

REGION SOUTHERN	COUNTY KERN	TEJON INDUSTRIAL COMPLEX WEST	CLASSIFICATION BIO • CEQA M
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AQ = Air Quality • BIO = Biological Studies • CEQA = California Environmental Quality Act • NEPA = National Environmental Policy Act • NS = Noise Studies • WSA = Water Supply Assessment

C Commercial
 E Educational
 IN Industrial
 IS Institutional
 M Mixed Use
 R Residential

Impact Sciences prepared an EIR for a General Plan Amendment and Zone Change to allow development of a master-planned industrial complex on land alongside the west side of Interstate 5 in Kern County. The project proponents intend to construct 4 million square feet of industrial development for light manufacturing, distribution warehouses, and other light industrial uses along with supporting commercial development including a gas station, several restaurants, a motel, and a mini-mart. The project is planned to build upon the core truck service facilities already being developed adjacent to the site. A number of technical studies had previously been conducted for the site, including traffic, cultural, and biological analyses. Impact Sciences' role in the project consisted of synthesizing and updating the existing information and analyzing the potential effects of the project under current circumstances, including the approved truck stop project. Key issues evaluated included traffic impacts on Interstate 5, impacts on local and regional air quality, and impacts to biologic resources, given the presence of potential habitat for the state and federally listed Endangered blunt-nosed leopard lizard and San Joaquin kit fox. Impact Sciences also prepared a Mitigation Agreement for the United States Fish and Wildlife Service.

LEGEND

- Project Boundary
- Proposed Industrial Development Area
- Proposed Commercial Development Area
- A Proposed Planning Area (A-C)
- Approved Petro Stopping Center
- Tecuya Creek Restoration Area

