access similar to the findings in the approved Wasco Center MND. Therefore, less than significant impacts associated with inadequate emergency access would occur.

Conflict with Alternative Transportation

Development of the proposed Walmart would have a less than significant impact associated with adopted policies regarding public transportation, bicycle, or public facilities. According to the Wasco Center MND, implementation of the Wasco Center would not conflict with any known adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities. Since the proposed Walmart is replacing an approved large box retail use on the project parcel, implementation would also not conflict with any such policies, plans, or programs. Therefore, less than significant impacts associated with alternative transportation would occur.

7.1.16 - Utilities and Service Systems

Wastewater Treatment Requirements

The City's wastewater treatment plant currently has a design capacity of 3.0 million gallons per day (mgd) and a current annual demand of 1.7 mgd. Therefore, the City has a current available

wastewater treatment capacity of 1.3 mgd. Design capacities of treatment plants take into account meeting the wastewater requirements of the Regional Water Quality Control Board (RWQCB).

According to the Wasco Center MND, the Wasco Center is projected to generate a demand of approximately 0.4 mgd at full buildout. Because the proposed Walmart would replace an approved large box retail use on the project site, the increased size of the proposed Walmart would generate wastewater at the same rate as the approved large box retail. The proposed Walmart will be 12,000 square feet greater in size than the approved large box retail use. Based on a generation factor of 209 gallons per day per 1,000 sq. ft. (gpd/1,000 sq. ft.), the additional footprint of the proposed Walmart is projected to generate approximately 2,508 gpd or 0.0025 mgd. This wastewater generation along with the Wasco Center's projected generation of 0.4 mgd would be substantially less than the available wastewater treatment capacity of 1.3 mgd. Therefore, implementation of the proposed Walmart would result in a less than significant impact on applicable RWQCB wastewater treatment requirements.

Construction of New Water or Wastewater Treatment Facilities

The addition of the proposed Walmart within the approved Wasco Center would result in a demand for wastewater treatment that is substantially less than the available wastewater capacity of 1.3 mgd. Therefore, the implementation of the proposed Walmart would not require the construction of new wastewater treatment facilities or expansion of existing treatment facilities.

As identified in the Wasco Center MND, the approved "Large Box Retail" use on the project site includes a sewer line that would connect to the approved structure. Implementation of the proposed Walmart would not require any sewer lines in addition to those planned as part of the approved Wasco Center. Similar to the approved Wasco Center, the proposed Walmart would result in less than significant impacts related to sewer lines.

The water demand resulting from the implementation of the approved Wasco Center along with the proposed Walmart would result in a demand for 72 acre feet of water per year. The proposed Walmart will result in an additional 3 afy above and beyond the water demand estimated for the approved Wasco Center. The additional water demand for 72 afy represents 0.05 percent of the subbasin's annual net gain in groundwater. Therefore, the City has available water to provide to the Wasco Center, including the proposed Walmart.

As identified in the Wasco Center MND, the approved "Large Box Retail" use on the Walmart parcel includes a water line that would connect to the approved structure. Implementation of the proposed Walmart would not require any water lines in addition to those planned as part of the Wasco Center. Similar to the Wasco Center, the proposed Walmart would result in less than significant impacts related to water lines.

As a result, the proposed Walmart would not require the construction of sewer and water lines in addition to those planned as part of the Wasco Center, therefore, the proposed Walmart would result in less than significant environmental effects related to sewer and water lines.

Construction or Expansion of Storm Water Drainage Facilities

Development of the Wasco Center would substantially increase the amount of impervious surfaces on the Wasco Center site. This increase in impervious surface will increase surface water storm flows. The Wasco Center includes a storm drain system with underground retention basins to accommodate storm flows from the Wasco Center site, and thereby, reduce potential flooding impacts to less than significant.

The implementation of the proposed Walmart within the Wasco Center would result in a similar amount of impervious surfaces as the large box retail that is approved on the Walmart parcel. The increase in surface water flows on the Walmart parcel could be accommodated by the storm drain system that is planned as part of the Wasco Center. However, the proposed Walmart includes a modification to the stormwater drainage system originally proposed for the 158,000 sq. ft. approved "Large Box Retail" use. The proposed modification involves the addition of a supplementary stormwater drainage system to accommodate the proposed 170,000 sq. ft. Walmart, including storm drains that convey surface runoff to an onsite 120,000 cubic foot underground retention basin proposed in the southern portion of the Walmart parcel. Therefore, the implementation of the proposed Walmart as well as the proposed modification to the storm drain system would reduce potential flooding impacts to less than significant.

Available Water Supplies

The water demand resulting from the implementation of the approved Wasco Center along with the proposed Walmart would result in a demand for 72 acre feet of water per year. The proposed Walmart will result in an additional 3 afy above and beyond the water demand estimated for the approved Wasco Center. The additional water demand for 72 afy represents 0.05 percent of the subbasin's annual net gain in groundwater. Therefore, the City has available water to provide to the Wasco Center, including the proposed Walmart.

Adequate Wastewater Treatment Capacity

The City's wastewater treatment plant currently has a design capacity of 3.0 million gallons per day (mgd) and a current annual demand of 1.7 mgd. Therefore, the City has a current available wastewater treatment capacity of 1.3 mgd.

According to the Wasco Center MND, the Wasco Center is projected to generate a demand of approximately 0.4 mgd at full buildout. Because the proposed Walmart would replace an approved large box retail use on the Walmart parcel, the additional wastewater demand from the proposed Walmart is expected to increase the overall demand within the Wasco Center by approximately 0.0025 mgd, which will be substantially less than the available wastewater treatment capacity of 1.3

mgd. Therefore, implementation of the proposed Walmart would result in a less than significant impact on the City's ability to adequately treat wastewater.

Landfill Capacity

According to the Wasco Center MND, the Shafter-Wasco Landfill, is currently permitted to accept approximately 888 tons of waste per day and has an estimated closure date of January 2027. The landfill's solid waste intake has been planned to accommodate a projected area-wide increase in solid waste generation of 3 to 4 percent per year. Based on a solid waste generation rate of 13 pounds of solid waste per 1,000 square feet per day, the additional 12,000 square feet of footprint would generate approximately 156 pounds (0.078 tons) of solid waste per day. Based on the available capacity and a projected solid waste intake of 3 to 4 percent, the implementation of the proposed Wasco Center and the proposed Walmart would result in a less than significant impact on landfill capacity.

Statutes and Regulations Related to Solid Waste

According to the Wasco Center MND, the City provides solid waste collection services for all solid waste generation sources within its corporate limits. Under mandate by the California Integrated Waste Management Board to continue increasing its diversion percentage, the City seeks to take advantage of as many available diversion oriented protocols or methods (e.g. green waste collection) as feasible. The Wasco Center is planned to comprise of a wide array of commercial and residential uses. Future Wasco Center tenants, particularly those that are large solid waste volume generators, would benefit greatly by complying with City, as well as any applicable County, State and/or Federal solid waste-related statutes and/or regulations. Such benefits encompass financial and operational parameters. The Wasco Center MND found that the Wasco Center would comply with federal, state, and local statutes and regulations related to solid waste.

Because the proposed Walmart would replace an approved large box retail use within the Wasco Center, the proposed Walmart would be required to comply with the same waste diversion requirements as the future tenants within the Wasco Center. The proposed Walmart would comply with required federal, state, and local statutes and regulations related to solid waste.

7.1.17 - Energy

Conservation

Short-term Construction

The United States Environmental Protection Agency (EPA) regulates non-road diesel engines. The proposed Walmart construction crew will abide by all federal regulations pertaining to energy conservation (i.e., types of vehicles, number of vehicles). Furthermore, construction of the proposed Walmart will be regulated by regional and local air quality standards to reduce particulate release into the surrounding air basin. In addition to abiding by federal, state, regional, and local regulations, the

proposed Walmart intends to implement a Construction and Demolition (C&D) Recycling program, which is described below.

Walmart will employ a Construction and Demolition (C&D) program at this location in order to capture and recycle as much of the metals, woods, floor and ceiling tiles, concretes, asphalts and other material generated as part of Walmart's demolition and construction process as possible. Walmart will work with a waste management company to fully research all available C&D recycling facilities in the area, and its C&D program will seek to include the widest possible range of materials recovery options.

Energy Conservation impacts related to short-term construction would be less than significant with adherence to federal, state, regional, local regulations, and with the implementation of Walmart's Construction and Demolition (C&D) program.

Long-term Use

The long-term use of the proposed Walmart will require energy demands that can be lowered through design features of the proposed Walmart. Through the implementation of the project design features as described in Section 3 of this ~~Draft~~ Final SEIR, the proposed Walmart will limit its energy consumption. Walmart has stated that the following project design features will be implemented.

- Lighting
 - The store will use T-8 fluorescent lamps and electronic ballasts for the sales areas, light emitting diodes (LEDs) for exterior building signage and refrigerated food cases, occupancy sensors in most non-sales areas, and a daylight harvesting system that automatically dims or turns off the store lights during periods of higher natural daylight.
- Central Energy Management System
 - Walmart employs a centralized energy management system (EMS) to monitor and control the heating, air condition, refrigeration, and lighting systems for all stores from Walmart's corporate headquarters. The EMS enables Walmart to constantly monitor and control the expanded store's energy usage, analyze refrigeration temperatures, observe heating, ventilating, and air-conditioning (HVAC) and lighting performance, and adjust system levels from a central location.
- HVAC
 - The store will use one of the industry's most efficient HVAC units available.
- Dehumidification
 - The store will use a dehumidifying system that allows the structure to operate at a higher temperature, use less energy, and allow the refrigeration system to operate more efficiently.

- **White Roofs**
 - The store will use a white membrane roof instead of the typical darker colored roof materials employed in commercial construction. The white membrane roof's higher reflectivity helps reduce building energy consumption and reduces the heat island effect, as compared to buildings utilizing darker roofing colors.
- **Refrigeration**
 - Walmart uses non ozone-depleting refrigerants. It uses R407a for the refrigeration equipment. For air conditioning, Walmart has converted to R410a refrigerant.
 - Refrigeration equipment is typically roof-mounted close to the refrigerated cases. This reduces the amount of copper refrigerant piping, insulation, potential for leaks, and refrigerant charge needed.
- **Heat Reclamation**
 - The store will use reclaimed waste heat from the onsite refrigeration equipment to supply approximately seventy percent of the hot water needs for the store.

A less than significant impact to energy consumption would occur from the implementation of the aforementioned project design features.