

Lorelei H. Oviatt, AICP, Director
2700 "M" Street, Suite 100
Bakersfield, CA 93301-2323
Phone: (661) 862-8600
Fax: (661) 862-8601 TTY Relay 1-800-735-2929
Email: planning@kerncounty.com
Web Address: <http://kernplanning.com/>



**PLANNING AND NATURAL
RESOURCES DEPARTMENT**

Planning
Community Development
Administrative Operations

DATE: October 17, 2023

TO: See Attached Mailing List

FROM: Kern County Planning and Natural
Resources Department
Attn: Mark Tolentino
2700 "M" Street, Suite 100
Bakersfield, CA 93301
(661)862-5041; TolentinoM@kerncounty.com

**SUBJECT: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT
REPORT (EIR) FOR THE WESTSIDE INDUSTRIAL PROJECT BY SEEFRIED
INDUSTRIAL PROPERTIES**

The Kern County Planning and Natural Resources Department as Lead Agency (per CEQA Guidelines Section 15062) has determined that preparation of an Environmental Impact Report (per CEQA Guidelines 15161) is necessary for the proposed project identified below. The Planning and Natural Resources Department solicits the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval of the project.

You are invited to view the Initial Study/NOP and submit written comments regarding the scope and content of the environmental information in connection with the proposed project should you wish to do so. Due to the limits mandated by State law, your response must be received by **Monday, November 16, 2023 at 5:00 p.m.** Comments can be submitted to the Kern County Planning and Natural Resources Department at the address shown above or to TolentinoM@kerncounty.com. A Scoping meeting will be held on **Wednesday, November 8, 2023 at 1:30 p.m.** at the address listed above.

PROJECT TITLE: Westside Industrial Project by Seefried Industrial Properties (PP24402); GPA No. 21, Map No. 142; ZCC No. 69, Map No. 142; CUP No. 75, Map No. 142; CUP No. 78, Map No. 142; PD Plan No. 3, Map 142; Exclusion No. 3, Ag Preserve No. 10; and TPM No. 12537

PROJECT LOCATION: The proposed project is located in unincorporated Kern County at the southeast corner of the Houghton Road and Wible Road intersection, approximately 1.25 miles west of State Route 99, at the southern end of the San Joaquin Valley. The project site is located in Section 13 of Township 31 South, Range 27 East in the Mount Diablo Base and Meridian (MDB&M).

PROJECT DESCRIPTION: The Westside Industrial Project, as proposed by Seefried Industrial Properties would allow for the construction and operation of a 653,442-square-foot single-story warehouse and distribution facility and related improvements. The facility would receive and consolidate products from vendors and then ship these products to other fulfillment centers within the network. The proposed project is situated on approximately 93.74 acres of privately owned land. The project's permanent facilities would include, but are not limited to, perimeter security fencing and nighttime directional lighting at the on-site warehouse and distribution facility, new pavement, curb and gutter, and sidewalk on frontage roads with associated signing and markings, office, break and ancillary space. Implementation of the project as proposed includes the following requests:

- a) General Plan Amendment No. 21, Map No. 142 to amend the land use designation in the Kern County Metropolitan Bakersfield General Plan from R-IA (Resource - Intensive Agriculture) to LI (Light Industrial) on the project site.
- b) Zone Change Case No. 69, Map No. 142 from A (Exclusive Agriculture) to M-1 PD (Light Industrial - Precise Development Combining) District on approximately 93.74 acres.
- c) Conditional Use Permit No. 75, Map No. 142 to allow for the construction and operation of a temporary concrete batch plant pursuant to 19.36.030 C.1 of the Kern County Zoning Ordinance.
- d) Conditional Use Permit No. 78, Map No. 142 to allow for the construction and operation of a permanent on-site wastewater treatment facility, pursuant to Chapter 19.36.030.H of the Kern County Zoning Ordinance.
- e) Precise Development Plan No. 3, Map No. 142 for site development and implementation of the M-1 PD zoning request.
- f) Exclusion No. 3, Agricultural Preserve No. 10 for the exclusion of approximately 93.74 acres from Agricultural Preserve No 10.
- g) Tentative Parcel Map No. 12537 which may be processed concurrently with the other project entitlements.

Documents can be viewed online at: <https://kernplanning.com/planning/notices-of-preparation/>

Signature:

Name:



Mark Tolentino, Planner II

Agencies & Interested Parties

I:\Planning\WORKGRPS\WP\LABELS\W
estside Industrial Project.docx

Kern River Groundwater Sustainability
Agency
3200 Rio Mirada Drive
Bakersfield, CA 93308

Lozeau Drury LLP
1939 Harrison St, Suite 150
Oakland, CA 94612

City of Arvin
P.O. Box 548
Arvin, CA 93203

Bakersfield City Planning Dept
1715 Chester Avenue
Bakersfield, CA 93301

Bakersfield City Public Works Dept
1501 Truxtun Avenue
Bakersfield, CA 93301

California City Planning Dept
21000 Hacienda Blvd.
California City, CA 93515

Delano City Planning Dept
P.O. Box 3010
Delano, CA 93216

City of Maricopa
P.O. Box 548
Maricopa, CA 93252

City of McFarland
401 West Kern Avenue
McFarland, CA 93250

City of Ridgecrest
100 West California Avenue
Ridgecrest, CA 93555

City of Shafter
336 Pacific Avenue
Shafter, CA 93263

City of Taft
Planning & Building
209 East Kern Street
Taft, CA 93268

City of Tehachapi
Attn: John Schlosser
115 South Robinson Street
Tehachapi, CA 93561-1722

City of Wasco
764 E Street
Wasco, CA 93280

Inyo County Planning Dept
P.O. Drawer "L"
Independence, CA 93526

Kings County Planning Agency
1400 West Lacey Blvd, Bldg 6
Hanford, CA 93230

Los Angeles Co Reg Planning Dept
320 West Temple Street
Los Angeles, CA 90012

San Bernardino Co Planning Dept
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0182

San Luis Obispo Co Planning Dept
Planning and Building
976 Osos Street
San Luis Obispo, CA 93408

Santa Barbara Co Resource Mgt Dept
123 East Anapamu Street
Santa Barbara, CA 93101

Tulare County Planning & Dev Dept
5961 South Mooney Boulevard
Visalia, CA 93291

Ventura County RMA Planning Div
800 South Victoria Avenue, L1740
Ventura, CA 93009-1740

U.S. Bureau of Land Management
Caliente/Bakersfield
35126 McMurtrey Avenue
Bakersfield, CA 93308

U. S. Fish & Wildlife Service
Division of Ecological Services
2800 Cottage Way #W-2605
Sacramento, CA 95825-1846

Environmental Protection Agency
Region IX Office
75 Hawthorn Street
San Francisco, CA 94105

U.S. Dept of Agriculture/NRCS
5080 California Avenue, Ste 150
Bakersfield, CA 93309-0711

U.S. Postal Service
Address Management Systems
28201 Franklin Parkway
Santa Clarita, CA 91383-9321

State Air Resources Board
Stationary Resource Division
P.O. Box 2815
Sacramento, CA 95812

So. San Joaquin Valley Arch Info Ctr
California State University of Bkfd
9001 Stockdale Highway
Bakersfield, CA 93311

Caltrans/Dist 6
Planning/Land Bank Bldg.
P.O. Box 12616
Fresno, CA 93778

State Clearinghouse
Office of Planning and Research
1400 - 10th Street, Room 222
Sacramento, CA 95814

State Dept of Conservation
Director's Office
801 "K" Street, MS 24-01
Sacramento, CA 95814-3528

State Dept of Conservation
Geologic Energy Management Division
11000 River Run Boulevard
Bakersfield, CA 93311

California State University
Bakersfield - Library
9001 Stockdale Highway
Bakersfield, CA 93309

California Fish & Wildlife
1234 East Shaw Avenue
Fresno, CA 93710

California Highway Patrol
Planning & Analysis Division
P.O. Box 942898
Sacramento, CA 94298-0001

Public Utilities Comm Energy Div
505 Van Ness Avenue
San Francisco, CA 94102

California Regional Water Quality
Control Board/Central Valley Region
1685 E Street
Fresno, CA 93706-2020

State Lands Commission
100 Howe Avenue, Ste 100-South
Sacramento, CA 95825-8202

State Dept of Water Resources
San Joaquin Dist.
3374 East Shields Avenue, Room A-7
Fresno, CA 93726

State Dept of Water Resources
Div. Land & Right-of-Way
P.O. Box 942836
Sacramento, CA 94236

Kern County
Agriculture Department

Kern County Airports Department

County Clerk

Kern County Administrative Officer

Kern County Public Works Department/
Building & Development/Floodplain

Kern County Public Works Department/
Building & Development/Survey

Kern County
Env Health Services Department

Kern County Fire Dept (Put in FIRE BOX)
Regina Arriaga
Roxanne Routh
Jim Killam

Kern County Fire Dept
Cary Wright, Fire Marshall

Kern County Library/Beale
Local History Room

Kern County Library/Beale
Andie Sullivan

Kern County Parks & Recreation

Kern County Sheriff's Dept
Administration

Kern County Public Works Department/
Building & Development/Development
Review

Kern County Public Works
Department/Operations &
Maintenance/Regulatory Monitoring &
Reporting

Kern County Public Works Department/
Building & Development/Code
Compliance

Kern High School Dist
5801 Sundale Avenue
Bakersfield, CA 93309

Kern County Superintendent of Schools
Attention School District Facility Services
1300 - 17th Street
Bakersfield, CA 93301

KernCOG
1401 19th Street - Suite 300
Bakersfield, CA 93301

Local Agency Formation Comm/LAFCO
5300 Lennox Avenue, Suite 303
Bakersfield, CA 93309

Kern County Water Agency
3200 Rio Mirada Drive
Bakersfield, CA 93308

San Joaquin Valley
Air Pollution Control District
1990 East Gettysburg Avenue
Fresno, CA 93726

Kern Mosquito Abatement Dist
4705 Allen Road
Bakersfield, CA 93314

Adams, Broadwell, Joseph & Cardozo
Attention: Janet M. Laurain
601 Gateway Boulevard, Suite 1000
South San Francisco, CA 94080

AT&T California
OSP Engineering/Right-of-Way
4901 Ashe Road
Bakersfield, CA 93313

Kern Audubon Society
Attn: Frank Bedard, Chairman
4124 Chardonnay Drive
Bakersfield, CA 93306

Los Angeles Audubon
926 Citrus Avenue
Los Angeles, CA 90036-4929

Center on Race, Poverty
& the Environment
5901 Christie Avenue, Suit 208
Emeryville, CA 94608

Center on Race, Poverty
& the Environmental/
CA Rural Legal Assistance Foundation
1012 Jefferson Street
Delano, CA 93215

Defenders of Wildlife/
Kim Delfino, California Dir
980 - 9th Street, Suite 1730
Sacramento, CA 95814

California Farm Bureau
2300 River Plaza Drive, NRED
Sacramento, CA 95833

Native American Heritage Council
of Kern County
Attn: Gene Albitre
18169 Highway 155
Woody, CA 93287

Pacific Gas & Electric Co
Matt Coleman, Land Mgt
1918 "H" Street
Bakersfield, CA 93301-4319

Sierra Club/Kern Kaweah Chapter
P.O. Box 3357
Bakersfield, CA 93385

Chumash Council of Bakersfield
2421 "O" Street
Bakersfield, CA 93301-2441

David Laughing Horse Robinson
P.O. Box 20849
Bakersfield, CA 93390

Kern Valley Indian Council
Attn: Robert Robinson, Chairperson
P.O. Box 401
Weldon, CA 93283

Kern Valley Indian Council
Historic Preservation Office
P.O. Box 401
Weldon, CA 93283

Santa Rosa Rancheria
Ruben Barrios, Chairperson
P.O. Box 8
Lemoore, CA 93245

Tejon Indian Tribe
Octavio Escobedo III, Chairman
P.O. Box 640
Arvin, CA 93203

Kitanemuk & Yowlumne Tejon Indians
Chairperson
115 Radio Street
Bakersfield, CA 93305

Tubatulabals of Kern County
Attn: Robert Gomez, Chairperson
P.O. Box 833
Weldon, CA 93283

Tule River Indian Tribe
Neal Peyron, Chairperson
P.O. Box 589
Porterville, CA 93258

San Fernando Band of Mission Indians
Attn: John Valenzuela, Chairperson
P.O. Box 221838
Newhall, CA 91322

Terra-Gen Power, LLC
Randy Hoyle
11512 El Camino Real, Suite 370
San Diego, CA 92130-3025

Renewal Resources Group
Holding Company
Rupal Patel
113 South La Brea Avenue, 3rd Floor
Los Angeles, CA 90036

Big Pine Paiute Tribe of the Owens
Valley
Attn: Danielle Gutierrez
P.O. Box 700
Big Pine, CA 93513

David Walsh
22941 Banducci Road
Tehachapi, CA 93561

Congentrix Sunshine, LLC
Rick Neff
9405 Arrowpoint Blvd
Charlotte, NC 28273

Fotowatio Renewable Ventures
Sean Kiernan
44 Montgomery Street, Suite 2200
San Francisco, CA 94104

EDP Renewables Company
North America, LLC
53 SW Yamhill Street
Portland, OR 97204

Big Pine Paiute Tribe of the Owens
Valley
Attn: James Rambeau
P.O. Box 700
Big Pine, CA 93513

Structure Cast
Larry Turpin, Precast Sales Manager
8261 McCutchen Road
Bakersfield, CA 93311

Big Pine Paiute Tribe of the Owens
Valley
Attn: Sally Manning
P.O. Box 700
Big Pine, CA 93513

Wind Stream, LLC
Albert Davies
1275 - 4th Street, No. 107
Santa Rosa, CA 95404

Darren Kelly
Sr. Business Manager
Terra-Gen Power, LLC
1095 Ave of the Americas – FL 25, Ste A
New York, NY 10036-6797

Bill Barnes
Dir of Asset Mgmt
AES Midwest Wind Gen
P.O. Box 2190
Palm Springs, CA 92263-2190

Sarah K. Friedman
Beyond Coal Campaign/Sierra Club
1417 Calumet Avenue
Los Angeles, CA 90026

Robert Burgett
9261 - 60th Street, West
Mojave, CA 93501

Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Indian Wells Valley Groundwater
Authority
500 West Ridgecrest Boulevard
Ridgecrest, CA 93555

Department of Consumer Affairs
Bureau of Medical Cannabis Regulation
P.O. Box 138200
Sacramento, CA 95813

Michael Strickler
Iberdrola Renewables, Sr Proj Mgr
1125 NW Couch St, Ste 700, 7th Fl
Portland, OR 97209

Recurrent Energy
Seth Israel
300 California Street, 8th Floor
San Francisco, CA 94101-1407

Kate Kelly
Kelly Group
P.O. Box 868
Winters, CA 95694

Carol Lawhon
Association Executive, IOM
Tehachapi Area Assoc of Realtors
803 Tucker Road
Tehachapi, CA 93561

Angelo Fanucchi
1110 Fairway Drive
Bakersfield, CA 93309

Bolthouse Properties
Attn: Brad DeBranch
2000 Oak Street, Suite 250
Bakersfield, CA 93301

Carol Bender
13340 Smoke Creek Avenue
Bakersfield, CA 93314-9025

Joyce LoBasso
P.O. Box 6003
Bakersfield, CA 93386

Leadership Counsel for Justice &
Accountability
85350 Bagdad Ave.
Coachella, CA 92236

LIUNA
Attn: Danny Zaragoza
2201 "H" Street
Bakersfield, CA 93301

Northcutt and Associates
4220 Poplar Street
Lake Isabella, CA 93240-9536

Thomas Roads Improvement Program
PARSONS
1600 Truxtun Avenue, 3rd Floor
Bakersfield, CA 93301

California Resources Corp
Attn: Minerals Mgt
11109 River Run Boulevard
Bakersfield, CA 93311

Jeff Modrzejewski
501 Shatto Pl. Suite 200
Los Angeles, CA 90020

General Shafter School Dist
1825 Shafter Road
Bakersfield, CA 93313

Panama-Buena Vista School Dist
4200 Ashe Road
Bakersfield, CA 93313

Lorelei H. Oviatt, AICP, Director
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Web Address: <http://kernplanning.com/>



**PLANNING AND NATURAL
RESOURCES DEPARTMENT**

Planning
Community Development
Administrative Operations

DATE: October 17, 2023

TO: Surrounding Property Owners within
1,000 Feet of Project Boundary; and,
Interested Parties

FROM: Kern County Planning and Natural
Resources Department
2700 "M" Street, Suite 100
Bakersfield, CA 93301

**SUBJECT: Notice of Preparation of an Environmental Impact Report – Westside Industrial
Project by Seefried Industrial Properties (PP24402)**

To whom this may concern:

The Kern County Planning and Natural Resources Department has determined that preparation of an Environmental Impact Report (EIR) is necessary for the proposed project identified below. The purpose of this letter is to notify interested parties and surrounding property owners within 1,000 feet of the project boundaries of this determination. A copy of the Initial Study/Notice of Preparation (IS/NOP) prepared for this proposed project is available for viewing at the following Kern County website:

<https://kernplanning.com/planning/notices-of-preparation/>

The purpose of the IS/NOP is to describe the proposed project, specify the project location, and to identify the potential environmental impacts of the project so that Responsible Agencies and interested persons can provide a meaningful response related to potential environmental concerns that should be analyzed in the Environmental Impact Report.

You are invited to view the IS/NOP and submit written comments regarding the scope and content of the environmental information in connection with the proposed project should you wish to do so. Due to the limits mandated by State law, your response must be received by **Monday, November 16, 2023 at 5:00 p.m.** Comments can be submitted to the Kern County Planning and Natural Resources Department at the address shown above or to TolentinoM@kerncounty.com. A Scoping meeting will be held on **Wednesday, November 8, 2023 at 1:30 p.m.** at the address listed above.

Please be advised that any comments received after the dates listed above will still be included in the public record for this project and made available to decision makers when this project is scheduled for consideration at a public hearing. You will receive an additional notice in the mail once a public hearing date is scheduled for this project and also be provided additional opportunities to submit comments at that time.

PROJECT TITLE: Westside Industrial Project by Seefried Industrial Properties (PP24402); GPA No. 21, Map No. 142; ZCC No. 69, Map No. 142; CUP No. 75, Map No. 142; CUP No. 78, Map No. 142; PD Plan No. 3, Map 142; Exclusion No. 3, Ag Preserve No. 10; and TPM No. 12537

PROJECT LOCATION: The proposed project is located in unincorporated Kern County at the intersection of Houghton Road and Wible Road, approximately 1.25 miles west of State Route 99, at the southern end of the San Joaquin Valley. The project site is located in Section 13 of Township 31 South, Range 27 East in the Mount Diablo Base and Meridian (MDB&M).

PROJECT DESCRIPTION: The Westside Industrial Project, as proposed by Seefried Industrial Properties would allow for the construction and operation of a 653,442-square-foot single-story warehouse and distribution facility and related improvements. The facility would receive and consolidate products from vendors and then ship these products to other fulfillment centers within the network. The proposed project is situated on approximately 93.74 acres of privately owned land. The project's permanent facilities would include, but are not limited to, perimeter security fencing and nighttime directional lighting at the on-site warehouse and distribution facility, new pavement, curb and gutter, and sidewalk on frontage roads with associated signing and markings, office, break and ancillary space. Implementation of the project as proposed includes the following requests:

- a) General Plan Amendment No. 21, Map No. 142 to amend the land use designation in the Kern County Metropolitan Bakersfield General Plan from R-IA (Resource - Intensive Agriculture) to LI (Light Industrial) on the project site.
- b) Zone Change Case No. 69, Map No. 142 from A (Exclusive Agriculture) to M-1 PD (Light Industrial - Precise Development Combining) District on approximately 93.74 acres.
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- g) Tentative Parcel Map No. 12537 which may be processed concurrently with the other project entitlements.

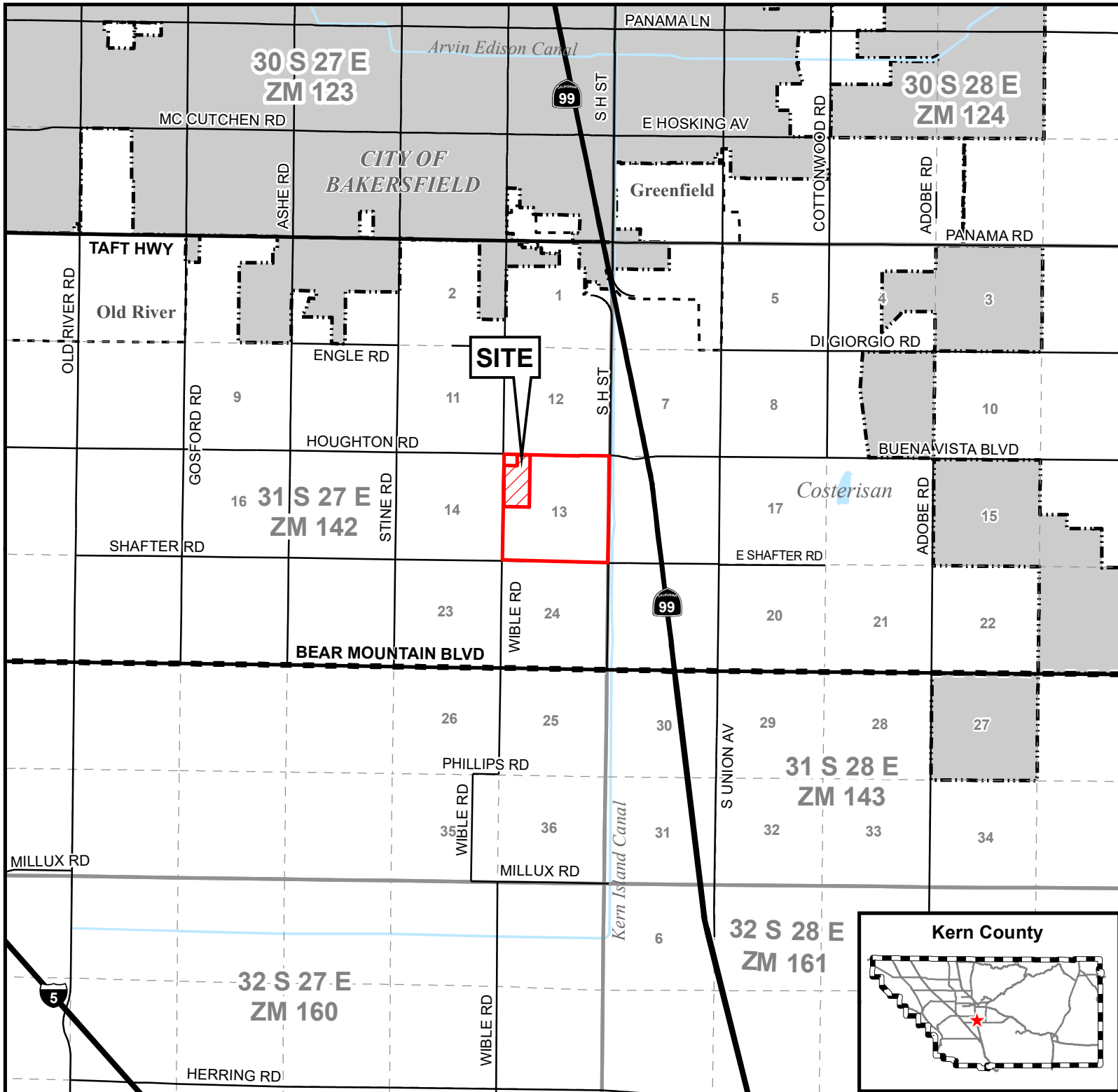
Documents can be viewed online at: <https://kernplanning.com/planning/notices-of-preparation/>

Signature:

Name:



Mark Tolentino, Planner II



GPA 21, Map 142;
ZCC 69, Map 142;
CUP 75, Map 142;
CUP 78, Map 142;
PD 3, Map 142;
Excl. No. 3, Ag Pres. No. 10
TPM No. 12537

Regional Vicinity

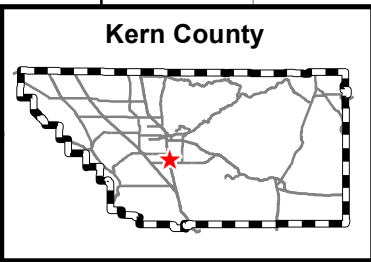
Westside Industrial Project
By:
Seefried Industrial Properties

- Project site
- Parcel Boundary
- INTERSTATE
- NAMED ROAD
- STATE HWY
- Arterials
- Township/Range
- Sections
- Water Courses
- City Limits

APN: 184-391-08 (portion)
Sec. 13 - T31S/R27E
Created on: 8/9/2023

0 2,600 5,200 7,800 10,400 Feet

Kern County Planning & Natural Resources Department



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Surrounding Property Owners

I:\Planning\WORKGRPS\WP\LABELS\Westside Industrial Project.docx

185 381 22 00 0
ALMEJO RODRIGO & NORMA
13136 S H ST
BAKERSFIELD CA 93313

185 381 35 00 8
ANCHONDO FAMILY TRUST
5407 MORAGA CT
BAKERSFIELD CA 93308

185 381 41 00 5
ANGUIANO MARIO & ANGELICA M
1639 KUHIO ST
BAKERSFIELD CA 93313-9564

184 391 12 00 7
ARBURUA MARTIN J
514 VIA DE LA VALLE STE 301
SOLANA BEACH CA 92075-2718

185 381 28 00 8
BAKER TONY & PATRICIA
1345 DE HARVEY AV
BAKERSFIELD CA 93313-9750

185 510 03 02 3
BARRON JUANA & ANDRES CHIPRE
1601 SHAFTER RD
BAKERSFIELD CA 93313-9545

185 381 32 00 9
BEDINGFIELD JOHN & LAURA
13252 THOROUGHbred ST
BAKERSFIELD CA 93313-9604

185 382 44 00 1
BENITES LUZ ELENA CABELLO
1528 FINSTER CT
BAKERSFIELD CA 93313-9565

185 381 20 00 4
BORBA REVOCABLE LIVING TRUST
13500 S H ST
BAKERSFIELD CA 93313

185 381 18 00 9
BORK GEORGE A JR & CAROLYN F
1500 DE HARVEY AV
BAKERSFIELD CA 93313

185 382 32 00 6
BULLARD RICKY A
1600 SHAFTER RD
BAKERSFIELD CA 93313-9548

184 392 29 00 4
CAPITOL LEGACY
5608 BARBADOS AV
BAKERSFIELD CA 93313

184 391 10 00 1
CERRO JULIA ANN FAMILY TRUST
3110 CORMIER DR
BAKERSFIELD CA 93311-2948

184 391 23 00 9
CERRO JULIA ANN FAMILY TRUST
45151 SWANE LN
PASO ROBLES CA 93446

184 391 05 00 7
CERRO PHILIP JOHN II & LISA JO
3110 CORMIER DR
BAKERSFIELD CA 93311-2948

185 510 02 02 0
CHICHESTER LIVING TRUST
1645 SHAFTER RD
BAKERSFIELD CA 93313-9545

184 392 11 01 0
CLASON DONNA D REV LIV TRUST
14801 WIBLE RD
BAKERSFIELD CA 93313-9602

185 381 10 00 5
COLLINS JACKIE DYE
4021 S FAIRFAX RD
BAKERSFIELD CA 93307-8912

185 510 06 02 2
CROSS FAMILY TRUST
14711 MC CAFFREY ST
BAKERSFIELD CA 93313

185 510 01 01 8
CRUZ FAMILY TRUST
2055 MC KEE RD
BAKERSFIELD CA 93313

185 381 33 00 2
DE ALBA FAMILY TRUST
1518 KUHIO ST
BAKERSFIELD CA 93313

185 382 23 00 0
DE LA GARZA JESUS ET AL
13900 S H ST
BAKERSFIELD CA 93313-9553

185 381 36 00 1
DEVIN FAMILY TRUST
13210 THOROUGHbred ST
BAKERSFIELD CA 93313

185 381 37 00 4
DEVIN FAMILY TRUST
13252 THOROUGHbred ST
BAKERSFIELD CA 93313

185 381 12 00 1
DEVIN SKYLER D & DANNON A
13080 THOROUGHbred ST
BAKERSFIELD CA 93313-9604

184 392 08 00 3
EYRAUD FARM PROP INC
5638 SHAFTER RD
BAKERSFIELD CA 93313-9795

184 392 70 00 2
FAMILY TREE FARMS LLC
11721 STINE RD
BAKERSFIELD CA 93313-9642

185 382 28 00 5
FORBUS REV LIVING TRUST
14200 S H ST
BAKERSFIELD CA 93313-9784

184 392 51 00 7
GENERAL SHAFTER SCHOOL DIST
1316 SHAFTER RD
BAKERSFIELD CA 93313

185 382 21 00 4
GONZALEZ PEDRO & GUILLERMINA
14128 CHEVALIER RD
BAKERSFIELD CA 93307-8901

185 381 40 00 2
GUARDADO LUIS
13406 BILLIE ST
BAKERSFIELD CA 93313

184 392 09 00 6
GUTIERREZ JOSE R & MARGARITA
14541 WIBLE RD
BAKERSFIELD CA 93313-9602

185 381 27 00 5
GUTIERREZ MAGDALENO & MARIA
ENGRACIA
1505 DE HARVEY AV
BAKERSFIELD CA 93313-9691

185 381 26 00 2
GUTIERREZ REVOCABLE LIVING
TRUST
13630 BILLIE ST
BAKERSFIELD CA 93313

185 381 11 00 8
HAYCOCK DUSTIN N & STEPHANIE
13031 THOROUGHbred ST
BAKERSFIELD CA 93313-9604

184 150 52 00 6
HOUGHTON HIGH FARMS LLC
3500 SHELL ST
BAKERSFIELD CA 93308

185 381 44 00 4
HOWELL KENNETH M & SYLVIA J
1523 KUHIO ST
BAKERSFIELD CA 93313-9563

185 381 24 00 6
HYLTON JEANNE C
13162 THOROUGHbred ST
BAKERSFIELD CA 93313-9604

184 392 10 00 8
JIMENEZ MARIA & JOSE JESUS
14655 WIBLE RD
BAKERSFIELD CA 93313

184 150 05 00 0
KERN DELTA WATER DIST
2001 22ND ST STE 100
BAKERSFIELD CA 93301

185 381 09 00 3
LARA RAFAEL & ANDREA S
1641 HOUGHTON RD
BAKERSFIELD CA 93313-9701

185 382 26 00 9
LONG REVOCABLE TRUST
14052 OLD RIVER RD
BAKERSFIELD CA 93311

184 150 53 00 9
MARTIN BROS INVS LLC
7020 HEATHERWOOD ST DR
BAKERSFIELD CA 93313

185 510 04 02 6
MENDIOLA WALTER C & CHRISTINA
M DI MAGGIO
1501 SHAFTER RD
BAKERSFIELD CA 93313-9631

185 382 45 00 4
NEGRETE JORGE VILLA
13930 BILLIE ST
BAKERSFIELD CA 93313

185 382 19 00 9
NUNO JESUS ROBLES
13700 S H ST
BAKERSFIELD CA 93313-9552

185 381 39 00 0
ONTIVEROS ARMIDA
7108 SANDRINILLA ST
BAKERSFIELD CA 93313

185 510 05 00 1
ORTEGA RAMON & MARIA ISABEL
1455 SHAFTER RD
BAKERSFIELD CA 93313-9631

185 382 18 00 6
PARKER GLENN E & CATHERINE A
13708 BILLIE ST
BAKERSFIELD CA 93313

185 381 34 00 5
PINA MAX S JR & MICHELLE L
13106 BILLIE ST
BAKERSFIELD CA 93313

185 140 05 00 4
PINHEIRO FAMILY L P
5021 E BEAR MOUNTAIN BL
BAKERSFIELD CA 93307-9760

185 381 17 00 6
PORTILLO JESUS REYNALDO JR
4901 PANDORA PL
BAKERSFIELD CA 93304

185 381 45 00 7
RAMIREZ ISRAEL & GRACIELA
1555 KUHIO ST
BAKERSFIELD CA 93313-9563

185 510 07 01 6
REDFEARN RICK L
P O BOX 41444
BAKERSFIELD CA 93384-1444

185 382 39 00 7
ROSE JUDY V TR
PO BOX 78808
BAKERSFIELD CA 93389

184 230 11 00 0
RUCKMAN ROBERT & GLORIA
LINDA
9342 BRECKENRIDGE RD
BAKERSFIELD CA 93306-6948

185 382 16 00 0
SAYABUAOVONG FAMILY TRUST
1444 PORTY AV
BAKERSFIELD CA 93313-9541

185 382 17 00 3
SCHARPENBERG CHARLES C
5880 DISTRICT BL STE 11
BAKERSFIELD CA 93313

185 382 53 00 7
SINGH INDERJIT
5015 COOL RUSH TR
BAKERSFIELD CA 93313-5836

184 392 73 00 1
TAYYEBA FARMS LLC
10400 REDBRIDGE WY
BAKERSFIELD CA 93311-2914

184 391 08 00 6
TBS PROP LLC
10457 VAN HORN RD
BAKERSFIELD CA 93313

184 230 08 00 2
WILDWOOD FARMS LLC
PO BOX 9729
BAKERSFIELD CA 93389-9729

185 382 33 00 9
WOODFIN MATTHEW
14424 S H ST
BAKERSFIELD CA 93313-9784

185 382 22 00 7
WRIGHT JACK E
2804 BEAR MOUNTAIN BL
BAKERSFIELD CA 93313-9772

185 381 42 00 8
ADAMS LESTER G & MARY D FMLY
WEALTH PRES TR
1555 KUHIO ST
BAKERSFIELD CA 93313-9563

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Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Westside Industrial Project by Seefried Industrial Properties

Lead Agency: Kern County Planning and Natural Resources Department

Contact Person: Mark Tolentino

Mailing Address: 2700 "M" Street Suite 100

Phone: (661) 862-5041

City: Bakersfield

Zip: 93301

County: Kern

Project Location: County: Kern

City/Nearest Community: City of Bakersfield

Cross Streets: Houghton Road & Wible Road

Zip Code: 93313

Lat. / Long.: 35° 14.19042' N, 119° 2.27736' W

Total Acres: 93.74

Assessor's Parcel No.: 184-391-08

Section: 13

Twp.: 31 S

Range: 27 E

Base: MDB&M

Within 2 Miles: State Hwy #: 99

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: Gen. Shafter Elementary

Document Type:

CEQA: ☒ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
(Prior SCH No.) _____
Other _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other _____

Local Action Type:

☐ General Plan Update
☒ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☒ Rezone
☐ Prezone
☒ Use Permit
☒ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☒ Other: PD Plan, Ag Preserve Excl.

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☒ Industrial: Sq.ft. 653,442 Acres 93.74 Employees 1,830
☐ Educational _____
☐ Recreational _____

☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☒ Economic/Jobs
☒ Other GHG, Wildfire, Tribal Cultural Resources, Energy

☐ Fiscal
☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☒ Schools/Universities
☒ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☒ Wetland/Riparian
☒ Wildlife
☒ Growth Inducing
☒ Land Use
☒ Cumulative Effects

Present Land Use/Zoning/General Plan Designation:

Agricultural Land/Zoning: A (Exclusive Agriculture)/General Plan: R-IA (Intensive Agriculture)

Project Description: The Westside Industrial Project is a proposal by Seefried Industrial Properties for the construction and operation of a warehouse and distribution facility. The proposed project would include the construction of an approximately 653,442-square-foot single-story warehouse and related site improvements, including but not limited to, perimeter security fencing and nighttime directional lighting at the on-site warehouse and distribution facility, new pavement, curb and gutter, and sidewalk on frontage roads with associated signing and markings, office, break and ancillary space. The proposed project located on an approximately 93.74-acre portion of an approximately 630 total-acre parcel, and is bounded by Wible Road (west), Houghton Road (north), and agricultural land (south and east). The project site is approximately 1.3 miles south of the City of Bakersfield, in unincorporated Kern County. Regionally, the project site is located within the Kern County, Metropolitan Bakersfield General Plan (unincorporated Planning Area) within the City of Bakersfield Sphere of Influence (SOI).

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

Local Public Review Period (to be filled in by lead agency)

Lead Agency (Complete if applicable):

Signature of Lead Agency Representative: _____ **Date:** 10/17/2023
Mark Tolentino, Planner II

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

NOTICE OF PREPARATION/INITIAL STUDY CHECKLIST

Westside Industrial Project by Seefried Industrial Properties

General Plan Amendment No. 21, Map No. 142
Zone Classification Change No. 69, Map No. 142
Conditional Use Permit No. 75, Map No. 142
Conditional Use Permit No. 78, Map No. 142
Precise Development Plan No. 3, Map No. 142
Exclusion No. 3, Agricultural Preserve No. 10
Tentative Parcel Map No. 12537

**PLN23-00792
(PP24402)**

LEAD AGENCY:



Kern County Planning and Natural Resources Department
2700 M Street, Suite 100
Bakersfield, CA 93301-2370

Contact: Mark Tolentino, Planner II
(661) 862-5041
TolentinoM@kerncounty.com

October 2023

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INTRODUCTION

Pursuant to the California Environmental Quality Act (CEQA), the Kern County Planning and Natural Resources Department (County) will initiate the preparation of an Environmental Impact Report (EIR) for the Enterprise Solar Storage Project in the unincorporated area of southeastern Kern County, California.

1. Project Description

1.1. Project Location

The Westside Industrial Project (proposed project) is a proposal by Seefried Industrial Properties (project proponent) for the construction and operation of a warehouse and distribution facility. The proposed project would include the construction of an approximately 653,442-square-foot single-story warehouse and related site improvements. The proposed project located on an approximately 93.74-acre portion of an approximately 630 total-acre parcel (Assessor's Parcel Number 184-391-08) of privately owned land at the southern end of the San Joaquin Valley in unincorporated Kern County, California as shown in **Figure 1, Regional Vicinity Map**. The project site is bounded by Wible Road (west), Houghton Road (north), and agricultural land (south and east) as shown in **Figure 2, Local Vicinity Map**.

The project site is approximately 1.3 miles south of the City of Bakersfield, in unincorporated Kern County. The project site is located within the Kern County, Metropolitan Bakersfield General Plan (unincorporated Planning Area) within the City of Bakersfield Sphere of Influence (SOI). The City of Arvin lies approximately 11 miles east of the project site, and the unincorporated community of Lamont is approximately 6 miles northeast of the project site. The project site is bound by Houghton Road to the north and Wible Road to the west and is situated approximately 1 mile west of State Route (SR) 99 and 8.75 miles east of Interstate 5 (I-5). Regional access to the project site is available from SR-99 via the Houghton Road exit. Local access to the project site is available from Houghton Road and Wible Road. Unpaved roads provide existing access within the project site.

The Kern Island Canal and a cluster of unincorporated residences are located approximately 1 mile east of the project site. The project vicinity is characterized by cultivated agricultural uses (row crops and orchards) as well as agricultural processing facilities. The General Shafter Elementary School is located approximately 1 mile southeast of the project site at South H Street and Shafter Road. In addition, Kern High School District has identified a future school site at Wible Road and Engle Road approximately 0.5 mile north of the project site.

The project site is located on the *Connor, California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map, Township 31 South, Range 27 East, Section 13. **Figures 8a - 8f, Proposed PD Plan** and **Figure 9, Proposed Tentative Parcel Map No. 12537** depict the proposed project and the project boundaries.

1.2. Environmental Setting

The project site is situated in the southern end of the San Joaquin Valley, in unincorporated Kern County and within the SOI of the City of Bakersfield. Kern County and City of Bakersfield have jointly adopted a general plan for the metropolitan area (Metropolitan Bakersfield General Plan 2002). Kern County is California's third largest county in land area and encompasses approximately 8,161 square miles. The County's geography includes, among others, mountainous areas, agricultural lands, and deserts. Bakersfield



is the largest city in Kern County and has a current estimated population of 408,865 residents (California Department of Finance [CDF] 2022). The County's current estimated population is 909,813 residents (CDF 2022).

The project site is relatively flat. Elevation on the project site is approximately 330 feet at the above mean sea level (AMSL) with a gradually decreasing topographic gradient to the south. While this area may be generally characterized as "open flats," outside of leveled fields and orchards, it is better described as an uneven plain consisting of extensive alluvial fans, debris flows and over-bank deposits. Vegetation on the valley floor is predominated by modern cultigens and other non-native species, such as Russian thistle (tumbleweed) and grasses, but also includes cheatgrass and doveweed.

Land uses within the region and the immediate area of the site primarily consist of agriculture with a mix of row crops and grazing land. Land uses surrounding the site include the following:

North—Houghton Road and Martin Feed Inc, an agricultural processing facility, is located north of the project site on the opposite side of Houghton Road. The facility contains several large agricultural structures and is surrounded by a fence.

South—An agricultural property used for row crops is located immediately south of the project site.

West—Wible Road and Martin Feed Inc, an agricultural processing facility, are located immediately west of the project site. The facility includes a canopy that covers processing equipment. An agricultural property used for orchards is located on the west side of Wible Road.

East—An agricultural property used for row crops is located immediately east of the project site.

The immediate project area has few nearby residences. The nearest residence is approximately 0.21 mile to the west. **Table 1, *Project Site and Surrounding Land Uses*** presents the existing land uses, Metropolitan Bakersfield General Plan designations, and Zoning classification for the project site and surrounding area. The nearest existing schools include General Shafter Elementary School, 0.66 mile southeast from the proposed project site, Dolores S. Whitley Elementary located approximately 2.36 miles north, McKee Middle School is located approximately 2.9 miles northeast, Golden Valley High School is located approximately 3 miles northeast, and Greenfield Middle Schools is located approximately 4.9 miles northeast of the site. In addition, Kern High School District has identified a new school site located approximately 0.5 mile north of the project site at Wible Road and Engle Road.



Table 1. Project Site and Surrounding Land Uses

	Existing Land Use	Existing Map Code Designation	Existing Zone Classification
Project Site	Agriculture	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
North	Agriculture, Agriculture Processing, Animal Feed Storage	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
East	Agriculture, Residential, Private School	Intensive Ag (R-IA), Rural Residential (RR), Public and Private Schools (PS)	Limited Agriculture (A-1), Limited Ag/Mobile Home (A-1-MH), Exclusive Ag (A)
South	Ag, Public School	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)
West	Agriculture, Residential	Intensive Agriculture (R-IA)	Exclusive Agriculture (A)

1.3. Project Description

The proposed project would include the development of a 653,442-square-foot single-story warehouse distribution facility and associated improvements on approximately 93.74 acres of privately owned land in the central portion of unincorporated Kern County.

Implementation of the project as proposed include the following requests:

- General Plan Amendment No. 21, Map No. 142 to amend the land use designation in the Kern County Metropolitan Bakersfield General Plan from R-IA (Resource – Intensive Agriculture) to LI (Light Industrial) on the project site.
- Zoning Change Case No. 69, Map No. 142 to change the Zone Classification from Exclusive Agriculture (A) to Light Industrial – Precise Development Combining (M-1 PD) on approximately 93.74 acres.
- Conditional Use Permit No. 75, Map No. 142 to allow for the construction and operation of a temporary concrete batch plant pursuant to 19.36.030 C.1 of the Kern County Zoning Ordinance.
- Conditional Use Permit No. 78, Map No. 142 to allow for the construction and operation of a permanent on-site wastewater treatment facility, pursuant to Chapter 19.36.030.H of the Kern County Zoning Ordinance.
- Precise Development Plan No. 3, Map No. 142 for site development and implementation of the M-1 PD zoning request.
- Exclusion No. 3, Agricultural Preserve No. 10 to facilitate the exclusion of approximately 93.74 acres from Agricultural Preserve No. 10
- Tentative Parcel Map No. 12537 which may be processed concurrently with other project entitlements.

Table 2, Project Assessor's Parcel Number, Existing and Proposed Land Uses, and Acreages identifies the proposed project parcels, existing land uses, and the proposed land uses for the proposed project.



Table 2: Project Assessor’s Parcel Number, Existing and Proposed Land Uses, and Acreages

Count	APN	Zone Map	General Plan	Existing Map Code Designation	Proposed Map Code Designation	Existing Zoning	Proposed Zoning	Acres
1.	184-391-08	142	Metro Bakersfield	R-IA	LI	A	M-1 PD	93.74
<u>Metropolitan Bakersfield General Plan (MBGP) Map Code Designation:</u> R-IA (Resource – Intensive Agriculture); LI (Light Industrial) <u>Kern County Zoning District:</u> A (Exclusive Agriculture); M-1 PD (Light Industrial, Precise Development Combining)								

1.4. Project Facilities, Construction Activities, and Operations

Project Facilities

The overall proposed development is a 653,442-square-foot single-story warehouse and distribution facility and related improvements. The facility would receive and consolidate products from vendors and then ship these products to other fulfillment centers within the network.

The proposed facility has a footprint of approximately 629,186 square feet (including approximately 44,424 square feet of office space) that would primarily facilitate material handling equipment and warehouse uses, as shown in **Figures 8a - 8f, Proposed PD Plan**. The remaining square footage is made up of a 24,256-square-foot mezzanine, which contains only material handling equipment conveyors with occasional maintenance and no storage. The proposed project would also include two guardhouses and one pumphouse. **Table 3, Project Summary** provides a project summary of the proposed project.

Table 3: Project Summary

Acreage	Proposed End Use	Maximum Building Footprint	Maximum Building Height	Truck Dock	Automobile Parking Spaces	Truck Trailer Spaces
				Trailer Parking Spaces		
93.74 acres	Approximately 653,442 square foot high-cube warehouse	629,186	approx. 50 feet	135	1,000 stalls	702 stalls

Source: Ware Malcomb, March 2023.

The proposed warehouse building would be concrete tilt-up panel construction. The proposed building roof would consist of metal decking over steel bar joists. The maximum overall height of the facility would be approximately 50 feet high.

The warehouse would be exclusively truck-served, meaning it would be utilized by delivery trucks. **Table 4, Truck Door Summary**, is a summary of the assignment of truck doors by type.



Table 4: Truck Door Summary

Type	Doors (approximately)
Dock-High Doors	132
Grade-Level Doors	4
Total	136

Source: Ware Malcomb, March 2023

Parking

Table 5, *Parking Summary*, is a summary of the assignment of parking spaces by type.

Table 5. Parking Summary

Type	Stalls (approximately)
Automobile	1,000
Truck Trailer	702
Dock Trailer	135
Accessible	22 (4 Van, 18 Standard)
Electric Vehicle Charging Stations (EVCS)	200
EV Supply Equipment (EVSE)	50
Accessible EVCS	12 (2 Van, 5 Standard, 5 Ambulance)
Motorcycle	16
Bicycle	40

Source: Ware Malcomb, March 2023

Substation

The proposed substation would be located at the northeast portion of the site and would include circuit breakers, disconnect switches, metering protection equipment, and main step-up transformers. The substation required to step up the power generated by the project to transmission voltage would be located immediately inside the northeastern property line. The substation would occupy an area that would be approximately 172 feet by 256 feet in size. The substation would be enclosed by a 6-foot-high chain link fence topped with barbed wire, and gravel would cover the ground surface in accordance with Southern California Edison (SCE) Substation requirements. Lighting would be installed in the substation for security and for use at times when nighttime emergency repair work is required.

Vehicular Access and Circulation

A new private road would be constructed along the eastern and southern perimeter of the project site to connect Houghton Road and Wible Road. The road would be two lanes and designed to accommodate heavy trucks. The new intersection of Houghton Road and the new eastern perimeter road would be signalized. The intersection of Wible Road and Houghton Road would also be signalized.



The proposed project would include approximately 5.54 acres of off-site improvements along Houghton Road and Wible Road. Such improvements would be improved to meet applicable California Department of Transportation (Caltrans) and Kern County Public Works Department development standards.

The existing roads, classified as major arterials, would be improved with new pavement, raised median, curb and gutter, and sidewalk. Additionally, signing and markings would be constructed for the new pavement delineations.

Landscaping

The proposed project would include approximately 217,529 square feet (4.99 acres) of landscaping and irrigation, which would consist primarily of drought tolerant and low maintenance plants. Islands with canopy trees would be provided to reduce heat island effect. Landscaping would also be utilized to provide visual screening where needed. Native hydroseed mix and rock cobble will be applied to large areas where landscaping and irrigation is not practical due to non-employee use. Landscaping would exceed the 5 percent landscaping requirement of Section 19.86.060 of the Kern County Zoning Ordinance. There are no existing trees on-site, and therefore no trees would be required to be removed.

Landscaping

The proposed project would operate 24 hours a day, 7 days a week as a warehouse facility. Therefore, lighting would be designed to maximize employee safety and security while complying with County standards to confine light spread within the project site. Proposed lighting would adhere to the requirements of Chapter 19.81 Outdoor Lighting "Dark Skies Ordinance" of the Kern County Municipal Code, which promotes the reduction of unnecessary light and flare, the reduction of light spillover onto adjacent properties, and energy conservation through the reduction of excessive or unwanted outdoor lighting. Lighting would be located throughout the proposed parking areas and in the substation for security at the site.

Construction Activities

Schedule and Workforce

For the purposes of this environmental analysis, the following construction schedule was assumed to last approximately 16 months. The project applicant anticipates that grading of the proposed project would start in July 2024 and would last approximately 20 days. Construction would be completed in a single phase, beginning in September 2024, and concluding in September 2025. It is anticipated that the proposed project would be operational in 2025. Should commencement of construction be delayed, the utilization of July 2024 represents a conservative estimate for the purpose of this document.

Construction would primarily occur during daylight hours, Monday through Friday, between 7:00 a.m. and 8:00 p.m., as required to meet the construction schedule. Additional hours/days may be necessary to facilitate the schedule. Any construction work performed outside of the normal work schedule would be coordinated with the appropriate agencies and would conform to the Kern County Noise Ordinance (Chapter 8.36). As noted in the Noise Ordinance, there are no limits to construction hours if a project is not within 1,000 feet of residences.

The on-site construction workforce would consist of up to 100 individuals; however, the average daily workforce would vary depending upon the stage in construction. The average daily workforce would include construction, supervisory, support, and construction management personnel on-site during



construction. It is anticipated that the construction workforce would commute to the project site each day from local communities and report to the designated construction staging yards prior to the beginning of each workday. Parking for construction personnel would be provided on-site. Portable toilets would be used and would be maintained by a private off-site company during the construction period.

Construction Activities and Equipment

Construction activities would consist of site preparation, grading, building construction, paving, and architectural coating. During construction, a temporary on-site, concrete batch plant would be necessary and assembled to manufacture and construct the facility and related improvements. This on-site concrete batch plant will be disassembled after construction is complete.

Construction Water Use and Wastewater

During construction of the proposed project, water would be required for common construction-related purposes, including but not limited to dust suppression, soil compaction, and grading. Dust-control water may be used for ingress and egress of on-site construction vehicle equipment traffic and for the construction of the warehouse infrastructure. A sanitary water supply would not be required during construction, because restroom facilities would be provided by portable units to be serviced by licensed providers.

Solid and Non-hazardous Waste Disposal

During construction, the building contractor would arrange to have trash, construction recycling, and regular recycling bins delivered to the site in accordance with Kern County Building Code requirements and guidelines. During construction, every effort would be made to minimize packaging and construction waste.

Construction recycling, regular recycling, and nonrecyclable trash would be regularly picked up during the construction period.

Hazards and Hazardous Materials Compliance

The hazardous materials used for construction would be typical of most construction projects of this type. Materials would include small quantities of gasoline, diesel fuel, oils, lubricants, solvents, detergents, degreasers, paints, ethylene glycol, dust palliative, herbicides, and welding materials/supplies. A hazardous materials business plan would be provided to the Kern County Environmental Health Services Division/Hazardous Materials Section. The hazardous materials business plan would include a complete list of all materials used on-site and information regarding how the materials would be transported and in what form they would be used. This information would be recorded to maintain safety and prevent possible environmental contamination or worker exposure. During project construction, safety data sheets for all applicable materials present at the site would be made readily available to on-site personnel.

To ensure minimum exposure of construction workers to hazardous materials (e.g., construction-related fuels and paints) and other hazardous materials, construction activities would comply with applicable worker protection laws and regulations, including the Occupational Safety and Health Act (OSHA), Title 9 of the Code of Federal Regulations, and Title 8 of the California Code of Regulations. The construction contractor selected for the project would be responsible for ensuring that construction workers are trained in accordance with local, state, and federal requirements for handling hazardous materials.



Operations

The proposed facility would operate 24 hours a day, 365 days a year and typically consist of both day and night shifts. The facility would employ approximately 915 employees per shift (two shifts, for a total of 1,830 employees) in peak season and approximately 732 employees per shift (two shifts for a total of 1,464 employees) in non-peak season. Once operational, the proposed project would utilize standard equipment such as electric forklifts and pallet jacks.

Vehicular Access and Circulation

The proposed project would generate approximately 1,812 daily truck trips. Ingress to the proposed project would be taken from the new southern perimeter road via the existing Wible Road. The southern perimeter road driveways would serve the employee parking lot as well as the truck entrance and exit. The eastern entrance would feature a primary guardhouse. Truck egress would occur at the western entrance of the southern perimeter road, which would also feature a secondary guardhouse.

Utilities and Infrastructure

The proposed project would be served with potable water provided by Cal Water. Service laterals would be extended from an existing water line located within Wible Road. The project proposes a single water tank for fire suppression volume.

The proposed project would be served by a private wastewater collection and treatment package system located on-site to accommodate the wastewater needs. Electricity and natural gas service would be provided by PG&E. Service laterals would be extended to the project site from existing utility facilities along Houghton Road and Wible Road. A substation would be located at the northeast corner of the project site and would provide power generation for the on-site building.

The proposed project would install an on-site storm drainage system consisting of inlets, underground piping, and surface and underground basins. Runoff would drain to one of three detention basins located at the southwest and southeast corners of the project site, as well as near the northern frontage of the project site along Houghton Road. The basins would be designed to accommodate a 100-year storm event and would detain runoff and release it at a rate no greater than the pre-development condition of the project site. The proposed project would be required to retain the stormwater per Kern County's drainage requirements and all other applicable standards.

Solid and Non-hazardous Waste Disposal

The proposed project would produce a small amount of waste associated with maintenance activities, which could include typical refuse generated by office and warehouse uses. Most of these materials would be collected and delivered back to the manufacturer or to recyclers. Nonrecyclable waste would be placed in covered dumpsters and removed on a regular basis by a certified waste-handling contractor for disposal at a Class III landfill. The closest Class III municipal landfill is the Bakersfield Municipal Landfill.

Hazards and Hazardous Materials Compliance

The proposed project would produce a small amount of hazardous waste associated with maintenance activities, which could include paint, solvents, cleaners, and waste oil. Workers would be trained to properly identify and handle all hazardous wastes. Fuels and lubricants used in operations would be subject to the Spill Prevention, Containment, and Countermeasure Plan to be prepared for the proposed project.



Hazardous waste would be either recycled or disposed of at a permitted and licensed treatment and/or disposal facility. All hazardous waste shipped off-site for recycling or disposal would be transported by a licensed and permitted hazardous waste hauler and disposed of at an approved location.

1.5. Applicant Submitted Project Objectives

State CEQA Guidelines Section 15124(b) requires that a project description include a clearly written statement of objectives. The statement of objectives should include the underlying purpose of the project and may discuss the project benefits. The following are the applicant submitted project objectives for the proposed project:

- Develop an innovative industrial use on land with ready access to infrastructure and a major transportation corridor.
- Meet regional demand for new warehouse facilities near SR-99 to reduce local and regional traffic congestion and air emissions.
- Develop a visually appealing industrial project that is consistent with the provisions of the Kern County Zoning Ordinance, Land Division Ordinance, and Development Standards.
- Promote land use compatibility with adjacent agricultural uses by developing a compatible industrial project with a secure perimeter.
- Positively contribute to the local economy through new capital investment, the creation of new employment opportunities, expansion of the tax base, economic growth and development, and payment of development fees.
- Improve circulation through the construction of new roads and improvement of existing roads west of SR-99.
- Site an industrial project in a location that minimizes conflicts with residential, conservation, and agricultural uses.

1.6. Proposed Discretionary Actions/Required Approvals

The Kern County Planning and Natural Resources Department as the CEQA Lead Agency (per CEQA Guidelines Section 15052) has discretionary responsibility for the Westside Industrial Project owned by Seefried Industrial Properties, LLC. To implement this project, the project proponent may need to obtain the following discretionary and ministerial permits/approvals, but not be limited to:

State

- Central Valley Regional Water Quality Control Board (RWQCB)
 - National Pollution Discharge Elimination System (NPDES) Construction General Permit
 - General Construction Stormwater Permit (Preparation of a SWPPP)
- California Department of Transportation (Caltrans)
 - Right-of-Way Encroachment Permit (if required)



- Permit for Transport of Oversized Loads (if required)
- **Local**
 - Kern County
 - Certification of Final Environmental Impact Report
 - Adoption of 15091 Findings of Fact and 15093 Statement of Overriding Considerations
 - Adoption of Mitigation Monitoring and Reporting Program
 - Approval of Amendment to the Land Use Element of the Metropolitan Bakersfield General
 - Approval of Change in Zone Classification
 - Approval of Conditional Use Permits
 - Approval of Precise Development Plan
 - Approval and Recordation of Vesting Tentative Parcel Map
 - Approval of Kern County Grading and Building Permits
 - Approval of Kern County Encroachment Permits
 - Approval of Fire Safety Plan
 - San Joaquin Valley Air Pollution Control District
 - Authority to Construct (ATC)
 - Construction Fugitive Dust Control Plan
 - Permit to Operate (PTO)
 - Indirect Source Rule and Voluntary Emission Reduction Agreement

The preceding discretionary actions/approvals are potentially required and do not necessarily represent a comprehensive list of all possible discretionary permits/approvals required. Other additional permits or approvals from responsible agencies may be required for the proposed project.



Figure 1 – Regional Vicinity

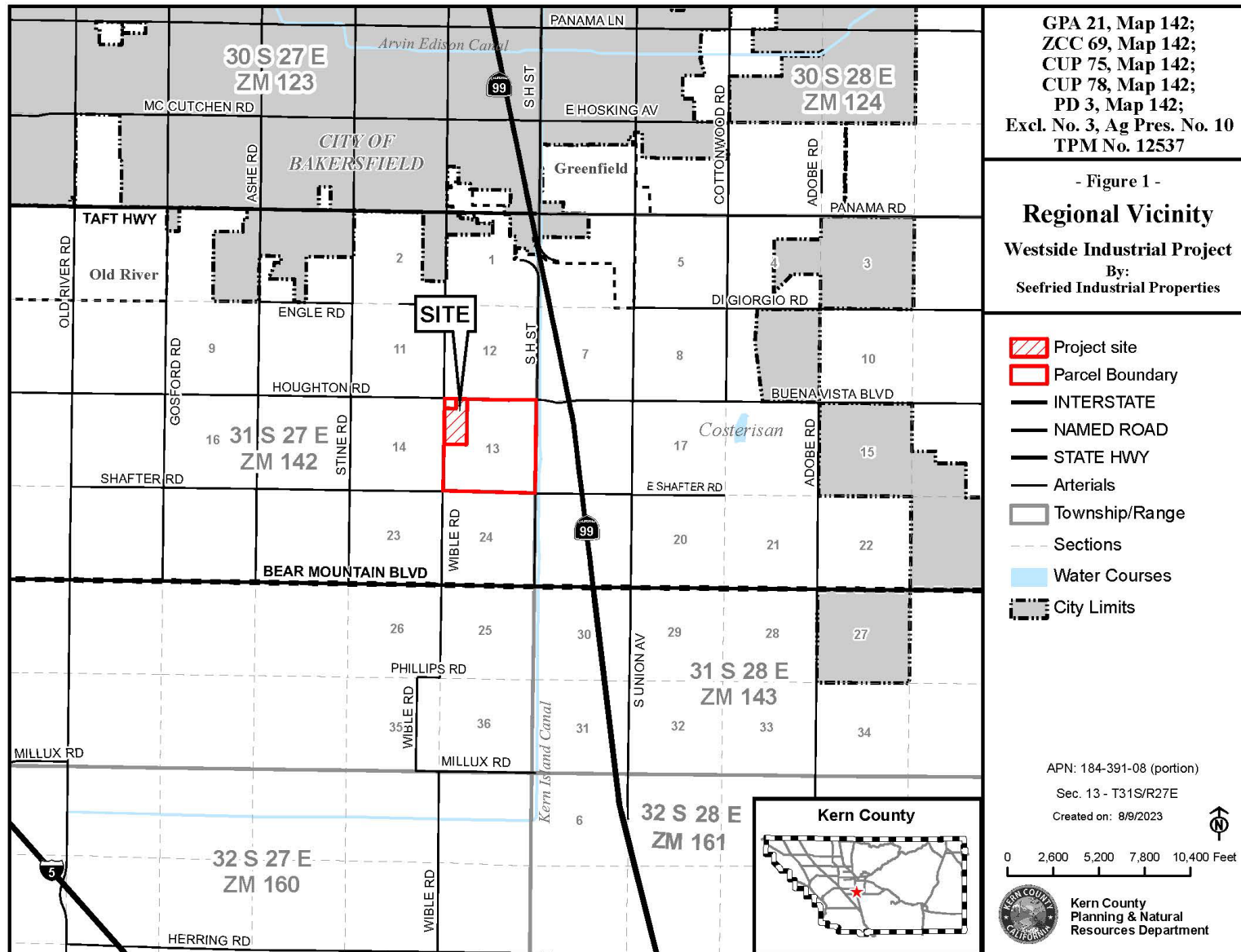




Figure 2 – Local Vicinity

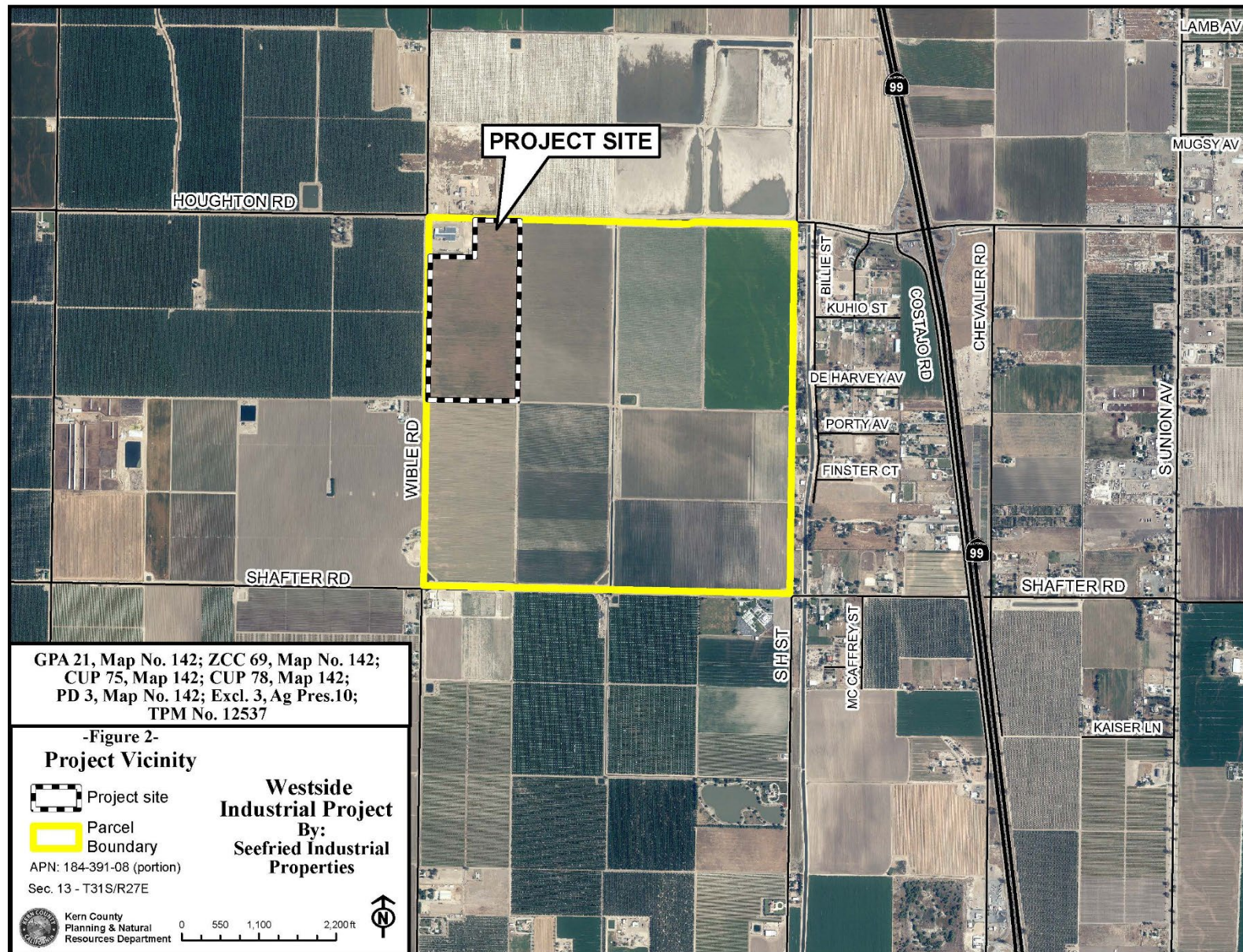




Figure 3 – Floodplain Map

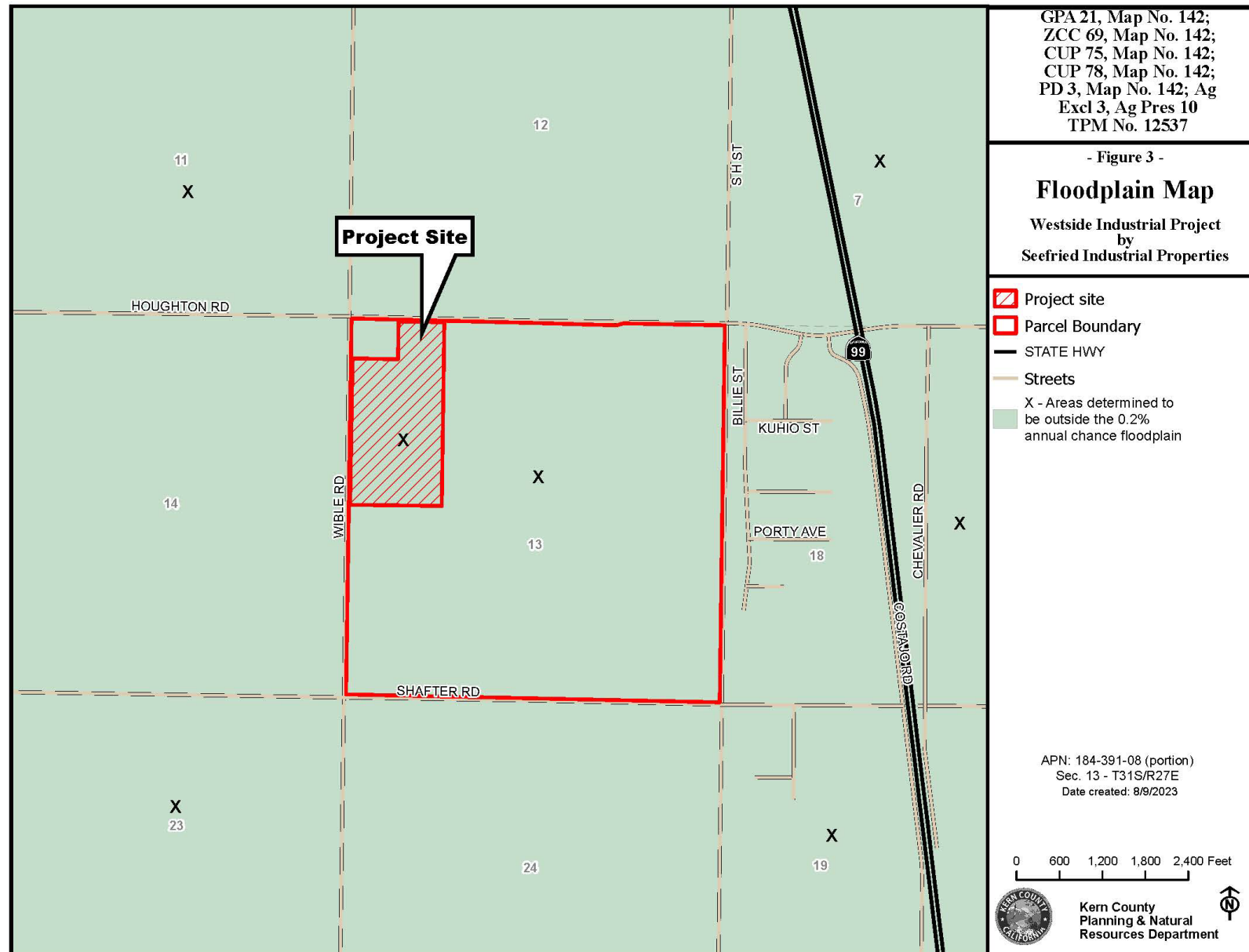




Figure 4 – Existing General Plan Map

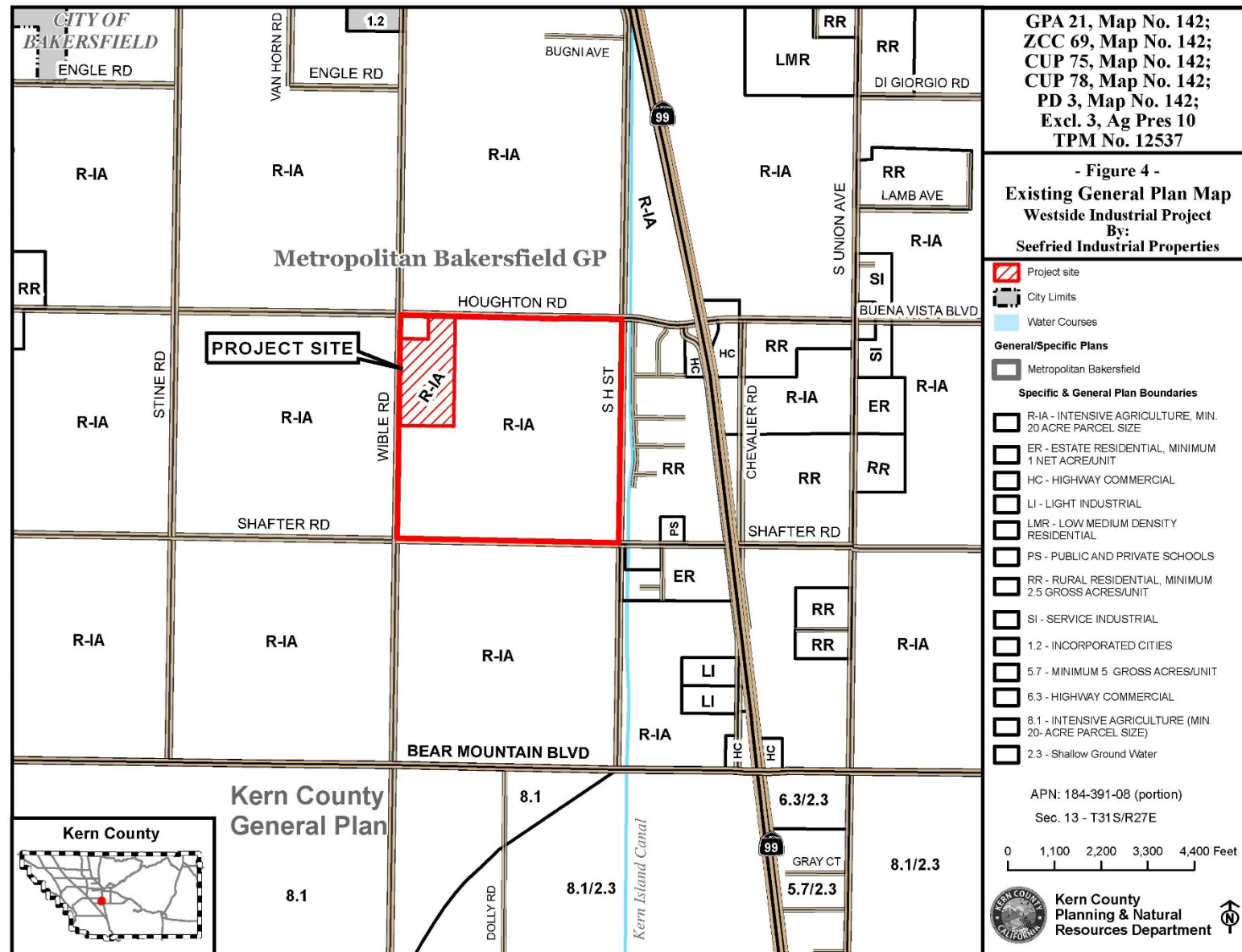




Figure 5 – Existing Zoning Classifications

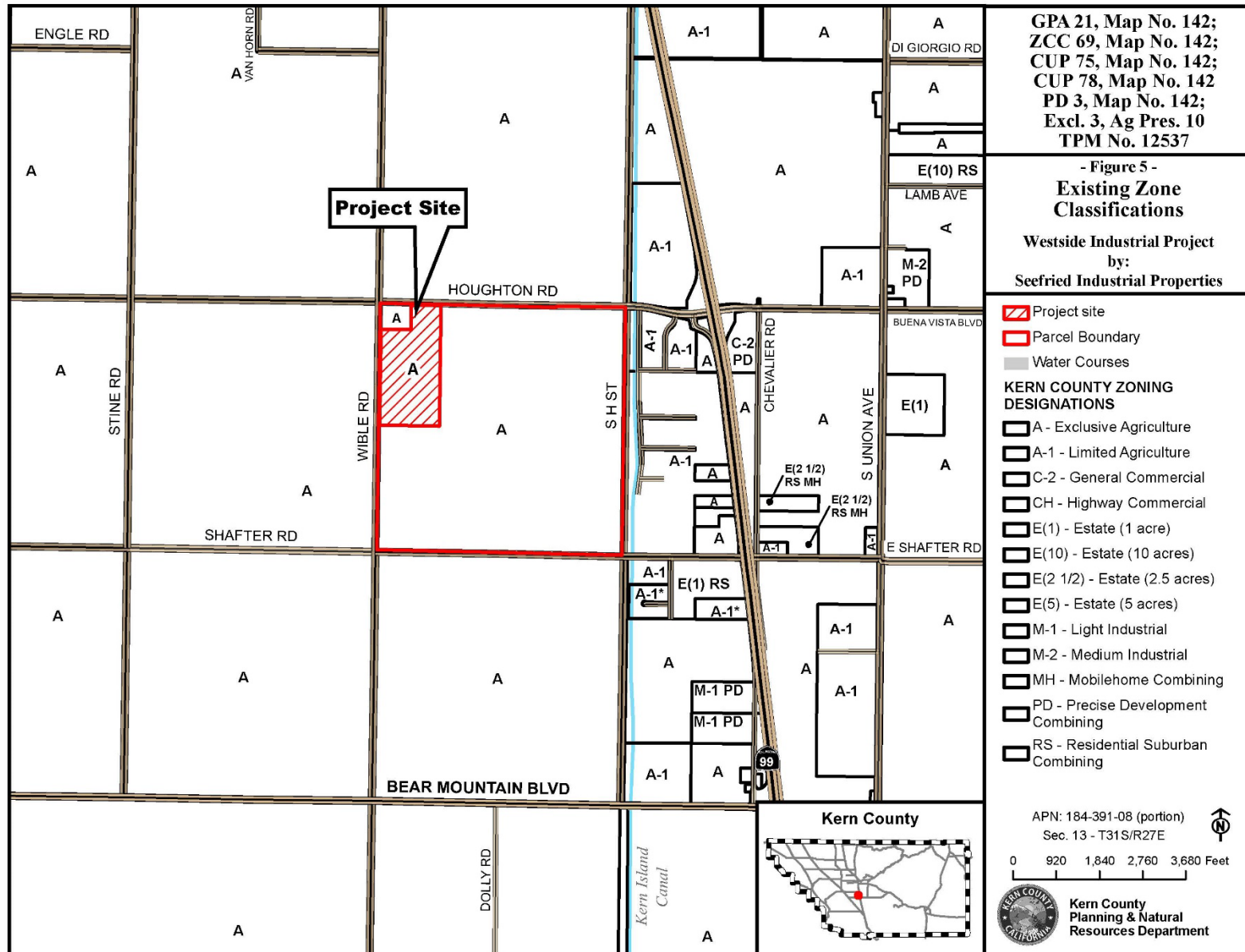




Figure 6 – Proposed General Plan Map

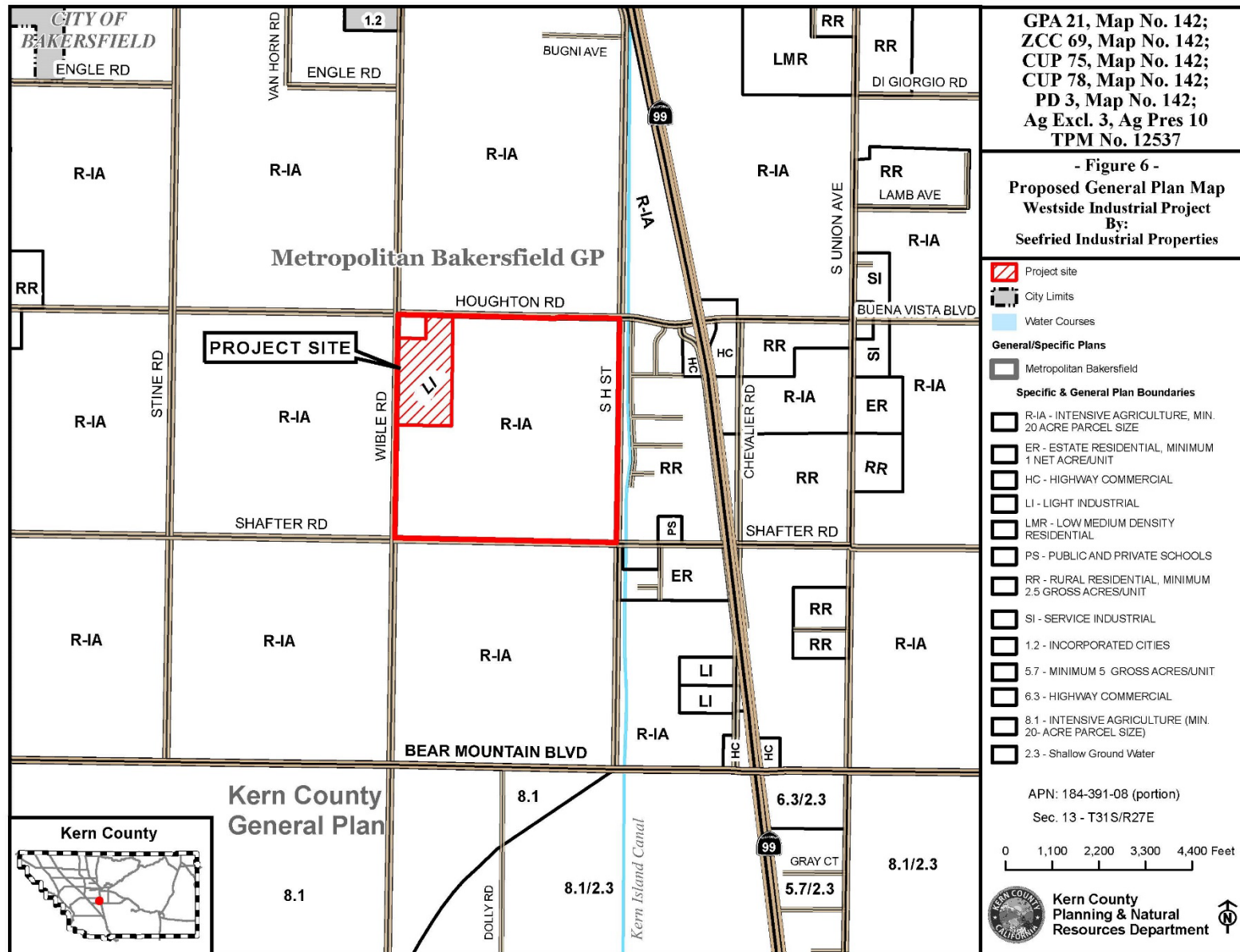




Figure 7 – Proposed Zone Classifications

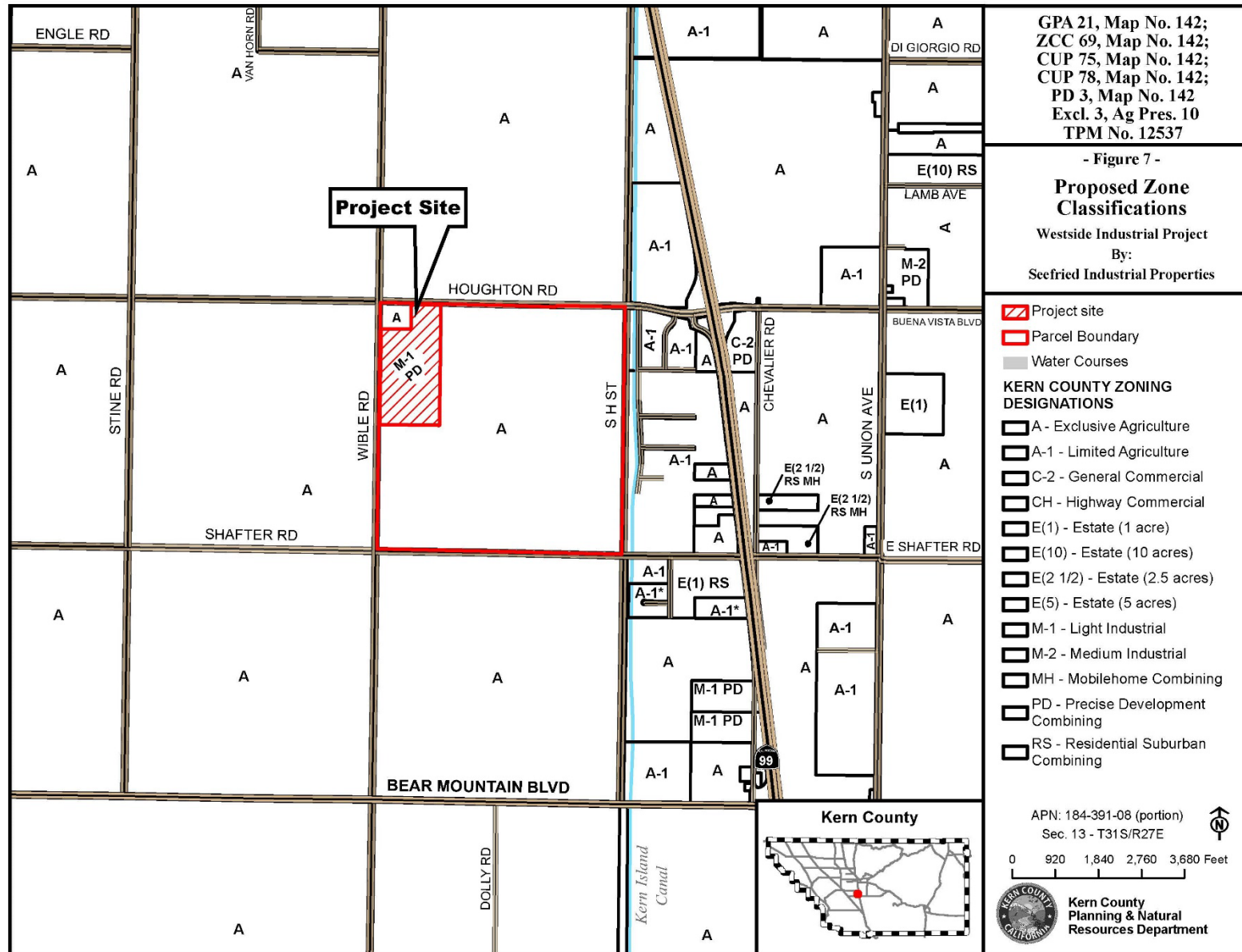




Figure 8a – Proposed PD Plan – Overall Site Plan

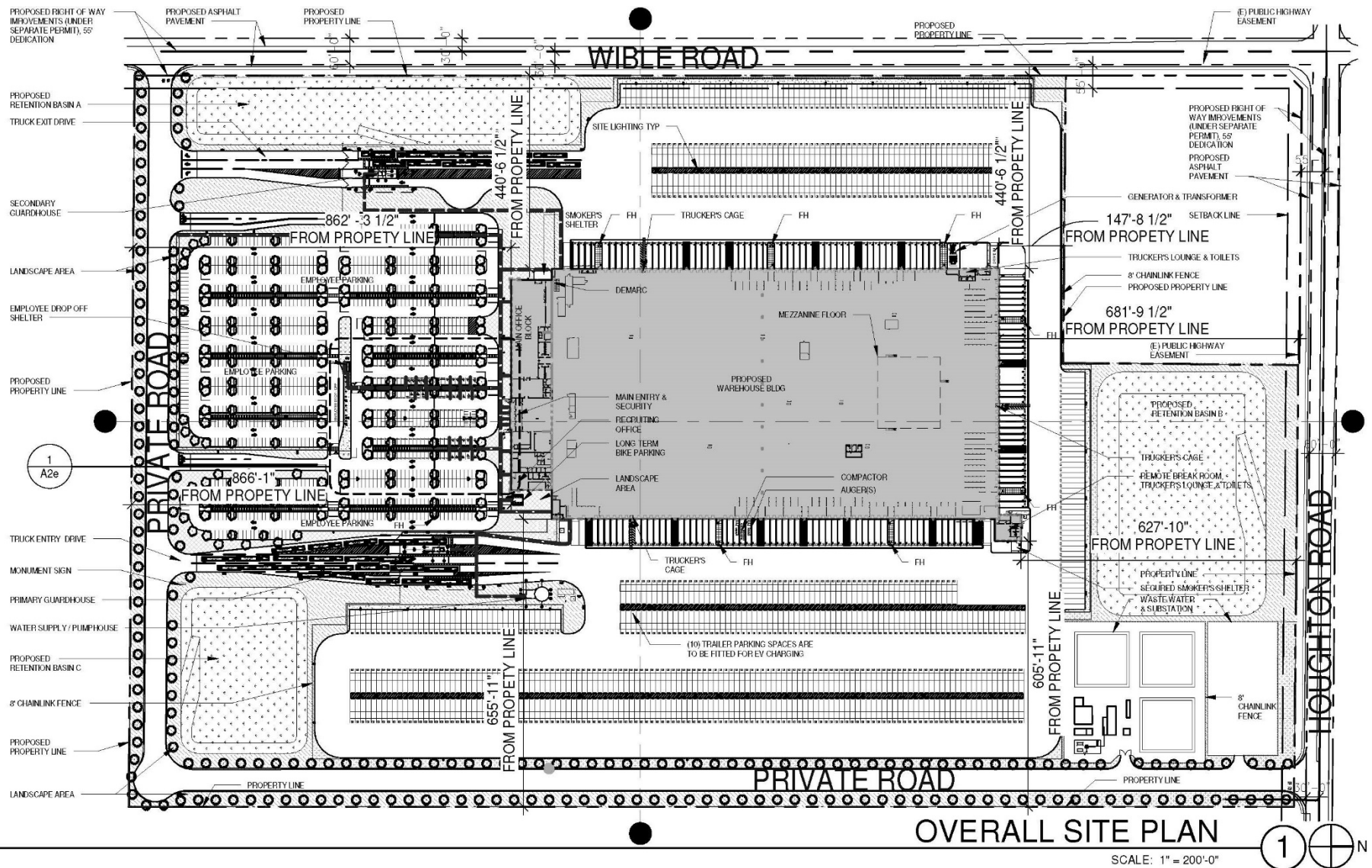




Figure 8b – Proposed PD Plan – Enlarged Site Plan Northeast

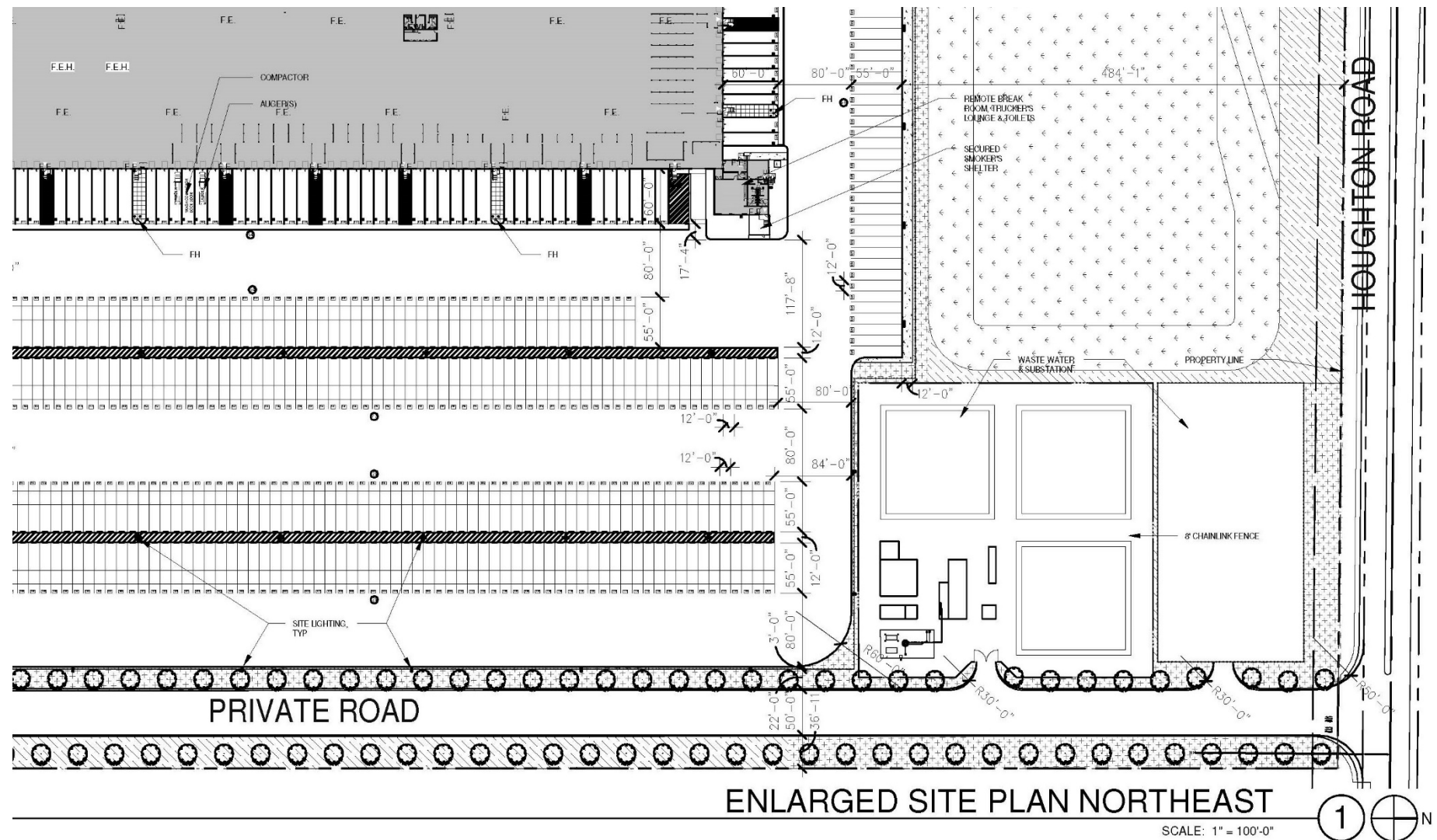




Figure 8c – Proposed PD Plan – Enlarged Site Plan Northwest

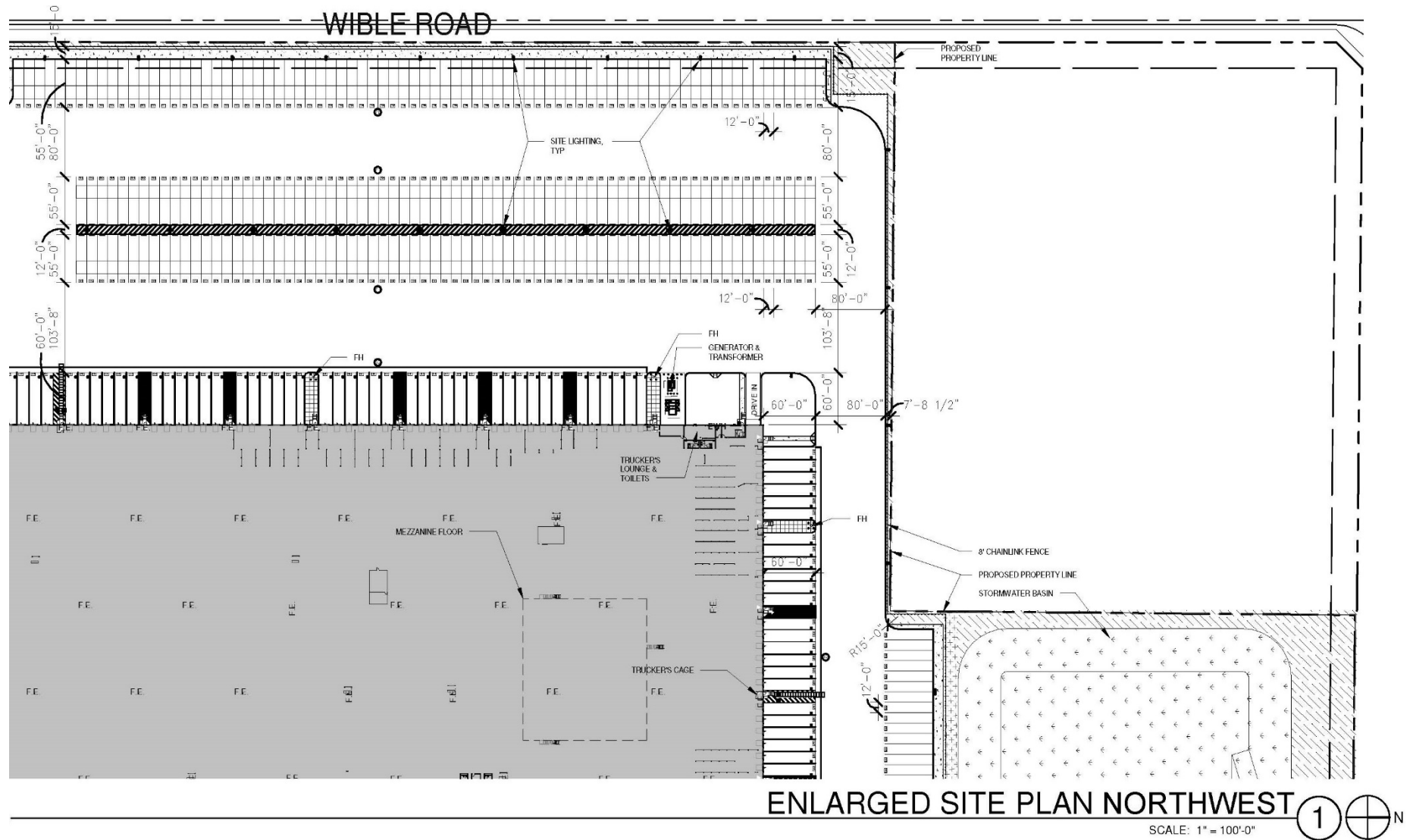




Figure 8d – Proposed PD Plan – Enlarged Site Plan Southeast

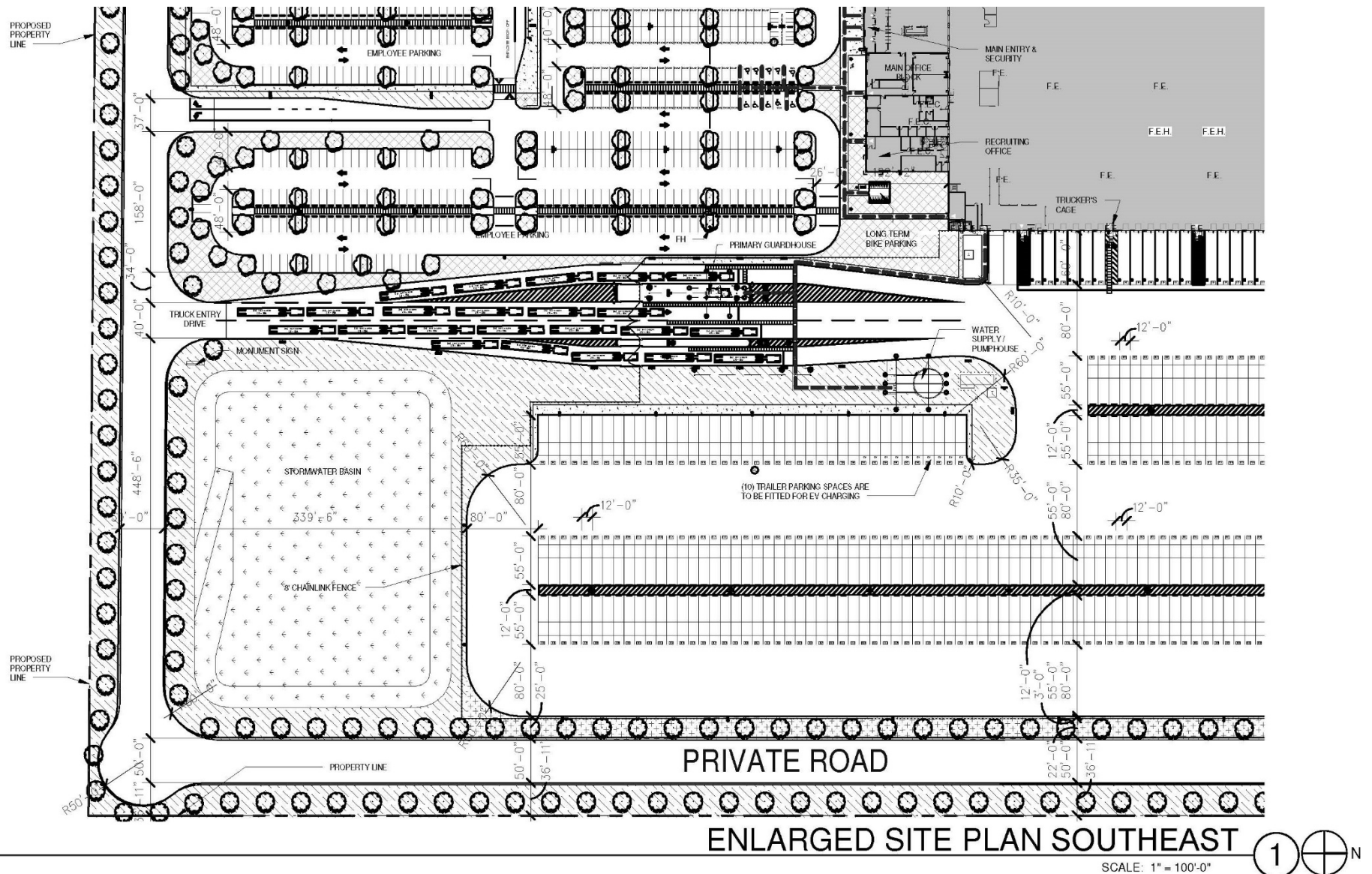
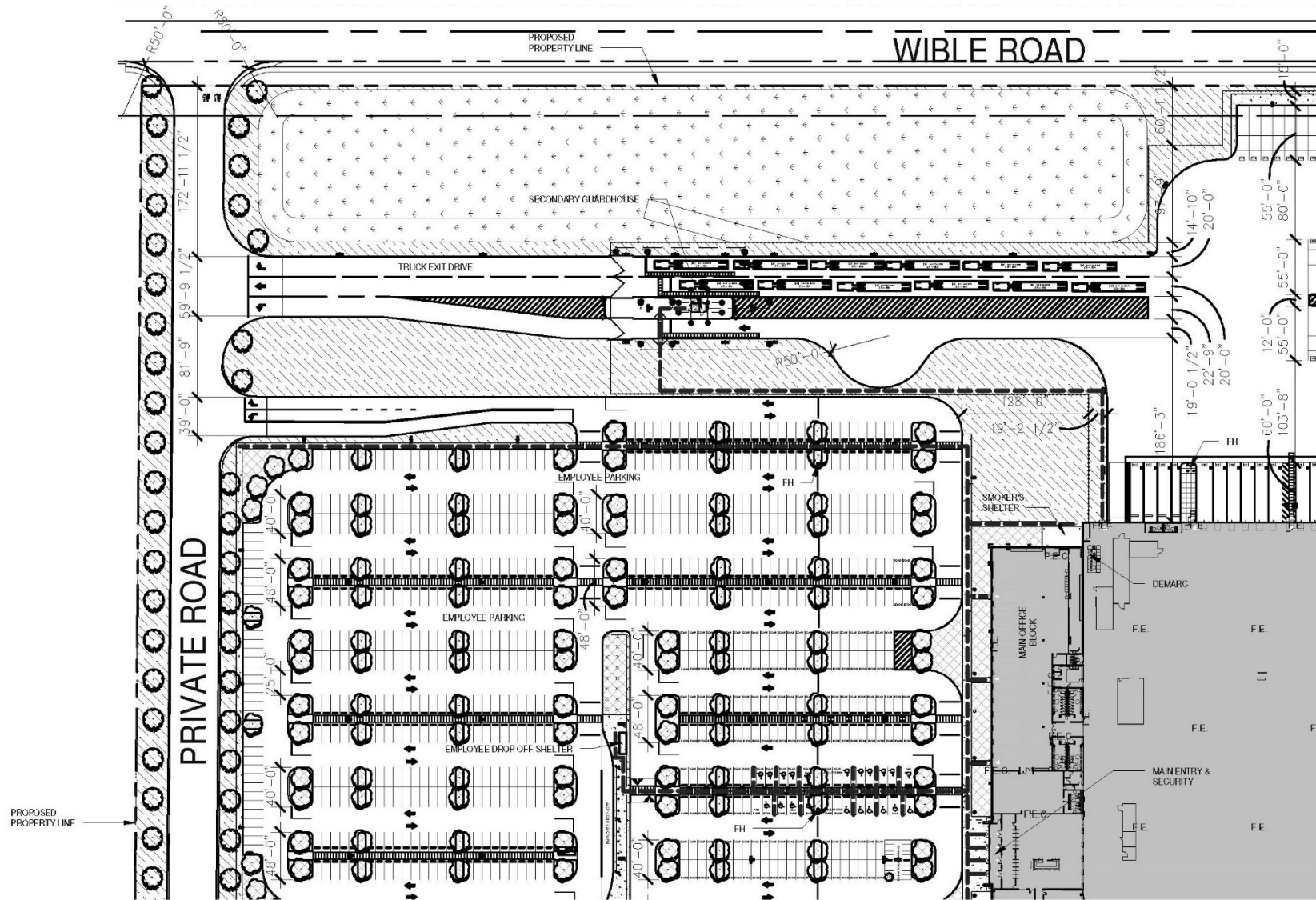




Figure 8e – Proposed PD Plan – Enlarged Site Plan Southwest



ENLARGED SITE PLAN SOUTHWEST ① ⊕ N
SCALE: 1" = 100'-0"



SCALE: 1" = 40'-0"

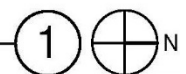
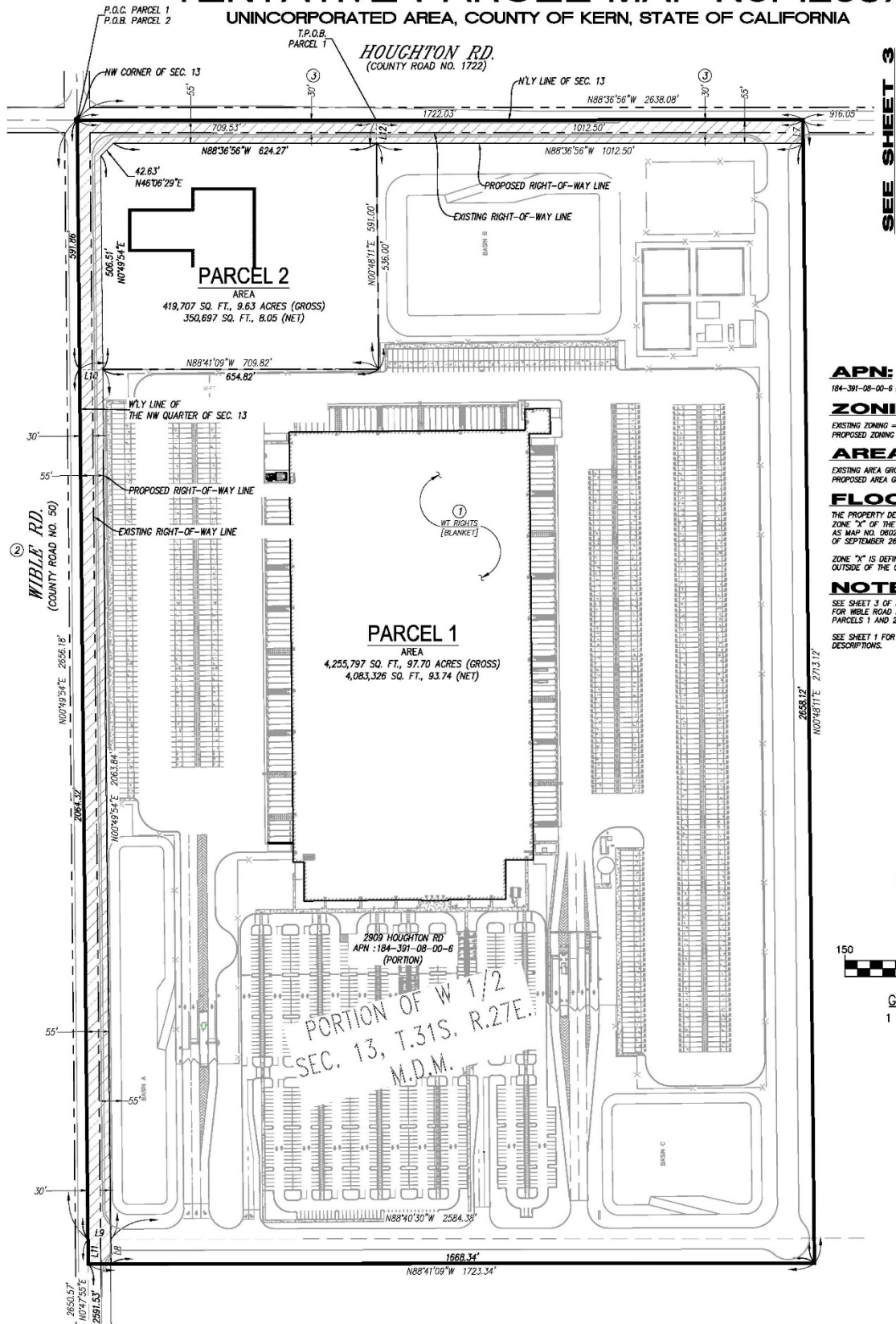




Figure 9 – Proposed Tentative Parcel Map No. 12537

TENTATIVE PARCEL MAP No. 12537

UNINCORPORATED AREA, COUNTY OF KERN, STATE OF CALIFORNIA



LINE TABLE

LINE	BEARING	LENGTH
L1	N39°29'40"W	62.35'
L2	N89°13'33"W	30.00'
L3	N00°46'35"E	46.83'
L4	N88°36'56"W	70.30'
L5	N00°46'35"E	30.00'
L7	N00°48'11"E	55.00'
L8	N00°47'55"E	59.51'
L9	N89°11'05"W	55.00'
L10	N88°41'09"W	55.00'
L11	N00°47'55"E	59.03'
L12	N00°48'11"E	55.00'

APN:

184-391-08-00-6 (PORTION)

ZONING:

EXISTING ZONING = A (EXCLUSIVE AGRICULTURAL DISTRICT)
PROPOSED ZONING = M (MANUFACTURING)

AREA:

EXISTING AREA GROSS = 4,675,504 S.F./107.33 ACRES
PROPOSED AREA GROSS = 4,434,023 S.F./101.79 ACRES

FLOOD ZONE:

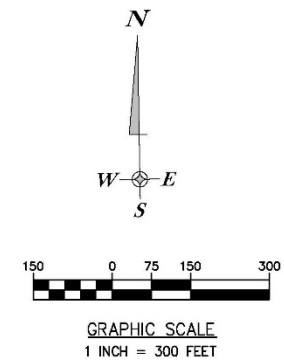
THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 06029C2725E, BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE

SEE SHEET 3 OF 3 FOR RIGHT-OF-WAY TYPICAL SECTION FOR WIBLE ROAD AND HOUGHTON ROAD, PERTAINING TO PARCELS 1 AND 2 HEREON.

SEE SHEET 1 FOR LEGEND AND PROPOSED LEGAL DESCRIPTIONS.





2. Kern County Environmental Checklist Form

2.1. Environmental Factors Potentially Affected

In accordance with CEQA Guidelines, the County intends to prepare an Environmental Impact Report (EIR) to evaluate potential environmental effects of the project and to propose mitigation measures to reduce any significant effects identified.

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “potentially significant impact” as indicated by the Kern County Environmental Checklist. As such, the analysis contained within the EIR will focus on these issue areas.

☒	Aesthetics	☒	Agricultural and Forestry Resources	☒	Air Quality
☒	Biological Resources	☒	Cultural Resources	☒	Energy
☒	Geology and Soils	☒	Greenhouse Gas Emissions	☒	Hazards and Hazardous Materials
☒	Hydrology and Water Quality	☒	Land Use and Planning	☒	Mineral Resources
☒	Noise	☒	Population and Housing	☒	Public Services
☒	Recreation	☒	Transportation and Traffic	☒	Tribal Cultural Resources
☒	Utilities/Service Systems	☒	Wildfire	☒	Mandatory Findings of Significance

2.2. Determination

(To be completed by the Lead Agency)

Based on this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENT IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature:

Date:

October 17, 2023

Printed Name:

Mark Tolentino

Title:

Planner II