

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 # 2023110442**Project Title:** IPG Industrial Project by IPG Kern County 52 Holdings, LLC

Lead Agency: Kern County Planning and Natural Resources Department

Contact Person: Mark Tolentino, Planner III

Mailing Address: 2700 M Street, Suite 100

Phone: 661-862-5041

City: Bakersfield Zip: 93301

County: Kern County

Project Location: County: Kern City/Nearest Community: Bakersfield

Cross Streets: Airport Drive & Boughton Drive Zip Code: 93308

Longitude/Latitude (degrees, minutes and seconds): 35 ° 25 ' 59.3394 " N / 119 ° 2 ' 29.5074 " W Total Acres: 49.05

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: Ch 7 - Response To Comments ☐ 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 _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☒ Industrial: Sq.ft. 923,128 Acres 49.05 Employees 437
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☒ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ 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 923,130 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:

- (PD No. 72, Map No. 102) to allow construction and operation an approximate 923,130 square foot warehouse, distribution and logistics facility within two (2) single-story warehouses (Building 1: 655,690 square feet, including 10,000 square foot office area; and Building 2: 267,440 square feet with 5,000 square foot office area) totaling 923,130 square feet, with 15,000 square feet of dedicated office space (Section 19.36.020.E.2 & 19.36.020.D.1) on an approximate 49.05 acre project site across two-(2-) parcels, in the M-1 PD H (Light Industrial – Precise Development Combining – Airport Approach Height Combining) District at the corner of Boughton Drive and Airport Drive.
- Zoning Variance (ZV No. 57, Map No. 102) to allow construction of a 56-foot-tall warehouse building where 35 feet is authorized (Section 19.76.080) in the M-1 PD H (Light Industrial – Precise Development Combining – 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".

<u>S</u> 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
<u>S</u> Caltrans District # <u>6</u>	Public Utilities Commission
<u>S</u> 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
<u>X</u> 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
<u>S</u> 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	
Health Services, Department of	Other: _____
Housing & Community Development	Other: _____
Native American Heritage Commission	

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

Starting Date July 22, 2025 Ending Date August 5, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>WSP USA</u>	Applicant: <u>IPG Kern County 52 Holdings, LLC - Attn: Craig Wilde</u>
Address: <u>401 B Street, Suite 1650</u>	Address: <u>991C Lomas Santa Fe Drive, Suite 469</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>Solana Beach, CA 92075</u>
Contact: <u>Kristin Blackson</u>	Phone: <u>314-713-9516</u>
Phone: <u>858-264-7000</u>	

Signature of Lead Agency Representative:  Date: 07/22/2025

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