

Lorelei H. Oviatt, AICP, Director
2700 "M" Street, Suite 100
Bakersfield, CA 93301-2323
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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: November 16, 2023

TO: See Attached Mailing List

FROM: Kern County Planning and Natural
Resources Department
Attn: Alexis Brito
2700 "M" Street, Suite 100
Bakersfield, CA 93301
(661) 862-5029; BritoAL@kerncounty.com

**SUBJECT: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT
REPORT (EIR) FOR THE IPG INDUSTRIAL PROJECT BY IPG KERN COUNTY
52 HOLDINGS, LLC.**

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 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 **December 18, 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 britoal@kerncounty.com. A Scoping Meeting will be held on **December 6, 2023 at 1:30 p.m.**, at the address listed above.

PROJECT TITLE: IPG Industrial Project by IPG Kern County 52 Holdings, LLC (PP23405); PD Plan 72, Map 102; ZV 57, Map 102

PROJECT LOCATION: The project site is approximately 1.7 miles north 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). The City of Shafter lies approximately 3.1 miles west of the project site, and the unincorporated community of Oildale is directly bordering the east side of the project site. The project site is situated approximately 1.4 miles northeast of State Route (SR) 99. The project site is located on the *Oildale, California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map, Township 29 South, Range 27 East, Section 2.

PROJECT DESCRIPTION:

The proposed project would include the development of two single-story logistics facilities totaling approximately 923,128 square-feet (including 15,000 square-feet for dedicated office space) and associated improvements on approximately 49.05 acres of privately owned land in the central portion of unincorporated Kern County.

Implementation of the project as proposed include the following requests:

- Precise Development Plan No. 72, Map 102 to facilitate construction and operation of two (2) single-story warehouses totaling approximately 923,128-square-feet located at the corner of Boughton Drive and Airport Drive.
- Zoning Variance Case No. 57, Map 102 to construct a 56-foot tall warehouse building where 35 feet is authorized on two parcels zoned M-1 PD H (Light Industrial Precise Development Airport Approach Height Combining) District.

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

Signature: 

Name: Alexis Brito, Planner I

I:\Planning\WORKGRPS\WP\LABELS\IP
G Kern County Holdings LLC .docx
IPG Kern County Holdings LLC PD 72,
ZV 57, Map 102
cc: 11/07/2023

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

Federal Aviation Administration
Western Reg Office/
777 South Aviation Boulevard
Suite 150
El Segundo, CA 90245

Federal Communications Comm
18000 Studebaker Road, #660
Cerritos, CA 90701

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

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

U.S. Army Corps of Engineers
Regulatory Division
1325 "J" Street, #1350
Sacramento, CA 95814-2920

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

Caltrans/
Division of Aeronautics, MS #40
P.O. Box 942873
Sacramento, CA 94273-0001

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 Energy Commission
James W. Reed, Jr.
1516 Ninth Street Mail Stop 17
Sacramento, CA 95814

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

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

State Dept of Toxic Substance Control
Environmental Protection Agency
1515 Tollhouse Road
Clovis, CA 93612

Cal Environmental Protection Agency/
Dept of Toxic Substances Control, Reg 1
Attn: Dave Kereazis, Permit Div - CEQA
8800 Cal Center Drive, 2nd Floor
Sacramento, CA 95826

Kern County
Agriculture Department

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

Kern County Airports Department

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
Cary Wright, Fire Marshall

Kern County Library/Beale
Local History Room

Kern County Library/Beale
Andie Sullivan

Kern County Library
Rathbun Branch
200 West China Grade Loop
Bakersfield, CA 93308

Kern County Parks & Recreation

Kern County Sheriff's Dept
Administration

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

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

Beardsley School Dist
1001 Roberts Lane
Bakersfield, CA 93308

Standard School Dist
1200 North Chester Avenue
Oildale, CA 93308

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

Oildale Mutual Water Co
P.O. Box 5638
Bakersfield, CA 93388

North of the River Muni Water Dist
P.O. Box 5638
Bakersfield, CA 93388-5638

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

North Edwards Water Dist
13001 Claymine Road
North Edwards, CA 93523

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

Golden Empire Transit
1830 Golden State Avenue
Bakersfield, CA 93301

Kern Mosquito Abatement Dist
4705 Allen Road
Bakersfield, CA 93314

North of the River Rec & Parks Dist
3825 Riverlakes Dr.
Bakersfield, CA 93312

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

Bakersfield Municipal Airport
4101 Truxtun Avenue
Bakersfield, CA 93309

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

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

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

Verizon California, Inc.
Attention Engineering Department
520 South China Lake Boulevard
Ridgecrest, CA 93555

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

Nature Conservancy West Reg Office
201 Mission Street, 4th Floor
San Francisco, CA 94105

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

Southern California Gas Co
35118 McMurtrey Avenue
Bakersfield, CA 93308-9477

Southern California Gas Co
Transportation Dept
9400 Oakdale Avenue
Chatsworth, CA 91313-6511

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

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

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

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

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

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

A E Corporation
Planning Department
901 Via Piemonte, 5th Floor
Ontario, CA 91764

Kevin Johnston
2476 Buena Vista Avenue
Livermore, CA 94550

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

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

Kern River Groundwater
Sustainability Agency
1600 Truxton Avenue
Bakersfield, CA 93301

Lorelei H. Oviatt, AICP, Director
2700 "M" Street, Suite 100
Bakersfield, CA 93301-2323
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Email: planning@kerncounty.com
Web Address: <http://kernplanning.com/>



**PLANNING AND NATURAL
RESOURCES DEPARTMENT**

Planning
Community Development
Administrative Operations

DATE: November 16, 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 93311

**SUBJECT: Notice of Preparation of an Environmental Impact Report – IPG Industrial Project by
IPG Kern County 52 Holdings, LLC. (PP23405).**

Dear Sir or Madam:

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 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 **December 18, 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 brittoal@kerncounty.com. A Scoping Meeting will be held on **Wednesday, December 6, 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. Please also be advised that you will receive an additional notice in the mail once a public hearing date is scheduled for this project. You will also be provided additional opportunities to submit comments at that time.

PROJECT TITLE: IPG Industrial Project by IPG Kern County 52 Holdings, LLC (PP23405); PD Plan 72, Map 102; ZV 57, Map 102

PROJECT LOCATION: The project site is approximately 1.7 miles north 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). The City of Shafter lies approximately 3.1 miles west of the

project site, and the unincorporated community of Oildale is directly bordering the east side of the project site. The project site is situated approximately 1.4 miles northeast of State Route (SR) 99. The project site is located on the *Oildale, California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map, Township 29 South, Range 27 East, Section 2.

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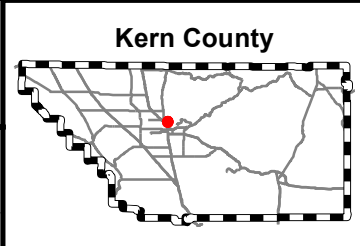
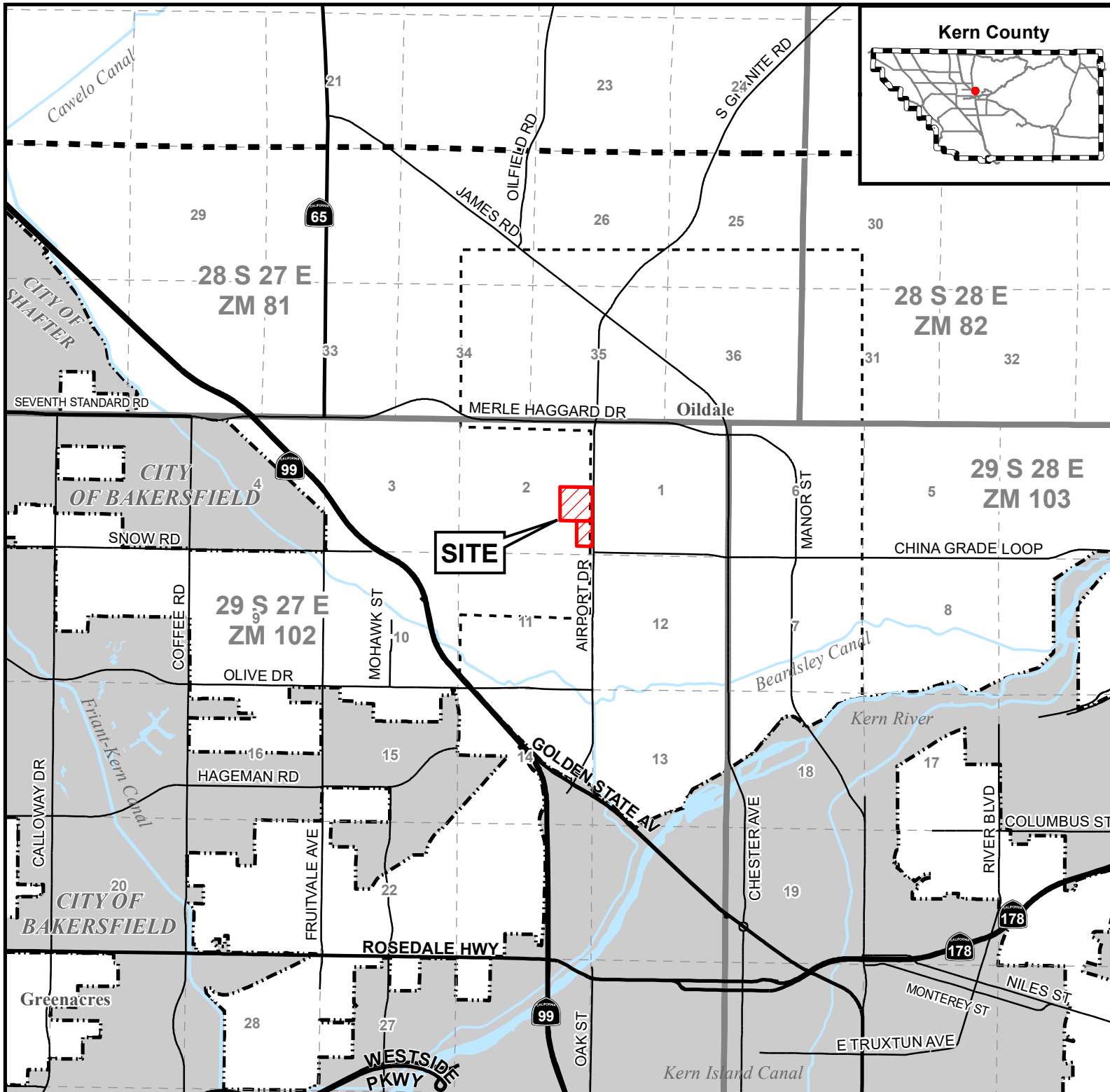
Should you have any questions regarding this project, or the Initial Study/Notice of Preparation, please feel free to me directly by phone at (661) 862-5029 or email BritoAL@kerncounty.com.

Sincerely,



Alexis Brito, Planner I
Planning and Natural Resources Department

Attachments: Figure 1 – Regional Vicinity



PD 72, ZV 57
Map No. 102

Vicinity Map

IPG Kern County 52 Holdings, LLC

- site
- FREEWAY
- NAMED ROAD
- STATE HWY
- Arterials
- Metro Bakersfield GP Boundary
- Township/Range
- Sections
- Water Bodies
- City Limits
- Unincorporated Cities

APN: 492-010-13 & 492-010-17
Sec. 2- T29S/R27E

Created on: 5/3/2023

0 2,100 4,200 6,300 8,400 Feet



Kern County
Planning & Natural
Resources Department

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G Kern County Holdings LLC .docx
IPG Kern County Holdings LLC PD 72,
ZV 57, Map 102
cc: 11/07/2023

491 461 11 00 3
ALDAPE RAUL & LORENA
849 SUNSET MEADOW LN
BAKERSFIELD CA 93308-9237

491 461 10 00 0
AMADOR RICHARD A
843 SUNSET MEADOW LN
BAKERSFIELD CA 93308-9237

491 420 22 00 6
ANGELES LOUIE M & GLENDA T
818 GREENWOOD MEADOW LN
BAKERSFIELD CA 93308

112 020 09 00 9
ANTONINO JOHN C
PO BOX 489
BAKERSFIELD CA 93302

112 040 16 00 5
ASHBY MARY JANETTE
2144 WINGLAND DR
BAKERSFIELD CA 93308-1612

491 461 07 00 2
BAILEY JERROD
829 SUNSET MEADOW LN
BAKERSFIELD CA 93308

112 020 08 00 6
BAKER JOYCE ANN
2131 WINGLAND DR
BAKERSFIELD CA 93308-1611

491 420 12 00 7
BAKER MEDLOCK DELBERT &
LARRY JASON
2501 GARDEN ST
WASCO CA 93280-9833

491 084 04 00 4
BEL COURT APARTMENTS LLC
8020 DEERING AV
CANOGA PARK CA 91304-5010

491 420 11 00 4
BOWER LAWRENCE L
847 GREENWOOD MEADOW LN
BAKERSFIELD CA 93308

491 412 52 00 4
BR PATEL PROP LLC
8714 SKYE ISLE WY
BAKERSFIELD CA 93312

112 040 11 00 0
BRASHEAR FAMILY TRUST
2124 WINGLAND DR
BAKERSFIELD CA 93308-1612

491 491 08 00 4
BRIER INVESTMENTS LLC
12107 HURST PARK DR
BAKERSFIELD CA 93311

112 020 01 00 5
BROWN RUSSEL C & PHYLLIS ANN
1600 AIRPORT DR
BAKERSFIELD CA 93308-2250

491 011 04 00 2
CALIFORNIA RESOURCES
PETROLEUM CORPORATION
27200 TOURNEY RD STE 200
SANTA CLARITA CA 91355-4910

491 492 01 00 0
CAMINI INVESTMENTS LLC
12107 HURTS PARK DR
BAKERSFIELD CA 93311

491 011 15 00 4
CHEVRON LAND & DEVELOPMENT
CO
P O BOX 1392
BAKERSFIELD CA 93302

491 420 16 00 9
CLARK CHARLES S & KAREN E
12708 OVERTON ST
BAKERSFIELD CA 93312

492 010 14 00 1
COUNTY OF KERN
1115 TRUXTUN AV
BAKERSFIELD CA 93301

112 020 05 00 7
DANIEL AMY
2115 WINGLAND DR
BAKERSFIELD CA 93308

112 020 07 00 3
DELGADO ALONDRA
2125 WINGLAND DR
BAKERSFIELD CA 93308-1611

112 020 02 00 8
ENGLE CARLA ERICA
2105 WINGLAND DR
BAKERSFIELD CA 93308

491 420 13 00 0
EVANS MEREDITH
855 GREENWOOD MEADOW LN
BAKERSFIELD CA 93308-9833

491 461 08 00 5
FEERO ADRIEN BEAUMONT
835 SUNSET MEADOW LN
BAKERSFIELD CA 93308-9237

491 420 15 00 6
FORDYCE TRACY RICHARD DARREL
& AZARAE MISHEL
850 GREENWOOD MEADOW LN
BAKERSFIELD CA 93308-9833

491 461 09 00 8
GUERRA DAYANARA
839 SUNSET MEADOW LN
BAKERSFIELD CA 93308

491 420 07 00 3
HANDA FAMILY TRUST
1465 AVENIDA DE LOS PADRE
MORGAN HILL CA 95037

112 040 13 00 6
HAWKINS STEVE E
2132 WINGLAND DR
BAKERSFIELD CA 93308

491 420 14 00 3
HUEBNER ANDREW A
854 GREENWOOD MEADOW LN
BAKERSFIELD CA 93308-9833

492 010 13 00 8
IPG KERN CO 52 HOLDINGS LLC
14832 HIGHLAND VALLEY RD
ESCONDIDO CA 92025

491 420 23 00 9
JASSO DEAN E & PERRY HANNAH
814 GREENWOOD MEADOW LN
BAKERSFIELD CA 93308

491 420 08 00 6
KAUR GURMEET
9345 VAL DI CHIANA DR
BAKERSFIELD CA 93314

111 010 02 00 8
KERN CO DEPT OF AIRPORTS
3701 WINGS WY STE 300
BAKERSFIELD CA 93308-7026

491 491 01 00 3
KLASSEN FAMILY LIMITED
PARTNERSHIP
2019 COVERDALE ST
BAKERSFIELD CA 93311

491 491 03 00 9 **DUP**
KLASSEN FAMILY LTD
PARTNERSHIP
2019 COVERDALE ST
BAKERSFIELD CA 93311

491 420 17 00 2
LIVING BRIGHT INVS LLC
19801 WARDLOW LN
HUNTINGTON BEAC CA 92646-3457

491 412 48 00 3
LU WANG KIEN & TERESA THAI FAM
TR
1022 S DANCOVE DR
WEST COVINA CA 91791-3719

491 011 43 00 5
MARCIAL JOSE & MARIA TR
15930 STREBOR DR
BAKERSFIELD CA 93314-9326

491 412 47 00 0
MC DONALD PROP MANAGEMENT
LLC
6006 INVERWOOD DR
BAKERSFIELD CA 93314-8046

112 040 17 00 8
METZNER FLOYD J & JANICE O
2121 DIANE DR
BAKERSFIELD CA 93308-1601

491 420 01 00 5
MILLER CHRISTINA L & SHOFNER
CAREY H JR
761 GREENWOOD MEADOW LN
BAKERSFIELD CA 93308-9815

112 020 03 00 1
MILLER FAMILY TRUST
6305 KELVIN GROVE
BAKERSFIELD CA 93312-6268

491 011 19 00 6
MONTEREY BAKERSFIELD L P
25871 PASEO REAL
MONTEREY CA 93940-2706

491 420 04 00 4
MORTON JESSE W FAM TR
3569 MILITARY AV
LOS ANGELES CA 90034-6103

112 020 11 00 4
NADER DEV INC
828 23RD ST
SANTA MONICA CA 90403

112 040 15 00 2
OILDALE MUTUAL WATER CO
P O BOX 5638
BAKERSFIELD CA 93308

491 412 34 00 2
OUR TAPASYA LLC
3207 HILLTOP DR
VENTURA CA 93003

491 011 06 00 8
PARK MEADOWS LP
140 NEWPORT CENTER DR STE 270
NEWPORT BEACH CA 92660

491 420 09 00 9
PATEL DIVYANG & RUPAL
4681 SETTING SUN DR
EL SOBRANTE CA 94803

112 040 14 00 9
PEDROZA ESTELA OSCAR
407 17TH ST
BAKERSFIELD CA 93301-4917

491 420 21 00 3
PRANDI ELLEN CHARLOTTE TRUST
20878 JACK RD
SARATOGA CA 95070

491 420 05 00 7
RAMOS MARIA M
PO BOX 81374
BAKERSFIELD CA 93380

491 420 06 00 0
RAYA AGUSTIN RAFAEL
825 GREENWOOD MEADOW LN
BAKERSFIELD CA 93308

491 461 13 00 9
REEVES WILLIAM SHAD
857 SUNSET MEADOW LN
BAKERSFIELD CA 93308-9237

491 461 12 00 6
RIVAS SHANTE
853 SUNSET MEADOW LN
BAKERSFIELD CA 93308

491 420 10 00 1
RUEDA MAURICIO
841 GREENWOOD MEADOW LN
BAKERSFIELD CA 93308-9833

491 420 03 00 1
RUNIA JANICE V TRUST
809 GREENWOOD MEADOW LN
BAKERSFIELD CA 93308

112 020 06 00 0
SALAS ANASTACIO ORTEGA
2119 WINGLAND DR
BAKERSFIELD CA 93308

112 020 10 00 1
SANCHEZ JOSE A & COFFMAN M
RENEE
2143 WINGLAND DR
BAKERSFIELD CA 93308-1611

491 412 49 00 6
SMITH ADOBE RANCH FAMILY L P
1547 34TH AV
SAN FRANCISCO CA 94122

491 420 18 00 5
SORENSEN JOSEPH L
836 GREENWOOD MEADOW LN
BAKERSFIELD CA 93308-9833

491 420 19 00 8
SPARKS PROP LLC
9206 BRUNELLO CT
BAKERSFIELD CA 93314

112 020 04 00 4
STUTZ BROOKE
2113 WINGLAND DR
BAKERSFIELD CA 93308-1611

491 011 42 00 2
TAKSBAK L P
3239 W ASHLAN AV
FRESNO CA 93722

491 420 24 00 2
TAMAYO NORMA CARILLO
808 GREENWOOD MEADOW LN
BAKERSFIELD CA 93308-9833

491 420 02 00 8
TEJADA JULIO & GUADALUPE
803 GREENWOOD MEADOW LN
BAKERSFIELD CA 93308

491 011 05 00 5
TSIBOUKAS CHRIS FAM TR
3301 W ROSECRANS AV
HAWTHORNE CA 90250-8226

492 010 12 00 5
VANDER WEERD INVESTMENTS
837 COMMERCIAL AV
TULARE CA 93274

491 420 20 00 0
VEREBELY SHANGELA D
13089 PEYTON DR APT C176
CHINO HILLS CA 91709-6018

491 540 01 00 0
WEST DAY LLC
6501 FRUITVALE AV
BAKERSFIELD CA 93308-2712

112 040 12 00 3
ZANINOVICH DOMINIC
200 EL CERRITO DR
BAKERSFIELD CA 93305-1304

491 492 08 00 1
13418 LIVINGSTON TR
PO BOX 261
PORT HUENEME CA 93044-0261

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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: IPG Industrial Project by IPG Kern County 52 Holdings, LLC

Lead Agency: Kern County Planning and Natural Resources Department

Contact Person: Alexis Brito

Mailing Address: 2700 M Street, Suite 100

Phone: 661-862-5029

City: Bakersfield

Zip: 93301

County: Kern County

Project Location: County: Kern

City/Nearest Community: Bakersfield

Cross Streets: Airport Drive & Boughton Drive

Zip Code:

Longitude/Latitude (degrees, minutes and seconds): 35 ° 25 ' 59.3394 " N / 119 ° 2 ' 29.5074 " W Total Acres: 49

Assessor's Parcel No.: 492-010-13 and 492-010-17

Section: 2

Twp.: 29S

Range: 27E

Base: MDBM

Within 2 Miles: State Hwy #: SR-99

Waterways:

Airports: Meadows Field

Railways: BNSF

Schools: Wingland Elementary, North High School

Document Type:

CEQA: ☒ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS

☐ Other:

☐ Mit Neg Dec

Other:

☐ FONSI

Local Action Type:

☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☐ Use Permit

☐ Coastal Permit

☐ Community Plan

☒ Site Plan

☐ Land Division (Subdivision, etc.)

☒ Other: Zone Variance

Development Type:

☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type

☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral

☒ Industrial: Sq.ft. 923,128

Acres 49.05

Employees 525

☐ Power: Type

MW

☐ Educational:

☐ Waste Treatment: Type

MGD

☐ Recreational:

☐ Hazardous Waste: Type

☐ Water Facilities: Type

MGD

☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual

☒ Fiscal

☒ Recreation/Parks

☒ Vegetation

☒ Agricultural Land

☒ Flood Plain/Flooding

☒ Schools/Universities

☒ Water Quality

☒ Air Quality

☒ Forest Land/Fire Hazard

☒ Septic Systems

☒ Water Supply/Groundwater

☒ Archeological/Historical

☒ Geologic/Seismic

☒ Sewer Capacity

☒ Wetland/Riparian

☒ Biological Resources

☒ Minerals

☒ Soil Erosion/Compaction/Grading

☒ Growth Inducement

☐ Coastal Zone

☒ Noise

☒ Solid Waste

☒ Land Use

☒ Drainage/Absorption

☒ Population/Housing Balance

☒ Toxic/Hazardous

☒ Cumulative Effects

☒ Economic/Jobs

☒ Public Services/Facilities

☒ Traffic/Circulation

☐ Other: Tribal Cultural, Green House Gas

Present Land Use/Zoning/General Plan Designation:

Vacant/Light Industrial Precise Development Airport Approach Height Combining District (M-1 PD H)/ LI (Light Industrial)

Project Description: (please use a separate page if necessary)

The proposed project would include the development of two single-story logistics facilities totaling approximately 923,128 square-feet (including 15,000 square-feet for dedicated office space) and associated improvements on approximately 49.05 acres of privately owned land in the central portion of unincorporated Kern County. Implementation of the project as proposed include the following requests:

- Precise Development Plan No. 72, Map 102 to facilitate construction and operation of two (2) single-story warehouses totaling approximately 923,128-square-feet located at the corner of Boughton Drive and Airport Drive.
- Zoning Variance Case No. 57, Map 102 to construct a 56-foot tall warehouse building where 35 feet is authorized on two parcels zoned M-1 PD H (Light Industrial Precise Development Airport Approach Height Combining) District.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>6</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>Central</u>
☒ Caltrans Planning	☒ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>Fresno</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date November 16, 2023 Ending Date December 18, 2023

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: _____ /s/ _____ Date: 11/16/2023

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

NOTICE OF PREPARATION/INITIAL STUDY CHECKLIST

IPG Industrial Project by IPG Kern County 52 Holdings, LLC

Precise Development Plan No. 72, Map No. 102
Zone Variance No. 57, Map No. 102

**PLN22-01027
(PP23405)**

LEAD AGENCY:



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

Contact: Alexis Brito, Planner I
(661) 862-5029
Britoal@kerncounty.com

November 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 IPG Industrial Project in the unincorporated area of central Kern County, California.

1. Project Description

1.1. Project Location

The IPG Industrial Project (proposed project) is a proposal by IPG Kern County 52 Holdings, LLC (project proponent) for the construction and operation of a logistics facility. The proposed project would include the construction of two single-story warehouses totaling approximately 923,128-square-foot (including 15,000 square-feet for dedicated office space) and related site improvements. The proposed project is located on two (2) parcels totaling approximately 49.05 acres (Assessor's Parcel Number (APN) 492-010-13 & 492-010-17) of privately owned land at the southern end of the San Joaquin Valley in unincorporated Kern County, California as shown in **Figure 1, Vicinity Map**. The project site is bounded by Boughton Drive (north), Airport Drive (east), Skyway Drive (south), and Hanger Way (west) as shown in **Figure 2, Aerial Landscape**.

The project site is approximately 1.7 miles north 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). The City of Shafter lies approximately 3.1 miles west of the project site, and the unincorporated community of Oildale is directly bordering the east side of the project site. The project site is situated approximately 1.4 miles northeast of State Route (SR) 99. Regional access to the project site is available from SR-99 via the Airport Drive exit. Local access to the project site is available from Airport Drive and Boughton Drive.

The project vicinity is characterized by industrial and commercial uses (distribution, storage, and shipping centers), transportation, vacant land, as well as residential uses. The Wingland Elementary School is located approximately 0.25 miles southeast of the project site at Douglas Street and Diane Drive, the California Aeronautical University is located approximately 0.25 miles west of the project site at Boughton Drive and an unnamed paved street, and the North High School is located approximately 0.65 miles east of the project site at West China Grade Loop and McCray Street.

The project site is located on the *Oildale, California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map, Township 29 South, Range 27 East, Section 2. **Figures 6a - 6f, Proposed PD Plan** depicts 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. 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 8,202 square miles. The County's geography includes, among others, mountainous areas, agricultural lands, and deserts. According to the California Department of Finance's 2023 Population estimates, Kern County's current estimated population is 907,476 residents and Bakersfield is the largest city in the County with a current estimated population of 408,373 residents.



The project site is relatively flat. Elevation on the project site is approximately 500 feet at the above mean sea level (AMSL) with a gradually increasing topographic gradient to the north ranging from 495 feet AMSL in the southwest to 540 feet AMSL to the northeast of the project site; there are numerous stockpiles of soil with varying elevations on the southeast portion of the project site. 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 industrial, commercial, transportation, and residential uses. Land uses surrounding the site include the following:

North—Boughton Drive and vacant undeveloped land is located north of the project site on the opposite side of Boughton Drive.

South—Skyway Drive, FedEx Ship Center, Epic Jet Center, and Airman Flight Training are located south of the project site on the opposite side of Skyway Drive. The properties include a shipping logistics facility and airplane hangars.

West—Hanger Way, Meadows Field Airport, and transportation related services are located immediately west of the project site on the opposite side of Hanger Way. The facilities include several single-story structures and an airport runway.

East—Airport Drive, Derrel’s Mini Storage, Park Meadows Apartments, and Fabulous Burgers are located east of the project site on the opposite side of Airport Drive. The properties include several columns of storage units, an apartment complex, and a fast-food restaurant.

Table 1, Project Site and Surrounding Land Uses, Figure 4, Existing General Plan Map, and Figure 5, Existing Zoning Classifications, presents the existing land uses, Metropolitan Bakersfield General Plan designations, and Zoning classification for the project site and surrounding area. The immediate project area has nearby single- and multi-family residences, mostly east of the project site. The nearest residence is approximately 100 feet directly east. The nearest existing schools include Wingland Elementary School 0.25 miles southeast from the proposed project site, California Aeronautical University located approximately 0.25 miles west of the project site, North High School is located approximately 0.65 miles east of the project site, North Beardsley Elementary School is located approximately 0.85 miles south of the project site, Golden State Baptist School is located approximately 1 mile southwest of the project site, Standard Elementary School is located approximately 1.2 miles southwest of the project site, Highland Elementary School is located approximately 1.3 miles west of the project site, Beardsley Junior High School is located approximately 1.33 miles south of the project site, Lifehouse Christian Academy is located approximately 1.35 miles northwest of the project site, Legacy Christian Academy is located approximately 1.6 miles southwest of the project site, and San Lauren Elementary School is located approximately 1.72 miles southwest of the project site.



Table 1. Project Site and Surrounding Land Uses

Existing Land Use		Existing Map Code Designation	Existing Zone Classification
Project Site	Vacant	Light Industrial (LI)	Light Industrial Precise Development Airport Approach Height Combining District (M-1 PD H)
North	Vacant	Light Industrial (LI)	Light Industrial Precise Development Airport Approach Height Combining District (M-1 PD H)
East	Residential, Storage, Restaurant	Major Commercial (MC), General Commercial (GC)	General Commercial Precise Development Combining District (C2 PD)
South	Shipping Centers, Transportation services	Public Transportation (PT)	Medium Industrial Airport Approach Height Combining District (M-2 H)
West	Airport, Transportation Services	Public Transportation (PT)	Medium Industrial Airport Approach Height Combining District (M-2 H)

Through review of the Kern County Airport Land Use Compatibility plan (ALUCP), the proposed project is located within the Sphere of Influence (SOI) for the Meadows Field Airport. The Meadows Field Airport is located approximately 0.6 miles west of the project. The project site is located within the Airport Approach Height Combining overlay and, as shown on **Figure 3, Airport Land Use Compatibility Plan Map**, is designated in the “B1” and “C” Zone. The closest public use runway has a length of approximately 2 miles, with distance of approximately 0.3 miles from the nearest point of the runway to the project site.

The project site is not located within an area that is designated by the California Department of Conservation (CDC) as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. No lands within the project boundary are subject to a Williamson Act Land Use contract. The proposed project site is not part of an Agricultural Preserve. In addition, the project site is not located within the boundaries of an adopted Habitat Conservation Plan.

1.3. Project Description

The proposed project would include the development of two single-story logistics facilities totaling approximately 923,128 square-feet (including 15,000 square-feet for dedicated office space) and associated improvements on approximately 49.05 acres of privately owned land in the central portion of unincorporated Kern County.

Implementation of the project as proposed include the following requests:

- Precise Development Plan No. 72, Map 102 to facilitate construction and operation of two (2) single-story warehouses totaling approximately 923,128-square-feet located at the corner of Boughton Drive and Airport Drive.



- Zoning Variance Case No. 57, Map 102 to construct a 56-foot tall warehouse building where 35 feet is authorized on two parcels zoned M-1 PD H (Light Industrial Precise Development Airport Approach Height Combining) District.

The proposed project site lies within the boundaries of the Metro Bakersfield General Plan (MBGP). The existing MBGP designations are listed in **Table 2**, below, and depicted in **Figure 2**, *General Designations*. The entire project site is also subject to the provisions of the Kern County Zoning Ordinance and is zoned as specified in **Table 2**, below, and depicted in **Figure 3**, *Existing Zoning Classifications*.

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

Parcel	APN	Zone Map	General Plan	Existing Map Code Designation	Existing Zoning	Acres
1.	492-010-13	102	Metro Bakersfield	LI	M-1 PD H	35.17
2.	492-010-17	102	Metro Bakersfield	LI	M-1 PD H	13.88
<i>Metropolitan Bakersfield General Plan (MBGP) Map Code Designation:</i> <i>LI (Light Industrial)</i> <i>Kern County Zoning District:</i> <i>M-1 PD H (Light Industrial, Precise Development Combining Airport Approach Height Combining)</i>						

1.4. Project Facilities, Construction Activities, and Operations

Project Facilities

The overall proposed development consists of two single-story warehouses totaling approximately 923,128-square-foot (including 15,000 square-feet for dedicated office space) and related site improvements. Its primary function will be high cube warehouse storage, to facilitate material handling equipment and storage uses, with a secondary application of cold storage occupying up to 20% of the facility, as shown in **Figures 6a - 6f**, *Proposed PD Plan*. **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		
				Trailer Parking Spaces	Automobile Parking Spaces	Truck Trailer Spaces
49.05 acres	Approximately 923,128 square foot high-cube and cold storage warehouse	923,128	+/- 56 feet	124	547 stalls	307 stalls

Source: IPG Kern County 52 Holdings, LLC, October 2023.



The warehouse buildings will be primarily constructed from architecturally enhanced concrete panels with a maximum height of 56' above the finish floor elevation. Architectural glazing will be integrated at key locations to enhance the internal office lighting and exterior appearance.

The warehouses 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	114
Grade-Level Doors	10
Total	124

Source: IPG Kern County 52 Holdings, LLC, October 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	547
Truck Trailer	307
Accessible	14
Electric Vehicle Charging Stations (EVCS)	108
Motorcycle	None
Bicycle	None

Source: IPG Kern County 52 Holdings, LLC, October 2023.

Vehicular Access and Circulation

The proposed project would include off-site improvements along Boughton Road, Airport Road and Hanger Way. Such improvements would be necessary to meet applicable Kern County Public Works Department development standards.

The existing roads would be improved with new pavement, curb and gutter, and sidewalk. Additionally, signing and markings would be constructed for the new pavement delineations.

Landscaping

The proposed project would include approximately 359,286 square feet (8.25 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. 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.

Lighting

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.

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 60 days. Construction would be completed in a single phase, beginning in September 2024, and concluding in November 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 MBGP and the Kern County Noise Ordinance (Chapter 8.36).

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. Typical equipment associated with these construction activities will be used.

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 three shifts rotating throughout the day and night. The facility would employ approximately 525 employees over the course of three shifts. 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 371 daily truck trips. Ingress to the proposed project would be taken from five entrances off of Airport Drive and three off of Hanger Way.

Utilities and Infrastructure

The proposed project would be served with potable water provided by the Oildale Mutual Water Company. Service laterals would be extended from an existing water line located within Airport Road.

The proposed project would be served by the North of River Sanitary District. Electricity service would be provided by PG&E. Natural Gas service is to be provided by So Cal Gas. Service laterals would be extended to the project site from existing utility facilities along Boughton Drive and Airport Drive.



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 retention basins located on the south side of each building within the boundaries of the project site. 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 BENA Sanitary 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 Provided 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 objectives for the proposed project:

- Develop state of the art warehouse and distribution facilities near major transportation corridor.
- Meet regional demand for Class A industrial facilities which address local traffic patterns and needs. 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 airport related uses by developing a warehouse and distribution facility. .
- 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.
- Site an industrial project in a location consistent with current and future market demands which minimizes conflicts with surrounding 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 IPG Industrial Project owned by IPG Kern County 52 Holdings, 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 Precise Development Plan
 - Approval of Zone Variance
 - 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
 - Other permits as required



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 – Vicinity Map

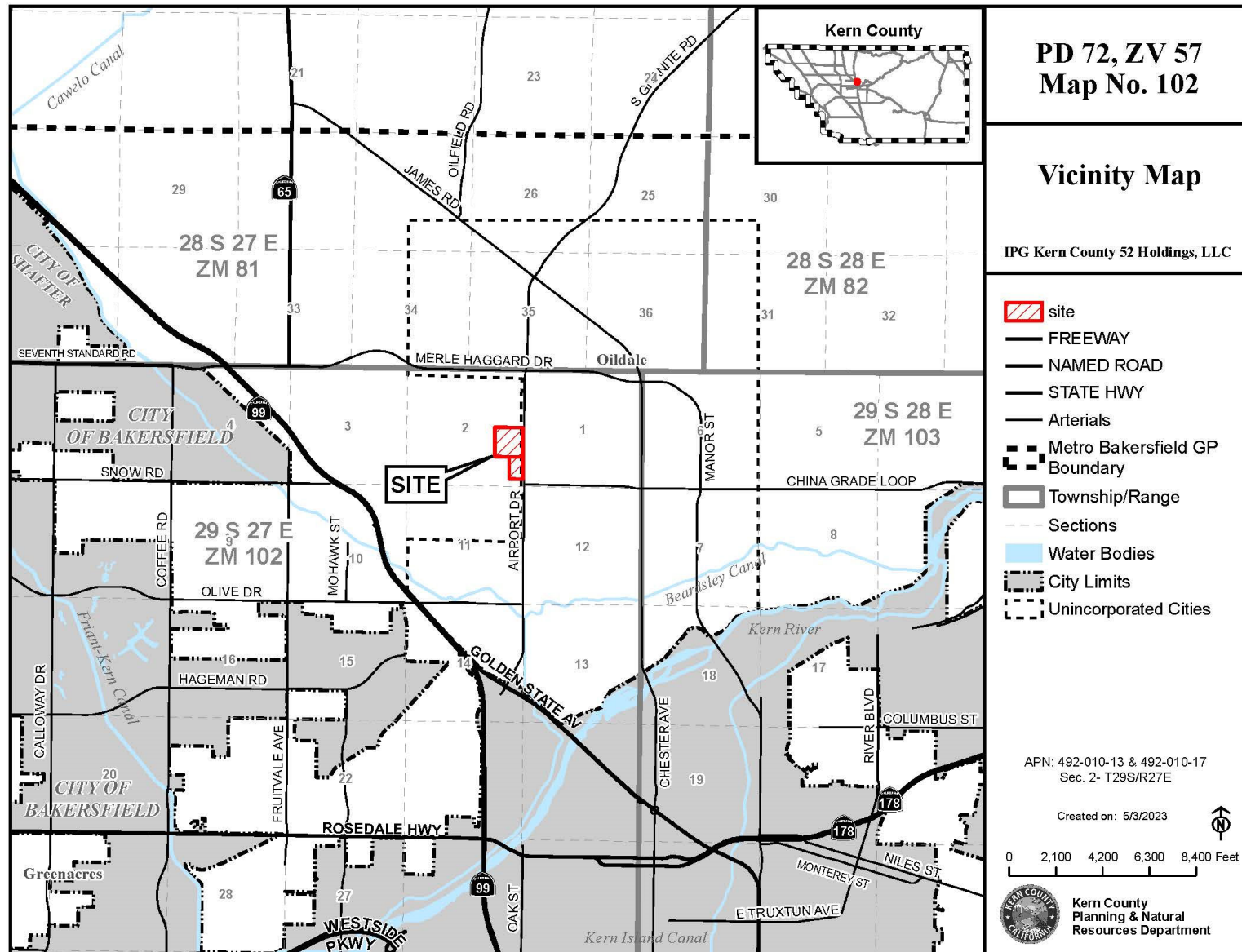




Figure 2 – Aerial Landscape

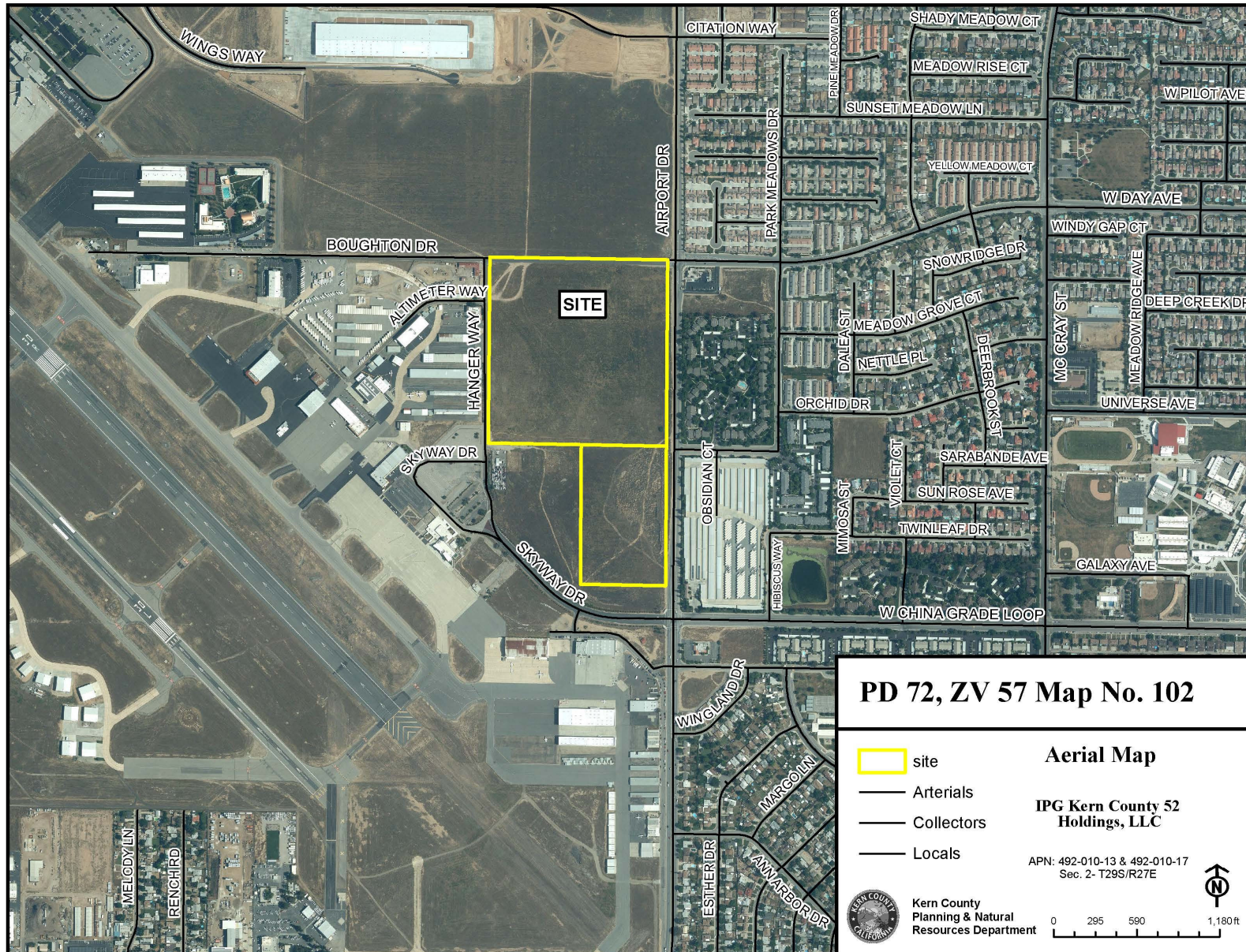
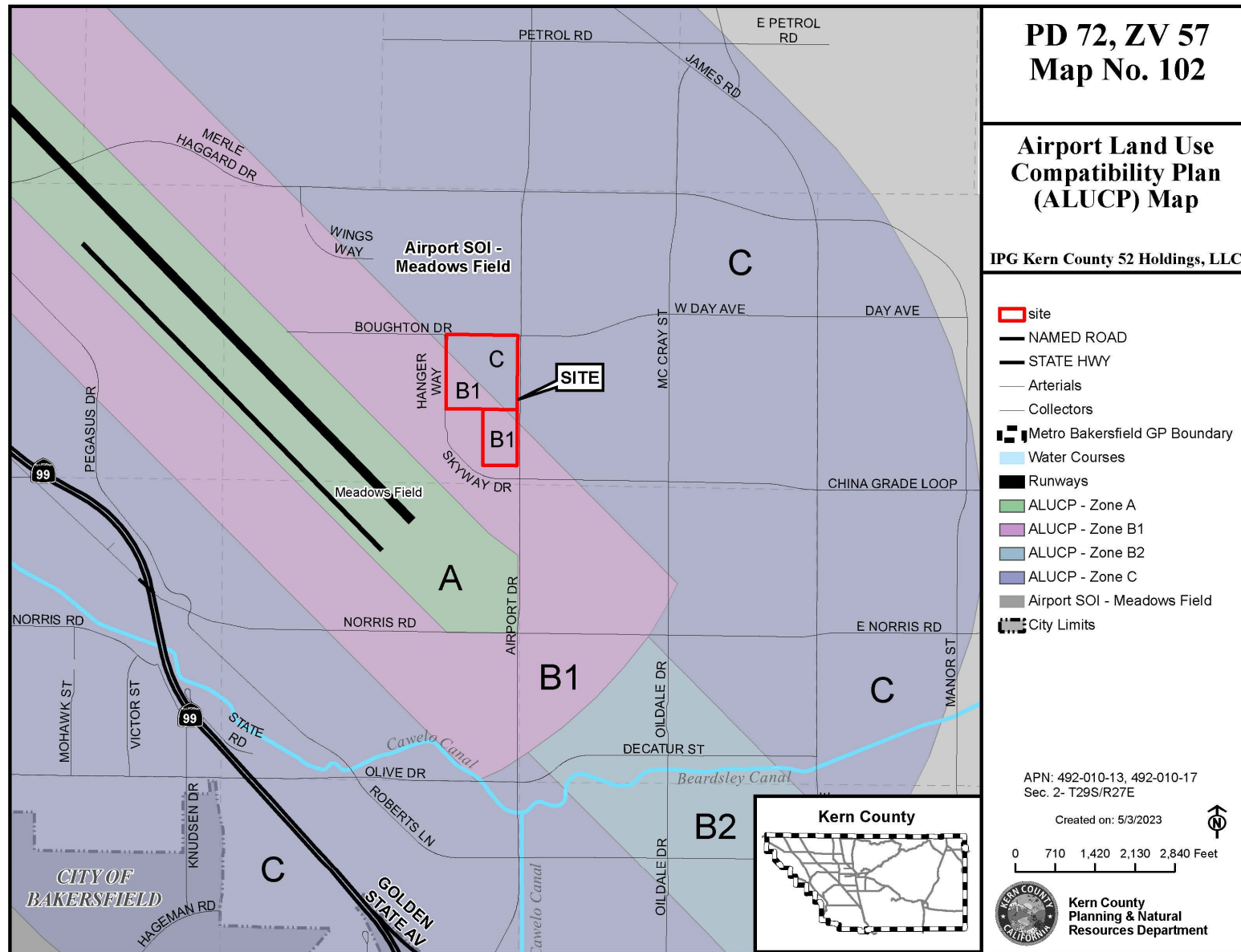




Figure 3 – Airport Land Use Compatibility Plan Map





**PD 72, ZV 57
Map No. 102**

**Existing
General Plan Map**

IPG Kern County 52 Holdings, LLC

site

Specific Plans

Metropolitan Bakersfield

General Plan Boundaries

**METROPOLITAN BAKERSFIELD
GENERAL PLAN**

GC - GENERAL COMMERCIAL

**HMR - HIGH MEDIUM DENSITY
RESIDENTIAL**

**HR - HIGH DENSITY RESIDENTIAL,
>17.42 AND**

LI - LIGHT INDUSTRIAL

**LMR - LOW MEDIUM DENSITY
RESIDENTIAL**

MC - MAJOR COMMERCIAL

OC - OFFICE COMMERCIAL

**OS-P - PARKS AND RECREATION
FACILITIES**

**P - INCLUDES GOVT. BUILDINGS,
HOSPITALS, PUBLIC**

PS - PUBLIC AND PRIVATE SCHOOLS

**PT - PUBLIC TRANSPORTATION
CORRIDOR**

**R-MP - MINERAL AND PETROLEUM,
MIN. 6 ACRE PARCEL SIZE**

SI - SERVICE INDUSTRIAL

APN: 492-010-13 & 492-010-17
Sec. 2- T29S/R27E
Created on: 5/3/2023

0 540 1,080 1,620 2,160 Feet

**Kern County
Planning & Natural
Resources Department**



**PD 72, ZV 57
Map No. 102**

Existing Zone Classifications

IPG Kern County 52 Holdings, LLC

site

KERN COUNTY ZONING DESIGNATIONS

- A - Exclusive Agriculture
- A-1 - Limited Agriculture
- C-1 - Neighborhood Commercial
- C-2 - General Commercial
- E(10) - Estate (10 acres)
- E(5) - Estate (5 acres)
- M-1 - Light Industrial
- M-2 - Medium Industrial
- R-1 - Low Density Residential
- R-2 - Medium Density Residential
- R-3 - High Density Residential
- H - Airport Approach Height Combining
- PD - Precise Development Combining
- H - Airport Approach Height Combining

APN:
Sec. -T/ R
Date: 5/3/2023

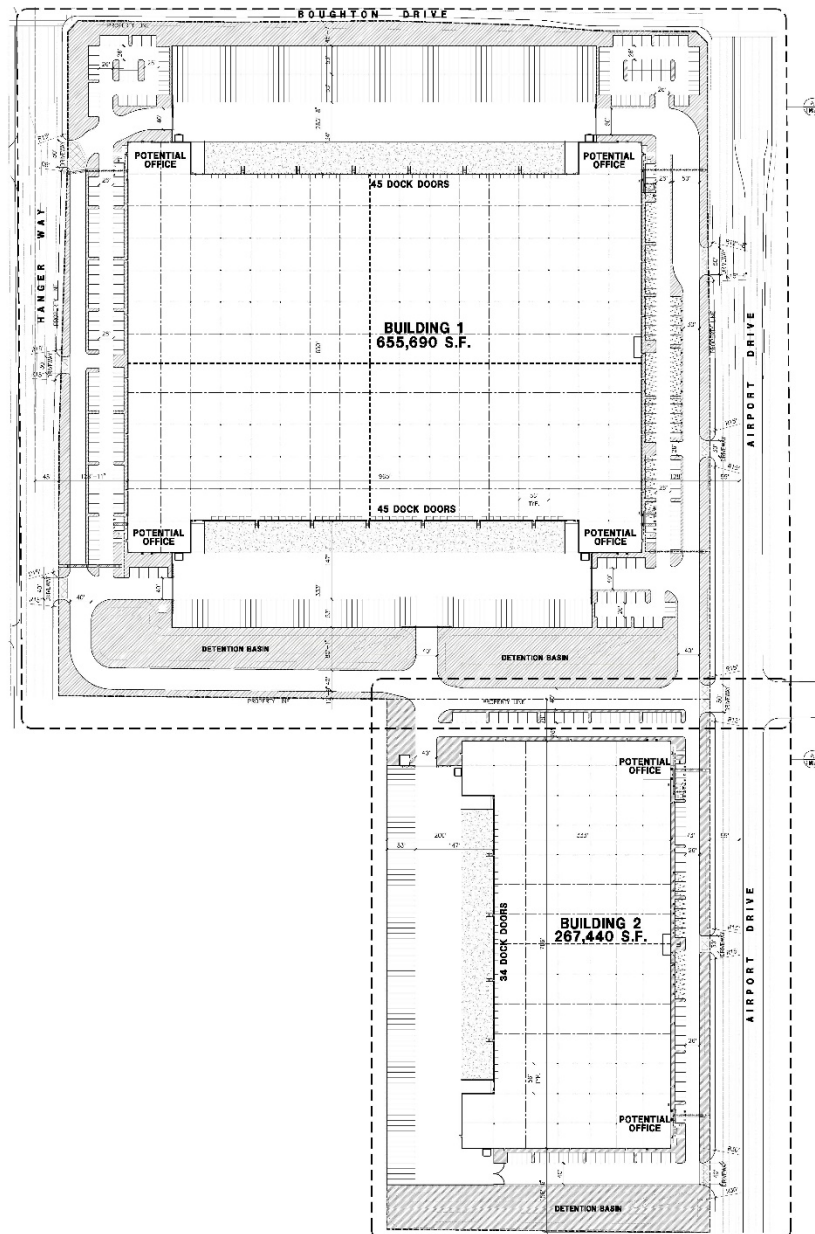
Kern County

Scale: 0 300 600 900 1,200 Feet

Kern County Planning & Natural Resources Department



Figure 6a – Proposed PD Plan – Overall Site Plan



PROPERTY OWNER

IPG KERN COUNTY S2 HOLDINGS LLC
891C LOWMAN SANITA FE DRIVE, STE 469
SOLANA BEACH, CA 92075

ADDRESS OF THE PROPERTY

780 (SW CORNER OF BOUGHTON DR & AIRPORT DRIVE)

ASSESSOR'S PARCEL NUMBER

492 030 12/492 030 12

ZONING

M1-PD-H
SEE PROJECT DATA

LEGAL DESCRIPTION

SEE CIVIL DRAWINGS

APPLICANT

IPG KERN COUNTY S2 HOLDINGS LLC
891C LOWMAN SANITA FE DRIVE, STE 469
SOLANA BEACH, CA 92075

APPLICANT'S REPRESENTATIVE

CHAS WILDE
PHONE: 314-713-9516
EMAIL: CHAS@INDUSTRIALIPG.COM
891C LOWMAN SANITA FE DR STE 469
SOLANA BEACH, CA 92075

VICINITY MAP



PROJECT DATA

	BLDG. 1	BLDG. 2	TOTAL
SITE AREA			
In s.f.	1,531,912	604,798	2,136,710 s.f.
In acres	35.17	13.88	49.05 ac
BUILDING AREA			
Office	10,000	5,000	15,000 s.f.
Warehouse	645,690	262,440	908,130 s.f.
TOTAL	655,690	267,440	923,130 s.f.
FLOOR AREA RATIO			
Maximum Allowed	to be verified		0.422
Actual	0.428	0.442	
SITE COVERAGE			
Maximum Allowed	to be verified		44.2%
Actual	42.8%	44.2%	43.2%
AUTO PARKING REQUIRED			
Office: 1/250 s.f.	40	20	60 stalls
Warehouse: 1st 10K @ 1/1,000 s.f.	10	10	20 stalls
above 10K @ 1/3,000 s.f.	212	84	296 stalls
TOTAL	262	114	376 stalls
REQUIRED ACCESSIBLE PARKING FOR DISABLED			
Standard Accessible (9' X 20')	8	4	12 stalls
Van Accessible (12' X 20')	1	1	2 stalls
TOTAL	9	5	14 stalls
REQUIRED EV PARKING			
LV Capable Space (9' X 20')	91	17	76 stalls
EVCS Provided (9' X 20')	18	6	24 stalls
EVCS Standard Accessible (9' X 20')	3	1	4 stalls
EVCS Van Accessible (9' X 20')	1	1	2 stalls
EVCS Ambulatory (10' X 20')	3	0	n/a stalls
TOTAL	86	25	105 stalls
PROVIDED PARKING BREAKDOWN			
Standard (9' X 20')	312	113	425 stalls
Maximum Accessible (6' X 30')	8	4	12 stalls
Van Accessible (9' X 20')	1	1	2 stalls
RV Capable Space (9' X 20')	91	17	76 stalls
LVCS Provided (9' X 20')	18	6	24 stalls
LVCS Standard Accessible (9' X 20')	3	1	4 stalls
EVCS Van Accessible (9' X 20')	1	1	2 stalls
EVCS Ambulatory (10' X 20')	3	0	n/a stalls
TOTAL	407	143	547 stalls
TRAILER PARKING PROVIDED			
Trailer (10' X 53')	229	78	307 stalls
ZONING ORDINANCE			
Zoning - Light Industrial (M1 - PD - H)			
PD - Precise Development Combining District			
H-Airport Approach height Combining District			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - Buildings and structures shall not exceed six (6) stories or one hundred (100) feet, unless the building is set back from lot line at least one (1) foot for each three (3) feet of height above six (6) stories or seventy-five (75) feet. No building or structure shall exceed ten (10) stories or one hundred thirty-five (135) feet.			
LANDSCAPE REQUIREMENT			
Percentage - 5%			
LANDSCAPE PROVIDED			
In s.f.	264,056	95,220	359,276 s.f.
Percentage	17.2%	15.7%	16.8%
SETBACKS			
Buildings			
Boughton Drive/Airport Drive: 40' from street centerline			
Airport Drive - 45' from street centerline			
Side / Rear - None required			

MASTER SITE PLAN (A)



Figure 6b – Proposed PD Plan – Building One

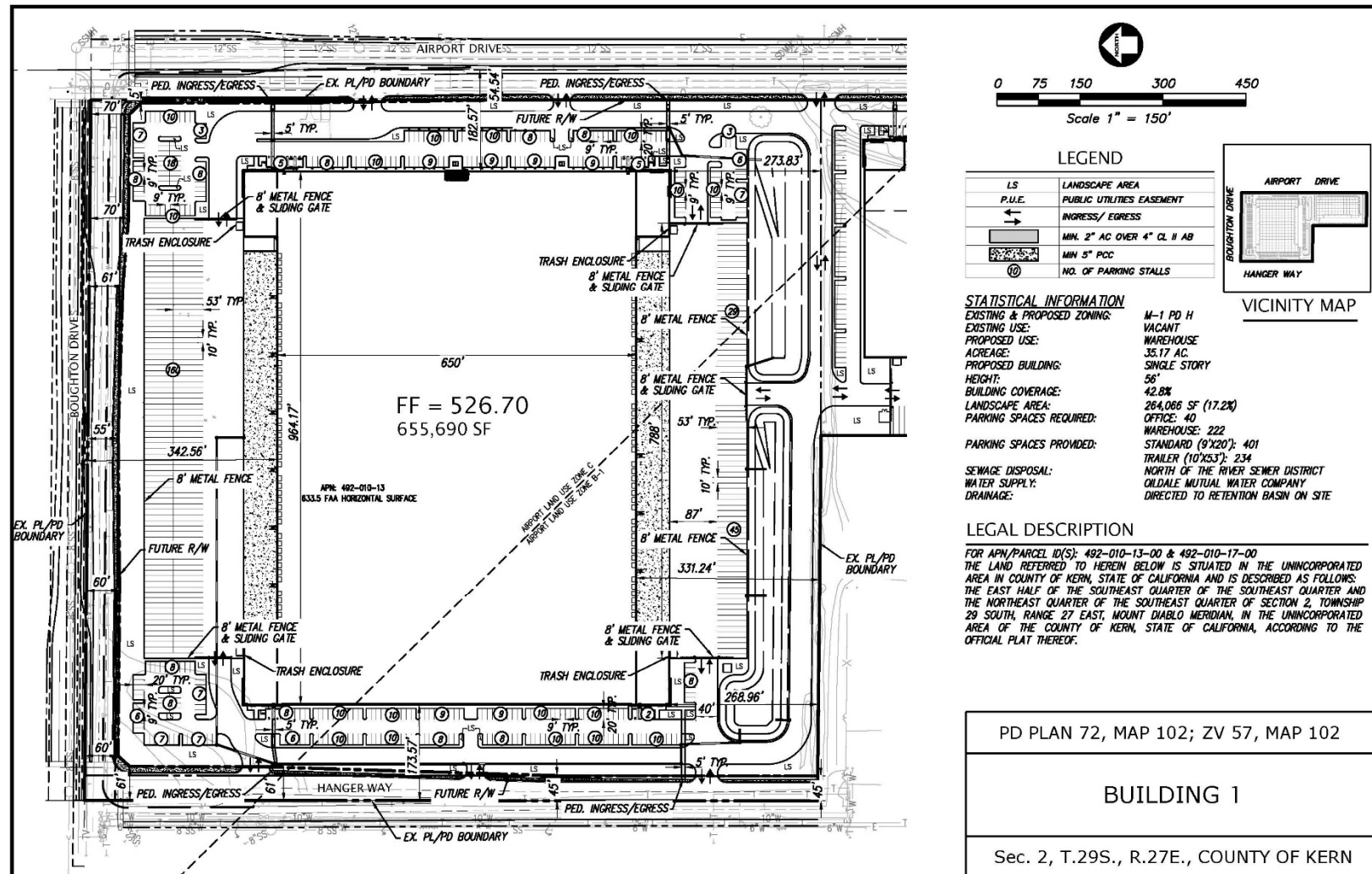




Figure 6c – Proposed PD Plan – Building One Landscaping

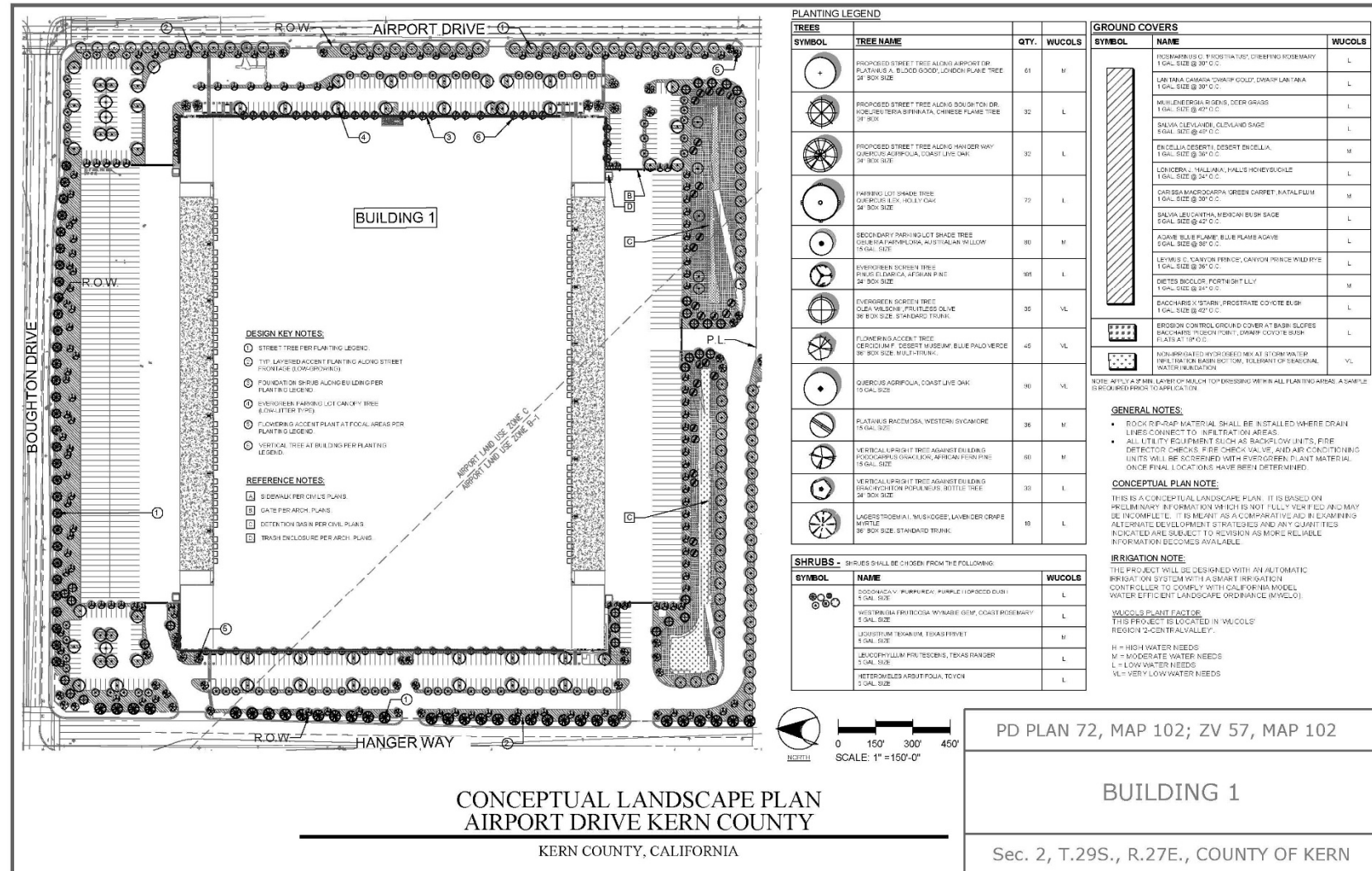
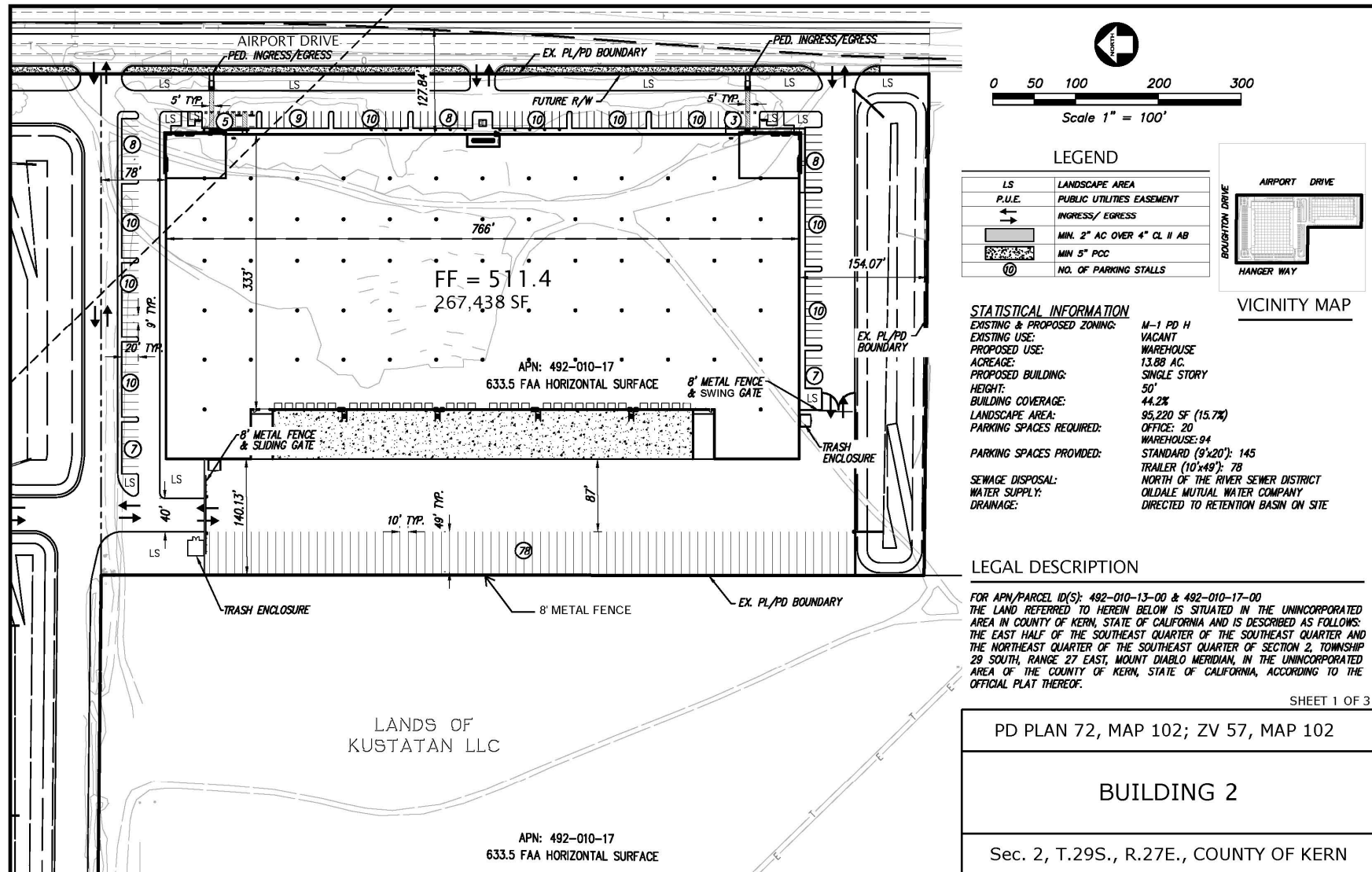




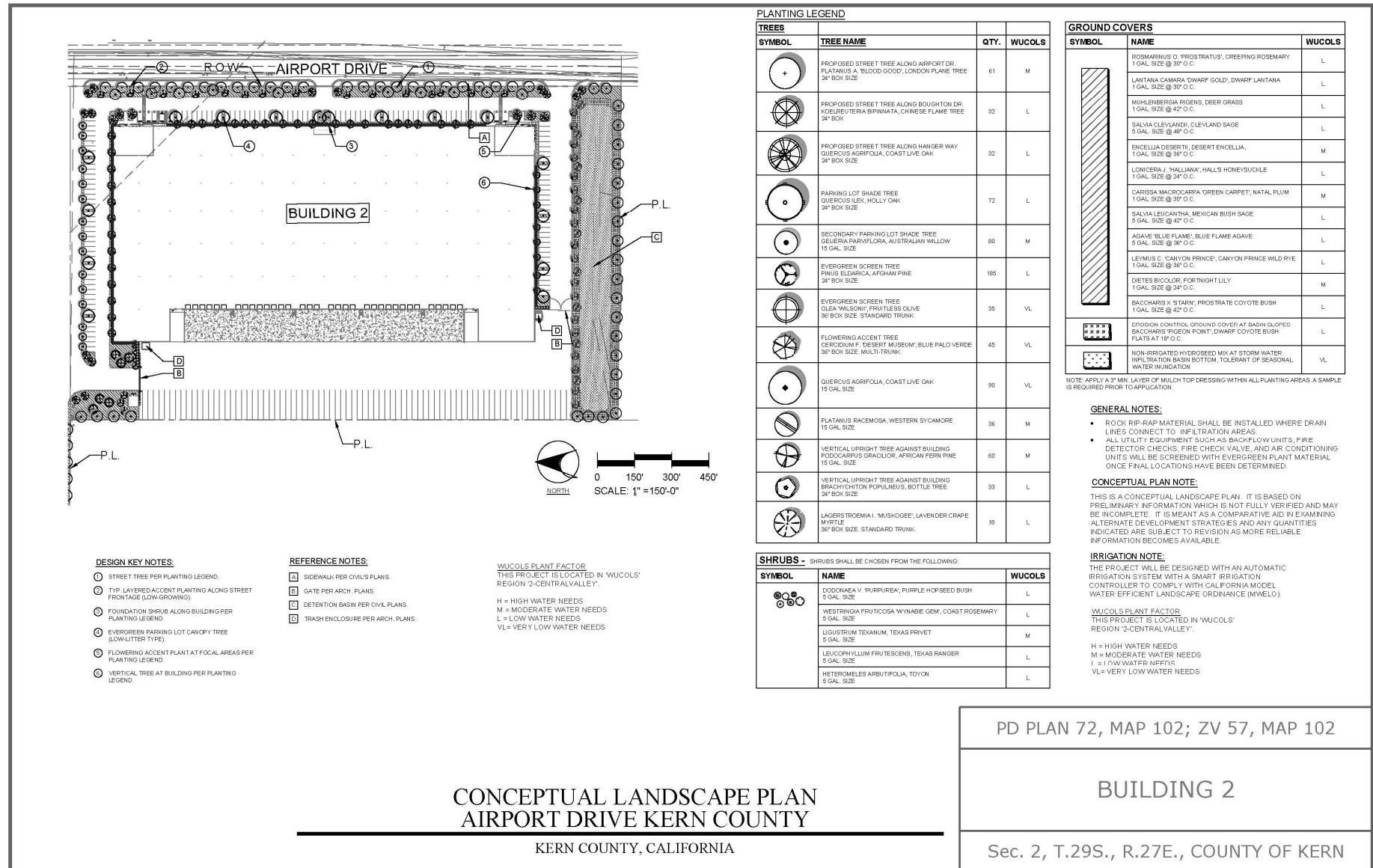
Figure 6d – Proposed PD Plan – Building Two



SHEET 1 OF 3



Figure 6e – Proposed PD Plan – Building Two Landscaping





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:

Printed Name:
Alexis Brito

Date:

November 16, 2023

Title:

Planner I