
SECTION 11: RESPONSE TO COMMENTS

11.1 - Purpose

The Draft Subsequent Environmental Impact Report (Draft SEIR) (State Clearinghouse No. 2010091006) for the Wasco Center Walmart was circulated for public review and comment beginning on May 25, 2011. On July 13, 2011, additional information that included an amended Notice of Availability (NOA); Section 4.2, Air Quality; the Phase I Environmental Site Assessment (ESA); and the Phase II ESA were distributed. At that time, the public review period for the Draft SEIR was extended to September 2, 2011.

In accordance with Section 15088 of the State of California Environmental Quality Act (CEQA) Guidelines, the City of Wasco, as the lead agency, has evaluated the comments received on the Draft SEIR for the Wasco Center Walmart and has prepared written responses to the comments received.

This Response to Comments section of the Final SEIR is organized as follows:

- **Section 11.1 - Purpose.** Provides an overview of the responses to comments' purpose in the Draft SEIR (above).
- **Section 11.2 - List of Commentors.** Provides a list of the agencies, organizations, and individuals that commented on the Draft SEIR.
- **Section 11.3 - Response to Comments.** Includes a copy of all of the letters and correspondence received. Section 11.3 also provides responses to comments on environmental issues describing the disposition of the issues, explaining the EIR analysis, supporting the EIR conclusions, and/or providing information or corrections as appropriate. This section is organized with the responses to each comment letter or correspondence following the corresponding letter.
- **Section 11.4 - Minor Revisions/Errata.** Includes an addendum listing refinements and clarifications, which have been incorporated into the Final SEIR. The revisions are shown with using double underline for additional text and ~~double strikeout~~ for deleted text that was originally in the Draft SEIR.

11.2 - List of Commentors

A list of public agencies, organizations, and individuals who provided comments on the Draft Subsequent (Draft SEIR) is presented below. Each comment has been assigned a code. Individual comments within each correspondence have been numbered so comments can be cross-referenced with responses. The text of the correspondence is reprinted in Section 11.3, Responses to Comments, immediately followed by the corresponding response.

Table 11-1: List of Commentors

Code	Commentor	Comment Date or Date Received (Rec'd.)
A. Comments Received From Agencies		
The following are the public agencies that provided comments on the Draft SEIR for the Wasco Center Walmart.		
A1	Scott Morgan, Governor's Office of Planning and Research, State Clearinghouse	July 14, 2011, September 6, 2011
A2	Jeff Sorensen, California Department of Transportation	July 5, 2011
A3	Arnaud Marjollet, San Joaquin Valley Air Pollution Control District	July 14, 2011
A4	Arnaud Marjollet, San Joaquin Valley Air Pollution Control District	August 31, 2011
B. Comments Received From Organizations and Interested Persons		
The following are the organizations and interested persons who provided comments on the Draft SEIR for the Wasco Center Walmart during the public review period.		
B1	Lily Sanchez	Rec'd. June 13, 2011
B2	Emily Romo	Rec'd. June 13, 2011
B3	Arnold Johansen, H.M. Holloway, Inc.	June 13, 2011
B4	Florentina Olvera	Rec'd. June 14, 2011
B5	Monica Milligan	Rec'd. June 14, 2011
B6	Gustavo Olvera	Rec'd. June 14, 2011
B7	Maribel Morfin	Rec'd. June 21, 2011
B8	Raul Tapia	Rec'd. June 21, 2011
B9	Elizabeth Tapia	Rec'd. June 21, 2011
B10	Florentina Olvers	Rec'd. June 21, 2011
B11	Genif Williams	Rec'd. June 21, 2011
B12	Gricelda Sixtos	No Date
B13	Artemio Sixtos	No Date
B14	Jessica Ceja	July 14, 2011
B. Comments Received From Organizations and Interested Persons		
The following are the organizations and interested persons who provided comments on the Draft SEIR for the Wasco Center Walmart during the public review period.		
B15	Jesus Ceja	July 14, 2011
B16	Cynthia Acosta	July 14, 2011
B17	Lucia Malone	No Date
B18	Desiree Olvera	No Date
B19	Tina Earl	No Date
B20	Liz Castillo	No Date
B21	Maria Vedales	No Date

Table 11-1 (cont.): List of Commentors

Code	Commentor	Comment Date or Date Received (Rec'd.)
B. Comments Received From Organizations and Interested Persons		
The following are the organizations and interested persons who provided comments on the Draft SEIR for the Wasco Center Walmart during the public review period.		
B22	Fleeta Restine	June 28, 2011
B23	Salvador	Rec'd. July 5, 2011
B24	Ofelia Lopez	Rec'd. July 5, 2011
B25	Maria Rodriguez	Rec'd. July 5, 2011
B26	Luis Rodriguez	Rec'd. July 5, 2011
B27	Christian Rodriguez	Rec'd. July 5, 2011
B28	Alex Rodriguez	Rec'd. July 5, 2011
B29	Richard Chapman, Kern Economic Development Corporation	June 17, 2011
B30	Kimberly Aguilar	Rec'd. July 12, 2011
B31	Rosa Rosas	Rec'd. July 12, 2011
B32	Miguel Rosas	Rec'd. July 12, 2011
B33	Carmen Flores	Rec'd. July 12, 2011
B34	Esmeralda Rosas	Rec'd. July 12, 2011
B35	Luis Pena	July 22, 2011
B36	Ricardo Garcia	Rec'd. July 22, 2011
B37	Christopher Olivares	Rec'd. June 27, 2011
C. Comments Received During Public Information Meeting on July 14, 2011		
The following are the interested persons who provided comments on the Draft SEIR during the Public Information Meeting that was held at the City of Wasco Council Chambers on July 14, 2011.		
C1	Jaime Martinez	July 14, 2011
C2	Sandra DeShields	July 14, 2011
C3	Deseree Olvera	July 14, 2011
C4	Clara Stovall	July 14, 2011
C5	Terri Goertzen	July 14, 2011
C6	Gricelda Ceja	July 14, 2011
C7	Cynthia Acosta	July 14, 2011
C8	Paul Charon	July 14, 2011
C9	Lucia Malone	July 14, 2011
C10	Diana Gerdon	July 14, 2011
C11	Ocie Tyler	July 14, 2011
C12	Debbie Covelle	July 14, 2011

Table 11-1 (cont.): List of Commentors

Code	Commentor	Comment Date or Date Received (Rec'd.)
C. Comments Received During Public Information Meeting on July 14, 2011 The following are the interested persons who provided comments on the Draft SEIR during the Public Information Meeting that was held at the City of Wasco Council Chambers on July 14, 2011.		
C13	Priscilla Navarrete	July 14, 2011
C14	Unknown	July 14, 2011
C15	Jessica Olvera	July 14, 2011
C16	Maria Covarriebias	July 14, 2011
C17	John Pallares	July 14, 2011

11.3 - Responses to Comments

In accordance with Section 15088 of the State of California Environmental Quality Act (CEQA) Guidelines, the City of Wasco, as the lead agency, has evaluated the comments received on the Draft SEIR for the Wasco Center Walmart and has prepared written responses to the comments received.

The comments that have been received on the Draft SEIR have been reproduced in the following pages following the same order provided in Section 11.2, List of Commentors.

11.3.1 - A. - Comments Received From Agencies

The following are the public agencies that provided comments on the Draft SEIR for the Wasco Center Walmart.



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

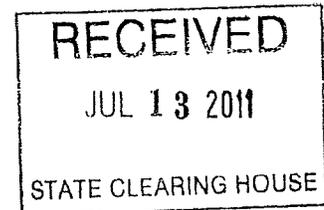
Memorandum

Date: July 15, 2011
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2010091006
Wasco Center Walmart

The State Clearinghouse is forwarding the attached material from the Lead Agency regarding some additional information for the above-mentioned document. All other project information remains the same.

A1-1

cc: Mark Brodeur
City of Wasco
764 E Street
Wasco, CA 93280



DATE: July 13, 2011

TO: Scott Morgan, Director, State Clearinghouse

FROM: Mark Brodeur, City of Wasco Community Development Director

SUBJECT: Documentation of Additional Information for the Draft Subsequent Environmental Impact Report for the Wasco Center Walmart (State Clearinghouse Number 2010091006)

The City of Wasco is forwarding documentation that includes Additional Information for the Draft Subsequent Environmental Impact Report (SEIR). The attached July 13, 2011 Memorandum includes an Amended Notice of Availability in Attachment A of the Memorandum to extend the public comment period regarding the proposed Wasco Center Walmart and/or adequacy of the Draft SEIR for an additional 45 days beginning on July 20, 2011 and ending on September 2, 2011 due to the inadvertent omission of the air quality section (Section 4.2), and the Phase I Environmental Site Assessment (ESA) and the Phase II ESA (within Appendix G: Environmental Site Assessment Information). The air quality section, the Phase I ESA, and the Phase II ESA for the proposed Wasco Center Walmart are considered Additional Information for the Draft SEIR.

The air quality section is provided in printed form in Attachment B of the July 13, 2011 Memorandum and electronic form on a CD in Attachment C of the Memorandum and is hereby incorporated by reference into the Draft SEIR. In addition, the Phase I ESA and the Phase II ESA are also provided in electronic form on a CD in Attachment C of the July 13, 2011 Memorandum and are hereby incorporated by reference into Appendix G of the Draft SEIR.

Based on a discussion with State Clearinghouse staff yesterday, the attached Additional Information shall be forwarded to the State Agencies for an additional 45 days. The public review period will be extended to September 2, 2011. If you have any questions, please call me at 661.758.7200.



Notice of Completion & Environmental Document Transmittal

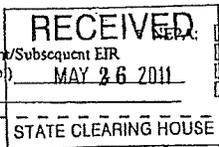
Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2010091006

Project Title: Wasco Center Walmart
Lead Agency: City of Wasco Contact Person: Mark Brodeur
Mailing Address: 704 E Street Phone: 661-758-7200
City: Wasco Zip: 93280 County: Kern

Project Location: County: Kern City/Nearest Community: Wasco
Cross Streets: State Route 46 and Central Avenue Zip Code: 93280
Lat / Long: 35° 36' 09" N 119° 21' 29" W Total Acres: 17
Assessor's Parcel No.: 487-010-062 Section: 2 Twp.: 27S Range: 24W Base: 7.5 Min.
Within 2 Miles: State Hwy #: SR 46 Waterways: None
Airports: Wasco-Kern County Airport Railways: None Schools: 12 Schools

Document Type:
CEQA: NOP Draft EIR NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec Mit Neg Dec Other (Prior SCH No) Draft EIS FONSI
 Other



Local Action Type:
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Preczone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other See Below

Development Type:
 Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 170 Acres 17 Employees N/A
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational _____
 Recreational _____
Water Facilities: Type _____ MGD _____
Transportation: Type _____
Mining: Mineral _____
Power: Type _____ MW _____
Waste Treatment: Type _____ MGD _____
Hazardous Waste: Type _____
Other: _____

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other Greenhouse Gas Emissions and Urban Decay

Present Land Use/Zoning/General Plan Designation:
Agriculture (Walnut Orchards)/Community Retail Commercial/Community Retail Commercial

Project Description: (please use a separate page if necessary)
The project includes the development of a Walmart that would modify the Precise Development Plan adopted for the Wasco Center to allow an increase in the size of one of the buildings from 158,000 to 170,000 square feet. The increase in size is requested for the construction of a Walmart that consists of a 24-hour retail and grocery store. The discretionary action being requested from the City of Wasco is approval for a Precise Development Plan and other ministerial approvals such as building permit, grading permit, and landscaping and irrigation plan approval. The project applicant will also require Caltrans approval authority of proposed improvements along SR-46.

State Clearinghouse Contact: SM
(916) 445-0613

State Review Began: 5-26 - 2011

SCH COMPLIANCE 7-2 - 2011

extended review

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2010091006

Please forward late comments directly to the Lead Agency

AQMD/APCD 11

(Resources: 5, 28)

Project Sent to the following State Agencies

- Resources
- Boating & Waterways
- Coastal Comm
- Colorado Rvr Bd
- Conservation
- Fish & Game # 4
- Delta Protection Comm
- Cal Fire
- Historic Preservation
- Parks & Rec
- Central Valley Flood Prot.
- Bay Cons & Dev Comm.
- DWR
- Cal EMA
- Resources, Recycling and Recovery
- Bus Transp Hous
- Aeronautics
- CHP
- Caltrans # 6
- Trans Planning
- Housing & Com Dev
- Food & Agriculture
- Public Health
- State/Consumer Svcs
- General Services
- Cal EPA
- ARB: Airport Projects
- ARB: Transportation Projects
- ARB: Major Industrial Projects
- SWRCB: Div. Financial Assist.
- SWRCB: Wtr Quality
- SWRCB: Wtr Rights
- Reg. QOCB # SE
- Toxic Sub Ctl-CTC
- Yth/Adlt Corrections
- Connections
- Independent Comm
- Energy Commission
- NAHC
- Public Utilities Comm
- State Lands Comm
- Tahoe Rgl Plan Agency

Conservancy

Other: _____



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

September 6, 2011

Mark Brodeur
City of Wasco
764 E Street
Wasco, CA 93280

Subject: Wasco Center Walmart
SCH#: 2010091006

Dear Mark Brodeur:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on September 2, 2011, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

A1-2

**Document Details Report
State Clearinghouse Data Base**

SCH# 2010091006
Project Title Wasco Center Walmart
Lead Agency Wasco, City of

Type EIR Draft EIR
Description Note: Review Period Extended.

The project includes the construction of a Walmart that would modify the Precise Development Plan adopted for the Wasco Center to allow an increase in the size of one of the buildings from 158,000 to 170,000 sf. The increase in size is requested for the construction of a Walmart that consists of a 24 hr retail and grocery center. The discretionary action being requested from the City of Wasco is approval for a Precise Development Plan and other ministerial approvals such as building permit, grading permit, and landscaping and irrigation plan approval. The project applicant will also require Caltrans approval authority of proposed improvements along SR-46.

Lead Agency Contact

Name Mark Brodeur
Agency City of Wasco
Phone 661-758-7200 **Fax**
email
Address 764 E Street
City Wasco **State** CA **Zip** 93280

Project Location

County Kern
City Wasco
Region
Lat / Long 35° 36' 09" N / 119° 21' 29" W
Cross Streets SR 46 & Central Ave
Parcel No. 487-010-062
Township 27S **Range** 24W **Section** 2 **Base**

Proximity to:

Highways SR 46
Airports Wasco-Kern County
Railways No
Waterways No
Schools 12 schools
Land Use Agriculture (Walnut Orchards)/Community Retail Commercial/Community Retail Commercial

Project Issues Aesthetic/Visual; Air Quality; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Noise; Public Services; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Wildlife; Growth Inducing

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Game, Region 4; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 6; Regional Water Quality Control Bd., Region 5 (Fresno); Department of Toxic Substances Control; Native American Heritage Commission

Date Received 05/26/2011 **Start of Review** 05/26/2011 **End of Review** 09/02/2011

Note: Blanks in data fields result from insufficient information provided by lead agency.

**A1 - Scott Morgan, Governor's Office of Planning and Research, State Clearinghouse,
July 14, 2011**

Response to Comment A1-1

This comment acknowledges that the review period for the Wasco Center Walmart was extended to September 2, 2011. No specific comments on the Draft SEIR were provided by the State Clearinghouse; therefore, no further response is necessary.

Response to Comment A1-2

This comment acknowledges that the Draft SEIR was distributed to selected state agencies for review. The state agencies that were sent the Draft SEIR were: Resources Agency; Department of Conservation; Department of Fish and Game, Region 4; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 6; Regional Water Quality Control Board, Region 5 (Fresno); Department of Toxic Substances Control; Native American Heritage Commission. No specific comments on the Draft SEIR were provided by the State Clearinghouse; therefore, no further response is necessary. The letter "acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents."

DEPARTMENT OF TRANSPORTATION

1352 WEST OLIVE AVENUE
 P.O. BOX 12616
 FRESNO, CA 93778-2616
 PHONE (559) 488-4260
 FAX (559) 445-4875
 TTY (559) 488-4260



*Flex your power!
 Be energy efficient!*

July 5, 2011

2135-IGR/CEQA
 KERN 46-49.52
 Wasco Center Wal-Mart

Mr. Mark Brodeur
 Community Development Director
 City of Wasco
 764 "E" Street
 Wasco, CA 93280

Letter A2
 Page 1 of 1

Dear Mr. Brodeur:

Thank you for the opportunity to review the Subsequent Environmental Impact Report and related traffic impact study (TIS) for the Wasco Center Wal-Mart project located on the northwest corner of State Route (SR) 46 and Central Avenue. The project includes the development of a 24-hour Wal-Mart (retail and grocery) that would modify the previously approved Wasco Center Precise Development Plan allowing an increase in the size of one building from 158,000 to 170,000 square feet. Caltrans offers the following comments:

- The TIS is required to include 95th percentile queue length analysis for all traffic approaches. Turn lane storage length should exceed the 95th percentile queue length requirement. | A2-1
- Shared west bound through and right turn lane (WBT/R) at the Central Avenue intersection is not permitted. Provide an exclusive right turn lane. | A2-2
- Instead of assigning permissive phasing, provide protected signal phasing for both EBL and WBL turning movements at the Central Avenue intersection. | A2-3
- Right-of-way dedication is required to provide for the ultimate widening of SR 46. | A2-4
- The project fair share allocation is required to use the worst case (PM peak hour traffic volume) scenario versus using the average of AM and PM peak hour volumes to determine the project mitigation responsibility. | A2-5

If you have any questions, please call me at (559) 488-4260.

Sincerely,

JEFF SORENSEN
 Office of Transportation Planning, South Branch
 District 6

A2 - Jeff Sorensen, California Department of Transportation, July 5, 2011

Response to Comment A2-1

This comment requests that the Traffic Impact Study (TIS) include a 95th percentile queue length analysis for all traffic approaches and states that the turn lane storage length should exceed the 95th percentile queue length requirement. The 95th percentile queue length analysis is provided in the revised TIS that was prepared in September 2011 and is provided in Appendix K, Transportation/Traffic in this Final SEIR. The storage lengths are requested to allow the intersection to operate more efficiently than the storage lengths that currently exist. The change in storage lengths further reduce a less than significant impact that would have occurred with the existing storage lengths and the improvements recommended in the TIS prepared in April 2011. Following is a summary of the findings of the 95th percentile queue length analysis that was performed and included in the revised TIS for both 2013 and 2035. The turn lane storage lengths were verified to ensure that they exceed the 95th queue length.

In 2013, the existing (or planned, for new/reconstructed turn lanes) storage length will exceed the projected 95th percentile queue length in all cases.

For 2035, the northbound left turn lanes on Palm Avenue and Highway 43S at Highway 46 will need to be lengthened in order to exceed the projected queue lengths. In both locations, restriping the roadway (without widening) would be sufficient to meet the 95th percentile queue length requirement.

The southbound left turn lane on Palm Avenue at Highway 46 will need additional length (approximately 15 feet) to exceed the projected cumulative queue length. However, the proposed Walmart is not expected to contribute any volumes to the southbound left turn movements at Palm Avenue at Highway 46, so the fair share would be 0%. Therefore, the restriping at that location is not shown as an additional mitigation measure or in the fair share calculations. In addition, the existing striped storage area plus the taper will provide enough distance to store the entire projected 95th percentile queue in 2035.

Please see Section 11.4, Minor Revisions/Errata for the modifications in Section 4.9, Transportation/Traffic and in Appendix K, Transportation/Traffic of this Final SEIR.

Response to Comment A2-2

This comment states that the shared westbound through and right turn lane at the Central Avenue intersection is not permitted and that an exclusive right turn lane should be provided. This comment identifies an alternative mitigation measure to reduce the potential impact at this intersection. As requested, the revised TIS in Appendix G of this Final SEIR includes an exclusive right turn lane for the 2013 and 2035 scenarios for westbound traffic at Central Avenue. The revised TIS includes the updated delays and LOS evaluations to reflect the requested change. The requested modification from a shared westbound through and right turn lane to an exclusive right turn lane further reduces a

potential impact at the Central Avenue intersection. With the implementation of either proposed improvement, the impact at the intersection would be less than significant; however, with the implementation of an exclusive right turn lane, the impact would be further reduced. The exclusive right turn lane improvement was originally scheduled with the development of Phase 1 of the Wasco Center; however, it was modified because the impact at the intersection could be reduce to less than significant with the shared westbound through and right turn lane. Due to the request by Caltrans, the improvement at the Central Avenue intersection to provide an exclusive right turn lane has been included in the revised TIS in Appendix G of this Final SEIR. The revision to the improvement still results in all intersections operating adequately and at a less than significant impact after the implementation of the improvements.

Please see Section 11.4, Minor Revisions/Errata for the modifications in Section 4.9, Transportation/Traffic and in Appendix K, Transportation/Traffic of this Final SEIR.

Response to Comment A2-3

This comment states that instead of assigning permissive phasing, a protective signal phasing should be provided for both the eastbound left turn and westbound left turn movements at the Central Avenue intersection. This comment identifies an alternative mitigation measure to reduce the potential impact at this intersection. As requested, the revised TIS in Appendix G of this Final SEIR includes a modification to the signal phasing to provide a protected-only for the eastbound and westbound left turns at Central Avenue. The LOS analysis has been updated in the revised TIS in Appendix G of this Final SEIR to reflect the change. The protective signal phasing further reduces a less than significant impact at the intersection.

Please see Section 11.4, Minor Revisions/Errata for the modifications in Appendix K, Transportation/Traffic of this Final SEIR.

Response to Comment A2-4

This comment states that a right-of-way dedication is required to provide for the ultimate widening of State Route (SR) 46. As stated on page 4.9-26 of the Draft SEIR, SR-46 is proposed to be widened to a four-lane divided roadway from Magnolia Avenue to Highway 43 South/F Street. This improvement is estimated to be implemented in or before 2035. The proposed Walmart site is located approximately 350 feet north of SR-46 and the future widening of SR-46 would require right-of-way dedication from the parcels south of the proposed Walmart. These parcels are part of the Wasco Center, and the approved Conditions of Approval for the Wasco Center stated, “sufficient street right of way and landscape easements shall be provided.”

Response to Comment A2-5

This comment states that the project fair share allocation is required to use the worst-case (PM peak hour volume) scenario versus using the average of AM and PM peak hour volumes to determine the project mitigation responsibility. As requested by Caltrans, the fair share allocation has been updated

to use the worst-case scenario to determine the project mitigation responsibility. The revisions to the fair share allocation do not affect the level of impact and does not add any additional mitigation measures.

Please see Section 11.4, Minor Revisions/Errata for the modifications in Appendix K, Transportation/Traffic, of this Final SEIR.



July 14, 2011

Mark Brodeur
City of Wasco
Community Development Department
746 E. Street
Wasco, CA 93280

Project: Wasco Center Walmart, Wasco, Kern County, California – Draft Supplemental Environmental Impact Report

District CEQA Reference No: 20110218

Dear Mr. Brodeur:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a Walmart that would modify the Precise Development Plan adopted for the Wasco Center to allow an increase in the size of one of the buildings from 158,000 to 170,000 square feet, located at eight miles west of State Route 99 on SR-46 within the incorporated limits of the City of Wasco, CA. The District offers the following comments:

1. The draft Supplemental Environmental Impact Report (SEIR) submitted to the District does not provide sufficient information to allow the District to assess the project's potential impact on air quality. The draft SEIR provided on disk and posted on the City of Wasco's website does not contain *Section 4.2 Air Quality*.
2. Based on information provided to the District, the proposed project would equal or exceed 2,000 square feet of commercial space. Therefore, the District agrees with the determination in the draft SEIR that concludes that the proposed Walmart project is subject to District Rule 9510 (Indirect Source Review).

A3-1

A3-2

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

↑
A3-2
cont.

3. MM AQ-1a states that this proposed Walmart project is to comply with Rule 9510, but also states that the project applicant is required to identify onsite and offsite measures necessary to achieve a 33-percent reduction in NOx over the first 10 years of the project. It is unclear if this requirement is related to Rule 9510 as there are several reduction requirements, or if it's an additional requirement. The District recommends that it be clarified.

A3-3

4. MM AQ-1d requires the use of alternative fueled or catalyst equipped diesel construction equipment. The District offers the following recommendation for reducing construction related PM10 exhaust and NOx emissions:

- Feasible mitigation of construction exhaust emission includes use of construction equipment powered by engines meeting, at a minimum, Tier II emission standards, as set forth in §2423 of Title 13 of the California Code of Regulations, and Part 89 of Title 40 Code of Federal Regulations. The District recommends incorporating, as a condition of project approval, a requirement that off-road construction equipment used on site achieve fleet average emissions equal to or less than the Tier II emissions standard of 4.8 g/hp-hr NOx. This can be achieved through any combination of uncontrolled engines and engines complying with Tier II and above engine standards.

A3-4

5. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

A3-5

6. The District recommends that a copy of the District's comments be provided to the project proponent.

A3-6

If you have any questions or require further information, please call Patia Siong at (559) 230-5930.

Sincerely,

David Warner
Director of Permit Services



for Arnaud Marjollet
Permit Services Manager

DW: ps

Cc: File

A3 - Arnaud Marjollet, San Joaquin Valley Air Pollution Control District, July 14, 2011

Response to Comment A3-1

This comment noted that the Draft SEIR did not include Section 4.2, Air Quality. Therefore, the District could not assess the potential impacts on air quality. Subsequently, Section 4.2, Air Quality was part of Additional Information, distributed for review for an additional 45 days.

Response to Comment A3-2

This District agreed with the conclusion in the Draft SEIR regarding the project being subject to District Rule 9510 (Indirect Source Review).

Response to Comment A3-3

This comment requested clarification regarding the 33 percent reduction in NO_x within Mitigation Measure AQ-1a. As stated in Table 4.2-8 on page 4.2-25 in Section 4.2, Air Quality of the Additional Information, the District's Indirect Source Review Rule requires that the project reduce NO_x emissions by 33.3 percent over a period of 10 years, which requires that 25 percent of the emissions be reduced in the first year. There is no additional requirement to reduce NO_x emissions.

Response to Comment A3-4

This comment recommends the use of construction equipment powered by alternative fuels or catalysts to reduce construction related PM₁₀ and NO_x. Implementation of Mitigation Measure MM AQ-1a would reduce PM₁₀ emission levels by 4.43 tons per year and NO_x emission levels by 2.69 tons per year. These reductions would result in total PM₁₀ and NO_x emission levels that are less the SJVAPCD significance thresholds. To achieve the reductions, the project applicant could include construction equipment powered by alternative fuels or catalysts. If not, alternative measures would need to be implemented to achieve the necessary emissions reduction.

Response to Comment A3-5

This comment states that the proposed project may be subject to Regulation VIII (Fugitive PM₁₀ Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). As the project goes through the development process, the applicability of each of the SJVAPCD Rules will need to be determined and if they are applicable, the applicant will be required to comply with them.

This comment also refers to Rule 4002 related to an existing building; however, the project site, does not have any existing buildings.

Response to Comment A3-6

The comment requests that a copy of the comments be provided to the project proponent. The comments have been forwarded to the project proponent's representatives and are part of the Final SEIR.

August 31, 2011

Mark Brodeur
City of Wasco
Community Development Department
764 E. Street
Wasco, CA 93280

Project: Wasco Center Walmart, Wasco, Kern County, California (Draft Subsequent Environmental Impact Report)

District CEQA Reference No: 20110274

Dear Mr. Brodeur:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a Walmart that would modify the Precise Development Plan adopted for the Wasco Center to allow an increase in the size of one of the buildings from 158,000 to 170,000 square feet, located at eight miles west of State Route 99 on SR-46 within the incorporated limits of the City of Wasco, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 ton/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. The District agrees with the determination that the proposed project is subject to District Rule 9510 (Indirect Source Review). Based on information provided, the proposed project would equal or exceed 2,000 square feet of commercial space.

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that

A4-1

A4-2

demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.



A4-2
cont.

3. The following comments are for the ambient air quality analysis (AAQA) and the health risk assessment (HRA).

a. It was assumed that Walmart trucks would idle only for 3 minutes. This assumption should be made an enforceable provision of the land use permit.

A4-3

b. When a Walmart includes a grocery operation, the store often has a diesel-fired emergency generator. No emergency generator was included in this analysis. If there will be a generator, its emissions should be modeled for the HRA. It need not be modeled for the ambient air quality analysis for the one-hour nitrogen dioxide and sulfur dioxide federal standards. Its emissions should be modeled for determining compliance with annual average standards. The District's screening tool for emergency generators could be used for this additional analysis. However, it is anticipated from previous analyses of other developments that the impact from the generator's emissions would not cause the District's significance thresholds to be exceeded.

A4-4

c. For the AAQA, additional receptors should be modeled in the vicinity of high predicted values to verify that ambient air quality standards or significant impact levels will not be exceeded. An AAQA must determine compliance with the standards anywhere ambient air is. Thus, a receptor located in a vacant field would be considered ambient air and should have a receptor located in it although there may not be any sensitive receptors.

A4-5

d. The District modeled a more complete set of receptors using the Ozone Limiting Method (OLM) and without the parking lot emissions. The maximum predicted impact was 15 ppb. Therefore, it is not anticipated that the 1-hour NO₂ standard will be exceeded. The other pollutants modeled were not predicted to be as close to the standard or the Significant Impact Limit as those predicted for the 1-hour NO₂ standard.

A4-6

Besides the idling assumption for the Walmart trucks, all the assumptions and source parameters used are consistent with the District's recommendations. Overall, the AAQA and HRA are sufficient to establish compliance with ambient air quality standards and the significance of health impacts from emission of toxic air contaminants.

4. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM₁₀ Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will



A4-7

be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

↑
A4-7
cont.

5. The District recommends that a copy of the District's comments be provided to the project proponent.

A4-8

If you have any questions or require further information, please call Patia Siong at (559) 230-5930.

Sincerely,

David Warner
Director of Permit Services

Arnaud Marjollet
Permit Services Manager

DW: ps

Cc: File

A4 - Arnaud Marjollet, San Joaquin Valley Air Pollution Control District, August 31, 2011

Response to Comment A4-1

The District is correct in indicating that criteria pollutant emissions are less than significant after mitigation.

Response to Comment A4-2

The District provided information regarding the Indirect Source Review (ISR) Rule. Mitigation measure AQ-1a requires compliance with the provision of the rule. Therefore, the Draft SEIR is consistent with the District's recommendations.

Response to Comment A4-3

As identified on page 19 of the project specific Health Risk Assessment, the Walmart related trucks would idle for 3 minutes per day in accordance with the anti-idling equipped Walmart truck fleet operations. The delivery trucks associated with all other Wasco Center operations were assumed to idle 15 minutes per day at the building loading areas. The District suggests that the 3 minutes per trip idling assumption should be made an enforceable provision of the land use permit. Since the 3 minutes idling is part of the project design feature, the City of Wasco can include it as a condition of approval.

Response to Comment A4-4

There would not be a permanent generator located onsite. A generator may be delivered to the site as needed in an emergency. Therefore, emissions from the emergency generator are not included, as there would be no emissions from maintenance or testing.

Response to Comment A4-5

The Health Risk Assessment and the SEIR showed the maximum concentrations and impacts. The District repeated the dispersion modeling with additional receptors and concluded that the 1-hour nitrogen dioxide standard would not be exceeded. The significance findings in the SEIR are unchanged.

Response to Comment A4-6

Please see Response to Comment A4-5 regarding the Health Risk Assessment and the potential impacts on receptors.

Response to Comment A4-7

The District identifies a number of rules that may be applicable to the project. A number of those rules are identified on page 4.2-14 of the Final SEIR. The project would comply with all applicable rules.

Response to Comment A4-8

The District requests that its letter be provided to the project proponent and it has been.

B. Comments Received From Organizations and Interested Persons

The following are the organizations and interested persons who provided comments on the Draft SEIR for the Wasco Center Walmart during the public review period.

City of Wasco
Planning Commission
c/o Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

RECEIVED
JUN 13 2011

Dear Planning Commissioners:

I have many friends who are out of work. Times are tough and businesses are not creating new jobs. Walmart's proposed store here in Wasco will create up to 300 new jobs.

With a double digit unemployment rate here within the city and the outlying areas this project represents a meaningful opportunity to the unemployed and their families. What a great opportunity for the City of Wasco to help put a portion of its residents back to work.

Furthermore, the DEIR is very detailed and takes all environmental concerns into account. Traffic impacts while apparent, I believe will be alleviated over time as the interchange at Highway 46 is updated.

I think the Planning Commission should approve the DEIR and new Walmart store.

Thanks,



Lily Sanchez

B1-1

B1 - Lily Sanchez, Rec'd. June 13, 2011

Response to Comment B1-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

RECEIVED
JUN 13 2011

Planning Commission, City of Wasco
c/o Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

Dear Planning Commissioners:

As a resident of Wasco I make multiple trips a month to Bakersfield to do my shopping because I cannot afford to do so here in town. The prices along with the choices at stores like Walmart in Bakersfield make these trips significantly cost effective for my family.

With the direction gas prices are going it is becoming increasingly difficult to make these trips. Not only would a local Walmart make my shipping trips more convenient it would provide a increase in sales and property tax revenue for the City.

I urge the Planning Commission to approve the DEIR as it comes before you for an eventual vote.


Sincerely,

B2-1

B2 - Emily Romo, Rec'd. June 13, 2011

Response to Comment B2-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.



Experts in Soil Conditioning

June 13, 2011

RECEIVED
JUN 15 2011

Arnold Johansen
President and CEO

City of Wasco, Planning Commission
c/o Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

Dear Planning Commissioners:

I am writing to express my support for the new Walmart project that has been proposed in the Wasco Center, as it meets the local growth goals and planning principles provided in the Wasco General Plan Update (2002).

As set forth in the General Plan, one of its main goals is to increase the economic vitality and competitiveness of the community through job growth and new commercial development as they enhance the quality of life to local area residents. I believe the new Walmart meets this specific goal.

The City of Wasco continues to be one of the fastest growing communities here in California. It is becoming increasingly imperative of the prosperity of Wasco that we capitalize on our growth potential and those benefits afforded by such growth, capturing tax revenue along Highway 46 and ensuring that our community has the necessary services. Walmart Stores are retail anchors for the areas they operate in. They not only increase customer traffic to neighboring shops they also attract additional business to the area. In these challenging economic times this project cannot be overlooked.

I am confident that this new Walmart project will further enhance our local economy and be an integral part to the future success and viability of Wasco. I urge the Planning Commission to certify the DEIR, as it meets all areas of the California Environmental Quality Act and approve the site's conditional use permit.

Sincerely,

Arnold Johansen

AJ:pk

B3-1



B3 - Arnold Johansen, H.M. Holloway, Inc., June 13, 2011

Response to Comment B3-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

RECEIVED
JUN 14 2011

Planning Commission, City of Wasco
Attn: Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

Ms. Joslin,

I know many people in our community that our out of work and need money for their families. I think it is great a company like Walmart is looking to build a new store in Wasco and also bring hundreds of jobs to our community.

During these tough times, the Planning Commission must look to create and approve projects that will put out community back to work. This new project must be a priority for the Planning Commissioners and the City.

I urge you to approve the DEIR for the new Walmart store at the intersection of Highway 46 and Central Avenue and start putting folks back to work.

Flourina E. Obere

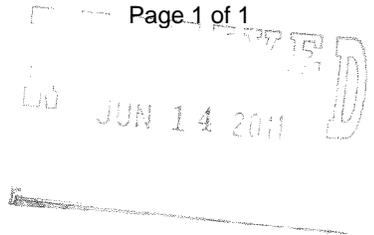
Best regards,

B4-1

B4 - Florentina Olvera, Rec'd. June 14, 2011

Response to Comment B4-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.



**Planning Commission, City of Wasco
c/o Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280**

Dear Ms. Joslin,

I am a Walmart shopper because they offer low prices and during these tough times that is what my family needs. The City of Wasco should encourage businesses like Walmart especially during these tough economic times.

I am for this project. It will help out the City and all Wasco residents.

I ask you and the Planning Commission to approve the DEIR and expansion.

Sincerely,

Monica O. Milligan

B5 - Monica Milligan, Rec'd. June 14, 2011

Response to Comment B5-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

Planning Commission, City of Wasco
Ms. Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

Dear Ms. Joslin,

I was recently made aware through a article published in Wasco Tribune that Walmart has proposed a new store right here in our City. I think this is a great idea because now I can do all my shopping in one trip at an affordable price.

Additionally, I feel the city cannot pass up the opportunity to collect tax revenue during these tough economic times. Most families here in Wasco make trips to either Bakersfield or Delano to do the bulk of their shopping. These local dollars are lost to other cities; dollars that should be spent here in Wasco. This added revenue will spill back to the city and help fund various public works like public safety and sanitation.

I respectfully ask the Planning Commission and yourself to approve this DEIR and store expansion.

Antonio T. Olvera

Sincerely,

B6 - Gustavo Olvera, Rec'd. June 14, 2011

Response to Comment B6-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

RECEIVED
JUN 21 2011

Planning Commission, City of Wasco
Ms. Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

Dear Planning Commission:

As you know, many of us here in the valley are fuming over the recent fees proposed by the San Joaquin Valley Air Pollution Controls District. We understand that our valley air is not the cleanest, but much of that is due to circumstances outside of our control. But we still need to do anything we can to not continue to add to the existing problem.

The proposed Walmart expansion will have very little impact on air quality. Our bad air is the result of the San Joaquin Valley Air Basin and the terrible existing air and is not caused by new projects designed to mitigate further air pollution. I urge the City to approve the EIR and help promote projects that are not contributing to our existing problem of air pollution.

Marilyn Mosier
Sincerely,

B7-1

B7 - Maribel Morfin, Rec'd. June 21, 2011

Response to Comment B7-1

This comment expresses support for the proposed Wasco Center Walmart and states that project will reduce air pollution. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.



*City of Wasco
Planning Commission
Attn: Stacie Joplin
Planning Commission Clerk
746 8th Street
Wasco, CA 93280*

Dear Ms. Joplin and Planning Commissioners,

I am writing to ask the Planning Commission to approve the new Walmart store proposed at the intersection at Highway 46 and central Avenue.

B8-1

Right now our city needs jobs and revenue. This expansion provides the city with both. For the city to pass on this project would be a huge mistake.

Sincerely,

A handwritten signature in black ink, written in a cursive style. The signature appears to read "Raul LAPIA". The name "LAPIA" is written in all caps, while "Raul" is in lowercase. The signature is written over a faint, larger cursive signature that is mostly illegible.

B8 - Raul Tapia, Rec'd. June 21, 2011

Response to Comment B8-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

JUN 21 2011

**Planning Commission, City of Wasco
c/o Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280**

Dear Planning Commissioners,

I heard that the Walmart has proposed a new store here in Wasco and it will include a grocery department. With rising food prices it is becoming ever important that residents of Wasco have the choice and affordability when it comes to fresh fruits and vegetables. This project will take a lot of financial burdens off many families in Wasco and the surrounding areas.

Businesses like Walmart that offer such great choices and prices to its customers should be encouraged to set up shop here in Wasco. Not to mention that this store will bring over 300 jobs to our area. With a double digit unemployment rate, Wasco needs these types of projects.

The Walmart store Draft EIR must be approved by the Planning Commission.

Thank you for your considerations,

Elizabeth Olvera Tapia

Elizabeth O. Tapia

B9-1

B9 - Elizabeth Tapia, Rec'd. June 21, 2011

Response to Comment B9-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

RECEIVED
JUN 21 2011

City of Wasco, Planning Commission
c/o Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

Dear Mr. Chairman and Planning Commission,

I am very much in favor of the new Walmart project and I am writing to encourage the Commission to support it.

The benefits of this project are immense and are likely raised in other letters and comments; however, I want to make sure that the consequences of denying this project are brought to light. If this project is not approved, we will continue to lose valuable sales tax revenue to stores in outlying areas. The opportunity for jobs would also be lost if this project were denied. Wasco can't afford to turn down increase revenue or jobs with the rate of unemployment and the slump in the economy.

The Draft EIR does not project any dire consequences as a result of the new store and it would actually strenghten and support existing retail and grocery stores.

I urge the city to certify the Draft EIR.



Sincerely,

B10-1

B10 - Florentina Olvers, Rec'd. June 21, 2011

Response to Comment B10-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

RECEIVED
JUN 21 2011

Ms. Stacie Joslin, Planning Commission Clerk
Planning Commission, City of Wasco
746 8th Street
Wasco, Ca 93280

Dear Chairman and Planning Commissioners:

I recently read in the VWasco Tribune that Walmart would like to build a new store in Wasco. City residents need this type of store for its added convenience and affordable prices.

With the state of disarray that the California budget is in, it is imperative to the future success of Wasco that we become a more self-reliant city. Encouraging new businesses will not only stop local consumer leakage, once built the City will benefit from a tremendous amount of property and sales tax revenue. These benefits will strenghten our local spending power and help provide the necessary capital to fund vital city services. This new Walmart store will help do these things.

The Draft Environmental Impact Report supports the city's ability to sustain this type of development. I would respectfully ask that the DEIR be certified so the city can move forward with this project.

Best regards,

Genevieve Williams

B11-1

B11 - Genif Williams, Rec'd. June 21, 2011

Response to Comment B11-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

Dear Planning Commissioner -

I am a Wasco resident and I am in support of the new Walmart store.

This new store will allow me to shop locally at an affordable price and save me trips to other towns that have these types of stores.

Please vote to approve this project.

Sincerely,

Gricelda Sixtos

B12 - Gricelda Sixtos, Date

Response to Comment B12-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

DEAR CITY OF WASCO,

I AM A LOCAL WHO IS IN SUPPORT
FOR THE NEW WALMART STORE.

HERE IS A LIST OF THE REASONS WHY
I THINK WALMART WOULD BE A GREAT FIT
FOR WASCO:

1. JOBS
2. TAX REVENUE
3. CHOICE / AFFORDABILITY
4. FILL UP VACANT LOT
5. ATTRACT NEW BUSINESSES AND SHOPPERS

THANK YOU FOR ACCEPTING MY LETTER AND
HEARING MY THOUGHTS. PLEASE APPROVE THE STORE.

SINCERELY,

Artemio Sixtos

B13 - Artemio Sixtos, No Date

Response to Comment B13-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

July 14, 2011

Dear Planning Commissioners:

I am a Wasco resident and I am very much in favor for a Walmart here in our town.

When I shop, I shop at Walmart because of the low prices they have. Unfortunately, to do so I have to travel to Bakersfield and spend my money there. A Walmart superstore in Wasco will keep me shopping locally and will surely help our other local businesses.

Walmart will be a great addition to Wasco and a saving grace for many struggling families.

I urge the Planning Commission to approve the projects DEIR.

Sincerely,

Jessica Coja

B14-1

B14 - Jessica Ceja, July 14, 2011

Response to Comment B14-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

7-14-2011

Planning Department,

I think a Walmart store in Wasco is a great idea. Not only will it save me time and money, but it will give jobs to many unemployed people. I do not see any draw backs to this project. Please vote yes on the Walmart store coming to Wasco.

B15-1

Sincerely,

Jesus A Ceján

B15 - Jesus Ceja, July 14, 2011

Response to Comment B15-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

July 14, 2011

Wasco Planning Commission
City Hall
Wasco, CA

Dear Commissioners,

Please approve the EIR
for the Wasco Center Walmart
Project. My understanding
is the EIR addresses all the
impacts of the project and
will be good for the city of
Wasco.

We need to keep our tax dollars
in Wasco.

Thank you for your consideration,

Sincerely,



Cynthia Acosta

B16-1

B16 - Cynthia Acosta, July 14, 2011

Response to Comment B16-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

Mr. Mark Brodeur

City of Wasco Community Development Department

764 E Street

Wasco, CA 93280

Dear Commissioners:

I recently found out that Walmart has plans to build a new store in the Wasco Center Development.

What a great business the City of Wasco will have to partner with. Walmart not only provides the city with sales tax revenue, they also donate to locally based businesses and foundations.

Walmart is a model business that truly has the community's best interest in mind.

I support the new store and ask the Planning Commission to approve the DEIR.

Best regards,

A handwritten signature in cursive script that reads "Lucia Malone".

B17-1

B17 - Lucia Malone, No Date

Response to Comment B17-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

Dear Planning Commission -

A Walmart Store would be a huge benefit to the city of Wasco. Many locals like myself are struggling financially and with prices rising I am unable to shop locally. The shops in town are too expensive. It is becoming increasingly difficult to buy the necessary items for my family.

B18-1

A Walmart Store would be a huge blessing. Please say yes to this project.

Thanks,

Gene Oline

B18 - Desiree Olvera, No Date

Response to Comment B18-1 and B18-2

These comments express support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

To whom it may concern:

I was born and raised in Wasco, and have seen this city grow. Through out my life I have gone to school here, worked here, married here, raised my children here and worship here. We have had many wonderful business' here but one thing about a small town, you usually have to go out of town (Bakersfield) to shop for a verity of items at an affordable price. I would love to see Walmart come to Wasco. Walmart is a great store with the ability to offer a verity of items in one place. Times are hard and people work hard for what they have. I would rather support the city I live in than put my money into another town. I feel if we did have Walmart here in Wasco, our small surrounding cities would also have the opportunity to shop here.

B19-1

Sincerely,



Tina Earl

B19 - Tina Earl, No Date

Response to Comment B19-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

*City of Wasco Community Development Department
Attention: Mark Brodeur, Development Director
764 E Street
Wasco, CA 93280*

Dear Mr. Brodeur and Planning Commissioners:

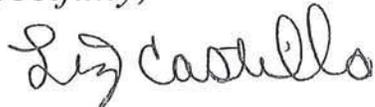
I am writing to ask you to approve the Walmart store. The DEIR is strong and the worth of the project can easily be seen.

Competition is necessary to help an economy flourish. Prices will be driven down and money will be kept in the pockets of consumers. Businesses must lower their prices to build up their dwindling customer base.

Additionally the added sales tax revenue will significantly help out the city. With the budget crisis the state and our city is in, new revenue is hard to come by.

I ask you to approve the DEIR for the Walmart on Highway 46.

Respectfully,

A handwritten signature in cursive script that reads "Liz Castillo".

B20 - Liz Castillo, No Date

Response to Comment B20-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco
746 8th Street
Wasco, Ca 93280

To whom it may concern:

I have written this letter to express my complete support for the Walmart store to be built here in Wasco.

Local residents like myself have been waiting a long time for a true anchor store like Walmart to be built. Wasco needs like large retailers in order to attract shoppers and strengthen our existing businesses. Our local economy is at a cross roads and I believe it is critical to the future growth and planning of our town to have stores like Walmart.

As planners for our city you must remain good stewards of development and choose developments that will benefit not only our current economy and infrastructure but that of 10 to 15 years down the road.

Wasco's future would be well served with a Walmart store. Thank you for your considerations and again I ask you to approve the project as it comes to your attention.

Thank you,

Maria Medates

B21-1

B21 - Maria Vedales, No Date

Response to Comment B21-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

Stacie Joslin

From: Fleeta Restine [elitefleeta@gmail.com]
Sent: Tuesday, June 28, 2011 3:56 PM
To: Stacie Joslin
Subject: New Walmart store

Follow Up Flag: Follow up
Flag Status: Flagged

I am in favor and will support the new Walmart store. It is deffinatly needed in this city. Gas is too expensive to drive all the way to Bakersfield to shop at a Walmart store I will do all my shopping there and will buy my groceries there also.

I really hope it is possible for us to get a Walmart in Wasco.
Thank you Fleeta Restine

B22-1

B22 - Fleeta Restine, June 28, 2011

Response to Comment B22-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco, Planning Commission
Attention- Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

RECEIVED
JUL -5 2011

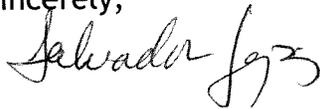
Dear Planning Commissioners:

I have read and been informed of the ways in which Walmart has proposed to mitigate the small amounts of impact they will have on our community. I believe that Walmart has taken major steps in the right direction to be more environmentally conscious.

I believe that we should hold all other projects to the standards in which we have held Walmart to, and to the standards in which they have created. I believe they have gone above and beyond to not only prevent urban decay, traffic, air pollution, and noise, but they have also made major efforts to mitigate any other impact the project may or may not have in the area. I urge the Planning Commission to approve the Draft EIR of this project, and hold any other project to these high standards.

B23-1

Sincerely,



B23 - Salvador, Rec'd. July 5, 2011

Response to Comment B23-1

This comment expresses support for the proposed Wasco Center Walmart and states that urban decay, traffic, air pollution, and noise will be prevented. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco
Planning Commission
746 8th Street
Wasco, CA 93280

RECEIVED
JUL - 5 2011

Dear Members of the Planning Commission,

I have written this letter to express my support for the Walmart project in the City of Wasco and to urge the Planning Commission to approve the project's Draft EIR.

Competition in product pricing is extremely valuable for any community, especially one like ours that is greatly underserved in retail and grocery options. I try to take advantage of ways to save money on daily essentials for my family. *

* Our local farmers will also benefit by having another grocery outlet in which to sell their products. The opportunity to bring more business to our farmers and save the people of Wasco money should not be passed up.

I would like to recommend that the Members of the Planning Commission approve the EIR as it meets and exceeds state and local environmental guidelines and get the project started as soon as possible.

Sincerely,



B24-1

B24 - Ofelia Lopez, Rec'd. July 5, 2011

Response to Comment B24-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

RECEIVED
JUL - 5 2011

City of Wasco, Planning Commission
Attention- Stacie Joplin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

Dear Planning Commissioners,

I think that the City of Wasco should do anything it can to promote new job opportunities and at the same time make sure we retain the local job base. More and more jobs are leaving the state and it is making it harder for the families in California who are struggling. I think we, as a city, need to promote economic growth through projects that are consistent with the policies of the City. Projects that offer employment opportunities for our residents are vital to the well being of our communities.

I believe the new Walmart store proposed at the Wasco Center will be a tremendous benefit to not only our local workers and shoppers, but our existing store base as well. Walmart is an anchor store that will keep our residents shopping locally and will attract additional shoppers from the outlying areas. This project represents meaningful economic benefits to the City of Wasco and its residents in the form of tax revenue, convenience, and choice.

B25-1

I respectfully ask the Planning Commission to approve this land-use project and certify the DEIR.

Sincerely, *Maria Rodriguez*

B25 - Maria Rodriguez, Rec'd. July 5, 2011

Response to Comment B25-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco, Planning Commission
Ms. Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

RECEIVED
JUL - 5 2011

Dear Planning Commissioners:

I understand that Walmart has petitioned to build a new store here in Wasco at the Wasco Center and that this project will be before the Planning Commission in the coming months.

As an avid Walmart shopper I am tired of driving to the Bakersfield Walmart to do my shopping. These trips are time consuming, as well as becoming increasingly expensive due to rising gas prices. While this is my choice I would just assume my dollars were spent locally. I cannot imagine how many more families do so and the amount of tax revenue our city loses out on.

Local residents should have a store like Walmart here in town trapping local dollars and bringing in many of those shoppers in the surrounding communities. This will help out many of our other local shops. When I drive to Bakersfield not only do I shop at Walmart but I frequent many of the other retail, restaurants, ..etc. around the store.

This project will surely help our community and support future economic progress. I respectfully ask the Planning Commission to approve the Walmart project and the conducted impact report as it comes to your attention.

Sincerely,
Luis Rodriguez

B26-1

B26 - Luis Rodriguez, Rec'd. July 5, 2011

Response to Comment B26-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

RECEIVED
JUL - 5 2011

City of Wasco, Planning Commission
Attention: Stacie Joslin
746 8th Street
Wasco, CA 93280

Dear Planning Commissioners:

I am writing this letter to show my support of the DEIR for the Walmart store on Highway 46 and Central Avenue.

Environmental issues are very serious and should be examined very closely. Having said that, our state places extreme measures on all new business developments and makes it extremely difficult for economic growth to occur. Our local planning division must continue to attract and encourage smart growth that is environmentally friendly. The project before fits this model to the tee, while also representing real time benefits to our community.

The Walmart store will now offer a serious one time shop experience to local and regional shoppers and provide critical retail and grocery space to our community. Needless to say the additional savings will help out many struggling families locally as well.

I implore the Planning Commission to approve the Walmart project and certify the DEIR as it comes to you for a vote in the near future.

Sincerely,

Christian Rodriguez

B27-1

B27 - Christian Rodriguez, Rec'd. July 5, 2011

Response to Comment B27-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

RECEIVED
JUL - 5 2011

City of Wasco
Planning Commission
746 8th Street
Wasco, CA 93280

Dear Honorable Chair and Planning Commissioners,

The DEIR for the new Walmart store successfully mitigates all potential environmental impacts affecting the City of Wasco. I am confident that the time and work put in by your staff and additional consultants have provided a report that showcases a project not only beneficial to Wasco but its residents.

The city will benefit from an increase in sales and property tax revenues which it can use to fund public services, and local residents benefit from the convenience and choice afforded by the new store.

I am in support of this project and I ask you to approve the DEIR for the Walmart project

Thank you for your time and considerations.

Sincerely,

Al Rodriguez

B28-1

B28 - Alex Rodriguez, Rec'd. July 5, 2011

Response to Comment B28-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

KERNEDC

KERN ECONOMIC DEVELOPMENT CORPORATION

RECEIVED
JUL - 8 2011

June 17, 2010

City of Wasco, Planning Commission
c/o Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

Honorable Chair and Members of the Planning Commission:

Thank you for the opportunity to comment on the Draft EIR related to the Wasco Center Walmart project. On behalf of the Kern Economic Development Corporation (KEDC), I would like to express that increasing economic competition, job creation and generating new sales tax revenue are critical to a thriving community and that this project will only enhance these goals and increase the vitality of the City of Wasco. The Wasco Planning Commission could be potentially the final approving authority and therefore, I would like to bring a few points to your attention.

With a double digit unemployment rate, Kern County continues to struggle in the current economic climate. The North Kern communities of Wasco, Shafter, McFarland, and Delano face extreme unemployment and shrinking job opportunities. KEDC is a strong advocate for new retail projects—as they bring not only full-time employment but hundreds of construction jobs.

As retail giants pursue regional development, it is important to realize that, according to California's MRC Group, retail is one of the few land-use activities that have a "net" positive revenue impact for a municipality. The sales tax generated from such projects are necessary economic tools that many of Kern County's smaller communities miss out on and thus limiting the true economic strength of their community.

While the City of Bakersfield has a plethora of retail choices at their disposal, it seems only fitting that other sizeable and growing Kern cities/ trade areas are serviced with the choice and competition to better suit their economic potential. We are aware and concerned by those dollars that are "leaked" to larger cities by those underserved communities. As Kern County is one of the state's fastest-growing regions, KEDC firmly believes that each of its cities/ trade areas should have the infrastructure and investments to sustain its current population and future growth.

Once again, KEDC appreciates the opportunity to comment on this matter and urges the Wasco Planning Commission to certify the DEIR when it comes before you in the next few months. We are confident that all areas of CEQA have been met and the project should be approved. Thank you for your consideration of this important project.

Sincerely,



Richard D. Chapman
President & CEO

B29-1

B29 - Richard Chapman, Kern Economic Development Corporation, June 17, 2011

Response to Comment B29-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

Planning Commission
Attn: Stacie Joslin- Planning Commission Clerk
746 8th Street
Wasco, CA 93280

RECEIVED
JUL 12 2011

Dear City Planning Commissioners:

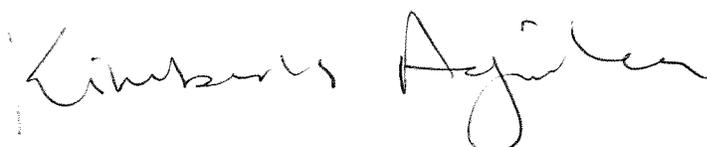
I'm thrilled about the proposal of our new Walmart store on the corner of Highway 46 and Central Avenue in the Wasco Center. When I read a recent article in the Wasco Tribune I felt compelled to inform you of my support.

I am a Walmart shopper, but I have to do my shopping in another city. Many of the local stores do not carry the products I need and if they do the price is too high for my family's budget. I would definitely patronize other local shops that carry a multitude of products that Walmart does not carry, but because my shopping time is already limited I like to do my shopping in one trip. As a result I spend my dollars at the Bakersfield Walmart and other nearby shops.

This project will surely boost our local economy, increase shopping traffic, and be a business magnet for future developments.

Please approve this project and DEIR. My family could really use the savings during these tough financial times and our local businesses could use the support.

Sincerely,


Kimberly Aguilar

B30-1

B30 - Kimberly Aguilar, Rec'd. July 12, 2011

Response to Comment B30-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

RECEIVED
JUL 12 2011

City of Wasco
c/o Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

Dear Honorable Chair and Planning Commissioners:

I am writing to show my support for the new Walmart store proposed to be constructed in the Wasco Center. I have not always been a Walmart supporter, mainly because of their environmental policies.

However, after I reviewed the DEIR I had to show my support. Walmart is really stepping up to the plate. The proposed lighting systems and water conserving fixtures for this store have really impressed me.

These efforts show the time and care Walmart takes to create a store that is profitable both for Walmart and the consumer, while holding true to high environment 'friendly' standards. Not to mention that when Walmart comes in to a community they truly engage themselves in local causes and give back to the areas they operate in.

B31-1

Along with these benefits, the new store will afford 300 new local jobs, provide the city with sales tax revenue, and most importantly give local shoppers a needed retail/grocery choice.

I humbly ask the Planning Commission to approve the project

Respectfully,

Rosa Rosas

B31 - Rosa Rosas, Rec'd. July 12, 2011

Response to Comment B31-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco
Planning Commission
746 8th Street
Wasco, CA 93280

RECEIVED
JUL 12 2011

Dear Planning Commissioners:

I am writing to ask the planning commission to approve the new Walmart store in the Wasco Center.

This new store will keep residents shopping locally and not in nearby areas with the large retail stores. Wasco is lacking the necessary retail and grocery infrastructure to support its growing population. It is time for our City to take hold of its future and stop depending so heavily on neighboring communities to supply it with everyday commodities.

A new Walmart store will surely help Wasco become a city that is more self reliant.

I strongly urge the Planning Commission Members to vote to support the Walmart store and certify the Environmental Impact Report.

Sincerely,

Miguel Rosas

Rosa's Gardening
Wasco

B32-1

B32 - Miguel Rosas, Rec'd. July 12, 2011

Response to Comment B32-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

Planning Commission, City of Wasco
c/o Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

RECEIVED
JUL 12 2011

Dear Honorable Planning Commissioners:

I am a resident of the City of Wasco and I am writing to the Planning Commission to show my support for the new Walmart store.

Your Commission will shortly vote on the site plan for the project and the corresponding Environmental Impact Report. According to Walmart, their California stores have recently cut over 80% of the environmental waste produced from store operations. This meaningful progress along with the environmental sustainable features outlined in the EIR like water fixtures and LED lighting, make Walmart a leader of environmental practices and standards in California.

I will be the first one to tell you that Walmart has not always been environment friendly, but over the years they have certainly changed their persona.

Furthermore, I move that the Planning Commission approve the site plan and EIR as it meets all areas of the CEQYA and city zoning ordinance.

Respectfully,

Carmel Flores

Rosa's Gardening
Wasco

B33-1

B33 - Carmen Flores, Rec'd. July 12, 2011

Response to Comment B33-1

This comment expresses support for the proposed Wasco Center Walmart, and the comment accurately identifies a couple of the environmental sustainable features listed on page 2-17 of the Draft SEIR (i.e., water fixtures and LED lighting). No other specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco
Planning Commission
746 8th Street
Wasco, CA 93280

RECEIVED
JUL 18 2011

Dear Planning Commission,

The City of Wasco is hurting for new revenue, and each year we continue to allow local shoppers to travel to surrounding cities like Bakersfield to shop while do nothing to keep them shopping locally. I was impressed and excited to hear that Walmart has proposed to build a store in Wasco.

Finally, an 'anchor' store that will keep locals shopping locally, attract new shoppers traveling along Highway 46, and bring in critical revenue to our struggling City. Great job Wasco Planners! The only thing left to do now is vote to approve the project.

I urge the Planning Commission to approve the EIR that will be before you in the coming weeks. I can't wait for construction to begin.

Signed,

Esmeralda Rosas

Rosa's Gardening

Wasco

B34-1

B34 - Esmeralda Rosas, Rec'd. July 12, 2011

Response to Comment B34-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco, Planning Commission
Ms. Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

Dear Planning Commission,

I would to take this opportunity to let the city know my views on the Walmart project. When a major business like Walmart is looking to build a new store in Wasco, how can we say no? This new store will bring hundreds of jobs to Wasco, keep prices stable with competition and bring a much need grocery option to our community and the other surrounding areas. And, because of the convenience, we will keep consumer spending local and increase our tax revenue.

Our city leaders need to be active in supporting and encouraging businesses to invest in projects like this one. The Draft EIR didn't show any major problems with the Walmart store; so let's get this project approved.

Please accept this letter as my support for the Walmart project. I implore the Planning Commissioners to certify the DEIR and approve the construction of the new store.

Repectfully,



B35 - Luis Pena, July 22, 2011

Response to Comment B35-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

RECEIVED
JUN 22 2011

Planning Commission, City of Wasco
c/o Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

Dear Planning Commissioners:

I urge you to approve the new Walmart store on the corner of Highway 46 and Central Avenue. The Environmental Report is strong and the benefits of the new store are undeniable.

The city needs to encourage growth within the community in order to get an increase in sales tax revenue. This type of growth also creates healthy competition and keeps our prices down. The one-stop shopping that this Walmart store offers will also be a plus for the customers.

We will save time, money and gas by shopping in town and we will no longer have travel to Bakersfield to stay within our budget.

I ask that you approve this project.

Best regards,



Ricardo Garcia

B36-1

B36 - Ricardo Garcia, Rec'd. July 22, 2011

Response to Comment B36-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco
Planning Commission
c/o Stacie Joslin, Planning Commission Clerk
746 8th Street
Wasco, CA 93280

RECEIVED
JUN 27 2011

Dear Planning Commissioners,

Our city is hurting for revenue. I expect the Planning Commission to be in favor of sound business proposals that will create additional tax revenue for the city.

Walmart stores have continued over the years to provide consumers with a large selection of choices at a great price. The City of Wasco's population has grown to a size that demands the additional services provide by this newly proposed Walmart store.

B37-1

Furthermore, the Draft EIR adequately addresses all areas of impacts and provides for sufficient mitigation remedies. All potential unavoidable impacts of the project are solely based on conservative approaches that must take into account 'worst case' scenario. In-kind the site plan for the project coincides with the City's General Plan for new developments along the Highway 46 corridor.

Therefore, I urge the Council to approve the Walmart project at the corner of Central Avenue and Highway 46 and certify the project Draft EIR.

Signed



Christopher Olivares

B37 - Christopher Olivares, Rec'd. June 27, 2011

Response to Comment B37-1

This comment expresses support for the proposed Wasco Center Walmart, and accurately states that the unavoidable impacts (i.e., traffic) are based on conservative approaches to the evaluation. No other specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

C. Comments Received During Public Information Meeting on July 14, 2011

The following are the interested persons who provided comments on the Draft SEIR during the Public Information Meeting that was held at the City of Wasco Council Chambers on July 14, 2011.

City of Wasco -- Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

Name Jaime Martinez Telephone: 661-229-5599
661-768-5846

Agency or Organization _____ Email Address: _____

Address 2409 9TH PL City WASCO Zip 95280

Signature Jaime Martinez Date 7-14-11

C1-1



Para a quien le Concerna ⁷⁻¹⁴⁻¹¹

Le escribimos para decirle saber que la Wal-Mart que va a ser en Warsaw NC va a ser de mucha ayuda para los residentes de Warsaw

1. por que vamos a ahorrar en el ~~shopping~~

2. por que se ahorra un tiempo y dinero.

3. por que la Wal-Mart tiene muchos cosas que ofrecen en casi todos sus productos x semanas iguales

Los precios de los productos que tienen en otros tiendas.

Sinceramente
Jaime Martinez
Grosier.

C1-1
cont.

To whom it may concern:
We are writing to let you know that the Wal-Mart that it's going to be built in Wasco, it's going to be a much needed help for the residents of Wasco.

1. Its going to save us on the Gasoline.
2. One will save time and money
3. The Wal-Mart offers lots of lower prices on almost all of there products, also mach the prices of the products that are sold on other stores.

Sincerely,
Jaime Martinez

Thank you

C1-1
(translation)

C1 - Jaime Martinez, July 14, 2011

Response to Comment C1-1

This comment states that the proposed Walmart will help the residents of the City of Wasco by saving them on gasoline, time, and money. No other specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco -- Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

Only concerns are a lot of our young adults have been at K-Mart for years. I'm concerned that it might cause financial hardships for them and their new families.

But for myself, I'm glad because the cost is a ~~budget~~ lower than any store near and in our area. And the quality and variety is great.

Name Sandra De Shields

Telephone: 661-458-7790
(458-7790)

Agency or Organization Wasco Resident

Email Address: _____

Address 1101 Cypress Ave

City Wasco

Zip 93280

Signature Sandra De Shields

Date 7-14-11

C2-1

C2 - Sandra DeShields, July 14, 2011

Response to Comment C2-1

This comment raises a concern regarding the possibility of the proposed Walmart to cause financial hardships for those who work at K-Mart. However, the commentor supports the proposed Walmart. No other specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco -- Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

My family has worked, lived, and gone to school in Wasco for over 35 years. We're very thrilled for our City to have been considered for a Walmart. This would be a great relief for our pocket saving on gas and will give our family a chance at local jobs.

Name: Gustavo Olvera ^{on behalf of} Gustavo Olvera Telephone: _____

Agency or Organization: (Spanish) ^{could not be} Email Address: _____

Address: 2417 9th Place ^{present due to work but wanted me to vote comment} City: Wasco Zip: 93280

Signature: Daniel R. Olvera Date: 7/14/11

C3-1

for
him

C3 - Deseree Olvera, July 14, 2011

Response to Comment C3-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco -- Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

Clara Stovall

I welcome the Walmart. I do not want
to always have to run toakersfield.
Bring Wal-Mart.

Name Clara Stovall

Telephone: 66-758-5015

Agency or Organization

Email Address:

Address

1632 Broadway

City

WASCO

Zip

93280

Signature

Date

C4-1

C4 - Clara Stovall, July 14, 2011

Response to Comment C4-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco – Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

Walmart would be great for Wasco, more
employment, cheaper prescriptions, one stop shopping
I do not have to drive to Bakersfield to shop
Walmart everything is cheaper than Kmart!
I go to Walmart 3-5 times a week!
I love shopping at Walmart

C5-1

Name: TERRI Goertzen

Telephone: (661) 331-0079

Agency or Organization: _____

Email Address: ALLYALVIN@yahoo.com

Address: 16077 Magnolia Ave

City: Wasco CA 93280

Signature: [Handwritten Signature]

Date: _____

C5 - Terri Goertzen, July 14, 2011

Response to Comment C5-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco – Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

I would like a Walmart here in Wasco because there more job opportunities for some women better conditions for help for travel and more people will be happy

Telephone

Email Address:

Address: 2409 Jo Ellen Ct. City: Wasco Zip: 93280

Signature: Gricelda Ceja Date

C6-1

C6 - Gricelda Ceja, July 14, 2011

Response to Comment C6-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco – Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

I am in total support of the Walmart Center coming into Wasco. It would bring in great tax revenue for this City. many jobs will be created for citizens both high school students and elderly citizens. It would also give the citizens that are not able to drive to Parkersfield. With the many prices of gas going up. It would be helping saving money and time.

Name Cynthia Alaska

Telephone: 840-5108

Agency or Organization _____

Email Address: _____

Address 1410 Lupine Ct.

City Wasco

Zip 92380

Signature Cynthia Alaska

Date July 14 2011

C7-1

C7 - Cynthia Acosta, July 14, 2011

Response to Comment C7-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco -- Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

PLEASE E-MAIL ALL NOTICES.

C8-1

Name PAUL CHARON Telephone: 661 303 2437
Agency or Organization APPLE MARKET Email Address: PCHARON@GMAIL.COM
Address: 111 CENTRALVALLEY HWY City SMARTER Zip 93263
Signature Paul Charon Date 7/14/11

C8 - Paul Charon, July 14, 2011

Response to Comment C8-1

This comment requests receipt of all notices related to the proposed Walmart. **Each person who provided comments will receive the notice of the public hearing for the proposed Walmart.** No other specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco - Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

I'm very excited to hear that Wasco is growing. I would like to know if this Walmart will also have a Fast-food restaurant or other stores in Walmart. I only hope that the employees of Walmart will be from Wasco. What a great opportunity for Wasco & the neighboring cities as well.

Name Lucia Malone Telephone: 303-7483
Agency or Organization _____ Email Address: _____
Address 2520 Carnellia St City Wasco Zip 93280
Signature Lucia Malone Date 7/14/11

C9-1

C9 - Lucia Malone, July 14, 2011

Response to Comment C9-1

This comment expresses support for the proposed Wasco Center Walmart. This comment inquired whether the proposed Walmart would include a fast-food restaurant. Based on the characteristics of the proposed Walmart as described in Section 2.2.2 (Project Description) of the Draft SEIR, the proposed Walmart would not have a fast-food restaurant. However, various fast-food restaurants are part of the approved, but not yet constructed, Wasco Center. No other specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco -- Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

To Help more people to get a job for their families. To save gas going to BKSEF. To give us better quality of Merchandise other than Dollar Stores. Some people who can't go to BKSEF with no transportation. We would like to see a WALMART
THANK YOU.

C10-1

Name Miana Gerdon Telephone: _____
Agency or Organization _____ Email Address: _____
Address 830 Almond Ct # 217 City Wasco, CA Zip 93280
Signature Miana Gerdon Date 7-14-11

C10 - Diana Gerdon, July 14, 2011

Response to Comment C10-1

This comment expresses support for the proposed Wasco Center Walmart. No other specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco -- Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

I would like to see a Wal Mart in Wasco. It would provide more jobs for residents here and I would not have to spend twenty five dollars to go to Bakersfield where every is in one store and cost less.

Name Ocie Tyler / Ocie Tyler Telephone (661) 9002818

Agency or Organization _____ Email Address: _____

Address 830 Almond Ct ^{#1} 214 City Wasco Zip 93280

Signature Ocie Tyler Date 7/14/11

C11-1

C11 - Ocie Tyler, July 14, 2011

Response to Comment C11-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco -- Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

Better jobs, closer, dont have to go
to BAKERFIELD.

C12-1

Name Dee Carroll Telephone: 661-758-5516
Agency or Organization _____ Email Address: _____
Address 830 Almond St apt 118 City WASCO Zip 93280
Signature Dee Carroll Date 7/14/11

C12 - Debbie Covelle, July 14, 2011

Response to Comment C12-1

This comment states that the proposed Walmart World have better jobs and it would be close so that residents would not need to travel to the Bakersfield Walmart. No other specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco -- Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

I am currently employed for the ^{wal-mart} super center on panama lane. I travel everyday five days a week. I work hard and love my job the opportunities wal-mart has giving me is better than most jobs available in wasco ~~is~~ currently. Because of the distance when my car breaks down it makes it hard to get to work. So a wal-mart in wasco would be a way to make things easier for me.

C13-1

Name Priscilla Navarrete

Telephone: 661 431-5982

Agency or Organization _____

Email Address: jilly-adame@yahoo.com

Address 1830 gaston st

City Wasco

Zip 93280

Signature Priscilla Navarrete

Date 7-14-11

C13 - Priscilla Navarrete, July 14, 2011

Response to Comment C13-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco -- Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.



Project: Wasco Center Walmart

Just want to comment on the jobs that wal mart will create.
 Not only for wasco but for other residents in the area.
 also, sales for walmart would increase, first because of
 the vast majority of commuters that commute to the coast,
 Wasco is basically the last town to actually "shop" at other than
 Paso Robles. Another reason is because other people from Metairie,
 Last Hills, Delano, Buttonwillow, & Pind would commute to shop here.

C14-1

Name _____ Telephone: _____
 Agency or Organization _____ Email Address: _____
 Address _____ City _____ Zip _____
 Signature _____ Date _____

C14 - Unknown, July 14, 2011

Response to Comment C14-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

City of Wasco -- Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

I would like a Walmart here because we have to travel far to our nearest one. It's very convenient I like the prices and the products.

C15-1

Name

Jessie Alford

Telephone:

709-7326

Agency or Organization

Email Address:

Address

1920 Palm Ave. Sp 119

City

Wasco

Zip

93280

Signature

Jessie Alford

Date

C15 - Jessica Olvera, July 14, 2011

Response to Comment C15-1

This comment expresses support for the proposed Wasco Center Walmart. No specific comments on the Draft SEIR were provided; therefore, no further response is necessary.

Reason Back!

City of Wasco - Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart
My family and I do not need a Walmart in our town!

My comment is that I think Wasco is not ready to have such a facility.

People at the City Council of Wasco should take a very close look at the whole scenario, all the good and the bad effects of having a Walmart Center in our town.

My biggest concerns are: (1) The environment we are going to be loaded with more trash, traffic, How about quality of products they sell us? (2) How many of those 300 job positions will actually be for Wasco?

Name: Maria S. Covarrubias

Telephone: (661) 747-8328 Residents

Agency or Organization:

Email Address:

Address: 1927 Pepper Tree Place

City: Wasco CA Zip: 93280

Signature: Maria S. Covarrubias

Date: 7/14/11

C16-1

Comment Card Back:

I'm against having a Walmart in Wasco.

But, in the event of Walmart opening in Wasco, I would like to see majority of those jobs for Wasconian People. We have had other big facilities here and promised many jobs and revenues for Wasco which have failed on both. Many of those employees come from far away like Bakersfield, Taft, Delano, etc.

That is not Right!

Maria S. Covarrubias 7/14/11

C16 - Maria Covarriebias, July 14, 2011

Response to Comment C16-1

This comment expresses concern regarding the environment because there would be more trash and traffic.

The proposed Walmart will increase the number of people and motorists on the project site as well as the surrounding street system. As stated in Section 4.9, Transportation/Traffic, in the Draft SEIR, traffic volumes in the project vicinity will increase substantially; therefore, various improvements to intersections and roadway segments are required. The proposed Walmart will increase the amount of trash generated at the project site. As discussed in the Notice of Preparation, in Appendix A of the Draft SEIR, the City provides solid waste collection services for all solid waste generation sources within its corporate limits. 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 implementation of the proposed Walmart would not significantly affect the landfill capacity at the Shafter-Wasco Landfill.

The comment also addresses the quality of the products at the proposed Walmart, but the quality of the products is not considered an environmental concern. Lastly, the comment asks how many of the projected 300 permanent job positions would be for Wasco residents. At this time, it is unknown who the future employees of the proposed Walmart will be.

City of Wasco -- Comment Card

Please provide your comments below. Use back of card if more space is needed. Thank you for your participation.

Project: Wasco Center Walmart

• I DO NOT WANT A WALMART STORE IN WASCO.
• WE WILL LOSE THE SMALL TOWN FEEL, • THE 300 NEW JOBS WILL BE 300
JOBS LOST AT KMART, SAUEMART, + LOCAL BUSINESSES. • WALMART WILL BE A
STOPPING POINT FOR TRANSIENT TRAVELERS + PAN HANDLERS, • ILLEGAL (PINEAPPLE)
VENDERS WILL BE SELLING IN THE PARKING LOT. • THE RESULTS OF A RUN
DOWN WALMART STORE LIKE EAST HILLS + THE ABANDONED WALMART ON
99 + WHITE LANE IS NOT WHAT I WANT FOR THE FUTURE OF WASCO. (ON BACK)

Name JOHN P. PALLARES Telephone: 661-758-8737
Agency or Organization N/A Email Address: YOUR PAL JP@EARTH LINK.NET
Address 323 SAGEBRUSH CT City WASCO, CA Zip 93280
Signature John P. Pallares Date 7-14-11

C17-1

C17-2

C17-3

C17-4

C17-5

Comment Card Back

• WILL THERE BE A STOPLIGHT @ ON 46 + CENTRAL?
• WILL THERE BE AN ON/OFF LANE FOR SLOW
TRUCKS ON FOGGY DAYS?

C17-6

C17-7

C17 - John Pallares, July 14, 2011

Response to Comment C17-1

This comment states that the project will cause the loss of the current small town feel; this is an opinion and does not comment on the contents of the Draft SEIR. No further response is necessary.

Response to Comment C17-2

This comment states that the approximately 300 permanent employment positions at the proposed Walmart will result in 300 jobs lost at Kmart, Savemart, and local businesses.

According to the Urban Decay evaluation in Section 4.10 in the Draft SEIR, the development of the proposed Walmart could potentially cause one of the existing supermarkets in the trade area to close; however, this conclusion is acknowledged as a worst-case estimate. The number of jobs lost due to this potential closure is not known, but according to the Urban Decay analysis, the retail demand analysis indicates that there would be more than sufficient market demand to support a retail use of a potentially vacant supermarket in the trade area. For the other project components within the Walmart such as (1) the General Merchandise, Apparel, Furniture/Appliances and Other/Specialty (GAFO) and Building Materials, and (2) tire and lube facility, the projected market within the trade area would not force stores with these services to close within the trade area.

Response to Comment C17-3

This comment states that the proposed Walmart would be a stopping point for transient travelers and panhandlers. As identified on page 2-23 of the Draft SEIR, security measures similar to those employed at other Walmart stores would be implemented as part of the proposed project. One security measure includes routine patrols of the parking areas to assist customers, ensure safety, and take action to identify and prevent any suspicious activity.

Response to Comment C17-4

This comment states that there would be illegal vendors selling in the parking lot. As stated above, routine patrols of the parking areas to assist customers, ensure safety, and take action to identify and prevent any suspicious activity such as illegal vendors would be provided.

Response to Comment C17-5

This comment states that the project could result in a run down Walmart similar to the East Hills Walmart and the abandoned Walmart on White Lane in the City of Bakersfield.

As described in Section 4.10, Urban Decay, of the Draft SEIR, the implementation of the proposed Walmart would not likely result in urban decay because there is sufficient residual demand to support the re-use of any vacated space with other (non-grocery) retail tenants.

Response to Comment C17-6

This comment asks whether there will be a stop light at the Highway 46 and Central Avenue intersection.

As identified on page 4.9-26 in Section 4.9, Transportation/Traffic, a traffic signal is proposed at the Highway 46 and Central Avenue intersection. This improvement is estimated to be implemented in or before 2013, the year of occupancy for the proposed Walmart.

Response to Comment C17-7

This comment asks if there will be a westbound on/off lane for slow trucks on foggy days at the Highway 46/Central Avenue intersection. The traffic report in Appendix K of the Draft SEIR identified a need for a shared right and through lane at the westbound approach to the Highway 46/Central Avenue intersection to reduce potential significant operational impacts at the intersection. As requested by Caltrans and modified in Response to Comment A2-2, the westbound approach to this intersection will include an exclusive right turn lane to provide an alternative solution to reduce the potential significant operational impact at this intersection to less than significant.

11.4 - Minor Revisions/Errata

The following are minor revisions to the Draft SEIR for the Wasco Center Walmart. These revisions are minor modifications and clarifications to the Draft SEIR that do not change the significance of any of the environmental findings within the Draft SEIR. The revisions are listed by page number, section and/or appendix of the Final SEIR.

11.4.1 - Revisions to the Draft SEIR

Following are revisions to Draft SEIR based on comments received during the public review period and/or minor typographical errors and clarifications identified during the public review process. Words which have been ~~double stricken~~ are considered removed, while double underlined words are considered added. All revisions have been incorporated into the text of the Final SEIR. The revisions are listed by page number, section, and/or appendix of the Final SEIR.

Preface

The Preface is added to the Final SEIR to provide an overview of the contents of the Final SEIR.

Executive Summary

This section is revised to convert Draft SEIR references to Final SEIR references as well as revisions to ensure consistency with the remaining sections of the SEIR.

Table ES-1

A few mitigation measures are added to further reduce potential significant transportation/traffic impacts. The new mitigation measures also included alternative measures to reduce potential impacts associated with the project.

Section 1, Introduction

This section is revised to convert Draft SEIR references to Final SEIR references.

Section 2, Project Description

This section is revised to convert Draft SEIR references to Final SEIR references and minor typographical errors.

Section 3, Environmental Setting

This section is revised due to minor typographic errors.

Section 4, Project and Cumulative Impacts

This section is revised to reference the transportation/traffic issue as not being reduced to less than significant.

Section 4.1, Aesthetics

This section is revised to convert Draft SEIR references to Final SEIR references.

Section 4.2, Air Quality

This section is revised to convert Draft SEIR references to Final SEIR references, correct a minor typographical error, and include a reference to Table 4.2-11.

Section 4.3, Biological Resources

This section is revised to convert Draft SEIR references to Final SEIR references.

Section 4.4, Greenhouse Gas Emissions

This section is revised to convert a Draft SEIR reference to a Final SEIR reference.

Section 4.5, Hazards and Hazardous Materials

This section is revised to convert Draft SEIR references to Final SEIR references and correct minor typographical errors.

Section 4.6, Hydrology and Water Quality

This section is revised to convert Draft SEIR references to Final SEIR references.

Section 4.7, Noise

This section is revised to convert Draft SEIR references to Final SEIR references and include a few correct table references.

Section 4.8, Public Services

This section is revised to convert Draft SEIR references to Final SEIR references.

Section 4.9, Transportation/Traffic

This section is revised to convert Draft SEIR references to Final SEIR references and provide a revision to the date of the new Traffic Impact Study.

Page 4.9-26

The following is added as the second bullet at the top of the page.

- [Westbound right turn lane](#)
[This improvement was scheduled with the development of Phase 1 of the Wasco Center.](#)

Page 4.9-28

The following improvement is added as the second bullet under Palm Avenue, under the New Improvements that are not Identified for the Wasco Center. The following improvement would further reduce a less than significant impact after implementing the minor timing changes.

- [Increase northbound left turn lane storage \(striping\) from 115 feet to 200 feet.](#)

Page 4.9-28

The following improvement is added as the second bullet under Highway 43 South, under the New Improvements that are not Identified for the Wasco Center. The following improvement would further reduce a less than significant impact after implementing the minor timing changes.

- [Increase northbound left turn lane storage \(striping\) from 155 feet to 200 feet.](#)

Section 5, Alternatives to the Proposed Project

This section is revised to convert Draft SEIR references to Final SEIR references.

Section 6, Other CEQA Considerations

This section is revised to convert Draft SEIR references to Final SEIR references.

Section 7, Effects Found Not To Be Significant

This section is revised to convert Draft SEIR references to Final SEIR references.

Section 11, Response to Comments

This section is new. It includes responses to comments provided during the public review period of the Draft SEIR.

Appendix K: Transportation/Traffic (Traffic Impact Study Prepared September 2011)

Appendix K, Page 7, Table i

The following is added to Central Avenue under the 2013 Cumulative + Project Scenario:

[WB right turn lane](#)

Appendix K, Page 7, Table i

The following is added to Palm Avenue under the 2035 Cumulative Scenario:

[Increase NB left turn lane storage \(striping\)](#)

Appendix K, Page 7, Table i

The following is added to Highway 43S under the 2035 Cumulative Scenario:

[Increase NB left turn lane storage \(striping\)](#)

Appendix K, Page 41, first paragraph

The first paragraph on Page 41 is modified as follows:

~~Strip the Highway 46 westbound through lane at Central Avenue as a shared through-right turn lane.~~ [A westbound right turn lane on Highway 46 at Central Avenue.](#)

Appendix K, Page 41/42

The LOS and delay values are modified in response to the Caltrans request to provide a westbound right turn lane and protected only eastbound and westbound left turn phasing. The intersection level of service remained unchanged at LOS B in the AM and LOS C in the PM.

Table 8. 2013 LOS – Cumulative Conditions plus Project with Mitigation

		Highway 46						Central Avenue						Traffic Control	Intersection LOS
		EB			WB			NB			SB				
		L	T	R	L	T	R	L	T	R	L	T	R		
AM	LOS	C	B	B	C	C	A	C	B	B	C	C	B	Signal	B
	Delay	27.6	17.0	17.0	29.5	20.6	4.1	25.9	15.2	15.2	27.6	24.2	13.0		19.2
PM	LOS	D	C	C	D	C	A	C	C	C	D	C	B	Signal	C
	Delay	38.0	30.3	30.3	37.0	20.5	3.6	33.8	29.4	29.4	42.4	27.2	10.1		26.5

4.3.4. Queues

The 95th percentile queues with the project and improvements in 2013 were evaluated using *Synchro*, and the results are shown in Table 9. The 95th percentile queues are those which are exceeded in only 5% of the peak hour. Note that the queues are only shown for the intersections which have exclusive turn lanes on Highway 46. The queues at the Walmart driveways on Highway 46 and Central Avenue are expected to be less than 20 feet at all locations. The recommended storage lengths for the turn lanes are discussed in Section 5.4.4. Note, however, that the recommended storage lengths will also serve the 95th percentile queues in 2013.

Table 9. 2013 95th Percentile Queues

	EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR
Highway 46 and Scofield Avenue	<100	*	<100	*	*	<100	*	*
Highway 46 and Magnolia Avenue	*	*	*	*	*	*	*	*
Highway 46 and Central Avenue	<100	*	<100	<100	<100	*	262	<100
Highway 46 and Beckes Street		<100	<100		<100	<100		
Highway 46 and Palm Avenue	<100	*	<100	<100	<100	<100	<100	<100
Highway 46 and Poplar Avenue	<100	*	<100	*	*	*	*	*
Highway 46 and Griffith Avenue	<100	*	<100	*	*	*	*	*
Highway 46 and Highway 43S	<100	<100	<100	*	110	*	*	*
Highway 46 and Highway 43N	<100	*	<100	*	*	<100	*	<100

*Shared Lane

Appendix K, Page 43, Table 10

The following is added to Central Avenue under the 2013 Cumulative Plus Project Scenario:

[WB right turn lane](#)

Appendix K, Page 58, Table 15

The LOS and delay for the turning movements at Highway 46 and Central Avenue are modified; however, the intersection level of service remains at better than LOS D.

Table 15. 2035 LOS – Cumulative Conditions plus Project with Mitigation

		Highway 46						Magnolia Avenue						Traffic Control	Intersection LOS	
		EB			WB			NB			SB					
		L	T	R	L	T	R	L	T	R	L	T	R			
AM	LOS	A	A	A	A	B	A	A	A	A	B	A	A	Signal	A	
	Delay	6.8	7.8	7.8	6.4	12.7	2.1	8.8	8.8	8.8	15.1	7.4	7.4			9.8
PM	LOS	A	C	C	B	A	A	B	B	B	C	A	A		B	
	Delay	6.9	20.8	20.8	18.5	9.1	1.8	10.9	10.9	10.9	27.8	9.7	9.7		15.7	
		Highway 46						Central Avenue							Traffic Control	Intersection LOS
		EB			WB			NB			SB					
		L	T	R	L	T	R	L	T	R	L	T	R			
AM	LOS	C	B	B	C	B	A	B	A	A	C	B	A	Signal	B	
	Delay	24.4	14.6	14.6	25.4	14.7	4.1	19.1	8.7	8.7	21.7	15.1	5.7			14.9
PM	LOS	D	C	C	D	D	A	B	B	B	D	B	A		C	
	Delay	45.7	32.5	32.5	47.7	36.3	5.7	16.0	11.6	11.6	39.5	15.3	3.8		29.9	
		Highway 46						Beckes Street							Traffic Control	Intersection LOS
		EB			WB			NB			SB					
		L	T	R	L	T	R	L	T	R	L	T	R			
AM	LOS	A			A					B			B	2-Way Stop	N/A	
	Delay	9.6			8.7					11.0			11.5			N/A
PM	LOS	B			B					B			C		N/A	
	Delay	11.6			12.1					12.0			15.3		N/A	
		Highway 46						Palm Avenue							Traffic Control	Intersection LOS
		EB			WB			NB			SB					
		L	T	R	L	T	R	L	T	R	L	T	R			
AM	LOS	D	B	B	D	B	B	D	C	A	C	C	A	Signal	B	
	Delay	38.8	11.8	11.8	39.8	14.0	14.0	37.4	25.2	7.5	27.9	26.3	7.0			18.4
PM	LOS	D	D	D	D	D	D	D	C	A	C	C	A		C	
	Delay	47.1	35.8	35.8	48.6	36.5	36.5	53.0	20.8	5.8	29.4	22.7	5.1		34.8	
		Highway 46						Poplar Avenue							Traffic Control	Intersection LOS
		EB			WB			NB			SB					
		L	T	R	L	T	R	L	T	R	L	T	R			
AM	LOS	N/A			A					B	C	C	C	2-Way Stop	N/A	
	Delay	*			9.3					11.1	23.6	23.6	23.6			N/A
PM	LOS	B			B					C	D	N/A	D		N/A	
	Delay	10.8			13.5					15.9	27.9	*	27.9		N/A	
		Highway 46						Griffith Avenue							Traffic Control	Intersection LOS
		EB			WB			NB			SB					
		L	T	R	L	T	R	L	T	R	L	T	R			
AM	LOS	C	A	A	D	B	B	C	C	C	B	B	B	Signal	B	
	Delay	30.6	8.1	8.1	37.1	10.9	10.9	30.1	30.1	30.1	11.8	11.8	11.8			13.2
PM	LOS	D	B	B	D	C	C	D	D	D	A	A	A		C	
	Delay	44.9	17.0	17.0	44.0	21.1	21.1	40.4	40.4	40.4	8.0	8.0	8.0		22.4	

*Movement is allowed, but the traffic volume for the peak hour is zero. Therefore, no delay is shown.

Appendix K, Page 58

A new subsection 5.4.4 Queues is added.

[As in the 2013 analysis, the 95th percentile queues with the project in 2035 were evaluated using Synchro, and the results are shown in Table 16. Again, the queues are only shown for](#)

the intersections with exclusive turn lanes along Highway 46. The queues at the Walmart driveways on Highway 46 and Central Avenue are expected to be 25 feet or less.

Table 16. 2035 95th Percentile Queues

	EBL	EBR	WBL	WBR	NBL	NBR	SBL	SBR
Highway 46 and Magnolia Avenue	<100	*	112	<100	*	*	125	*
Highway 46 and Central Avenue	150	*	<100	<100	<100	*	295	<100
Highway 46 and Beckes Street	<100	*	<100	*				
Highway 46 and Palm Avenue	195	*	<100	*	197	<100	119	<100
Highway 46 and Poplar Avenue	<100	*	<100	*			*	*
Highway 46 and Griffith Avenue	136	*	<100	*	*	*	*	*
Highway 46 and Highway 43S	<100	<100	<100	*	195	*	*	*
Highway 46 and Highway 43N	<100	*	<100	*	*	<100	*	<100

*Shared Lane

As seen in the table, a majority of the queues will be less than 100 feet in 2035. Caltrans requires a minimum storage length of 50 to 90 feet, depending on the percentage of truck traffic¹². In all cases, the turn lane storage length should exceed the projected 95th percentile queue length. For those locations where the projected queue is less than 100 feet, a minimum storage length of 150 feet is recommended (per the Wasco Center report).

On Palm Avenue and on Highway 43S approaching Highway 46, the northbound left turn lane storages will need to be increased in order to serve the 95th percentile queue. At both locations, the northbound approach (south leg) should be restriped to provide 200 feet of storage for the northbound left turns. In addition, the southbound left turn lane on Palm Avenue will need approximately 15 feet of additional storage in order to exceed the projected queue length, but this is unrelated to the Walmart project, since Walmart is not expected to contribute any traffic to that movement. The taper will likely provide enough storage length to accommodate the queue

Appendix K, Page 60

The fourth and fifth sentences in the second paragraph are modified as follows:

Further, ~~all~~ most ~~but one~~ of the required improvements ~~was~~ were called out as required for the Wasco Center. The ~~only~~ new mitigation measures due to the Walmart ~~is~~ are the restriction of northbound left turns from Poplar Avenue, and the increased storage lengths for the northbound left turn lanes on Palm Avenue and Highway 43S.

Appendix K, Page 60, Table 17

The following is changed in Central Avenue under the 2035 Cumulative Scenario:

Two WB through lanes (~~including shared thru right~~)

Appendix K, Page 60, Table 17

The following is added to Palm Avenue under the 2035 Cumulative Scenario:

Increase NB left turn lane storage (striping)

Appendix K, Page 60, Table 17

The following is added to Highway 43S under the 2035 Cumulative Scenario:

Increase NB left turn lane storage (striping)

Appendix K, Page 61, Table 18

The following is changed in Central Avenue under 2013 Cumulative + Project – With Mitigation:

AM Delay – ~~16.0~~ 19.2, PM Delay ~~22.7~~ 26.5

Appendix K, Page 61, Table 18

The following is added to Central Avenue under Proposed Mitigation Measures:

WB right turn lane

Appendix K, Page 62

The fourth and fifth sentences in the first paragraph are changed as follows:

It is recommended that the intersection be signalized, and that an eastbound left turn lane and a westbound right turn lane be added. Further, the northbound right turn lane should be striped as a shared through-right lane, ~~and the westbound through lane should be striped as a shared through-right turn lane.~~

Appendix K, Page 64

The last paragraph is changed as follows:

Note that ~~all but one~~ most of the mitigation measures ~~was~~ were identified in the study for the Wasco Center. The only additional measures that will be triggered by the Walmart ~~is~~ are the prohibition of northbound left turns at Poplar Avenue and the increased turn lane storage for northbound left turns on Palm Avenue and Highway 43S at Highway 46. Once the mitigation measures shown in the table are constructed, the LOS for each of the intersections is improved to LOS D or better, as shown.

Appendix K, Page 65, Table 20

The following is changed in Central Avenue under 2035 Cumulative + Project – With Mitigation:

AM Delay – ~~9.2~~ 14.9, PM Delay ~~19.6~~ 30.6

Appendix K, Page 65, Table 20

The following is changed in Central Avenue under Proposed Mitigation Measures:

Two WB through lanes (~~including shared thru-right~~)

Appendix K, Page 65, Table 20

The following is changed in Palm Avenue under 2035 Cumulative + Project – With Mitigation:

PM Delay ~~34.8~~ 40.9, LOS ~~C~~ D

Appendix K, Page 65, Table 20

The following is added to Palm Avenue under Proposed Mitigation Measures:

Increase NB left turn lane storage (striping)

Appendix K, Page 65, Table 20

The following is changed in F Street/Highway 43S under 2035 Cumulative + Project – With Mitigation:

PM Delay ~~37.8~~ 36.3

Appendix K, Page 65, Table 20

The following is added to F Street/Highway 43S under Proposed Mitigation Measures:

Increase NB left turn lane storage (striping)

Appendix K, Page 67

The following is changed in the fourth, fifth, and sixth sentences of the third paragraph

Note that ~~all but one~~ most of the mitigation measures were previously identified as needed for the Wasco Center. The only new mitigation ~~measures~~ is are the prohibition of northbound left turns at Popular Avenue and striping changes on Palm Avenue and Highway 43S to increase the turn storage length for northbound left turns at both locations. Note that although a short distance of additional storage may be needed to serve the southbound left turn queue on Palm Avenue, it will not be included with this project because the Walmart is not expected to contribute any volume to that movement. The owners of the Walmart are responsible for contributing the project’s fair share to the implementation of all of the proposed mitigation measures.

Appendix K, Page 68, Table 22

The following is added to Central Avenue under 2013 Cumulative + Project:

[WB right turn lane](#)

Appendix K, Page 68, Table 22

The following is added to Palm Avenue under 2035 Cumulative:

[Increase NB left turn lane storage \(striping\)](#)

Appendix K, Page 68, Table 22

The following is added to Highway 43S under 2035 Cumulative:

[Increase NB left turn lane storage \(striping\)](#)

Appendix K, Page 69

The following is added to the first paragraph, as an additional bullet:

[Construct a westbound right turn lane](#)

Appendix K, Page 71, Table 23

The following is changed in Palm/Hwy 46 under Fair Share %:

PM ~~22~~ 24%

Appendix K, Page 71, Table 23

The following is changed in Palm/Hwy 46 under Fair Share Total %:

~~24~~ 20

Appendix K, Page 71, Table 23

The following is added to the end of the table:

Table 23 Equitable Share Calculations – Intersection Improvements

			Existing veh/hr	Existing PCE (T _e) ^a	Project veh/hr	Project PCE (T) ^a	2035 veh/hr	2035 PCE (T _e) ^a	Fair Share %	Fair Share Total %
POPLAR / HWY 46	NB Left Prohibition	AM	12	12	5	5	41	41	17%	22%
		PM	9	9	14	14	71	72	22%	
HWY 43S / HWY 46	NB Left Turn Storage	AM	106	107	10	10	200	202	10%	16%
		PM	127	128	28	28	300	303	16%	

Appendix K, Page 71, Table 24

The following fair share percentages are revised for the roadway improvements:

	Fair Share Total %	Fair Share % for Segment
Central Avenue Margalo to Hwy 46	46 <u>54</u> %	46 <u>54</u> %
Hwy 46 Widening Magnolia – Central (EB)	8%	0 <u>16</u> %
Hwy 46 Widening Magnolia – Central (WB)	40 <u>16</u> %	
Hwy 46 Widening Central – Palm (EB)	47 <u>22</u> %	24 <u>30</u> %
Hwy 46 Widening Central – Palm (WB)	24 <u>30</u> %	
Hwy 46 Widening Palm – Griffith (EB)	42 <u>15</u> %	43 <u>17</u> %
Hwy 46 Widening Palm – Griffith (EB)	44 <u>17</u> %	
Hwy 46 Widening Griffith – Hwy 43S (EB)	44 <u>15</u> %	44 <u>15</u> %
Hwy 46 Widening Griffith – Hwy 43S (WB)	44 <u>13</u> %	

Appendix K, Page 72, References

The following is added:

¹² [Highway Design Manual. California Department of Transportation, July 2009.](#)