

Please silence electronic devices while the meeting is in progress.

GOLDEN HILLS COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS

AGENDA

FOR THE REGULAR MEETING

OCTOBER 16, 2025

5:00 PM

21415 REEVES STREET

This meeting is being held in accordance with the Brown Act. Individuals may address the Board on any matter listed on this Agenda. Members of the audience desiring to address the Board must approach the podium and request recognition from the Board President. Presentation by the audience is limited to three minutes per Agenda item.

Any person with a qualifying disability under the Americans with Disabilities Act of 1990 may request that the District (1) make agendas available in appropriate alternative formats, and (2) provide a disability-related modification or accommodation, including auxiliary aids or services, to participate in any public meeting of the Board of Directors. A request for modification or accommodation shall be made in person, or by telephone, facsimile or written correspondence to the General Manager at the District's office at least ten days before the public meeting for which the modification or accommodation is requested. The District will attempt to accommodate people who make requests less than seven days before the public meeting.

Staff reports and other disclosable public records related to Open Session agenda items will be made available when complete if not otherwise accompanied with this agenda at the Golden Hills Community Services District office located at 21415 Reeves Street, Tehachapi, CA during business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m.

MISSION STATEMENT

To be interactive and responsive to the Golden Hills community and provide those services within our authority.

CLOSED SESSION – 5:00 P.M.

1. ROLL CALL:

Directors present:

Directors absent:

Others present:

2. CLOSED SESSION INPUT:

This portion of the meeting is set aside for members of the public to address any matter on the closed session portion of the agenda. Individuals desiring to address the Board must state their name before giving their presentation.

3. ADJOURN TO CLOSED SESSION:

Chair to reference Closed Session item(s) as presented on Agenda and then Board to adjourn to Closed Session.

Motion Director _____, seconded Director _____

A. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Government Code § 54956.9(d)(2) and (d)(4): One matter.

OPEN SESSION – 6:00 P.M.

4. FLAG SALUTE:

Board and audience to recite the Pledge of Allegiance to the American Flag.

5. REPORTING ON CLOSED SESSION:

Report any action(s) taken during Closed Session.

6. PUBLIC COMMENTS:

This portion of the meeting is set aside for members of the public to address any matter not on this agenda, and over which the Board has jurisdiction. Individuals desiring to address the Board must state their name before giving their presentation.

The Brown Act prohibits the Board from discussing items raised during the Public Comments section that have not been placed on the Agenda. Board members may, however, respond briefly to statements made or questions posed. They may ask a question for clarification, make a referral to staff for factual information, or request staff to report back to the Board at a later meeting. Also, the Board may take action to direct the staff to place a matter of business on a future agenda.

7. FINANCIAL REPORT:

Monthly financial reports to be presented to Board and public.

**GOLDEN HILLS
COMMUNITY SERVICES
DISTRICT**

**MONTHLY
FINANCIAL REPORT**

SEPTEMBER 30, 2025

Monthly Budget Comparison
Fund Summary
Fiscal Year 2025-2026 thru September 30, 2025
Budget Completion 25%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	-	539,050	0%
Permits and Fees	400	118,000	0%
Rent and Leases	20,740	143,500	14%
Charges for Services	882,714	3,618,782	24%
Interest Income and Other Revenues	86,343	194,980	44%
Total Revenues	990,197	4,614,312	21%
Expenses			
Salaries & Benefits	380,653	1,569,600	24%
General & Administrative	98,004	298,140	33%
System Operations	63,859	320,100	20%
Maintenance & Supplies	26,652	160,650	17%
Utilities	44,576	276,350	16%
Insurance	25,721	58,000	44%
Outside Services	27,347	185,000	15%
Total Operating Expenses	666,812	2,867,840	23%
Debt Service	301,216	462,036	65%
Capital Outlay/Transfer associated with revenues	155,775	1,016,234	15%
Total Capital Expenditures associated with revenues	456,991	1,478,270	31%
Expenses before Depreciation	1,123,804	4,346,110	26%
Net Increase (Decrease) before Depreciation	(133,607)	268,203	
Capital Outlay Paid with Reserves	308,377	1,089,000	28%
Depreciation	122,064	608,137	20%
Total Expenses	1,554,244	6,043,247	26%
Net Increase (Decrease) in Budget Comparison	(564,047)	(1,428,934)	

Monthly Budget Comparison
Fiscal Year 2025-2026 thru September 30, 2025 (25%)

	Actuals	Adopted Budget	% Act/Bud	Actuals	Adopted Budget	% Act/Bud
Gen Fund Revenues	12,582	520,000	2%			
Gen Fund Expenses	47,072	519,843	9%			
Gen Fund Excess/(Deficit)	(34,490)	157				
				Maint Dist 1 Revenues	146,830	3%
				Maint Dist 1 Expenses	129,867	63%
				Maint Dist 1 Excess/(Deficit)	(78,243)	
					16,963	
Water Fund Revenues	970,800	3,932,482	25%			
Water Fund Expenses	1,218,275	5,178,737	24%			
Water Fund Excess/(Deficit)	(247,475)	(1,246,254)				
				Maint Dist 2 Revenues	15,000	19%
				Maint Dist 2 Expenses	214,800	96%
				Maint Dist 2 Excess/(Deficit)	(199,800)	
				Funds Summary	(182,837)	
					(182,837)	
				Total Fund Summary Excluding Depreciation	268,203	
					268,203	
				Total Fund Summary Including Depreciation	(1,428,934)	
					(1,428,934)	

Monthly Budget Comparison
 General Fund
 Fiscal Year 2025-2026 thru September 30, 2025
 Budget Completion 25%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	-	393,900	0%
Permits and Fees	400	77,000	1%
Rent and Leases	4,575	32,500	14%
Charges for Services	-	-	
Interest Income and Other Revenues	7,607	16,600	46%
Total Revenues	<u>12,582</u>	<u>520,000</u>	<u>2%</u>
Expenses			
Salaries & Benefits	20,812	84,696	25%
General & Administrative	2,071	28,134	7%
System Operations	51	1,200	4%
Maintenance & Supplies	1,897	57,600	3%
Utilities (Edison is behind a month)	1,783	10,910	16%
Insurance	2,572	5,800	44%
Outside Services	1,417	34,750	4%
Total Operating Expenses	<u>30,604</u>	<u>223,090</u>	<u>14%</u>
Debt Service	-	-	0%
Capital Outlay/Transfers	6,030	255,000	2%
Total Capital Expenditures	<u>6,030</u>	<u>255,000</u>	<u>2%</u>
Expenses before Depreciation	<u>36,634</u>	<u>478,090</u>	<u>8%</u>
Net Increase (Decrease) before Depreciation	(24,052)	41,910	
Depreciation	10,438	41,753	25%
Total Expenses	<u>47,072</u>	<u>519,843</u>	<u>9%</u>
Net Increase (Decrease) in Budget Comparison	<u>(34,490)</u>	<u>157</u>	

Monthly Budget Comparison
Water Fund
Fiscal Year 2025-2026 thru September 30, 2025
Budget Completion 25%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	-	1,500	0%
Permits and Fees	-	41,000	0%
Rent and Leases	16,165	111,000	15%
Charges for Services (Water Sales behind a month (Accruals))	882,714	3,618,782	24%
Interest Income and Other Revenues	71,921	160,200	45%
Total Revenues	970,800	3,932,482	25%
Expenses			
Salaries & Benefits	359,841	1,484,904.00	24%
General & Administrative	95,933	264,506.00	36%
System Operations	63,808	318,900.00	20%
Maintenance & Supplies	24,755	103,050.00	24%
Utilities (Edison is behind a month)	42,793	265,440.00	16%
Insurance	23,149	52,200.00	44%
Outside Services (Legal/Engineering behind a month)	25,930	134,550.00	19%
Total Operating Expenses	636,209	2,623,550.00	24%
Debt Service	12,319	138,568.75	9%
Capital Outlay/Transfer associated with revenues	149,745	761,233.86	20%
Total Capital Expenditures associated with revenues	162,064	899,802.61	18%
Expenses before Depreciation	798,273	3,523,352.61	23%
Net Increase (Decrease) before Depreciation	172,528	409,129.82	
Capital Outlay Paid with Reserves	308,377	1,089,000.00	
Depreciation	111,626	566,384.26	20%
Total Expenses	1,218,275	5,178,736.87	24%
Net Increase (Decrease) in Budget Comparison	(247,475)	(1,246,254)	

Monthly Budget Comparison
 Maintenance District 1 Fund
 Fiscal Year 2025-2026 thru September 30, 2025
 Budget Completion 25%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	-	136,950	0%
Permits and Fees	-	-	
Rent and Leases	-	-	
Charges for Services	-	-	
Interest Income and Other Revenues	3,945	9,880	40%
Total Revenues	<u>3,945</u>	<u>146,830</u>	<u>3%</u>
Expenses			
Salaries & Benefits	-	-	
General & Administrative	-	3,500	0%
System Operations	-	-	
Maintenance & Supplies	-	-	
Utilities	-	-	
Insurance	-	-	
Outside Services	-	7,900	0%
Total Operating Expenses	-	11,400	0%
Debt Service	82,189	118,467	69%
Capital Outlay/Transfers		-	
Total Capital Expenditures	<u>82,189</u>	<u>118,467</u>	<u>69%</u>
Total Expenses	<u>82,189</u>	<u>129,867</u>	<u>63%</u>
Net Increase (Decrease) in Budget Comparison	<u>(78,243)</u>	<u>16,963</u>	

Monthly Budget Comparison
 Maintenance District 2 Fund
 Fiscal Year 2025-2026 thru September 30, 2025
 Budget Completion 25%

	Actuals	Adopted Budget	% of Budget Completion
Revenues			
Property Taxes and Assessments	-	6,700	0%
Permits and Fees	-	-	
Rent and Leases	-	-	
Charges for Services	-	-	
Interest Income and Other Revenues	2,869	8,300	35%
Total Revenues	<u>2,869</u>	<u>15,000</u>	<u>19%</u>
Expenses			
Salaries & Benefits	-	-	
General & Administrative	-	2,000	0%
System Operations	-	-	
Maintenance & Supplies	-	-	
Utilities	-	-	
Insurance	-	-	
Outside Services	-	7,800	0%
Total Operating Expenses	<u>-</u>	<u>9,800</u>	<u>0%</u>
Debt Service	206,708	205,000	101%
Capital Outlay/Transfers	-	-	
Total Capital Expenditures	<u>206,708</u>	<u>205,000</u>	<u>101%</u>
Total Expenses	<u>206,708</u>	<u>214,800</u>	
Net Increase (Decrease) in Budget Comparison	<u>(203,839)</u>	<u>(199,800)</u>	

GOLDEN HILLS COMMUNITY SERVICE DISTRICT
MONTHLY FUND AND CASH ACCOUNTS
STATEMENT ACTIVITY SUMMARY
September 30, 2025

	8/31/2025								9/30/2025
	ENDING								ENDING
	BALANCES		INCOME	EXPENSE	PAYROLL	ACCOUNT	ACCOUNT	ACCOUNT	BALANCES
						TRNSFR	TRNSFR	TRNSFR	
8367 GHCSD GENERAL FUND	12,069.57								12,069.57
8381 GHCSD OPERATIONS FUND	106.86								106.86
8395 GHCSD STANDBY	1,070.36								1,070.36
8410 GHCSD WATER BANKING REIMB	106.86								106.86
8422 GHCSD MD1 TAX ASSMT 3366	869.62								869.62
8435 GHCSD MD2 TAX ASSMT 3365	219.38								219.38
8448 GHCSD SAMITATION	106.86								106.86
8462 GHCSD ON-SITE SEPTIC	106.86								106.86
8475 GHCSD CAPACITY	106.86								106.86
8488 GHCSD DRAINAGE	115.00								115.00
8501 GHCSD DISTRICT LANDS	106.86								106.86
8519 GHCSD GENERAL RESERVE	115.00								115.00
8532 GHCSD MD2 BOND ASSMT 3365	1,032.11								1,032.11
8545 GHCSD DELINQUENT ACCOUNTS	116.08								116.08
8559 GHCSD MD1 BOND ASSMT 3366	10,971.29								10,971.29
8573 GHCSD DISTRICT FACILITIES	9,034.59								9,034.59
8587 GHCSD OPERATIONS RESERVE	106.86								106.86
VSCU TRUST DEPOSITS	273,269.52	5,475.00		(2,025.00)					276,719.52
VSCU MANUAL DISBURSEMENTS FUND	100,791.19			(732,532.78)	110,000.00	619,979.88			98,238.29
VSCU KC TREASURER	176,846.02	468,432.86		(4,526.27)	(110,000.00)	(619,979.88)	293,726.40		204,499.13
VSCU SAVINGS/MEMBERSHIP FUND	5.00								5.00
US BANK - INVESTMENT FUND	4,478,338.67	22,296.63		(125.00)					4,500,510.30
CAMP - INVESTMENT FUND	1,428,100.37	4,421.06					(293,726.40)		1,138,795.03
US BANK - ROAD BOND REDEMPTION 1151	89,078.71	69.20		(127,216.55)	115,553.97	(82,908.45)	5,920.58		497.46
US BANK - ROAD BOND RESERVE 1152	115,146.47	407.50			(115,553.97)				-
US BANK - PREPAYMENT ACCOUNT 1149	5,899.70	20.88					(5,920.58)		-
US BANK - ROAD BOND MD1 REDEMPTION 1155	117,020.67	132.36			(94,902.50)				22,250.53
US BANK - ROAD BOND MD1 RESERVE 1156	121,106.13	428.59							121,534.72
US BANK - ROAD BOND MD1 PREPAY 1159	17.47	0.06							17.53
TOTAL	\$ 6,941,980.94	\$ 501,684.14	\$ (866,425.60)	\$ (94,902.50)	\$ (82,908.45)	\$ -	\$ 6,399,428.53		

GOLDEN HILLS COMMUNITY SERVICE DISTRICT
MONTHLY FUND AND CASH ACCOUNTS
STATEMENT SUMMARY
 September 30, 2025

	9/30/2025 ENDING BALANCES	Water	Reserves	Solid Waste	Land Maint	Maintenance Dist 1	Maintenance Dist 2
8367 GHCSD GENERAL FUND	12,069.57				12,069.57		
8381 GHCSD OPERATIONS FUND	106.86	106.86					
8395 GHCSD STANDBY	1,070.36	1,070.36					
8410 GHCSD WATER BANKING REIMB	106.86	106.86					
8422 GHCSD MD1 TAX ASSMT 3366	869.62			869.62			
8435 GHCSD MD2 TAX ASSMT 3365	219.38						219.38
8448 GHCSD SANITATION	106.86			106.86			
8462 GHCSD ON-SITE SEPTIC	106.86				106.86		
8475 GHCSD CAPACITY	106.86	106.86					
8488 GHCSD DRAINAGE	115.00				115.00		
8501 GHCSD DISTRICT LANDS	106.86				106.86		
8519 GHCSD GENERAL RESERVE	115.00				115.00		
8532 GHCSD MD2 BOND ASSMT 3365	1,032.11						1,032.11
8545 GHCSD DELINQUENT ACCOUNTS	116.08	116.08					
8559 GHCSD MD1 BOND ASSMT 3366	10,971.29					10,971.29	
8573 GHCSD DISTRICT FACILITIES	9,034.59	9,034.59					
8587 GHCSD OPERATIONS RESERVE	106.86		106.86				
VSCU TRUST DEPOSITS	276,719.52	276,719.52					
VSCU MANUAL DISBURSEMENTS FUND	98,238.29	98,238.29					
VSCU KC TREASURER	204,499.13	204,499.13					
VSCU SAVINGS/MEMBERSHIP FUND	5.00	5.00					
US BANK - INVESTMENT FUND	4,500,510.30	4,500,510.30					
CAMP- INVESTMENT FUND	1,138,795.03	202,052.84			681,742.90	167,704.72	87,294.57
US BANK - ROAD BOND REDEMPTION 1151	497.46						497.46
US BANK - ROAD BOND RESERVE 1152	-						-
US BANK - PREPAYMENT ACCOUNT 1149	-						-
US BANK - ROAD BOND MD1 REDEMPTION 1155	22,250.53					22,250.53	
US BANK - ROAD BOND MD1 RESERVE 1156	121,534.72					121,534.72	
US BANK - ROAD BOND MD1 PREPAY 1159	17.53					17.53	
TOTAL	6,399,428.53	5,292,566.69	106.86	106.86	694,256.19	323,348.41	89,043.52

GOLDEN HILLS COMMUNITY SERVICE DISTRICT
MONTHLY FUND AND CASH ACCOUNTS
STATEMENT ACTIVITY SUMMARY
September 30, 2025

	8/31/2025 ENDING BALANCES	INCOME	EXPENSE	PAYROLL	ACCOUNT TRNSFR	ACCOUNT TRNSFR	8/31/2025 ENDING BALANCES
8367 GHCSD GENERAL FUND	536,289.36		(6,585.71)			3,925.00	533,628.65
8381 GHCSD OPERATIONS FUND	594,714.15		(497,568.32)			247,981.62	345,127.45
8395 GHCSD STANDBY	44,829.71						44,829.71
8410 GHCSD WATER BANKING REIMB	124,273.61					10,374.01	134,647.62
8422 GHCSD MD1 TAX ASSMT 3366	105,422.42						105,422.42
8435 GHCSD MD2 TAX ASSMT 3365	26,718.46						26,718.46
8448 GHCSD SANITATION	161,481.87						161,481.87
8462 GHCSD ON-SITE SEPTIC	149.21						149.21
8475 GHCSD CAPACITY	1,906,494.22					51,198.00	1,957,692.22
8488 GHCSD DRAINAGE	63,770.96						63,770.96
8501 GHCSD DISTRICT LANDS	181.58						181.58
8519 GHCSD GENERAL RESERVE	59,370.20						59,370.20
8532 GHCSD MD2 BOND ASSMT 3365	55,943.28						55,943.28
8545 GHCSD DELINQUENT ACCOUNTS	46,599.60						46,599.60
8559 GHCSD MD1 BOND ASSMT 3366	65,590.95						65,590.95
8573 GHCSD DISTRICT FACILITIES	818,995.58		(115,637.50)			5,864.13	709,222.21
8587 GHCSD OPERATIONS RESERVE	1,296,457.61					39,090.10	1,335,547.71
	5,907,282.77	-	(619,791.53)	-	-	358,432.86	5,645,924.10

8. CONSENT CALENDAR:

All items listed on the Consent Calendar shall be considered routine and will be enacted upon by one roll call vote. There will be no separate discussion of these items unless a member of the Board or an audience member requests specific items to be removed from the Consent Calendar for separate action.

- A. APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF THE GOLDEN HILLS CSD BOARD OF DIRECTORS HELD ON SEPTEMBER 18, 2025
- B. RESOLUTION 25-28 EXPENSES OF THE DISTRICT
- C. RESOLUTION 25-29 EXPENSES OF THE DISTRICT

STAFF RECOMMENDATION: Approve Consent Calendar.

Motion Director _____, seconded Director _____

GOLDEN HILLS COMMUNITY SERVICES DISTRICT**BOARD OF DIRECTORS****MINUTES FOR THE REGULAR MEETING****SEPTEMBER 18, 2025****6:00 PM****21415 REEVES STREET**

The GHCSO Board of Directors duly met for a Regular Meeting on September 18, 2025, at 21415 Reeves Street, Tehachapi, California.

OPEN SESSION: Convened at 6:00 PM

DIRECTORS PRESENT: David Benham, John Buckley, Joe King, Matt Guggemos, Scott Wyatt

DIRECTORS ABSENT: None

OTHERS PRESENT: Christopher Carlson, General Manager; Davin Blain Water Operations Manager;

2. FLAG SALUTE:

Board and audience recited the Pledge of Allegiance to the American Flag.

3. PUBLIC COMMENTS:

Corey Torres, General Manager TVRPD, gave comments.

Tom Neisler, General Manager TCCWD, gave comments.

Gerald Davis, Board member TCCWD, gave comments.

4. FINANCIAL REPORT:

A. Monthly financial reports to be presented to Board and public.

Staff presented report on the District's financial statements.

B. FISCAL YEAR 2024-2025 YEAR-END REPORT TO BE PRESENTED TO THE BOARD AND PUBLIC.

Staff presented report on the District's fiscal year 2024-2025 year-end report.

Motion to approve revised 5-year Capital Improvement Plan (CIP) to reflect accruals, proposed projects, project amendments, project extensions, adjust fiscal year 25-26 budget accordingly and allocate remaining excess revenues to

reserve accounts in accordance with the current Reserve Policy was made by Director Guggemos, seconded by Director Wyatt and carried by the following vote:

AYES: Benham, Buckley, Guggemos, King, Wyatt

NOES: None

ABSTAIN: None

ABSENT: None

Director Buckley left the meeting at this point, 7:09pm

5. CONSENT CALENDAR:

Motion to approve the consent calendar A-D was made by Director King, seconded by Director Guggemos and carried by the following vote:

AYES: Benham, Guggemos, King, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Buckley

6. GENERAL MANAGER'S REPORT:

General Manager provided a report to the Board and public.

7. FIELD AND GHCSO CONTINUED PARTNERSHIP ON COMMUNITY WILDFIRE RESILIENCE SUPPORT INITIATIVES:

Staff presented a report regarding potential grant opportunity with Farmworkers Institute of Education & Leadership Development (FIELD) to reduce fire risk within GHCSO boundaries while providing Corpsmembers with valuable work experience.

Director Benham directed staff to work with FIELD by providing the scope of work, maps, photos, and environmental clearance (CEQA/NOE) required for the project area to submit a grant application.

8. COMMITTEE REPORTS:

A. STANDING COMMITTEES:

- 1) Finance – King and Guggemos gave a report.
- 2) Personnel – No report given

B. AD HOC COMMITTEES:

- 1) Surrounding Community – Benham gave a report.
- 2) Nature Park Activity Priorities – King gave a report.

C. REVIEW OF AD HOC COMMITTEES AND ASSIGNED OBJECTIVES.

A new Ad Hoc committee, District Lands Revenue Generation, was formed with Director King and Director Guggemos as committee members.

D. REVIEW OF THE STANDING COMMITTEES.

None

9. NEW BUSINESS:

A financial recap of community events was requested by Director King.

10. ADJOURN MEETING:

Motion to adjourn meeting at 7:30 PM was made by Director King, seconded by Director Guggemos and carried by the following vote:

AYES: Benham, Guggemos, King, Wyatt

NOES: None

ABSTAIN: None

ABSENT: Buckley

Respectfully submitted,

Approved:

Christopher Carlson, Secretary

David Benham, Chair

RESOLUTION NO. 25-28
OF THE BOARD OF DIRECTORS
GOLDEN HILLS COMMUNITY SERVICES DISTRICT

BE IT RESOLVED that the expenses listed below have been reviewed and signed by at least one Director, and are hereby accepted as reported and executed through District's Valley Strong Credit Union Account.

GOLDEN HILLS FUND NO. 50270 - GENERAL FUND, PROPERTY TAX REVENUES

Home Depot	378.94
Provost & Pritchard	<u>6030.00</u>
TOTAL FUND NO. 50270	\$6408.94

GOLDEN HILLS FUND NO. 50271 - WATER OPS REVENUE

David Benham	400.00
John Buckley	400.00
Core and Main	869.34
Customized Custodial	1430.00
Gemini	5030.00
Matt Guggemos	400.00
Home Depot	931.91
Karls Hardware	1822.65
Joe King	400.00
P & j Electric	27387.11
Precision Well Service	52960.24
Pro3 Automation	110.00
Provost and Pritchard	14576.90

Provost and Pritchard	1130.30
RSI	1032.13
T Mobile	383.26
UBEO	292.77
Western Exterm	231.53
Witts	1337.42
Scott Wyatt	100.00
Zalco	<u>220.00</u>
TOTAL FUND NO. 50271	\$111445.56

Passed and adopted at a regular meeting of the Board of Directors of the Golden Hills Community Services District on October 16, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

I hereby certify that the foregoing is a full, true, and correct copy of the resolution duly passed and adopted at a regular meeting of the Board of Directors of the Golden Hills Community Services District on October 16, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Christopher Carlson, Board Secretary

(DISTRICT SEAL)

RESOLUTION NO. 25-29**OF THE BOARD OF DIRECTORS****GOLDEN HILLS COMMUNITY SERVICES DISTRICT**

BE IT RESOLVED that the expenses listed below have been reviewed and signed by at least one Director, and are hereby accepted as reported and executed through District's Valley Strong Credit Union Account.

GOLDEN HILLS FUND NO. 50270 – GENERAL FUND

Kern County Auditor Controller	1211.00
Kern County Public Works	<u>55.66</u>
TOTAL FUND NO. 50289	\$176.77

GOLDEN HILLS FUND NO. 50271 - WATER OPERATIONS

ACWA JPIA	24641.44
Argo	4278.65
Coastline	5322.40
Coldwell Solar	293726.40
Core and Main	5088.00
Dataprose	2906.34
Dinnerville	2900.00
Kern County Air Pollution Control	1827.00
Klein Denatale	9875.57
Napa	265.48
Optimized Investment	865.02
RLH	170.00
RES 25-29	10/16/2025

SCE	31588.71
Witts	87.83
Zalco	<u>1490.00</u>
TOTAL FUND NO. 50271	\$386122.76

GOLDEN HILLS FUND NO. 50289 DISTRICT FACILITIES

City National Bank	115637.50
TOTAL FUND NO. 50289	\$115637.50

GOLDEN HILLS CC/MDF FUND – VALLEY STRONG

Total Credit Card Charges	6384.36
Total Manual Disbursements	1110.00
TOTAL CC/MDF FUND	\$7494.36

Passed and adopted at a regular meeting of the Board of Directors of the Golden Hills Community Services District on October 16, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

I hereby certify that the foregoing is a full, true, and correct copy of the resolution duly passed and adopted at a regular meeting of the Board of Directors of the Golden Hills Community Services District on October 16, 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Christopher Carlson, Board Secretary

(DISTRICT SEAL)

9. GENERAL MANAGER'S REPORT:

General Manager to provide a report to the Board and public.

**GENERAL MANAGER'S REPORT
OCT 16, 2025**

I. SERVICES

- A. 4 meter(s) were purchased in Sep. Total meters: 3021
- B. 4 were submitted for meter sizing, 4 for septic systems.
- C. Water consumption for Sep 2025:
 - Total consumption for Sep 2025: 110.748 ac-ft
 - Total consumption for Aug 2025: 135.275 ac-ft
 - Total consumption Sep 2024: 142.149 ac-ft
 - Total consumption CY 2024: 851.566 ac-ft
 - Total consumption CY 2025: 828.387 ac-ft
 - Ground water recharge for Sep: 0.000 ac-ft
 - Ground water recharge year to date: 0.000 ac-ft
 - Poor Well to Tom Sawyer Lake Sep: 2.511 ac-ft
 - Tom Sawyer Lake Fill for Sep: 0.000 ac-ft
 - Total Tom Sawyer Lake: 18.133 ac-ft

II. PUMPED VS. SOLD

		TTL PUMP	TSLF	TTL CONS	WATER LOSS	
2025	JAN	63.444	0.000	51.938	18.1%	
	FEB	53.001	0.000	45.743	13.7%	
	MAR	42.246	0.000	51.877	-22.8%	
	APR	97.106	0.000	65.755	32.3%	
	MAY	110.238	0.000	101.602	7.8%	
	JUN	141.712	0.000	125.471	11.5%	
	JUL	153.276	0.000	139.977	8.7%	
	AUG	148.671	0.000	135.275	9.0%	
	SEP	124.196	0.000	110.748	10.8%	
	OCT		0.000		%	
	NOV		0.000		%	
	DEC		0.000		%	
	YTD	933.899		828.387	YTD	14.33%

(1) Variances are the result of seasonal changes in tank levels and infrastructure water loss.

III. WATER SYSTEM

Total Underground Service Alerts (USA's):	80
Service Leaks:	0
Other Water:	30
Other Maintenance:	0
Main Breaks:	0
New Meters:	4
Meter Replacements:	0
Register Replacements:	0
Meters Reinstalled:	0
Meter Profiles:	0
	114

A: HYDRANT FLUSHING

Hydrant inspections completed	0
Gallons flushed	0

B: VALVE EXERCISING 0

C: CODE COMPLIANCE VIOLATIONS

Issues Reported	0
Issues Remediated	0

IV. DISTRICT ISSUES

MEETINGS ATTENDED

- 9/02 P-2 WELL- Change Order Kickoff Meeting
- 9/02 JPIA – Nidia Watkins Risk Assessment Tehachapi Mud Run
- 9/08 WATERWORTH – Continuous Utility Rate Management Presentation
- 9/09 CALRECYCLE – Annual Conference Call
- 9/10 PROVOST & PRITCHARD – Poor Well Operations Plan
- 9/11 PROVOST & PRITCHARD – Nature Park Grading Plan Scope
- 9/11 TVRPD – Final Nature Park Mud Run Walkthrough
- 9/17 WATERWORTH – Continuous Utility Rate Management Proposal
- 9/22 SCE CRT- District Lands Revenue Generation Ad Hoc
- 9/22 TVRPD – Monthly Partners Update Meeting
- 9/25 JPIA – Liability and Property Risk Assessment – Iris Penales

GOLDEN HILLS NATURE PARK

- Continued park maintenance
- Installation of Disc Golf tee signs

CELL TOWER

- No Report

PUBLIC RECORDS REQUEST

No Report

TOM SAWYER LAKE

2.511 acre feet (818,211 gallons) of supplemental water from Poor well added.

F WELL GROUND MOUNT SOLAR PROJECT LOOP ARTICLE

Attached is an article I wrote for the Loop newspaper. It breaks down the timeline, thought process, community considerations and financial incentives for the solar project. I will be writing monthly contribution articles for the Loop moving forward, so be on the lookout for future articles and insights.

JPIA ANNUAL RISK ASSESSMENT

Our longtime Senior Risk Advisor, Lee Patton, unexpectedly retired from JPIA last December. Since his retirement, the JPIA has undergone an extensive recruitment process, and I am pleased to announce that Iris Penales, Senior Risk Advisor, has been assigned to our Agency. Iris joined the JPIA last April, bringing a wealth of experience in occupational safety & health, public entity risk pooling, and providing risk management support to numerous public entities. Iris has been undergoing extensive JPIA onboarding, which includes participating in risk assessment visits and navigating the slow and lengthy process of obtaining approval to conduct JPIA operations-related courses independently.

I had the pleasure of meeting Iris in-person for our Annual Risk Assessment on September 25th. Attached is a Liability and Property Risk Assessment Visit report which outlines what was discussed along with incentive programs offered by JPIA. After a constructive meeting with Iris, we went on a short field trip to conduct site visits at Santa Lucia tanks, Sage tank and the Morris well. I can't express my gratitude enough to District staff because I know, beyond a shadow of a doubt, that no matter what time of year, our facilities are maintained to highest standards. This time was no exception. Everything was as it should be, clean, secure, and fully operational.

Current staff at the GHCSO is as follows:

5	Water Operations
2	Maintenance
1	Fiscal
2	Administrative/Clerical
1	General Manager

V. SAFETY

9/16/25 – The Ergonomic Trifecta

VI. UPCOMING EVENTS

October 25, 2025 – “Ghoulde(n)” Hills Trick or Treat 4 p.m. – 7 p.m.

VII. DONATIONS

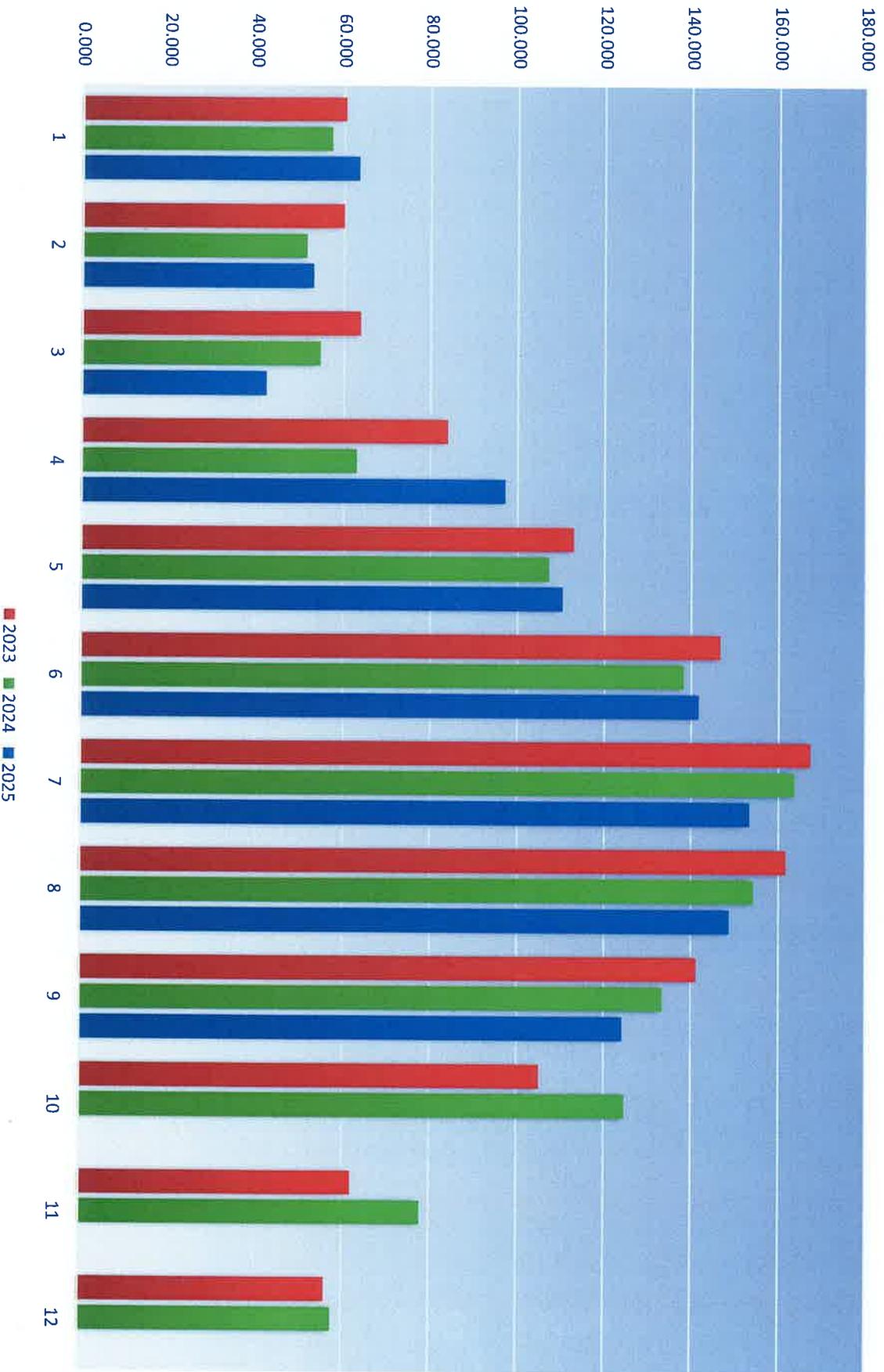
No report.

Respectively Submitted,

A handwritten signature in blue ink, appearing to read 'Christopher Carlson', is written over the text 'Respectively Submitted,'.

Christopher Carlson, General Manager

GOLDEN HILLS CSD Water Production 2023 - 2025



Does Solar Still Make Cents?

The Golden Hills Community Services District (GHCS D) is constantly hunting for ways to decrease expenses or at the very least, prevent them from increasing. The Finance committee, in collaboration with district staff, have been researching potential solar projects over the last few years with the goal of offsetting most, if not all, of the District's annual electricity costs. Average electricity consumption for all of our infrastructure ranges between \$240,000 to \$280,000 annually depending on water production demands, environmental precipitation and average temperatures. It takes a lot of electricity to move 400,000,000 gallons of water.

Last summer, after participating in yet another solar company presentation, I was introduced to a program offered by Southern California Edison (SCE) and the F Well Solar Ground Mount Project was born.

The Renewable Energy Self-Generation Bill Credit Transfer (RES-BCT) program allows local governments and college campuses to generate energy for their own use. Energy that is not used can be exported to SCE's grid. All generation exported to SCE's grid is converted into "generation credits" and is applied to the accounts we designate (the District has 18 separate electricity meters).

The following is a brief description of the program and its parameters.

The RES-BCT program is available on a first-come, first-served basis. Once the combined rated generating capacity of participating customers within SCE's service territory reaches 124.591 MW out of the 250 MW statewide cap the program will be closed to additional applicants.

Once SCE reaches its cap, any new interconnection application seeking to participate in the RES-BCT program will be put on a waitlist. When the capacity of RES-BCT projects with PTO reaches 124.591 MW, the program will be closed to new applications and any projects on the waitlist will be notified of the termination of the program.

Renewable Energy Self-Generation Bill Credit Transfer (RES-BCT). RES-BCT was originally established by AB 2466 (Laird, Chapter 540, Statutes of 2008) and implemented via CPUC Resolution E-4243. The program is designed to allow local government entities and state-operated college and university campuses that could not fit or site solar photovoltaic systems on their side of the meter to site them in a nearby location but still receive credit for the generation across their multiple accounts. Specifically, a RES-BCT program participant is allowed to share electricity generation credits from a qualifying renewable energy system located on one government-owned property with billing accounts for the

same entity at other government-owned properties. The generating system size limit under RES-BCT is five megawatts (MW), and bill credits are applied at the generation-only portion of a customer's retail rate.

The RES-BCT, like the NetEnergy Metering (NEM) Program, involves customers installing small-scale renewable energy power on the customer's side of the meter to offset their load and in some instances generate excess power to send back to the electric grid. However, since the generation is not on the customer's side of the meter (and therefore not offsetting the customer's own load) customers are not eligible for full retail NEM, which is compensated at the retail rate. Instead, RES-BCT compensates participating customers with bill credits at the wholesale generation rate, which is less generous than the retail compensation provided by NEM.

Unlike many existing customer-sited solar and electric energy tariffs, RES-BCT does not allow customers to receive compensation for the energy they produce but do not use, known as net surplus compensation. Instead, participating customers' accounts are zeroed out at the end of each 12-month period for any unused generation credits earned by the local government that were not applied to their own load. As a result, participating customers do not receive compensation for their excess solar generation, leaving them to provide what may be considered "free" power to electric grid.

Since time was of the essence to take advantage of this program, the GHCSB Board of Directors held several meetings last fall to facilitate the adoption of a workable project. In general, the work proposed for the F Well Solar Ground Mount included the Engineering, Procurement, and Construction (EPC) services for a solar power generation project designed to offset 115% of electrical energy consumed by the District during a one (1) year period utilizing the Local Government Renewable Energy Self-Generation Bill Credit Transfer (RES-BCT) program offered by Southern California Edison Company (SCE).

The Request for Proposals (RFP) were sent out to four local solar companies with a deadline to respond of October 28th, 2024, at 3:00 p.m. A non-mandatory pre-bid meeting and project site tour was held on October 15th, 2024, at 10:00 a.m. at the District Office where interested bidders examined the project site prior to bidding. All-in-all, two companies submitted bids, but only one company, Coldwell Solar, delivered the bid on time. The Board awarded the contract to Coldwell Solar at a Special meeting held on the night of October 28th and the Notice of Award (NOA) was sent out the next day.

Contract negotiations lasted a few weeks and on December 9th, the agreement was executed and the real work began. Also during that time, the solar project qualified for the Federal Business Energy Investment Tax Credit (ITC), but a viable project

with a contract needed to be signed before December 31, 2024 which also contributed to the time crunch we were experiencing to get things done.

The ITC enables GHCS D to receive a rebate that will offset 40% of the construction costs (30% for the tax credit and an additional 10% for a Metropolitan Service Area credit) . The construction cost of this project is currently projected to be \$1,468,631.99, so a 40% rebate equates to \$587,452.80 in savings which brings the initial cost down to \$888,179.19.

Note: The One Big Beautiful Bill (OBBB) made significant changes to this tax credit. To qualify for the tax credit, solar and wind energy systems must be either placed in service by December 31, 2027, or construction must commence by July 4, 2026. An Executive Order issued on July 7, 2025 directed the Secretary of Treasury to issue new and revised guidance within 45 days "to ensure that policies concerning the 'beginning of construction' are not circumvented, including by preventing the artificial acceleration or manipulation of eligibility and by restricting the use of broad safe harbors unless a substantial portion of a subject facility has been built."

Additionally, the tax credit is not available for systems that commenced construction after December 31, 2025 if the facility or property includes any material assistance from a prohibited foreign entity. The above-referenced Executive Order also directs the Secretary of Treasury to take action within 45 days to implement this requirement.

The tax credit for non-solar and wind technologies (combined heat and power, energy storage, hydropower, and geothermal) will experience the following step-down in value:

Construction commences in 2025 - 2033: 100% of available credit

Construction commences in 2034: 75% of available credit

Construction commences in 2035: 50% of available credit

Construction commences in 2036: 0% of available credit

The location of the solar project has garnered some interest in that we had to modify existing land, including tree and bench removal, grading, and the elimination of the community drought garden. Some have questioned why GHCS D did not install the solar arrays on existing buildings or in our adjacent parking lots. There are several reasons for the current site location and are as follows:

The amount of solar arrays needed to offset 115% of our annual energy costs would not fit nor be efficient enough (roofs that face the wrong direction) to be installed on the current office and maintenance building roofs.

The cost of building parking-lot friendly solar arrays would have increased the cost of the project and also triggered the next hurdle discussed below.

The GHCSO has been actively pursuing development of the Golden Hills Nature Park and in that plan is the construction of a new GHCSO office building, a maintenance building, and a community center on the upper plateau where the old Golden Hills Golf Course club house once stood. Had we installed solar infrastructure and tied it into the electrical meter here at the GHCSO, we would have lost all benefits of the program upon the sale of our current facilities and subsequent relocation.

Instead, the GHCSO decided upon utilizing the land just south of the district's parking lot where a water production well resides, a viable electric meter is located for project integration, and a simple lot-line adjustment would ensure any relocation of the GHCSO facilities would not cause a 1.5-million-dollar project to become null and void.

Also, the close vicinity of an expensive, large-scale project within the view of a fully staffed facility, whether we stay here or not, (remember that the Kern County Fire Department Station 13 is located in the maintenance building behind our current offices) reduces the opportunity for vandalism and theft. There had been talks about developing the solar project on outlying land owned by the GHCSO, but vandalism and theft was too much of a risk to do so.

So it comes back full circle to the title of this article; does solar still make cents? Over the last 5 years, we have seen a decrease in water consumption of 4.2%, but during that same time period, we have experienced an increase in electricity costs of more than 60%. Based on a history of nonwinning lottery numbers, it is blatantly obvious I am not capable of seeing into the future, but I would bet the house on both water consumption and electricity cost continuing to rise in perpetuity.

If our 2025-26 fiscal year budget expects to incur \$267,750 in electrical costs for current water production and operations and assuming electricity rates increase a modest 5% per year, our annual electric bill in 2050 would be an estimated \$863,521. The only way to keep pace with that bill would be to increase our water rates in kind. By investing around \$900,000 on the F Well Ground Mount Solar Project and factoring in a 5% annual electricity rate increase, we expect to save the residents of Golden Hills around \$6,500,000 by the year 2050. This number includes degradation of facilities, annual operating and maintenance costs (O&M), as well as projected replacement of critical components.

Right here, right now with everything that we know and can accurately predict, solar absolutely makes both cents and sense. Not only does it lock in current electricity rates saving our rate payers millions of dollars, the project also ventures to offset environmental

impacts by removing 18,960,554 lbs of CO₂e which equates to planting 36,859,076 trees or eliminating 53,138,501 miles driven over the lifespan of project. The decision to remove trees and shrubs was not taken lightly, but the end result certainly justifies the means.



October 1, 2025

Mr. Chris Carlson, General Manager
Golden Hills Community Services District
P.O. Box 637
Tehachapi, California 93581-0637

Re: Liability and Property Risk Assessment Visit

Dear Mr. Carlson:

It was a pleasure meeting you on September 25, 2025. The purpose was to receive an update on District operations, review JPIA resources, follow up on training needs, and tour your facilities. Below are highlights of our discussions along with related JPIA resources.

District Updates

The District is progressing with its Capital Improvement Plan (CIP), including the rehabilitation of tanks, wells, and hydropneumatic equipment. Tank rehabilitation includes interior washouts, exterior painting, and ladder system upgrades. The water system is being mapped using GIS to improve planning and operations. All District vehicles and mobile equipment are equipped with GPS locators for improved tracking.

Through a solar incentive program with Southern California Edison (SCE), the District installed solar panels next to the parking lot of the District office. These initiatives align with best practices for *Infrastructure* outlined in the [JPIA's Commitment to Excellence Program \(C2E\)](#).

JPIA Resources

Property Schedule – As a reminder, the District is encouraged to review its Property Schedule to ensure all site assets are accurately listed. Assets that are not listed on the Schedule are not covered under the Property Program. Any new property, assets, or other equipment must be added within 90 days of acquisition to ensure proper coverage; additional contributions will be pro-rated. Existing assets exceeding \$100,000 may be submitted for mid-year coverage, with a full year's contribution invoiced. For assistance, please contact [JPIA Member Services](#).

Commitment to Excellence (C2E) – The District is encouraged to review risk control practices and identify opportunities for improvement related to loss history and exposures in the following areas: vehicle operations, construction, infrastructure, employment practices, ergonomics/falls, and wildfire prevention.

Chris Carlson, General Manager
Golden Hills Community Services District
October 1, 2025
Page 2

Risk Control Grant Program and H.R. LaBounty Safety Awards Program – Having a signed C2E Agreement on file with the JPIA is one criterion of the JPIA's Risk Control Grant Program. The Grant Program is designed to promote implementing best practices to prevent or mitigate losses in the JPIA's Workers' Compensation, Liability, and Property Programs. JPIA members are eligible for a grant of up to \$10,000 to fund their risk management and safety program projects or equipment. We discussed past grant submissions from other agencies such as ground-penetrating radar equipment, drones, and security fencing. Applications are open between October 1, 2025 and December 1, 2025.

Participation in the [H.R. LaBounty Safety Award Program](#) is available to all JPIA members. This program is designed to promote safe workplace behavior and operations practices; and reward those employees who demonstrate safe behavior, take part in recognizable proactive activities, or participate in risk-reducing actions. Nominations are accepted year-round, with awards announced at the JPIA's Summit held each spring and fall.

JPIA Risk Control Focus Areas

Every fiscal year, the JPIA highlights risk reduction and loss control programs. Our goal is to measure the effectiveness of our best practices resources that may limit exposure and reduce losses to the membership.

811 Underground Safety Program – We reviewed the importance of contacting 811 prior to beginning any excavation and utility owners to mark underground lines, helping prevent utility strikes and costly repairs. Recent law changes mandate positive response through the DigAlert system, expand staff training requirements, and give regulators more authority to issue penalties. The District participates in 811 and is registered with the Regional Notification Center. The JPIA's [C2E Construction Loss Reduction Focus Area](#) and [Risk Control Manual Section 12](#) provides 811 best practices and resources, including [Damage Information Reporting Tool \(DIRT\)](#).

Cross-Connections – We reviewed the benefits of having a regulation/ordinance versus a policy for cross-connections. The District has a board-approved Cross-Connection Control Program Policy that was updated to conform with SWRCB's Cross-Connection Control Policy Handbook. The *JPIASource* article on the [Benefits of a Cross-Connection Ordinance](#), outlines the benefits and provides further guidance.

Loss Review

We briefly discussed the District's loss history, which can be further evaluated by reviewing experience modification rates (E-Mod). E-Mods are based on the prior three years of claims data, excluding the most recent fiscal year (2024-2025). This modifier is applied to the base contribution; any modifier below 1.0 is positive and indicates savings to the District.

For the Liability Program, the E-mod decreased to 0.90. There is no E-Mod for the Property Program or any recent claims. For more information on specific claims, please contact [Judy Shiu](#), JPIA's Property and Liability Claims Manager. I will continue to advise the District on [JPIA's Commitment to Excellence \(C2E\)](#) best practices that may assist in reducing losses.

Chris Carlson, General Manager
Golden Hills Community Services District
October 1, 2025
Page 3

Training Opportunities

As a JPIA member, the District has access to training resources, many of which are available at no additional cost.

- [ACWA JPIA SoCal Training Conference](#) is on October 28-29, 2025, in Ontario, CA.
- As part of the [JPIA's Professional Development Program \(PDP\)](#), these conferences covered key topics for human resources and operations, such as emergency response planning, performance management, and DOT Reasonable Suspicion.
- The JPIA offers in-person training on various safety topics such as accident investigation and defensive driving. Upcoming open training sessions can be found in the [JPIA's Training Catalog](#).
- [VectorSolutions](#) and the [JPIA's Lending Library](#) are online training resources offered through the JPIA and can supplement the District's existing training efforts.

Site Visit

Site visits were conducted at the District Shop Building and Yard, Santa Lucia Water Tanks, C Well, Sage Tank, and Morris Well. Housekeeping and landscaping were well-maintained. All District buildings are equipped with intrusion alarms. Most District sites have perimeter fencing, except the Morris Well Site, as it is located on an easement with the Tehachapi-Cummings County Water District.

Thank you again for your time and assistance. The next risk assessment will be scheduled next year in September. Should you need assistance from a risk management or safety standpoint, please contact me at (310) 749-6222 or ipenales@acwajpia.com.

Sincerely,



Iris Penales
Senior Risk Control Advisor

101.ii

c: JPIA Member Services
JPIA Risk Management Committee
Marilyn White, JPIA Director

JPIA RISK CONTROL GRANT PROGRAM

The Risk Control Grant Program is designed to reinforce strategic risk management directions and re-energize the loss reduction efforts of the JPIA members.

Employee training has been proven to increase productivity and morale.



P.O. Box 619082
Roseville, CA 95661
800.231.5742
acwajpia.com

JPIA RISK CONTROL GRANT PROGRAM



The best way to control losses is to prevent them.



Grant Program Purpose

To promote the implementation of best practices that will prevent or mitigate losses in the JPIA's Liability, Property, and Workers' Compensation Programs. The historical loss areas for these Programs serve as the foundation for the best practices in the JPIA's Commitment to Excellence Program. The Grant Program will incentivize members to renew their Commitment to Excellence and review best practices applicable to their operations.

JPIA members are eligible for a grant up to \$10,000 to fund their risk management and safety program projects or equipment. This is accomplished by funding specific one-time, non-routine risk management or loss control programs or activities that are intended to address those risks.

Members should refer to the Risk Control Grant Program Description for guidance as to projects that are likely to merit a funding request.

Eligibility

The member's eligibility to participate in the Grant Program includes:

- A member must have a signed Commitment to Excellence Agreement in place and it must accompany the grant documents.

- A member must participate in at least two JPIA pooled programs.
- Members may submit one Risk Control Grant Application per Grant Program cycle. A program cycle is October 1 – December 1 of each JPIA fiscal year.
- Members awarded a Risk Control Grant must wait a minimum of one year to apply again.

Grant Program: Commitment to Excellence Categories

Infrastructure-Wildfire

- Emergency plan for wildfire
- Communication equipment

Vehicle Operations

- Vehicle equipment such as emergency strobes, high visibility stripes
- Vehicle backup cameras

Water Lines Failure

- Valve exercise/flushing program
- Emergency response trailer
- Underground line locating equipment
- Fire hydrant check valve/flapper valve
- Cathodic protection

Ergonomics Program

- Industrial ergonomic evaluation with associated Job Hazard Analysis
- Industrial ergonomic equipment that reduces manual handling
- Ergonomic mechanical assistance (see C2E Full Guide for explanation)
- Truck bed steps/grasp bars

Employment Practices

- Organizational consultant to offer coaching training/techniques for managers to better motivate or engage staff.
 - ◊ Diversity, Equity, and Inclusion
 - ◊ Change Management
 - ◊ Communication/Conflict Resolution
- Conduct an engagement survey with resultant follow-up activities.

Exclusions

- Normal or routine maintenance projects or deferred maintenance, such as repair or servicing equipment.
- Items normally covered in an operations budget (refer to the Program Description for a full list).
- Cost of labor (hiring personnel, wages including overtime).
 - ◊ **Exception:** Includes program, product, or service provided/performed by a certified, insured, licensed, and/or qualified individual or entity (i.e. professionally authorized train-the-trainer courses, or EPL specialized trainer).
- Expenditures for fines, penalties, and/or citations.
- Emergency equipment/supplies: PPEs, single-use, and hygiene products.
- Office ergonomic equipment, software programs/applications/licenses.

Award Criteria

- Defined scope, process, or performance objective(s) with solutions having a high probability of reducing loss exposure(s).
- Project or program has a results-oriented impact that is measurable and identifiable.
- Utilization of the Hierarchy of Controls.

Priority will be given to grant applications that apply grant program funds to a JPIA Commitment to Excellence Program category consistent with their pooled program participation.

Grant funds will be distributed on a first applied basis. Small, medium, and large districts will receive two awards respectively; the remaining four awards will be merit based.

Application and Reimbursement of Expenditures

Grant funds will be paid as reimbursements or initial investments for costs incurred within the scope of the project. To receive grant funding, the Grant Program Application must be submitted for projects initiated and completed within the fiscal year (10/1/25 – 9/30/26).

10. GOLDEN HILLS NATURE PARK MASTER PLAN PROJECT:

Board to review and consider for adoption, Resolution 25-31, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE NATURE PARK MASTER PLAN PROJECT in accordance with requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. (Requested by General Manager)

STAFF RECOMMENDATION: Adopt Resolution 25-31, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE NATURE PARK MASTER PLAN PROJECT and authorize the General Manager to prepare the necessary Notice of Determination to be filed with the Kern County Clerk and the State Office of Planning and Research.

Motion Director _____, seconded Director _____

GOLDEN HILLS COMMUNITY SERVICES DISTRICT

NATURE PARK MASTER PLAN

RESPONSE TO PUBLIC COMMENTS

**KERN COUNTY
OCTOBER 2025**

PREPARED FOR:

Golden Hills Community Services District

PREPARED BY:

PROVOST & PRITCHARD CONSULTING GROUP
1518 Mill Rock Way, Suite 100, Bakersfield, CA 93311

**PROVOST &
PRITCHARD**

COPYRIGHT 2025 BY PROVOST & PRITCHARD CONSULTING GROUP ALL RIGHTS RESERVED

Provost & Pritchard Consulting Group expressly reserves its common law copyright and other applicable property rights to this document. This document is not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of Provost & Pritchard Consulting Group. In the event of unauthorized reuse of the information contained herein by a third party, the third party shall hold the firm of Provost & Pritchard Consulting Group harmless, and shall bear the cost of Provost & Pritchard Consulting Group's legal fees associated with defending and enforcing these rights.

Report Prepared for:

Golden Hills Community Services District
21415 Reeves St.
Tehachapi, CA 93561

Contact:

Christopher Carlson, General Manager
(661) 822-3064

Report Prepared by:

Provost & Pritchard Consulting Group

Jeff Eklund, Project Engineer
Ryan McKelvey, Technical Writer
Jackie Lancaster, Project Administrator
Amy Wilson, QA/QC

Contact:

Ryan McKelvey
(559) 636-1166

TABLE OF CONTENTS

Introduction	1
Comment letter A – Tehachapi-Cummings County Water District (September 19, 2025).....	1
Comment 1A	1
Response 1A	2
Comment 1B	2
Response 1B	2
Comment 2	3
Response 2	3
Comment 2A	3
Response 2A	4
Comment 2B	4
Response 2B	5
Comment 2C	5
Response 2C	5

INTRODUCTION

The following are Golden Hills Community Services District's (GHCSO or District) responses to comments received during the public review period for the IS/MND SCH No. 2025080814, dated August 2025, prepared for the Nature Park Master Plan Project. The Notice of Intent to adopt an IS/MND was circulated for public review from August 19, 2025, through September 19, 2025. One (1) comment letter was received from the Tehachapi-Cummings County Water District during the public review period.

Comments received during the public review period did not result in changes to the IS/MND. Although comments included recommendations, editorial comments and suggestions, no new unavoidable significant effects were identified, and mitigation measures were not lessened as a result of responding to comments. Pursuant to CEQA Guidelines 2025 Section 15073.5 (c) 1, the IS/MND has not been substantially revised after public notice of its availability and therefore does not require recirculation.

COMMENT LETTER A – TEHACHAPI-CUMMINGS COUNTY WATER DISTRICT (SEPTEMBER 19, 2025)

*LETTER RECEIVED FROM MATARAZZO LAW

COMMENT 1A

Groundwater: The District Oversees Management of the Basin as Court-Appointed Watermaster. TCCWD's boundaries and the groundwater basins it manages include GHSCD's service area and the Project site. (MND, p. 2-5.) The MND provides that "majority of the Project is located within the confines of the Tehachapi Valley West Groundwater Basin," which is the Project's identified source of water supply. (MND, pp. 4-49, 4-70.) Although GHSCD discloses that the Basin "has been adjudicated since 1971 the MND does not disclose that TCCWD initiated the adjudication in response to conditions of chronic overdraft (see below). The MND also does not acknowledge that as the court-appointed Watermaster, TCCWD administers the 1971 Tehachapi Basin Judgment (as amended) and monitors groundwater pumping to ensure a stable, reliable, and safe groundwater supply to stakeholders within the Basin.

GHSCD should also provide a basic description of how groundwater is managed in the Basin. The MND provides that the Basin is a "Low Priority Basin, meaning it is not overdrafted and groundwater use is minimal." (MND, p. 4-70; id. at p. 4-49 ["[t]he California Statewide Groundwater Elevation Program, a program developed to monitor groundwater elevation trends in groundwater basins, indicates that a basin prioritized as Low or Very Low have few people, limited irrigation, and little to no groundwater use".]) This is an oversimplification. The Basin is a low priority basin because of TCCWD's ongoing management as Watermaster. For example, as summarized in the Basin's description in "Bulletin 118" published by the Department of Water Resources ("DWR"):

Between 1951 and 1961, there was a loss of 73,000 af from the basin. This estimate is based on hydrographs from TCCWD (2000) showing an average water level decrease of 58 feet, a basin area of 18,000 acres, and a specific yield of 7 percent. From 1961 to 1978, there was a loss of 32,700 af of groundwater. This estimate is also based on hydrographs from TCCWD (2000), which shows an average water level decrease of 26 feet and the same basin dimensions and specific yield mentioned above. Groundwater levels came up 71 feet (based on hydrographs from TCCWD 2000) between 1978 to 1999, leading to an increase of 89,500 af of groundwater in the basin (based on the same basin dimensions and specific yield mentioned above).

(DWR (2004) Tehachapi Valley West Groundwater Basin (attached hereto as Exhibit A).)

While the greater Tehachapi region is not highly populated, its 40,000 residents are heavily dependent on scarce groundwater supplies that have been adjudicated. As stated in TCCWD's Fifty-First Annual Watermaster Report of the Tehachapi Basin (2024), GHSCD is "entirely dependent upon groundwater for domestic use," which is managed by TCCWD. (2024 Annual Watermaster Report for the Tehachapi Basin, p. 15 ("2024 Watermaster Report").) Compliance with the Tehachapi Basin Judgment can only be maintained by artificial replenishment through the District's imported SWP water supply (see below). (Ibid.) Groundwater use in the Basin is not minimal. Rather, the sum of annual pumping allocations in the Basin is approximately equivalent to the Basin's natural sustainable yield of 5,500 acre-feet per year ("AFY"). During the 2024 calendar year, a total of 3,626.433 AFY was reportedly extracted from the Basin. (2024 Watermaster Report, Figure 3, p. 25.)

In sum, water scarcity is a material issue in the greater Tehachapi region, which must be carefully analyzed before approving projects that increase water demands. As court-appointed Watermaster pursuant to the Tehachapi Basin Judgment, TCCWD also has jurisdiction by law over the water resources affected by the Project. (Pub. Resources Code, § 21070.) CEQA therefore expects GHCS D to consult with TCCWD regarding the Project's water supply impacts. (Id. at §§ 21070, 21080.3(a).) TCCWD respectfully submits these comments as part of this consultation process and encourages GHCS D to coordinate with TCCWD's General Manager.

RESPONSE 1A

Golden Hills Community Services District (GHCS D or District) acknowledges that the Tehachapi-Cummings County Water District (TCCWD) serves as the court-appointed Watermaster for the Tehachapi Basin (Basin) under the 1971 Judgment and 1973 Amendment. The District also recognizes TCCWD's role in managing adjudicated extractions and imported water supplies to maintain Basin sustainability. The proposed project does not alter or diminish TCCWD's authority. Basin extractions related to the proposed project will continue to be measured, reported, and administered, consistent with the adjudication and Watermaster procedures. The District concurs that GHCS D is entirely dependent upon groundwater for domestic supply and will continue to coordinate with TCCWD in its Watermaster role. This clarification does not alter the conclusions of Section 4.10 of the Initial Study/Mitigated Negative Declaration (IS/MND); groundwater management impacts remain less than significant.

COMMENT 1B

Imported SWP Water: GHCS D Should Analyze Whether TCCWD's SWP Supply May Be Required to Serve the Project. Among its other duties, TCCWD supplements the region's natural groundwater supplies by importing SWP water (sometimes called surface water) delivered south from the Sacramento-San Joaquin Delta via the California Aqueduct. TCCWD's imported SWP supply is the Tehachapi area's only imported surface water supply. TCCWD has two SWP contracts with the Kern County Water Agency ("KCWA") for a total contractual supply of 19,300 AFY. KCWA, in turn, has a SWP supply contract with the California Department of Water Resources ("DWR"), which then allocates SWP supplies based on real-world conditions. The difference between SWP contracted supply and actual annual allocation is well documented. The amount of SWP water actually delivered is constrained by a host of factors outside TCCWD's control, including climate and environmental restrictions. Over the past 15+ years, DWR has dramatically reduced SWP water deliveries through KCWA to TCCWD, and TCCWD's 15-year average of SWP allocations is 44.67%. Additionally, even though TCCWD's SWP contract entitlement is 19,300 AFY, TCCWD cannot import more than 51.8% (10,000/19,300) of its full entitlement in a given year due to pumping capacity limitations. When SWP allocations are adjusted to factor in system capacity, actual SWP deliveries into TCCWD are reduced to 33.2% on a 10-year average and 37.5% on a 15-year average. DWR's Impacts of Subsidence Addendum to its State Water Project Delivery Capability Report 2023, published in May 2025, demonstrates that TCCWD's long-term SWP supplies will significantly decline due to largely unavoidable subsidence impacts along the Aqueduct. In sum, TCCWD's imported water supplies are highly variable and are not realistically available during all water year types.

RESPONSE 1B

The District acknowledges TCCWD's responsibility for importing and managing State Water Project (SWP) supplies into the Tehachapi region. The District further acknowledges that TCCWD's SWP entitlement and actual deliveries are constrained by external factors and are not a guaranteed supply in all years. The proposed project does not anticipate the use of TCCWD's SWP supplies specific to this proposed project. Because the proposed project does not rely on imported SWP water, no new or more severe impact would occur, and the IS/MND conclusions remain valid.

COMMENT 2

The MND concludes that GHCS D will have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. (MND, pp. 4-69—4-70.) TCCWD does not dispute this conclusion. However, consistent with GHCS D's duty under CEQA to "use its best efforts and find out and disclose all that it reasonably can," the District respectfully requests GHCS D to provide the following quantitative information:

1. *GHCS D's available pumpable groundwater supplies (in AFY).*
2. *If applicable, any quantities of TCCWD's imported SWP water supplies that GHCS D intends to rely on the service the Project (in AFY).*
3. *The estimated water demands of the Project (in AFY).*
4. *The estimated demands of reasonably foreseeable future development that would require water service from GHCS D, including groundwater and imported water demands.*

This information is required to ensure that implementation of the Project is consistent with TCCWD's duties as Watermaster.

RESPONSE 2

Comment noted. Please see the responses below to questions 1 through 4 above.

1. The District's current water supply portfolio consists of its 902.333 AFY Allowed Pumping Allocation (APA), plus carryover as allowed under the Judgment, and any temporary leases approved by the Watermaster on an annual basis. In 2024, the District extracted 1,174.91 AF against a total available allocation of 1,284.48 AF (including carryover and temporary leases), resulting in a positive balance of 109.57 AF carried forward. In addition, GHCS D maintains 4,168 AF of banked replenishment water purchased from TCCWD.
2. The District acquired an additional 38 water rights (25.308 APA) May 2024.
3. The proposed Project does not require imported SWP water.
4. Potable demand is estimated at 2-3 AFY, depending on community center event activity. Irrigation demand is estimated at approximately 43 AFY, based on local evapotranspiration rates and estimated landscape areas.
5. The proposed Project site in question was originally constructed between 1968 and 1971 as an 18-hole championship golf course encompassing 151.48 acres of golf turf solely reliant upon ground water extractions for all irrigation and operational purposes until it closed in 1993.
6. The proposed Project will require significantly less water for operational and irrigation purposes as detailed in response #3 above and have a far greater supply of APA rights available (902.333 + 25.08 APA) than originally issued (106 APA) in the Tehachapi Basin Amendment to Judgement (Nov. 1973) with which TCCWD serves as Watermaster.
7. At this time, the proposed Project represents a defined, stand-alone re-development, and its demands are minor relative to GHCS D's current APA and Salvage Area rights (discussed further below). No other specific future projects requiring water service from GHCS D have been identified that would materially change the IS/MND's conclusions. Therefore, no new cumulative or growth-inducing impacts are anticipated, and the IS/MND findings remain valid.

COMMENT 2A

GHCS D's Water Supplies. The MND provides that GHCS D "is the water service provider for the Project site and its vicinity. The District provides water via 14 District owned wells." (MND, p. 4-69.) Regarding GHCS D's water supplies, the MND further provides: "The District is not at full capacity and has available capacity to

serve new connections such as the Project.” (MND, p. 4-70.) The MND must be revised to substantiate this conclusory statement. Moreover, TCCWD disputes this assertion to the extent GHCS D is relying on leased water rights to provide such “available capacity.” GHCS D has an allowed pumping application (“APA”) of 902,333 AF. Any extractions beyond that amount are via temporary/leased rights that are subject to annual approval by TCCWD. Thus, such leased rights cannot be included in an ongoing water supply for this or any project. A more particular description of GHCS D’s water supplies is required. As provided in TCCWD’s Watermaster Report for the 2024 calendar year, in 2024, GHCS D had an APA of 902.333 AFY, 82.143 AFY of “carryover” from 2023, and has temporarily leased 300 AFY of another water rights holder’s allowed pumping allocation.⁴ (2024 Watermaster Report, Figure 3, p. 24; Exhibit B attached hereto [GHCS D Production Report Year End 2024].) As such, GHCS D’s total allowed pumping allocation was 1,284,476 AF in 2024. In this same year, GHCS D extracted a total of 1,174.91 AFY, which resulted in an unused annual pumping allocation of 109.566 carried over into the year of 2025. In the past, TCCWD has partnered with GHCS D to provide artificial replenishment water in excess of the required amounts in the Term M&I Agreement. The 10-year term of this agreement ended on December 31, 2021. It is being extended by mutual agreement on a year-to-year basis. GHCS D has 4,168.18 AF of banked water in its account at the end of 2024. TCCWD requests the MND to disclose whether any of this banked supply will be dedicated to or otherwise used for the Project.

Based upon GHCS D’s groundwater extractions in 2024, TCCWD requests GHCS D to confirm whether GHCS D’s allowed pumping allocation of 902.333 AFY alone is sufficient to “serve new connections such as the Project” or whether GHCS D is relying on leased supplies to meet existing demands. Relatedly, TCCWD respectfully requests further information regarding what GHCS D’s “full capacity is,” how much capacity remains, and the sources of water relied upon to meet existing and projected demands.

RESPONSE 2A

The District’s current water supply portfolio consists of its 902.333 AFY Allowed Pumping Allocation (APA), plus carryover as allowed under the Judgment, and any temporary leases approved by the Watermaster on an annual basis. In 2024, the District extracted 1,174.91 AF against a total available allocation of 1,284.48 AF (including carryover and temporary leases), resulting in a positive balance of 109.57 AF carried forward. In addition, GHCS D maintains 4,168 AF of banked replenishment water.

For the proposed project, potable demands will be served within the District’s base APA, without reliance on leased water.

In addition, irrigation demands will be supplied from Salvage Area wells, which are not charged against the APA. Under the 1971 Tehachapi Basin Judgment (as amended in 1973), GHCS D was granted a specific exception allowing groundwater production from a defined “Salvage Area” in the Canyon of Brite Creek. This production is authorized in addition to the District’s base allocation and is treated separately under the adjudication.

Thus, the District has both adjudicated APA supplies to meet potable demand and independent Salvage Area rights to meet irrigation demand, ensuring reliable and legally authorized water supply for the proposed project. As such, potable and irrigation supplies for the proposed project are adequate, and no changes to the IS/MND conclusions are required.

COMMENT 2B

Project Demands. The proposed Project “seeks to develop the existing passive Golden Hills Nature Park,” with new facilities such as “a new District office, community center, maintenance building, and outdoor recreational facilities.” (MND, p. 2-2.) The overall approximate footprint for the three buildings is 50,000 square feet. (Ibid.) The Project would also construct recreational facilities in approximately five phases.

(Ibid.) Regarding the Project's water demands, the MND provides: "The Project would consume water via landscape irrigation and the presumed restrooms and kitchens at the proposed District facilities. Based on the Project type, it is not anticipated that water consumption would be significant." (MND, p. 4-70.) TCCWD does not dispute these findings. However, TCCWD requests GHCS D to quantify the anticipated water demands associated with Project construction and operations. Doing so is feasible based upon the project description. (MND, pp. 2-2-2-3.) This information, when viewed in light of GHCS D's existing supplies and anticipated future demands, will help ensure GHCS D's findings are adequate.

RESPONSE 2B

The proposed Project includes a future District office, community center, maintenance building, and recreational facilities including irrigated turf, a dog park, and drought-tolerant landscaping.

For the proposed Project, the following is the estimated annual water use:

- Potable demand is estimated at 2-3 AFY, depending on community center event activity.
- Irrigation demand is estimated at approximately 43 AFY, based on local evapotranspiration rates and estimated landscape areas.

Irrigation will be supplied by the P2 Well with the Poor Well as backup, both located in the Salvage Area. Potable uses will be met within the District's APA. Therefore, the proposed Project's total water demand is modest relative to the District's supplies and does not require imported SWP water. The water demand is also significantly lower than the historical ground water demand of the Golden Hills golf course with which the District was initially provided 106 APA (1973 Amendment) for the entire master planned community, golf course included.

The proposed project's water demand is adequately served by existing sources; no new significant impacts are introduced, and the IS/MND analysis remains unchanged.

COMMENT 2C

After identifying the Project's water demands in relation to the water supplies upon which GHCS D intends to rely, GHCS D must ensure that it will be able to service the Project and reasonably foreseeable future development in all water year types. The MND does not address this and does not describe whether there is any reasonably foreseeable future development that will require water service from GHCS D. If there is any reasonably foreseeable future development within GHCS D's service area that would require water service from GHCS D, then the estimated demands associated with such development should be disclosed.

RESPONSE 2C

The District acknowledges the request to address reasonably foreseeable future development. The District will continue to evaluate new connections on a case-by-case basis in coordination with the Watermaster. The proposed Project represents a defined, stand-alone development, and its demands are minor relative to GHCS D's APA and Salvage Area rights. While the proposed Project is new, the proposed Project land has historically been supplied by the District's groundwater APA which was never opposed by TCCWD. No other specific future projects requiring water service from GHCS D have been identified that would materially change the IS/MND's conclusions. Therefore, no new cumulative or growth-inducing impacts are anticipated, and the IS/MND findings remain valid.

COMMENT LETTER A – TEHACHAPI-CUMMINGS COUNTY WATER DISTRICT (SEPTEMBER 19, 2025)

LETTER A

September 19, 2025

Via Emailjolsen@ppeng.comJarred Olsen
Provost & Pritchard
1518 Mill Rock Way, Suite 100
Bakersfield, CA 93311Re: Golden Hills CSD Nature Park Master Plan Mitigated Negative
Declaration
Our File No. 5397.000

Dear Mr. Olsen:

On behalf of the Tehachapi-Cummings County Water District ("TCCWD"), acting as an importer of State Water Project ("SWP") water within its service area and Watermaster for the Tehachapi Basin, we respectfully submit the following comments on the proposed Mitigated Negative Declaration ("MND") prepared by Golden Hills Community Services District ("GHCS D") pursuant to the California Environmental Quality Act ("CEQA") (Pub. Resources Code, § 21000 et seq.) for the proposed Nature Park Master Plan ("Project").

The District appreciates the opportunity to provide comments and recommendations regarding GHCS D's analysis of the Project's impacts upon the District's SWP water supply and the Tehachapi Basin, which the District is responsible for managing as Watermaster. The District is not opposed to the Project. Instead, the District seeks to coordinate with GHCS D and submits this letter in furtherance of inter-agency consultation as contemplated under CEQA. As part of this consultation process, TCCWD respectfully requests GHCS D to provide clarifying information in response to the TCCWD's comments. This information is necessary to ensure Project implementation will be consistent with TWCCD's duty to sustainably and responsibly manage the Tehachapi Basin.

1. TCCWD'S Management of the Tehachapi Valley West Basin ("Basin") and SWP Supply Should be Acknowledged and Described.

a. Groundwater: The District Oversees Management of the Basin as Court-Appointed Watermaster.

TCCWD's boundaries and the groundwater basins it manages include GHSCD's service area and the Project site. (MND, p. 2-5.) The MND provides that "majority of the Project is located within the confines of the Tehachapi Valley West Groundwater Basin," which is the Project's identified source of water supply. (MND, pp. 4-49, 4-70.) Although GHSCD discloses that the Basin "has been adjudicated since 1971," the MND does not disclose that TCCWD initiated the adjudication in response to conditions of chronic overdraft (see below).¹ The MND also does not acknowledge that as the court-appointed Watermaster, TCCWD administers the 1971 Tehachapi Basin Judgment (as amended) and monitors groundwater pumping to ensure a stable, reliable, and safe groundwater supply to stakeholders within the Basin.

1a

GHSCD should also provide a basic description of how groundwater is managed in the Basin. The MND provides that the Basin is a "Low Priority Basin, meaning it is not overdrafted and groundwater use is minimal." (MND, p. 4-70; *id.* at p. 4-49 ["[t]he California Statewide Groundwater Elevation Program, a program developed to monitor groundwater elevation trends in groundwater basins, indicates that a basin prioritized as Low or Very Low have few people, limited irrigation, and little to no groundwater use".]) This is an oversimplification. The Basin is a low priority basin because of TCCWD's ongoing management as Watermaster. For example, as summarized in the Basin's description in "Bulletin 118" published by the Department of Water Resources ("DWR"):

Between 1951 and 1961, there was a loss of 73,000 af from the basin. This estimate is based on hydrographs from TCCWD (2000) showing an average water level decrease of 58 feet, a basin area of 18,000 acres, and a specific yield of 7 percent. From 1961 to 1978, there was a loss of 32,700 af of groundwater. This estimate is also based on hydrographs from TCCWD (2000), which shows an average water level decrease of 26 feet and the same basin

¹ / Department of Water Resources, Adjudicated Basins Annual Reporting System, Tehachapi Basin Annual Report for 2018, <https://sgma.water.ca.gov/adjudbasins/report/preview/146> [contains link to Tehachapi Basin Judgment].

dimensions and specific yield mentioned above. Groundwater levels came up 71 feet (based on hydrographs from TCCWD 2000) between 1978 to 1999, leading to an increase of 89,500 af of groundwater in the basin (based on the same basin dimensions and specific yield mentioned above).

(DWR (2004) Tehachapi Valley West Groundwater Basin (attached hereto as **Exhibit A**.)

1a
cont.

While the greater Tehachapi region is not highly populated, its 40,000 residents are heavily dependent on scarce groundwater supplies that have been adjudicated. As stated in TCCWD's Fifty-First Annual Watermaster Report of the Tehachapi Basin (2024), GHSCD is "entirely dependent upon groundwater for domestic use," which is managed by TCCWD. (2024 Annual Watermaster Report for the Tehachapi Basin, p. 15 ("2024 Watermaster Report").)² Compliance with the Tehachapi Basin Judgment can only be maintained by artificial replenishment through the District's imported SWP water supply (see below). (*Ibid.*) Groundwater use in the Basin is *not* minimal. Rather, the sum of annual pumping allocations in the Basin is approximately equivalent to the Basin's natural sustainable yield of 5,500 acre-feet per year ("AFY").³ During the 2024 calendar year, a total of 3,626.433 AFY was reportedly extracted from the Basin. (2024 Watermaster Report, Figure 3, p. 25.)

In sum, water scarcity is a material issue in the greater Tehachapi region, which must be carefully analyzed before approving projects that increase water demands. As court-appointed Watermaster pursuant to the Tehachapi Basin Judgment, TCCWD also has jurisdiction by law over the water resources affected by the Project. (Pub. Resources Code, § 21070.) CEQA therefore expects GHSCD to consult with TCCWD regarding the Project's water supply impacts. (*Id.* at §§ 21070, 21080.3(a).) TCCWD respectfully submits these comments as part of this consultation process and encourages GHSCD to coordinate with TCCWD's General Manager.

² / The 2024 Watermaster Report can be accessed at the following url: https://drive.google.com/file/d/1Olasqrj1t_Y8B5d8UnBhn_Z-9UYpaw/view.

³ / Groundwater rights holders in the Basin are assigned "Base Water Rights," but are only allowed to pump 2/3 of their base rights as a pumping allocation.

**b. Imported SWP Water: GHCS D Should Analyze Whether
TCCWD's SWP Supply May Be Required to Serve the Project.**

Among its other duties, TCCWD supplements the region's natural groundwater supplies by importing SWP water (sometimes called surface water) delivered south from the Sacramento-San Joaquin Delta via the California Aqueduct. TCCWD's imported SWP supply is the Tehachapi area's only imported surface water supply. TCCWD has two SWP contracts with the Kern County Water Agency ("KCWA") for a total contractual supply of 19,300 AFY. KCWA, in turn, has a SWP supply contract with the California Department of Water Resources ("DWR"), which then allocates SWP supplies based on real-world conditions. The difference between SWP contracted supply and actual annual allocation is well documented. The amount of SWP water actually delivered is constrained by a host of factors outside TCCWD's control, including climate and environmental restrictions. Over the past 15+ years, DWR has dramatically reduced SWP water deliveries through KCWA to TCCWD, and TCCWD's 15-year average of SWP allocations is 44.67%. Additionally, even though TCCWD's SWP contract entitlement is 19,300 AFY, TCCWD cannot import more than 51.8% (10,000/19,300) of its full entitlement in a given year due to pumping capacity limitations. When SWP allocations are adjusted to factor in system capacity, actual SWP deliveries into TCCWD are reduced to 33.2% on a 10-year average and 37.5% on a 15-year average. DWR's *Impacts of Subsidence Addendum to its State Water Project Delivery Capability Report 2023*, published in May 2025, demonstrates that TCCWD's long-term SWP supplies will significantly decline due to largely unavoidable subsidence impacts along the Aqueduct. In sum, TCCWD's imported water supplies are highly variable and are not realistically available during all water year types.

1b

**2. TCCWD Respectfully Requests GHCS D to Quantify its Available
Water Supplies, the Project's Estimated Water Demands, and the
Demands of Reasonably Foreseeable Future Development to
Verify its Impact Conclusions.**

The MND concludes that GHCS D will have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. (MND, pp. 4-69-4-70.) TCCWD does not dispute this conclusion. However, consistent with GHCS D's duty under CEQA to "use its best efforts and find out and disclose all that it reasonably can," the District respectfully requests GHCS D to provide the following quantitative information:

2

2
cont

1. GHCS D's available pumpable groundwater supplies (in AFY).
2. If applicable, any quantities of TCCWD's imported SWP water supplies that GHCS D intends to rely on the service the Project (in AFY).
3. The estimated water demands of the Project (in AFY).
4. The estimated demands of reasonably foreseeable future development that would require water service from GHCS D, including groundwater and imported water demands.

This information is required to ensure that implementation of the Project is consistent with TCCWD's duties as Watermaster.

a. GHCS D's Water Supplies.

2a

The MND provides that GHCS D "is the water service provider for the Project site and its vicinity. The District provides water via 14 District owned wells." (MND, p. 4-69.) Regarding GHCS D's water supplies, the MND further provides: "The District is not at full capacity and has available capacity to serve new connections such as the Project." (MND, p. 4-70.) The MND must be revised to substantiate this conclusory statement. Moreover, TCCWD disputes this assertion to the extent GHCS D is relying on leased water rights to provide such "available capacity." GHCS D has an allowed pumping application ("APA") of 902.333 AF. Any extractions beyond that amount are via temporary/leased rights that are subject to annual approval by TCCWD. Thus, such leased rights cannot be included in an ongoing water supply for this or any project. A more particular description of GHCS D's water supplies is required.

As provided in TCCWD's Watermaster Report for the 2024 calendar year, in 2024, GHCS D had an APA of 902.333 AFY, 82.143 AFY of "carryover" from 2023, and has temporarily leased 300 AFY of another water rights holder's allowed pumping allocation.⁴ (2024 Watermaster Report, Figure 3, p. 24; **Exhibit B** attached hereto [GHCS D Production Report Year End 2024].) As such, GHCS D's total allowed pumping allocation was 1,284.476 AF in 2024. In this same year, GHCS D extracted a total of 1,174.91 AFY, which resulted in an unused annual pumping allocation of 109.566 carried over into the year of 2025. In the past, TCCWD has partnered with GHCS D to provide artificial replenishment water in excess of the required amounts in the Term M&I

⁴ / Pursuant to TCCWD's Rules and Regulations as Watermaster, leases of allowed pumping allocations are for a single, calendar year. As such, pumping rights temporarily transferred under such leases are not considered long-term supplies.

Agreement. The 10-year term of this agreement ended on December 31, 2021. It is being extended by mutual agreement on a year-to-year basis. GHCS D has 4,168.18 AF of banked water in its account at the end of 2024. TCCWD requests the MND to disclose whether any of this banked supply will be dedicated to or otherwise used for the Project.

2a
cont

Based upon GHCS D's groundwater extractions in 2024, TCCWD requests GHCS D to confirm whether GHCS D's allowed pumping allocation of 902.333 AFY alone is sufficient to "serve new connections such as the Project" or whether GHCS D is relying on leased supplies to meet existing demands. Relatedly, TCCWD respectfully requests further information regarding what GHCS D's "full capacity is," how much capacity remains, and the sources of water relied upon to meet existing and projected demands.

b. Project Demands.

The proposed Project "seeks to develop the existing passive Golden Hills Nature Park," with new facilities such as "a new District office, community center, maintenance building, and outdoor recreational facilities." (MND, p. 2-2.) The overall approximate footprint for the three buildings is 50,000 square feet. (*Ibid.*) The Project would also construct recreational facilities in approximately five phases. (*Ibid.*)

2b

Regarding the Project's water demands, the MND provides: "The Project would consume water via landscape irrigation and the presumed restrooms and kitchens at the proposed District facilities. Based on the Project type, it is not anticipated that water consumption would be significant." (MND, p. 4-70.) TCCWD does not dispute these findings. However, TCCWD requests GHCS D to quantify the anticipated water demands associated with Project construction and operations. Doing so is feasible based upon the project description. (MND, pp. 2-2-2-3.) This information, when viewed in light of GHCS D's existing supplies and anticipated future demands, will help ensure GHCS D's findings are adequate.

c. Reasonably Foreseeable Future Development.

After identifying the Project's water demands in relation to the water supplies upon which GHCS D intends to rely, GHCS D must ensure that it will be able to service the Project and reasonably foreseeable future development in all water year types. The MND does not address this and does not describe whether there is any reasonably foreseeable future development that will require water service from GHCS D. If there is any reasonably foreseeable future development within GHCS D's service area that would require water service from

2c

Re: Nature Park Master Plan Mitigated Negative Declaration
Date: September 19, 2025
Page 7

2c
cont

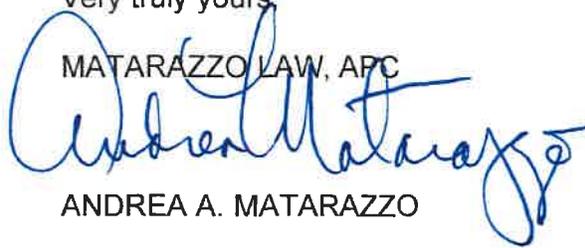
GHCS D, then the estimated demands associated with such development should be disclosed.

5. Conclusion.

TCCWD takes no position on the merits of the Project and respectfully submits these comments as part of the consultation process with GHCS D. TCCWD encourages GHCS D to provide TCCWD with the information requested and to contact Tom Neisler, TCCWD General Manager, for consultation and coordination.

Very truly yours,

MATARAZZO LAW, APC



ANDREA A. MATARAZZO

AAM:CPS/lr
Enclosures

EXHIBIT A

Tehachapi Valley West Groundwater Basin

- Groundwater Basin Number: 5-28
- County: Kern
- Surface Area: 14,800 acres (23 square miles)

Basin Boundaries and Hydrology

This basin encompasses the western half of Tehachapi Valley. The basin is bounded on the north by the Sierra Nevada and on the south by the Tehachapi Mountains. A low-lying ridge connecting these two ranges forms the western boundary; a similar ridge with a narrow gap separates Brite Valley from Tehachapi Valley. An alluvial high (surface drainage divide) between this basin and the adjacent Tehachapi Valley East basin forms the eastern boundary. Brite Creek drains southern Brite Valley and joins Tehachapi Creek, which drains the western Tehachapi Valley, before the combined flows exit the basin toward the San Joaquin Valley. The average annual precipitation ranges from 10 to 14 inches.

Hydrogeologic Information

Paleozoic sediments, pre-Tertiary granitic rocks, and Tertiary sediments of the Sierra Nevada occur to the north and west; Paleozoic sediments and pre-Tertiary granitic rocks of the Tehachapi Mountains are the predominant rock types to the south. An alluvial high occurs to the east between the settlement of Monolith and City of Tehachapi (Smith 1964).

Water Bearing Formations

The Quaternary alluvium comprises the upper portion of the valley fill that extends to a depth of at least 600 feet (Michael 1962). Specific yield of the alluvium is estimated at 7 percent except for the northern, western, and southern edges of the basin (represented by the high portions of alluvial fans) where a value of 10 percent has been estimated (Michael 1962).

Subsurface outflow from the valley is limited by bedrock highs at the north end of Brite Creek and at Tehachapi Pass. Subsurface outflow to the east has been limited by the persistence of a groundwater pumping depression southeast of the City of Tehachapi. Very little groundwater escapes the basin except by surface flows in times of flood (Michael 1962).

Under natural conditions, groundwater flow was probably split near the drainage divide between Tehachapi Valley East and West basins and moves toward the east and west, respectively. Although there is still some groundwater outflow both east and west, most water leaves the basin only as streamflow in Tehachapi Creek during storm events (Michael 1962). Heavy pumping in areas south of Tehachapi and Monolith has altered the movement of groundwater due to the creation of a large pumping depression.

Restrictive Structures

Inferred southeast trending faults cross the southwestern portion of the basin and offset basement depths by up to 500 feet (Michael 1962). These faults appear to act as groundwater barriers based on the observation of different groundwater elevations on either side of the fault. Higher elevations on the southwest sides of the faults imply recharge from the southern watershed.

Recharge Areas

The principal sources of recharge in the basin are the percolation of streamflow originating in the watershed, and to a lesser extent, the deep percolation of direct rainfall. The areas of Antelope, China, and Brite Creeks are the main recharge areas of the basin and are capable of a moderate recharge rate. Usable groundwater supplies are derived from the recent and underlying older alluvial deposits (Michael 1962). Artificial recharge of state water was initiated in 1996 (Jasper 2000).

Groundwater Level Trends

Between 1951 and 1961, there was a loss of 73,000 af from the basin. This estimate is based on hydrographs from TCCWD (2000) showing an average water level decrease of 58 feet, a basin area of 18,000 acres, and a specific yield of 7 percent. From 1961 to 1978, there was a loss of 32,700 af of groundwater. This estimate is also based on hydrographs from TCCWD (2000), which shows an average water level decrease of 26 feet and the same basin dimensions and specific yield mentioned above. Groundwater levels came up 71 feet (based on hydrographs from TCCWD 2000) between 1978 to 1999, leading to an increase of 89,500 af of groundwater in the basin (based on the same basin dimensions and specific yield mentioned above).

Groundwater Storage

Groundwater Storage Capacity. Total storage of the basin is estimated at 225,000 af (based on an estimated basin volume of 3,250,000 af and a specific yield of 7 percent; Michael 1962).

Groundwater in Storage. The amount of groundwater in storage has not been determined.

Groundwater Budget (Type A)

A detailed budget for this basin was established in 1996. Natural recharge of the basin is calculated as 3,000 af. This value is based on safe yield values determined by the Court which approximate the estimated combined annual recharge of 10,000 af for Cummings, Brite, and Tehachapi Valleys (Michael 1962). Brite and Tehachapi Valleys receive about 60 percent of this recharge or 6,000 af. The Tehachapi Valley West basin occupies about 60 percent of the combined Brite/Tehachapi Valley watershed and would be assigned 60 percent of the recharge (or 3,600 af). However, because less rainfall is recorded in this portion of the watershed, a 50 percent split would be more appropriate, giving a value of 3,000 af. Artificial recharge and applied water recharge are 1,217 af and 380 af, respectively (TCCWD 2000). There is no subsurface inflow, although some flow is pulled to the groundwater pumping depression southeast of Tehachapi. Annual urban extraction and annual agricultural extraction are estimated at 2,600 af and 200 af respectively, and other extractions come to 735 af (TCCWD 2000). There is no subsurface outflow (Michael 1962).

Groundwater Quality

Characterization. The characterization of the basin has not been determined. TDS values range from 280 to 365 mg/L, with an average value of 315 mg/L (based on three wells) (DHS 1991). EC values range from 460

to 620 $\mu\text{mhos/cm}$, with an average value of 520 $\mu\text{mhos/cm}$ (based on three wells) (DHS 1991).

Impairments. Nitrate levels exceed 30 mg/L in Tehachapi municipal wells (DHS 1991) and 45 mg/L in two former supply wells in an annexed subdivision northeast of Tehachapi (DHS 1991; Jasper 2000). To remediate this nitrate plume, this water is extracted and piped to surrounding agricultural land for use as irrigation supply (Jasper 2000).

Water Quality in Public Supply Wells

Constituent Group ¹	Number of wells sampled ²	Number of wells with a concentration above an MCL ³
Inorganics – Primary	28	3
Radiological	23	0
Nitrates	30	2
Pesticides	23	0
VOCs and SVOCs	22	0
Inorganics – Secondary	28	2

¹ A description of each member in the constituent groups and a generalized discussion of the relevance of these groups are included in *California's Groundwater – Bulletin 118* by DWR (2003).

² Represents distinct number of wells sampled as required under DHS Title 22 program from 1994 through 2000.

³ Each well reported with a concentration above an MCL was confirmed with a second detection above an MCL. This information is intended as an indicator of the types of activities that cause contamination in a given basin. It represents the water quality at the sample location. It does not indicate the water quality delivered to the consumer. More detailed drinking water quality information can be obtained from the local water purveyor and its annual Consumer Confidence Report.

Well Characteristics

	Well yields (gal/min)	
Municipal/Irrigation	Range: 60 – 1,500	Average: 454 (11 well completion reports)
Domestic:	Range: 3 – 300	Average: 42 (60 well completion reports)
	Total depths (ft)	
Domestic	Range: 150 – 620	Average: 317 (72 well completion reports)
Municipal/Irrigation	Range: 300 - 750	Average: 451 (12 well completion reports)

Active Monitoring Data

Agency	Parameter	Number of wells /measurement frequency
TCCWD	Groundwater levels	64 Semi-annually
City of Tehachapi	Title 22 water quality	7 Varies
Golden Hills CSD	Title 22 water quality	12 Varies

Basin Management

Groundwater management:	Tehachapi Valley West is an adjudicated basin; the Tehachapi-Cummings County Water District (TCCWD) is Watermaster.
Water agencies	
Public	TCCWD; City of Tehachapi; Golden Hills CSD
Private	Ashtown Mutual Water System

Comments:

Since the start of basin adjudication in the early 1970s, groundwater levels have increased to those present during the late 1940s when the valley's groundwater overdraft problem became apparent. The importation of State water to supplement groundwater supplies starting in 1973 has also had a significant affect on reducing basin overdraft. While initially treated and used as municipal supply, most imported water is now used conjunctively in groundwater recharge programs.

References Cited

- California Department of Health Services, Office of Drinking Water (DHS). 1991. *Engineering Report. City of Tehachapi, County of Kern, Water Permit No. 03-91-018*. Central Valley Region. 8 p. + appendices.
- Jasper, Bob, General Manager Tehachapi-Cummings Water District. 2000. Conversation with Bruce Myers, California Department of Water Resources, San Joaquin District. August 29, 2000.
- Michael, Eugene D. and Donald L. McCann. 1962. *Geology Groundwater Survey—Tehachapi Soil Conservation District, Kern County, California*. Consultant Report. Michael-McCann Associates. 88 p.
- Smith, AR (compiler). 1964. Bakersfield Sheet of *Geologic Map of California*. California Division of Mines and Geology (CDMG). Scale 1:250,000.
- Tehachapi-Cummings County Water District (TCCWD). June 2000. *Twenty-Sixth Annual Watermaster Report for Tehachapi Basin*. 48 p.

Additional References

- California Department of Health Services, Drinking Water Field Operations Branch (DHS). 1999. Engineering Report. *Permit Amendment, Golden Hills Comm. Service Dist., Tehachapi, CA, Water Permit No. 03-12-99PA-10*. Central Valley Region. 6 p. + appendices.
- Lorens, P.J. 1952. *Pollution Survey of Tehachapi Creek Spring Area. A Contribution to a Report Prepared by the Bureau of Sanitary Engineering for the Central Valley Regional Water Pollution Control Board*. Unnumbered Report.

Errata

Changes made to the basin description will be noted here.

EXHIBIT B



PRODUCTION REPORT YEAR END 2024

Name: Golden Hills CSD

A. Allowed Pumping Allocation (APA) for 2024:

1	Owned APA	902.333
2	APA leased in	<u>300.000</u>
3	APA leased out	<u>-</u>
4	Deduction for previous over-extraction	<u>-</u>
	Total owned/leased APA (pump first) *	<u>1,202.333</u>

B. Carryover Into 2024:

1	From 2022 (pump second)	-
2	From 2023 (pump third)	<u>82.143</u>
	Total carryover into 2024	<u>82.143</u>
	Allowable extractions (other than recharge water)	<u>1,284.476</u>

C. Extractions:

1	Amount of water extracted prior to reporting month	0.000
2	Amount of water extracted during reporting month	<u>0.000</u>
	Total extractions through end of report	<u>(1,174.910)</u>

D. Extractions by source:

1	From owned/leased APA	<u>(1,174.910)</u>
2	From 2022 carryover	<u>0.000</u>
3	From 2023 carryover	<u>0.000</u>
4	Over-extractions	<u>0.000</u>
	Total extractions through end of reporting month	<u>(1,174.910)</u>

E. Remaining allowed pumping allocation

(if negative number, must be made up with recharge water)

1	Portion from 2023 carryover	<u>82.143</u>
2	Portion from 2024 carryover (25% limit)	<u>27.423</u>
	Allowed carryover into 2025	<u>109.566</u>

F. Artificial Replenishment Water:

1	In storage at beginning of 2024	4,168.182
2	Recharge water purchased during 2024	<u>0.000</u>
3	Less Spreading Loss (6%)	<u>0.000</u>
4	Recharge water extracted during 2024	<u>0.000</u>
	Remaining in storage at end of 2024	<u>4,168.182</u>

* Amount subject to 25% carryover limit.

G. Beginning Meter Readings (As Shown on Last Report): unknown

To Be Supplied By Water Producer: End of Month Meter Readings

Meter Unit of Measure (i.e. Gallons, Gallons X10, Acre Feet, etc.):

Date Read	Meter Reading

Date Read	Meter Reading

Date Read	Meter Reading

Signature

Date

**CEQA
Transmittal Memorandum for 2025**

Attach **one** transmittal memorandum to the front of the original CEQA document. Clip copies in the back.

- 1) If notice requires F&W receipt, you must provide a minimum of 3 copies of the notice.
- 2) If notice does not require F&W receipt, you must provide a minimum of 2 copies of the notice.

TYPE OR PRINT CLEARLY

LEAD AGENCY Golden Hills Community Services District

PROJECT TITLE Nature Park Master Plan

PROJECT APPLICANT Golden Hills Community Services District

PHONE NUMBER (661) 822-3064

PROJECT APPLICANT ADDRESS: 21415 Reeves Street

CITY Tehachapi STATE CA ZIP CODE 93561

WORK ORDER # _____ 30-Day Posting 35-Day Posting 45-Day Posting Other _____

CONTACT PERSON _____ PHONE NUMBER (____) _____

CHECK DOCUMENT BEING FILED:

- Notice of Availability.....No Fee
- Notice of Intent.....No Fee
- Notice of Preparation.....No Fee
- Notice of Public Hearing.....No Fee
- Other _____.....No Fee
- Environmental Impact Report (EIR).....\$4123.50
 - Previously paid F&W (**must attach F&W receipt**) F&W Receipt Number# _____
 - DFG No Effect Determination (**F&W letter must be attached**).....No Fee
 - County Administrative Fee.....\$50.00
- Mitigated Negative Declaration or Negative Declaration.....\$2968.75
 - Previously paid F&W (**must attach F&W receipt**) F&W Receipt Number# _____
 - DFG No Effect Determination (**F&W letter must be attached**).....No Fee
 - County Administrative Fee.....\$50.00
- Notice of Exemption.....No Fee
 - County Administrative Fee.....\$50.00

TOTAL \$ \$3,018.75

*Additional copies to be returned to: Jackie Lancaster - see envelope

*Method of return: Hold for pick-up/Call # _____ Interoffice Mail

PAYMENT METHOD: ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING

- JV – Ledger Account _____ Cost Center _____ Fund _____ Spend Category _____
- Money Order
- Check

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Kern
Address: 1115 Truxton Ave
Bakersfield, CA 93301

From:

Public Agency: Golden Hills Community Services District
Address: 21415 Reeves Street
Tehachapi, CA 93561

Contact: Christopher Carlson
Phone: (661) 822-3064

Lead Agency (if different from above):
Golden Hills Community Services District
Address: 21415 Reeves Street
Tehachapi, CA 93561
Contact: Christopher Carlson
Phone: (661) 822-3064

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025080814

Project Title: Nature Park Master Plan

Project Applicant: Golden Hills Community Services District

Project Location (include county): Tehachapi, Kern County, CA

Project Description:

See attached Project Description

This is to advise that the Golden Hills Community Services District has approved the above (Lead Agency or Responsible Agency)

described project on 10/16/2025 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

GHCSO Office located at 21415 Reeves Street, Tehachapi, CA 93561

Signature (Public Agency): Title: General Manager

Date: Date Received for filing at OPR:

Project Background and Purpose

The community of Golden Hills lies in the unincorporated area of Kern County bordering the growing city of Tehachapi to the east. The community provides an abundance of open space and natural environments for its residents to enjoy. The Project site presently contains the Golden Hills Nature Park (Nature Park), with only passive uses currently provided. The Nature Park, formerly known and used as the Golden Hills Country Club (GHCC), was purchased by the District in 2014 and has been maintained since. Prior to the purchase, the property was not used or maintained since the early 1990s. Since 2014, the District has formed committees and held public workshops focused on gathering and organizing the public's ideas as to what the property could become. The Nature Park is currently being used by regional residents for walking, running, bicycling, horseback riding, and bird watching. The site has seen minor improvements such as the installation of picnic and park benches, informational signage, fencing, and stormwater management and debris removal. The Golden Hills Nature Park Master Plan has been developed over the course of the years since property purchase, and this document would be another step towards providing additional recreation activities envisioned to benefit more residents of the Golden Hills community.

Project Description

The District proposes to adopt and carry out the Nature Park Master Plan, which seeks to develop the existing passive Golden Hills Nature Park, formerly known as the Golden Hills Country Club. Proposed development would include a new District office, community center, maintenance building, and outdoor recreational facilities. The overall approximate footprint for the three buildings is 50,000 square feet.

Recreational facilities would be built out in approximately five phases, with each phase described below:

- Phase 1
 - Approximately 2-acre Passive Area Parking Lot and approximately 5,000 square foot Pavilion, located at the northeast corner of Westwood Boulevard and Woodford-Tehachapi Road.
 - Approximately 2 miles of horse trails, connecting to the parking lot and through the Nature Park property.
- Phase 2
 - Approximately 5,600 square foot pavilion.
- Phase 3
 - 0.67-acre Dog Park.
 - Two multi-use courts.
 - 2,500 square foot pavilion.
 - 3,000 square foot playground area.
- Phase 4
 - Two multi-use fields on approximately 8.1 acres.
- Phase 5
 - Access roads connecting the Passive Area Parking Lot from Phase 1 to 3.

The phasing implementation of the recreation facilities may be adjusted based on funding available.

Construction Schedule

Construction would generally take place daily from 6:00am to 9:00pm on weekdays and 8:00am to 9:00pm on weekends, per the permitted construction times in Kern County.

Equipment

Construction equipment would likely include the following equipment listed in [Table 1](#) below.

Table 1: Anticipated Construction Equipment

Anticipated Construction Equipment	
Excavators	Compactors
Graders	Bulldozer
Skid steers	Large tractor and large discing unit
Loaders	Water trucks supplying water for dust control and conditioning soil for compaction
Hauling trucks	Large watercannon and hoses
Scrapers	

Operation and Maintenance

Operation and maintenance (O&M) of the park area would be handled by the District. O&M would include, but is not limited to, the following:

- Mowing – Mowing each side of trail where applicable.
- Pruning - Prune woody limbs and shrubs near sides of trail.
- Vegetation management of the California bulrush within Tom Sawyer Lake.
- Removal of Trees/Limbs - Evaluation/removal of unhealthy or dead trees and limbs. Fallen trees may remain as access control and to minimize disturbance.
- Signage - Maintain directional and informational signs.
- Trail Surface – Restore, regrade, clean and/or resurface when necessary.
- Drainage Structures - Clean inlets, keep swales clear of debris.
- Litter Pick Up - Trailside-litter pickup. Access area litter pickup. Encourage continued user "carry-in, carry-out" policy.
- Trash Collection - Removal of trash from receptacles at access areas.
- Minor bridges and structure Inspection - Maintenance of bridge, overlook and trailhead structures to ensure structural integrity and public safety.
- Lighting – maintain functional safety lighting (replace luminaires, repair outages)
- Landscape irrigation

CHAPTER 5 MITIGATION, MONITORING, AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the Initial Study/Mitigated Negative Declaration (IS/MND). The MMRP lists mitigation measures recommended in the IS/MND for the Project and identifies monitoring and reporting requirements.

Table 5-1: Mitigation, Monitoring, and Reporting Program presents the mitigation measures identified for the Project. Each mitigation measure is numbered with a symbol indicating the topical section to which it pertains, a hyphen, and the impact number. For example, AIR-2 would be the second mitigation measure identified in the Air Quality analysis of the IS/MND.

The first column of **Table 5-1: Mitigation, Monitoring, and Reporting Program** identifies the mitigation measure. The second column, entitled “When Monitoring is to Occur,” identifies the time the mitigation measure should be initiated. The third column, “Frequency of Monitoring,” identifies the frequency of the monitoring of the mitigation measure. The fourth column, “Agency Responsible for Monitoring,” names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last columns will be used by the Lead and Responsible Agencies to ensure that individual mitigation measures have been complied with and monitored

Table 5-1: Mitigation, Monitoring, and Reporting Program
Mitigation, Monitoring, and Reporting Program

Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
Agricultural and Forestry Resources						
See BIO-39 and BIO-40 in Section 4.4.2.						
Biological Resources						
General Project-Related Impacts						
BIO-1	(WEAP Training): Prior to initiating construction activities (including staging and mobilization), all personnel associated with project construction will attend a mandatory Worker Environmental Awareness Program (WEAP) training, conducted by a qualified biologist, to aid workers in identifying special status resources that may occur in the site. The specifics of this program will include identification of the sensitive species and suitable habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. This training will discuss special status species, describe the laws and regulations in place to provide protection of these species, identify the penalties for violation of applicable environmental laws and regulations, and include a list of required protective measures to avoid "take." A fact sheet summarizing this information, along with photographs or illustrations of sensitive species with potential to occur on the site, will also be prepared for distribution to all contractors, their employees, and all other personnel involved with construction of the project. All trainees will sign a form documenting that they have attended WEAP training and understand the information presented to them.	Prior to the start of any construction activities	As needed for any new construction personnel during construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
BIO-2	(Best Management Practices): The project proponent will require that all workers employ the following best management practices (BMPs) in order to avoid and minimize potential impacts to special status species: <ul style="list-style-type: none"> • Vehicles will observe a 15-mph speed limit while on unpaved access routes • All open trenches, holes, sumps, and other excavations with sidewalls steeper than a 1:1 (45 degree) slope will have an escape ramp of earth or a non-slip material with a less than 1:1 slope or these will be covered with barrier material such that animals are unable to dig or squeeze under the barrier and become entrapped 	Prior to the start of any construction activities	During Construction	GHCSO	Report	

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	<ul style="list-style-type: none"> Workers will inspect areas beneath parked vehicles, equipment, and materials prior to mobilization. If special status species are detected, the individual will either be allowed to leave of its own volition or will be captured by the qualified biologist (must possess appropriate collecting/handling permits) and relocated out of harm's way to the nearest suitable habitat beyond the influence of the project work area. "Take" of a state or federal special status (rare, California Species of Special Concern, threatened, or endangered) species is prohibited. The presence of any special status species will be reported to the project's qualified biologist, who will submit the occurrence to the CNDDB. If necessary, the biologist will report the occurrence to CDFW and/or USFWS. 					
Project-Related Impacts to Special Plant Species						
BIO-3	<i>(Botanical Surveys):</i> Prior to project activities occurring within valley oak woodland and forest or wetland/wet meadow habitats of the site, a qualified botanist/biologist will conduct focused botanical surveys during the appropriate blooming seasons for calico monkeyflower (March – May), pale-yellow layia (April – June), Palmer's mariposa-lily (May – July), and Piute Mountains navarretia (April – July) according to CDFW's <i>Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities</i> (2018) for all appropriate habitats for these species within the site.	During appropriate blooming seasons	Once, as determined by qualified biologist during construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
BIO-4	<i>(Avoidance Buffers):</i> If special status plants are identified during a survey, an avoidance buffer and, if necessary, use of exclusion fencing, will be placed around the area to avoid disturbing the plants and their root systems.	Prior to the start of construction activities	Once, as determined by qualified biologist prior to construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
BIO-5	<i>(Formal Consultation):</i> If rare plant individuals or populations are detected within project work areas during the focused botanical surveys, and the plants cannot be avoided, the project proponent will initiate consultation with CNPS to determine next steps for relocation.	Prior to the start of construction activities	Once, Prior to ground disturbing activities and the start of construction	GHCSO with assistance of a qualified biological subconsultant	Report	

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
Project-Related Mortality and/or Nest Abandonment of Migratory Birds, Raptors, and Special Status Birds						
BIO-6	<i>(Avoidance)</i> : The project's construction activities will occur, if feasible, between September 16 and January 31 (outside of the nesting bird season) to avoid impacts to nesting birds.	September 16 to January 31	Once, as determined by qualified biologist during construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
BIO-7	<i>(Pre-construction Surveys)</i> : If activities must occur within the nesting bird season (February 1 to September 15), a qualified biologist (someone familiar with these species and nesting birds) will conduct a single pre-construction survey for tricolored blackbird colonies on the site and up to 300 feet outside of the site within five (5) calendar days prior to the start of construction. The survey would also include inspecting for nesting migratory birds within the site and up to 100 feet outside of the site and for nesting raptors within the site and up to 500 feet outside of the site. All raptor nests would be considered "active" upon the nest-building stage. If no active nests are observed, no further mitigation is required.	Prior to the start of construction activities	Once, as determined by qualified biologist prior to construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
BIO-8	<i>(Avoidance Buffers)</i> : On discovery of any active nests or breeding colonies near work areas, a qualified biologist will determine appropriate avoidance buffer distances based on applicable CDFW and/or USFWS guidelines, the biology of the species, conditions of the nest(s), and the level of project disturbance. For tricolored blackbirds a qualified biologist will determine appropriate avoidance buffer distances based in accordance with the <i>Staff Guidance Regarding Avoidance of Impacts to Tricolored Blackbird Breeding Colonies on Agricultural Fields</i> (California Department of Fish and Wildlife 2015), conditions of the nest(s), and the level of project disturbance. If necessary, avoidance buffers will be identified with flagging, fencing, or other easily visible means, and will be maintained until the biologist has determined that the nestlings have fledged.	Prior to the start of construction activities	Once, as determined by qualified biologist prior to construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
Project-Related Mortality and/or Disturbance to Burrowing Owl						
BIO-9	<i>(Pre-construction Take Avoidance Survey)</i> : A qualified biologist (someone familiar with the identification and sign of this species) will conduct a pre-construction take avoidance survey for BUOW and suitable burrows, in accordance with CDFW's <i>Staff Report on Burrowing Owl Mitigation</i> (2012), within seven (7) days prior to the start of	Within seven days prior to the start of construction	Once, as determined by qualified biologist prior to	GHCSO with assistance of a qualified biological subconsultant	Report	

Mitigation, Monitoring, and Reporting Program																															
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance																									
	construction activities. The survey will include the proposed work area and surrounding lands up to 500 feet. If no BUOW individuals or active burrows are observed, no further mitigation is required.		construction activities																												
BIO-10	<p>(Avoidance): If an active BUOW burrow is detected, avoidance buffers will be implemented. A qualified biologist will determine appropriate avoidance buffer distances based on CDFW's 2012 <i>Staff Report on Burrowing Owl Mitigation</i>, the biology of BUOW, conditions of the burrow(s), and the level of project disturbance. If necessary, avoidance buffers will be identified with flagging, fencing, or other easily visible means, and will be maintained until the biologist has determined that the nestlings have fledged and all BUOW have left the project area.</p> <table border="1"> <thead> <tr> <th colspan="5">Level of Disturbance</th> </tr> <tr> <th>Location</th> <th>Time of Year</th> <th>Low</th> <th>Med</th> <th>High</th> </tr> </thead> <tbody> <tr> <td>Nesting sites</td> <td>April 1-Aug 15</td> <td>200 meters</td> <td>500 meters</td> <td>500 meters</td> </tr> <tr> <td>Nesting sites</td> <td>Aug 16-Oct 15</td> <td>200 meters</td> <td>200 meters</td> <td>500 meters</td> </tr> <tr> <td>Nesting sites</td> <td>Oct 16-Mar 31</td> <td>50 meters</td> <td>100 meters</td> <td>500 meters</td> </tr> </tbody> </table>	Level of Disturbance					Location	Time of Year	Low	Med	High	Nesting sites	April 1-Aug 15	200 meters	500 meters	500 meters	Nesting sites	Aug 16-Oct 15	200 meters	200 meters	500 meters	Nesting sites	Oct 16-Mar 31	50 meters	100 meters	500 meters	Upon discovery of BUOW burrow	Once, as determined by qualified biologist during construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
Level of Disturbance																															
Location	Time of Year	Low	Med	High																											
Nesting sites	April 1-Aug 15	200 meters	500 meters	500 meters																											
Nesting sites	Aug 16-Oct 15	200 meters	200 meters	500 meters																											
Nesting sites	Oct 16-Mar 31	50 meters	100 meters	500 meters																											
BIO-11	(Incidental Take Permit and Passive Relocation): If an active BUOW burrow is detected within the proposed work area and cannot be avoided, it is recommended the project obtain an Incidental Take Permit (ITP) in order to implement protection plans and/or relocation plans in consultation with CDFW and/or USFWS and protect the project from "take" of this species.	Upon discovery of BUOW burrow	Once, as determined by qualified biologist during construction activities	GHCSO with assistance of a qualified biological subconsultant	Report																										
Project-Related Mortality and/or Disturbance to American Badger																															
BIO-12	(Pre-construction Take Avoidance Survey): A qualified biologist (someone familiar with the identification and sign of this species) will conduct a pre-construction survey of project areas within seven (7) days prior to vegetation clearing or ground disturbing activities within the valley oak woodland and forest habitat. The goal of this survey is to search for potentially active badger dens.	Seven days prior to vegetation clearing or ground disturbing activities	Once, as determined by qualified biologist during construction activities	GHCSO with assistance of a qualified biological subconsultant	Report																										
BIO-13	(Remote Cameras): If potential American badger dens are detected during the pre-construction survey, each potential den will be monitored with a remote camera for a period of at least three consecutive nights. If there is no activity recorded at the den location, the den can be deemed "inactive" or "unoccupied" and closed or excavated the same day as determining the den inactive.	Upon discovery of potential American Badger dens	Once, as determined by qualified biologist during construction activities	GHCSO with assistance of a qualified biological subconsultant	Report																										

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
BIO-14	<i>(Den Avoidance)</i> : If an American badger is denning on or within 50 feet of the site, the project proponent will avoid the den by a minimum 50-foot buffer.	Upon discovery of denning	Once, as determined by qualified biologist during construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
BIO-15	<i>(Timed Den Excavation)</i> : If an American badger is denning on or within up to 50 feet of the site and it cannot be avoided, the den may be excavated outside of the natal season (generally March 15 – June 15) or if it is determined that there are no cubs in the den. Prior to den excavation a remote camera will be placed at the den entrance for a minimum of three consecutive nights to record the general time when the badger leaves the den. Once this time has been determined and it is confirmed the badger left the den to forage the den will be excavated by hand, with the assistance of machinery. Scopes should be used to survey sections of the den prior to excavation. Should any cubs be discovered during the excavation the work will stop and the crew will leave the site immediately so the female can rescue her cubs and relocate them.	March 15 to June 15	Once, as determined by qualified biologist during construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
Project-Related Mortality and/or Disturbance of California Legless Lizard and Northern California Legless Lizard						
BIO-16	<i>(Avoidance)</i> : The project's construction activities will occur, if feasible, where ground disturbance has previously occurred and avoid areas that contain loose soil and leaf litter.	During construction activities and operation	Once, as determined by qualified biologist during construction activities	KDWCD with assistance of a qualified biological subconsultant	Report	
BIO-17	<i>(Pre-construction Surveys)</i> : If activities must occur in areas that contain loose soil and leaf litter within valley oak woodland and forest or riverine/valley oak riparian forest and woodland habitats a qualified biologist will conduct pre-construction surveys within 48 hours prior to beginning any project activities. Any loose substrate in which legless lizards could bury themselves will be gently raked with a hand tool (e.g., a garden rake) to a depth of two inches to locate any lizards that could be under the surface. Lizards that are detected will be allowed to leave the work area of their own volition or will be moved out of harm's way by a qualified biologist to suitable habitat at least 50 feet from the project work site.	Prior to the start of construction activities	Once, as determined by qualified biologist prior to construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
Project-Related Mortality and/or Disturbance to Coast Horned Lizards						
BIO-18	<i>(Pre-construction Survey)</i> : Within 15 days prior to vegetation clearing or ground disturbing activities within the valley oak woodland and forest, riverine/valley oak riparian forest and woodland, and ruderal habitats a qualified biologist will conduct a pre-construction survey of the work area in these habitats. Surveys will not take place when daytime temperatures are below 60°F or above 95°F. If no suitable habitat or species observations are found, no further mitigation is required. Lizards that are detected will be allowed to leave the work area of their own volition or will be moved out of harm's way by a qualified biologist to suitable habitat at least 50 feet from the project work site.	Within 15 days prior to vegetation clearing or ground disturbing activities	Once, as determined by qualified biologist prior to construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
Project-Related Mortality and/or Disturbance to Crotch's Bumble Bee						
BIO-19	<i>(Flying Bumble Bee and Nest Surveys)</i> : A qualified biologist (someone who is familiar with and can identify bumble bees) will conduct three flying bumble bee and nest surveys during the peak flying periods (April, May to June, and July) prior to initial ground disturbing activities. The biologist will walk throughout the site and up to 100 feet outside of the site during the optimal time of the day to inspect for bumble bees and any nests. If an individual is observed, it will be followed until it can be determined if a nest is present within the survey boundary.	During the peak flying periods (April, May to June, and July) prior to initial ground disturbing activities.	Once, as determined by qualified biologist prior to construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
BIO-20	<i>(Identification and Protection Plan)</i> : Bumble bee individuals need to be captured to be identified. If a bumble bee nest is observed, no ground disturbing activities will occur within 50 feet of the nest until a plan to identify the species using the nest and protect nesting and overwintering Crotch's bumble bee has been submitted to CDFW and approved in writing.	Upon bumble nest observation	Once, as determined by qualified biologist prior to construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
Project-Related Mortality and/or Disturbance to Monarch Butterfly						
BIO-21	<i>(Pre-construction Surveys)</i> : A survey of the project site will be conducted by a qualified biologist (someone who can identify the species and is familiar with the species' host plants) within 15 days prior to construction activities to determine if milkweeds plants are located within the site during the breeding season (February 1 to August 31). If no milkweed plants are observed, no further mitigation is required.	15 days prior to construction activities	Once, as determined by qualified biologist prior to construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
BIO-22	<i>(Avoidance)</i> : If milkweeds are observed within the site during the breeding season (February 1 to August 31), an avoidance buffer will be placed around the area so as not to disturb the plant or its root system.	Upon discovery of milkweeds	Once, as determined by qualified biologist	GHCSO with assistance of a qualified	Report	

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	The buffer will be left in place until a qualified biologist has determined the buffers are no longer warranted.	during breeding season (February 1 to August 31)	prior to construction activities	biological subconsultant		
BIO-23	<i>(Consultation with United States Fish and Wildlife Service If Listed):</i> In the event a milkweed plant is detected during the pre-construction survey and cannot be avoided and this species is listed under the ESA prior to this observation, consultation with USFWS will be completed to avoid take.	Upon discovery of milkweeds plant	Once, as determined by qualified biologist prior to construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
Project-Related Mortality and/or Disturbance to Foothill yellow-legged Frog						
BIO-24	<i>(Pre-construction Take Avoidance Survey):</i> A qualified biologist (someone familiar with the identification and habitat of this species) will conduct surveys for FYLF in accordance with CDFW's <i>Considerations for Conserving the Foothill Yellow-Legged Frog</i> ²⁸ , or current guidance for FYLF to determine if FYLF are within or adjacent to the riverine/valley oak riparian forest or valley oak woodland and forest habitats within project site. If no FYLFs are found during the pre-construction survey and no surface water is present in the project site, work may commence without further surveys.	Prior to the start of construction activities	Once, as determined by qualified biologist prior to construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
BIO-25	<i>(Foothill Yellow-Legged Frog Consultation and Avoidance):</i> If any FYLF are found during preconstruction surveys or at any time during construction, consultation with CDFW and USFWS is warranted to determine if the project can avoid take. CDFW recommends that initial ground-disturbing activities be timed to avoid the period when FYLF are most likely to be moving through upland areas (i.e., November 1 to March 31). When ground-disturbing activities must take place between November 1 and March 31, CDFW recommends that a qualified biologist monitor construction activity daily for FYLF.	Upon discovery of FYLF	Once, as determined by qualified biologist prior to construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
BIO-26	<i>(Monitor):</i> If ground-disturbing activities must take place between November 1 and March 31, surface water is present during the preconstruction surveys, or if surface water becomes present at any time during the work period, the qualified biologist will conduct a pre-	Between November 1 and March 31	Daily during construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	

²⁸ (California Department of Fish and Wildlife, 2018)

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	activity clearance survey each day and remain on the site to oversee all vegetation clearing and ground disturbing activities within FYLF habitat.					
BIO-27	(<i>Foothill Yellow-Legged Frog Take Authorization</i>): If avoidance is not feasible the project will consult with the USFWS and CDFW to acquire take permits for FYLF prior to any project activities.	Prior to construction activities	Once, as determined by qualified biologist prior to construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
Project-Related Mortality and/or Disturbance to Northwestern Pond Turtle						
BIO-28	(<i>Pre-construction Survey and Avoidance Buffers</i>): Within seven (7) days prior to the start of construction activities within the riverine/ valley oak riparian forest and woodland, freshwater pond, wetland/wet meadow, basin, or the valley oak woodland forest habitat within 330 feet of the creeks onsite, a qualified biologist (someone who is able to identify this species) will conduct a pre-construction survey for northwestern pond turtle within the site and surrounding areas up to 330 feet. Pre-construction surveys will be conducted in accordance with the draft <i>Western Pond Turtle (Emys marmorata) Visual Survey Protocol for the Southcoast Ecoregion</i> . ²⁹ If no northwestern pond turtles are observed during the pre-construction survey, then construction activities may begin. If construction is delayed or halted for more than seven (7) days, another pre-construction survey for northwestern pond turtle will be conducted. If the surveys result in the identification of a northwestern pond turtle or an individual is found on the site during construction activities, it will be allowed to leave the site on its own and the qualified biologist will determine appropriate buffers to be implemented to avoid impacts to the individual.	Within seven (7) days prior to the start of construction activities	Once, as determined by qualified biologist prior to construction activities	GHCSO with assistance of a qualified biological subconsultant	Report	
BIO-29	(<i>Monitor</i>): If northwestern pond turtles are observed on the site, a qualified biologist will conduct a pre-activity clearance survey each day and remain on the site to oversee all vegetation clearing and ground disturbing activities until the individual(s) have left the site.	Upon discovery of northwestern pond turtle	Daily during all vegetation clearing and ground disturbing activities	GHCSO with assistance of a qualified biological subconsultant	Report	
BIO-30	(<i>Formal Consultation</i>): Should northwestern pond turtles get listed in this area and the project needs to move an individual consultation for	When/if northwestern	During construction activities	GHCSO with assistance of a qualified	Report	

²⁹ (United States Geological Survey, 2006)

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	protection plans and/or relocation plans with the appropriate agency will be completed to avoid take.	pond turtles get listed		biological subconsultant		
Project-Related Mortality and/or Disturbance of Maternity Roosting Bats and Special Status Bats						
BIO-31	<i>(Pre-Construction Surveys)</i> : A pre-construction survey will be performed if construction activities fall between March 1 and September 30 (bat maternity season) to identify active bat roost locations in trees within 100 feet of the site prior to the start of construction. A qualified biologist (someone familiar with bat roosts and their sign) will conduct a daytime roost survey and an emergence survey at potential roost locations within seven days prior to construction.	Within seven (7) days prior to the start of construction activities	Once, as determined by qualified biologist prior to construction activities	GHCS D with assistance of a qualified biological subconsultant	Report	
BIO-32	<i>(Establish Buffers)</i> : On discovery of any active maternity season bat roosts, a qualified biologist will determine appropriate construction setback distances (buffer zones) based on the biology of the species, conditions of the roost(s), and the level of project disturbance, if appropriate. If necessary, construction buffers will be identified with flagging, fencing, or other easily visible means, and will be maintained until the biologist has determined that the roost will no longer be impacted by construction. Lighting is not to be used near roosts where it would shine on or into the roost entrance. Combustion equipment, such as generators, pumps, and vehicles are not to be parked, operated, under or within 100 feet of the roost.	Upon discovery of any active maternity season bat roosts	Daily during construction activities	GHCS D with assistance of a qualified biological subconsultant	Report	
BIO-33	<i>(Passive Relocation)</i> : On discovery of roosting bats outside of the bat maternity season (March 1 through September 30) and they cannot be avoided, the bats may be excluded from their roost after leaving for the night (i.e., one-way exclusion devices or other devices). Scopes should be used to survey sections of the roost after the bats have left to check no more individuals remain prior to exclusion. Following completion of passive relocation, a report will be prepared that documents the methods and results of these efforts.	Upon discovery of roosting bats outside of bat maternity season (March 1 through September 30) and	Daily during construction activities	GHCS D with assistance of a qualified biological subconsultant	Report	
Project-Related Mortality and/or Disturbance to Tehachapi Pocket Mouse						
BIO-34	<i>(Pre-construction Survey)</i> : A qualified biologist will conduct a pre-construction survey of suitable habitats within the site within 15 days prior to vegetation clearing or ground disturbing activities. Goals of this survey include a search for potential burrows within the site for Tehachapi pocket mouse. Environmentally sensitive areas will be flagged	Within 15 days prior to the start of construction activities	Once, as determined by qualified biologist prior to	GHCS D with assistance of a qualified biological subconsultant	Report	

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	for avoidance. If no individuals or suitable habitat is observed, no further mitigation is required.		construction activities			
BIO-35	(Den Avoidance): If a potential Tehachapi pocket mice are burrowing on or within 50 feet of the project site, the project proponent will avoid the burrow by a minimum 50-foot buffer.	Upon discovery of potential Tehachapi pocket mice	Daily during construction activities	GHCS D with assistance of a qualified biological subconsultant	Report	
BIO-36	(Camera Station): If burrows with dimensions suitable for Tehachapi pocket mice are detected during pre-construction surveys and cannot be avoided through disturbance-free buffer areas, each potential burrow will be monitored with remote camera stations for a period of three consecutive nights. If there is no activity at the burrows, they can be deemed "inactive" or "unoccupied" and closed or excavated within 24 hours.	During pre-construction surveys	Once, as determined by qualified biologist prior to construction activities	GHCS D with assistance of a qualified biological subconsultant	Report	
BIO-37	(Trapping/Formal Consultation): If potential Tehachapi pocket mice burrows are detected within 25 feet of a project site, trapping, according to the USFW Survey Protocol for determining the <i>Presence of San Joaquin Kangaroo Rats</i> (United States Fish and Wildlife Service, 2013), will be conducted to determine if Tehachapi pocket mouse are present. The biologist must possess the required collecting/handling permits. If this species is captured and cannot be avoided within the project area, the biologist will stop work and contact CDFW for guidance on how to proceed and avoid take.	Upon discovery of potential Tehachapi pocket mice burrows within 25 feet of a project site	Daily, during construction activities	GHCS D	Report	
Project-Related Impacts to Regulated Waters, Wetlands, and Water Quality						
BIO-38	(Permits): If the project intends to impact jurisdictional waters, permits with USACE, RWQCB, and/or CDFW will be obtained to comply with state and federal regulations, if necessary. These permits, certifications, and agreements would ensure impacts to waters are minimized to the extent possible and permanent impacts would be offset by compensatory mitigation.	During construction activities	Daily, during construction activities	GHCS D	Report	
Project-Related Impacts to Riparian Habitat and Natural Communities of Special Concern						
BIO-39	(Avoidance): The project will avoid areas of valley oak woodland and forest and valley oak riparian forest and woodland, when possible. If work occurs in these habitats oak tree removal will be avoided, and oak trees will be avoided by a minimum 90-foot buffer from the dripline, to avoid damaging their roots.	During construction activities	Daily, during construction activities	GHCS D	Report	

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
BIO-40	<i>(Revegetation Plan)</i> : If tree removal within these natural communities or ground disturbance within 90 feet of oak trees cannot be avoided a revegetation plan will be prepared for approval by CDFW and implemented after project completion.	During construction activities	During construction activities	GHCSO	Report	
Project-Related Impacts to Wildlife Movement Corridors and Native Wildlife Nursery Sites						
BIO-41	<i>(Operational Hours)</i> : When possible, construction activities within Tehachapi Creek and Brite Creek in the riverine/valley oak riparian forest and woodland habitat should be limited to a half hour after sunrise through a half hour before sunset to reduce potential impacts to wildlife movement corridors.	During construction activities	Daily, during construction activities	GHCSO	Report	
BIO-42	<i>(Wildlife Access)</i> : Access within these areas should not be blocked outside of construction hours or during overnight hours or weekends. If construction must block both sides of a wildlife access route, an alternative route through the construction area should be identified by a qualified biologist and maintained throughout the construction schedule timeframe.	During construction activities	Daily, during construction activities	GHCSO	Report	
Cultural Resources						
CUL-1	<i>(Archaeological Remains)</i> Should archeological remains or artifacts be unearthed during any stage of project activities, work in the area of the discovery shall cease until the area is evaluated by a qualified archaeologist. If mitigation is warranted, the project proponent shall abide by recommendations of the archaeologist.	Upon discovery of human remains	Daily, during construction activities	GHCSO	Report	
CUL-2	<i>(Human Remains)</i> In the event that human remains are discovered on the Project site, the Kern County Coroner must be notified of that discovery (Health and Safety Code Section 7050.5) and all activities in the immediate area if the find or in any nearby area reasonably suspected of overlie adjacent human remains must cease until appropriate and lawful measures have been implemented. If the Coroner determines that the remains are not recent, but rather of Native American origin, the Coroner shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours to permit the NAHC to determine the most likely descendent of the deceased Native American.	Upon discovery of human remains	Daily, during construction activities	GHCSO	Report	
Greenhouse Gas Emissions						
	None					

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
Noise						
NOI-1	The District shall ensure the construction contractor implement the following construction noise reducing measures: <ul style="list-style-type: none"> The construction contractor shall ensure that all noise producing construction activities, including warming-up or servicing equipment and any preparation for construction, shall be limited to the hours between 7:00 a.m. and 7:00 p.m. The construction contractor shall locate onsite equipment staging areas to maximize the distance between construction-related noise sources and noise sensitive receptors nearest the project site during construction. The construction contractor shall ensure that all equipment shall have sound control devices that are no less effective than those provided on the original equipment. Further, pavement breakers and jackhammers shall also be equipped with acoustically attenuating shields or shrouds recommended by the manufacturers thereof. In lieu of or in the absence of manufacturers' recommendations, the Director of Public Works shall have the authority to prescribe such means of accomplishing maximum noise attenuation as deemed to be in the public interest, considering the available technology and economic feasibility. 	During construction activities	Daily during construction activities	GHCS D		
NOI-2	The District shall ensure that equipment and trucks used for construction of the Project utilize the best available noise control techniques (including mufflers, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds).	During construction activities	Daily during construction activities	GHCS D		
Tribal Cultural Resources						
See CUL-1 and CUL-2 in Section 4.5.3.						

Proof of Publication

THE BAKERSFIELD CALIFORNIAN
4900 CALIFORNIA AVE STE 100A
BAKERSFIELD, CA 93309

Ad Number: 504631 PO #:
Edition: CALC Run Times 1
Class Code LEGAL NOTICES

Start Date 08/19/2025 Stop Date 08/19/2025

PROVOST & PRITCHARD CONSULTING
400 E. MAIN STREET, SUITE 300
VISALIA CA 93291
US

Billing Lines 35.00 Inches 3.5240275
Total Cost \$ 325.18 Account 105300
Billing PROVOST & PRITCHARD CONSULTING
Address 400 E. MAIN STREET, SUITE 300
VISALIA CA 93291
US

STATE OF CALIFORNIA
COUNTY OF KERN

Solicitor I.D.: 0

I AM A CITIZEN OF THE UNITED STATES AND A RESIDENT OF THE COUNTY AFORESAID: I AM OVER THE AGE OF EIGHTEEN YEARS, AND NOT A PARTY OR INTERESTED IN THE ABOVE ENTITLED MATTER. I AM THE ASSISTANT PRINCIPAL CLERK OF THE PRINTER OF THE BAKERSFIELD CALIFORNIAN, A NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED DAILY IN THE CITY OF BAKERSFIELD COUNTY OF KERN,

First Text
GOLDEN HILLS COMMUNITY SE

Ad Number 504631

AND WHICH NEWSPAPER HAS BEEN ADJUDGED A NEWSPAPER OF GENERAL CIRCULATION BY THE SUPERIOR COURT OF THE COUNTY OF KERN, STATE OF CALIFORNIA, UNDER DATE OF FEBRUARY 5, 1952, CASE NUMBER 57610; THAT THE NOTICE, OF WHICH THE ANNEXED IS A PRINTED COPY, HAS BEEN PUBLISHED IN EACH REGULAR AND ENTIRE ISSUE OF SAID NEWSPAPER AND NOT IN ANY SUPPLEMENT THEREOF ON THE FOLLOWING DATES, TO WIT:

08/19/2025

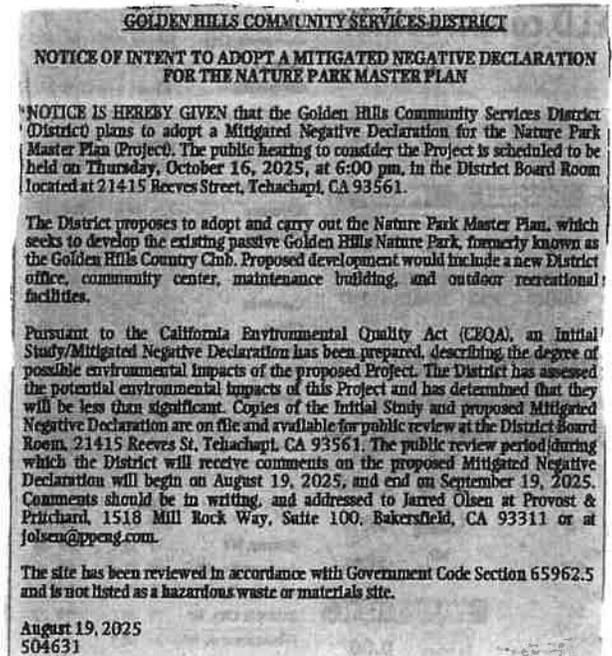
ALL IN YEAR 2025

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Krista Fisher

DATED AT BAKERSFIELD CALIFORNIA

8/19/25



**CEQA
Transmittal Memorandum for 2025**

RECEIVED
KERN COUNTY

AUG 18 2025

Attach **one** transmittal memorandum to the front of the original CEQA document. Clip copies in the back.

- 1) If notice requires F&W receipt, you must provide a minimum of 3 copies of the notice.
- 2) If notice does not require F&W receipt, you must provide a minimum of 2 copies of the notice.

TYPE OR PRINT CLEARLY

AIMEE X. ESPINOZA
AUDITOR CONTROLLER-COUNTY CLERK
BY D.H. DEPUTY

LEAD AGENCY Golden Hills Community Services District

PROJECT TITLE Nature Park Master Plan

PROJECT APPLICANT Golden Hills Community Services District

PHONE NUMBER (661) 822-3064

PROJECT APPLICANT ADDRESS: 21415 Reeves Street

CITY Tehachapi STATE CA ZIP CODE 93561

WORK ORDER # _____ 30-Day Posting 35-Day Posting 45-Day Posting Other _____

CONTACT PERSON _____ PHONE NUMBER (____) _____

CHECK DOCUMENT BEING FILED:

- Notice of Availability.....No Fee
- Notice of Intent.....No Fee
- Notice of Preparation.....No Fee
- Notice of Public Hearing.....No Fee
- Other _____ No Fee
- Environmental Impact Report (EIR).....\$4123.50
 - Previously paid F&W (must attach F&W receipt) F&W Receipt Number# _____
 - DFG No Effect Determination (F&W letter must be attached).....No Fee
 - County Administrative Fee.....\$50.00
- Mitigated Negative Declaration or Negative Declaration.....\$2968.75
 - Previously paid F&W (must attach F&W receipt) F&W Receipt Number# _____
 - DFG No Effect Determination (F&W letter must be attached).....No Fee
 - County Administrative Fee.....\$50.00
- Notice of Exemption.....No Fee
 - County Administrative Fee.....\$50.00

TOTAL \$ 0.00

*Additional copies to be returned to: Jackie Lancaster - see envelope

*Method of return: Hold for pick-up/Call # _____ Interoffice Mail

PAYMENT METHOD: ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING

- JV - Ledger Account _____ Cost Center _____ Fund _____ Spend Category _____
- Money Order
- Check

GOLDEN HILLS COMMUNITY SERVICES DISTRICT

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
FOR THE NATURE PARK MASTER PLAN**

NOTICE IS HEREBY GIVEN that the Golden Hills Community Services District (District) plans to adopt a Mitigated Negative Declaration for the Nature Park Master Plan (Project). The public hearing to consider the Project is scheduled to be held on Thursday, October 16, 2025, at 6:00 pm, in the District Board Room located at 21415 Reeves Street, Tehachapi, CA 93561.

The District proposes to adopt and carry out the Nature Park Master Plan, which seeks to develop the existing passive Golden Hills Nature Park, formerly known as the Golden Hills Country Club. Proposed development would include a new District office, community center, maintenance building, and outdoor recreational facilities.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration has been prepared, describing the degree of possible environmental impacts of the proposed Project. The District has assessed the potential environmental impacts of this Project and has determined that they will be less than significant. Copies of the Initial Study and proposed Mitigated Negative Declaration are on file and available for public review at the District Board Room, 21415 Reeves St, Tehachapi, CA 93561. The public review period during which the District will receive comments on the proposed Mitigated Negative Declaration will begin on August 19, 2025, and end on September 19, 2025. Comments should be in writing, and addressed to Jarred Olsen at Provost & Pritchard, 1518 Mill Rock Way, Suite 100, Bakersfield, CA 93311 or at jolsen@ppeng.com.

The site has been reviewed in accordance with Government Code Section 65962.5 and is not listed as a hazardous waste or materials site.

**BEFORE THE BOARD OF DIRECTORS OF
THE GOLDEN HILLS COMMUNITY SERVICES DISTRICT**

RESOLUTION NO. 25-31

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
GOLDEN HILLS COMMUNITY SERVICES DISTRICT**

**ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION
MONITORING AND REPORTING PROGRAM FOR THE
NATURE PARK MASTER PLAN PROJECT**

WHEREAS, Golden Hills Community Services District (GHCS D) prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Nature Park Master Plan Project ("Project") in accordance with requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines; and

WHEREAS, the District proposes to adopt and carry out the Nature Park Master Plan, which seeks to develop the existing Golden Hills Nature Park, formerly known as the Golden Hills Country Club. Proposed development would include a new District office, community center, maintenance building, and outdoor recreational facilities. The overall approximate footprint for the three buildings is 50,000 square feet; and

WHEREAS, on August 18, 2025, GHCS D filed a Notice of Intent (NOI) to adopt an IS/MND with the Kern County Clerk, said NOI advertised a 30-day review and comment period starting on August 19, 2025, and ending on September 19, 2025; and

WHEREAS, said NOI indicated that GHCS D intended to consider said IS/MND at a regular meeting on Thursday October 16, 2025; and

WHEREAS, one (1) comment letter was received from the Tehachapi-Cummings County Water District; and

WHEREAS, said letter included recommendations, comments, and suggestions that did not result in revisions to the proposed IS/MND mitigation measures; and

WHEREAS, based upon the IS/MND and the record, the project will not individually or cumulatively have an adverse impact on environmental resources; and

WHEREAS, the matter was considered at a regularly scheduled meeting on October 16, 2025; and

WHEREAS, the Board believes the approval of the IS/MND will be in the best interest of the District's landowners and water users.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE GOLDEN HILLS COMMUNITY SERVICES DISTRICT resolves as follows:

1. The Golden Hills Community Services Board of Directors adopts the IS/MND including the mitigation monitoring and reporting program for the Nature Park Master Plan Project.
2. The General Manager of the GHCS D is hereby authorized and directed to prepare the necessary Notice of Determination to be filed with the Kern County Clerk and the State Office of Planning and Research.

All the foregoing being on motion of XXXXXXXXX and seconded by XXXXXXXX and authorized by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

I HEREBY CERTIFY that the foregoing Resolution is the Resolution of said District as duly passed and adopted by said Board of Directors on the 16TH day of October 2025.

WITNESS my hand and seal of said Board of Directors this 16TH day of October 2025.

Christopher Carlson, Board Secretary

(DISTRICT SEAL)

11. F WELL SOLAR GROUND MOUNT LANDSCAPING:

Board to discuss potential landscaping options pertaining to the Solar Project located at the south end of the district's facilities. (Requested by Director Buckley)

General Manager and GHSCSD Board of Directors
September 29, 2025

Dear General Manager Carlson and Members of the GHSCSD Board of Directors,

My name is Brian Duhart, and I have been resident of Golden Hills since 1988. My address is 21520 Shirley Dr. Tehachapi Ca. 93561.

As a resident of Golden Hills I do take interest in any information regarding my community, thank you for the recent article explaining the solar project and the costs and savings involved. I do appreciate the effort to keep the community informed and I understand the urgency in moving forward before the RES-BCT program window closed.

I do have a couple of concerns. First, I think a community meeting would have been the right thing to do before installation of a project like this. It would have given neighbors some input and a chance to talk about things like fencing, landscaping, and overall appearance. From a personal note, the new panels are directly in my backyard and can be seen from our bedroom, dining room and kitchen.

Now that the panels are here, I believe we should look ahead and focus on any potential improvements that may make the project fits into the neighborhood without such a industrial appearance. A few ideas:

1. Remove the advertising-style signs and maybe replace it with some smaller informative sign by the parking lot that explains the project or the benefits of solar in this situation.
2. Possibly plant grass or shrubs in and around the panels to soften the commercial look in our neighborhood.
3. I believe the biggest improvement would be to add trees along the west side of the walking path. I would recommend trees consistent with the existing trees on the east and south sides of the solar project. I believe there would be a very small impact on the panels' total output as the existing trees have minimum impact and the hill or ridge line would prevent shading issues caused by the trees on the west side of the project.
4. Replace or cover the metallic chain-link and barbed wire fence with something more fitting for a residential area, like a brown or wood-style fence. Vines or climbing plants could also help. Honestly, I didn't think chain-link fencing was in line with GHSCSD rules and standards (bylaws or whatever the guiding document is).

For me, this isn't really about property values. It's more about how it feels to live next to the solar project every day. When I'm standing in my backyard on a summer afternoon, barbecuing hot dogs, the view of panels and chain-link isn't exactly what I hoped for. I have taken some mitigation steps myself but I do not think I can cover up the entire thing on my end.

I'm simply asking, as a neighbor, that these concerns and suggestions be brought to the next GHSCSD Board meeting and considered. I understand the project is in place, but I hope steps can be taken to the industrial look and blend in with the community a little better.

Sincerely,

Brian Duhart
21520 Shirley Dr.
Tehachapi Ca. 93561
661-972-4905
drduhart@gmail.com

12. COMMITTEE REPORTS:

A. STANDING COMMITTEES:

- 1) Finance – Directors King and Guggemos
- 2) Personnel – Directors Benham and Wyatt

B. AD HOC COMMITTEES:

- 1) Surrounding Community – Director Benham and Director Buckley
- 2) Nature Park Activity Priorities – Director King and Director Buckley
- 3) District Lands Revenue Generation - Directors King and Guggemos

C. REVIEW OF AD HOC COMMITTEES AND ASSIGNED OBJECTIVES.

Board to review current Ad Hoc committees and assigned objectives.

D. REVIEW OF THE STANDING COMMITTEES.

Board to review current standing committees and personnel assigned

13. NEW BUSINESS:

This portion of the meeting is set aside to provide the Board an opportunity to bring to the attention of the other Board members and the public matters which have come to their attention. No action can be taken on any matter discussed during this portion of the meeting; however, a Board member may request that a subject be placed on an upcoming agenda.

14. ADJOURN MEETING:

Motion Director _____, seconded Director _____