

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: March 13, 2025

TO: See Attached Mailing List

FROM: Kern County Planning and Natural
Resources Department
Attn: Nicole Menchaca
2700 "M" Street, Suite 100
Bakersfield, CA 93301
(661)862-8738; huiskenn@kerncounty.com

**SUBJECT: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT
REPORT (EIR) FOR THE AIRPORT COMMERCE CENTER INDUSTRIAL
PROJECT BY ACC BAKERSFIELD JV, 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 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 **Friday, April 11, 2025, 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 huiskenn@kerncounty.com. A Scoping meeting will be held on **Wednesday, April 2, 2025, at 1:30 p.m.** at the address listed above.

PROJECT TITLE: Airport Commerce Center Industrial Project by ACC Bakersfield JV, LLC (PP24405); GPA No. 5, Map 81-35; ZCC No. 46, Map 81-35; PD No. 36, Map 81-35; ZV No. 7, Map 81-35; Nonsummary Vacation, Map 81-35.

DOCUMENT AVAILABILITY: The Notice of Preparation for the above referenced project is available for public review at the Planning and Natural Resources Department, which is located at 2700 "M" Street, Suite 100, Bakersfield, CA 93301, or it can be accessed on the Kern County Planning and Natural Resources Department website at: <https://kernplanning.com/environmental-doc/airport-commerce-center-industrial-project/>

PROJECT LOCATION: The project site is located on the north side of Merle Haggard Drive between Airport Drive and Landings Way in the Oildale area of unincorporated Bakersfield in Kern County within the Metropolitan Bakersfield General Plan (unincorporated Planning Area). The City of Shafter lies approximately 3 miles west of the project site. The project site is situated approximately 1.5 miles east of State Route (SR) 65 and approximately 2.2 miles east of State Route (SR) 99. Regional access to the project site is available from SR-99 via the Seventh Standard Road exit. The project is within the Mount Diablo Base and Meridian (MDB&M).

PROJECT DESCRIPTION: The Airport Commerce Center Industrial Project is a proposal by ACC Bakersfield JV, LLC for the construction and operation of an industrial warehouse facility with associated

quick-serve restaurants. The proposed project would include the construction of four single-story warehouses totaling approximately 1,505,440 square-feet (including 150,544 square-feet for dedicated office space), two single-story quick-serve restaurants totaling 9,410 square-feet, and related site improvements. The proposed project is located on six (6) parcels totaling approximately 109 acres (Assessor's Parcel Numbers (APN's), 483-040-32, 483-040-33, 483-040-42, 483-040-43, 483-040-45, and 483-040-46) of privately owned land located in the Oildale area of unincorporated Bakersfield in central Kern County, California. Implementation of the project as proposed includes the following requests:

- a. General Plan Amendment No. 5, Map 81-35 of the Metropolitan Bakersfield General Plan map code designation GC (General Commercial) to SI (Service Industrial) on an approximate 13.76 acres.
- b. Zone Classification Change No. 46, Map 81-35 from M-1 PD H (Light Industrial – Precise Development Combining – Airport Approach Height Combining) to M-2 PD H (Medium Industrial – Precise Development Combining - Airport Approach Height Combining), or more restrictive district, on an approximate 13.76 acres and from FPP (Floodplain Primary) to M-2 PD H (Medium Industrial – Precise Development Combining - Airport Approach Height Combining), or more restrictive district, on an approximate 8.56-acres.
- c. Precise Development Plan No. 36, Map 81-35 to allow for the construction and operation of an industrial warehouse facility with associated quick serve restaurants pursuant to Sections 19.38.020.E and 19.38.020.D.3 of the Kern County Zoning Ordinance on an approximate 109 combined acres over six parcels in the M-2 PD H (Medium Industrial – Precise Development Combining – Airport Approach Height Combining) District.
- d. Zone Variance No. 7, Map 81-35 to allow a maximum of 60-foot-tall structures where 35-foot-tall structures are the maximum allowed height.
- e. Nonsummary Vacation, Map 81-35 to vacate two (2) drainage easements located on the project site totaling approximately 10.24 acres.

Signature:

Name:

Nicole Menchaca

Nicole Menchaca, Supervising Planner

**Airport Commerce Center Industrial
Project NOP (PP24405)**

APN List and Agencies

491 472 08 00 5
BENOR AARON & RENA
18236 HERBOLD ST
NORTHRIDGE CA 91325

483 010 27 00 3
CALIFORNIA RESOURCES
PETROLEUM CORPORATION
27200 TOURNEY RD STE 200
SANTA CLARITA CA 91355-4910

483 040 03 00 2
CHEMTURA CORP
111 PARKWEST DR
PITTSBURGH PA 15275-1112

483 040 11 00 5
GOEHRING GIDEON W & ERNA R TR
1741 NW UTAH DR
ROSEBURG OR 97471

483 230 13 00 6
JONES FAMILY TRUST
16219 BRIMHALL RD
BAKERSFIELD CA 93314

483 230 11 00 0
KERN COUNTY ASSOCIATES LP
200 SPECTRUM DR STE 1250
IRVINE CA 92618

492 480 34 00 6
MCD 7 PROP LLC
P O BOX 80667
BAKERSFIELD CA 93380-0667

483 230 03 00 7
OLD DOMINION FREIGHT LINE INC
500 OLD DOMINION WY
THOMASVILLE NC 27360

483 030 22 00 4
PPL INVS LLC
6122 POTENZA LN
BAKERSFIELD CA 93308

483 030 21 00 1
ANSOLABEHERE FAMILY TRUST
2022
PO BOX 82132
BAKERSFIELD CA 93380-2132

483 030 11 00 2
BJR INC
17840 N WRANGLER RD
RATHDRUM ID 83858

483 230 15 00 2
CF HIPPOLYTA BAK LLC
PO BOX 80416
SEATTLE WA 98108-0416

483 030 23 00 7
CLEVELAND BILLY J & KAREN S
14937 HENDERSON AV
BAKERSFIELD CA 93314

483 030 03 00 9
GORDON CARROLL & JUDITH RYAN
7008 SHAFTER RD
BAKERSFIELD CA 93313

483 040 32 00 6
ACC BAKERSFIELD JV LLC
8939 S SEPULVEDA BL STE 102
LOS ANGELES CA 90045

491 590 01 00 5
KFT HOLDINGS LLC
136 ALLEN RD # 100
BAKERSFIELD CA 93314-3710

483 040 12 00 8
MUNCY DAN & LEE B
6648 COPPER ANN DR
SPARKS NV 89436

483 030 24 00 0
ORTIZ RAYMOND JR
10009 TIMELESS ROSE CT
BAKERSFIELD CA 93311-3730

483 030 28 00 2
RYAN FAMILY TRUST
1712 W BEVERLY BL STE 201
MONTEBELLO CA 90640

483 230 02 00 4
ARC WEST LLC
5301 OFFICE PARK DR STE 325
BAKERSFIELD CA 93309

483 230 07 00 9
C & C PROP INC
9201 CAMINO MEDIA # 120
BAKERSFIELD CA 93311-1339

492 480 38 00 8
CH INV GROUP LLC
3701 GULFSTREAM LN
BAKERSFIELD CA 93308

483 040 13 00 1
COUNTY OF KERN
1115 TRUXTUN AV
BAKERSFIELD CA 93301

483 030 20 00 8
HANNAH ANTHONY & DEBORAH
HUBER
14510 WAYNE LEE CT
BAKERSFIELD CA 93314-8398

483 020 22 00 1
KEN SMALL CONSTRUCTION LTD
6205 DISTRICT BL
BAKERSFIELD CA 93313-2141

492 480 22 00 1
KUSA PROP LLC
555 STATE RD
BENSALEM PA 19020

491 561 01 00 3
NORTHVIEW MEADOWS LLC
PO BOX 1188
SAN LUIS OBISPO CA 93406-1188

483 230 14 00 9
PF GLOBAL PROPERTY GROUP
BAKERSFIELD INC
2901 LEISURE ISLAND WY
KNOXVILLE TN 37914

483 040 01 00 6
SAN PABLO BAY PIPELINE
COMPANY LLC
370 17TH ST STE 3100
DENVER CO 80202-5631

483 040 29 00 8
SAN PABLO BAY PIPELINE
COMPANY LLC
1900 MAIN ST # 600
IRVINE CA 92614

483 040 15 00 7
SHELL CALIFORNIA PIPELINE CO
P O BOX 2099
HOUSTON TX 77252

492 480 10 00 6
SILVER WINGS REAL EST LLC
3500 SHELL ST
BAKERSFIELD CA 93308

483 040 44 00 1
SSA REAL EST HOLDINGS LLC
12003 MUKILTEO SPEEDWAY STE
101
MUKILTEO WA 98275

483 040 35 00 5
WITCO CORP
111 PARKWEST DR
PITTSBURGH PA 15275-1112

483 030 27 00 9
WOOD SUSAN E REVOCABLE
TRUST
5888 OHE ST
KAPAA HI 96746-9661

491 472 07 00 2
XIN KATHERINE REV TR
2211 EXTON ST
BAKERSFIELD CA 93311

Bakersfield City Planning Dept
1715 Chester Avenue
Bakersfield, CA 93301

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

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

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

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
715 "P" Street, MS 1900
Sacramento, CA 95814

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

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

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

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 Airports Department

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
Aaron Duncan

Kern County Library/Beale
Local History Room

Kern County Library/Beale
Andie Sullivan

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

Standard School Dist
1200 North Chester Avenue
Oildale, CA 93308

Beardsley School Dist
1001 Roberts Lane
Bakersfield, 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

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

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

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

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

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
P.O. Box 401
Folsom, CA 95763

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

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

Southern California Gas Co
Transportation Dept
P.O. Box 513249
Los Angeles, CA 90051

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 93203F

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

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

Kevin Johnston
2476 Buena Vista Avenue
Livermore, CA 94550

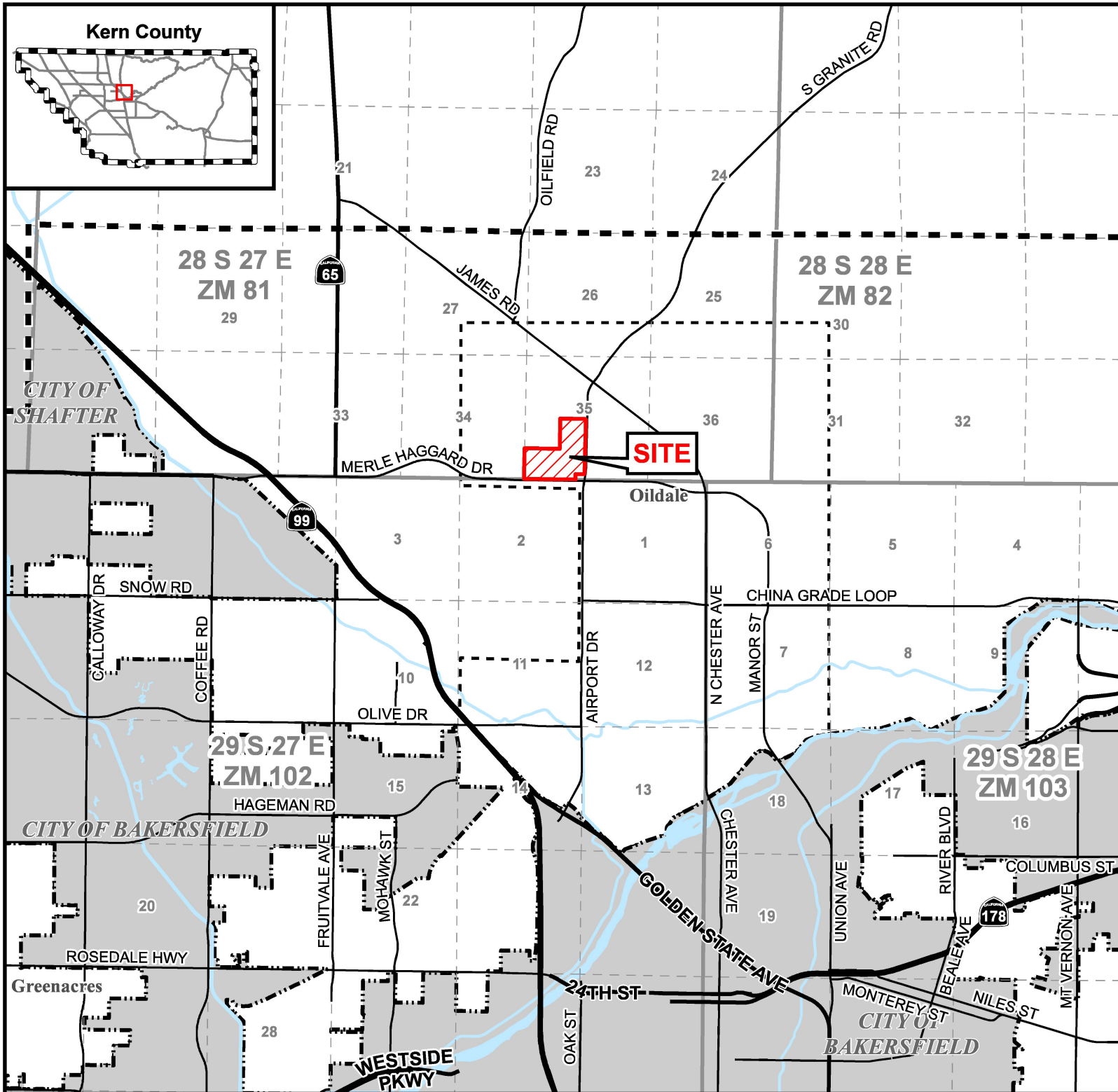
Leadership Counsel for Justice &
Accountability
85350 Bagdad Ave.
Coachella, CA 92236

LIUNA
2201 "H" Street
Bakersfield, CA 93301

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

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

Meadows Field Airport
3701 Wings Way, Suite 300
Bakersfield, CA 93308



**GPA #5, Map 81-35;
ZCC #46, Map 81-35;
PD #36, Map 81-35;
ZV #7, Map 81-35;
Non Summary Vacation,
Map 81-35**

Vicinity Map

**Airport Commerce Center
Industrial Project
by ACC Bakersfield JV, LLC**

- Project Site
- Freeway
- Named Road
- State Hwy
- Arterials
- Kern County Boundary
- Metro Bakersfield GP Boundary
- Township/Range
- Sections
- City Limits
- Unincorporated Cities

APN: 483-040-32, 33, 42, 43, 45, 46
Sec. 35 -T28S/R27E
Created on: 2/6/2025

0 5,000 10,000 ft

**Kern County
Planning & Natural
Resources Department**

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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: Airport Commerce Center Industrial Project by ACC Bakersfield JV, LLC

Lead Agency: Kern County Planning and Natural Resources Department

Contact Person: Nicole Menchaca

Mailing Address: 2700 "M" Street Suite 100

Phone: (661) 862-8738

City: Bakersfield

Zip: 93301

County: Kern

Project Location: County: Kern

City/Nearest Community: Oildale

Cross Streets: Merle Haggard Dr. & Airport Dr.

Zip Code: 93308

Lat. / Long.: 35° 26' 38.76" N, 119° 2' 39.91" W

Total Acres: 109

Assessor's Parcel No.: Multiple

Section: 35

Twp.: 28S

Range: 27E

Base: MDB&M

Within 2 Miles: State Hwy #: 99

Waterways: N/A

Airports: Meadows Field

Railways: Union Pacific

Schools: Multiple

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 _____

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☒ Industrial: Sq.ft. 1,505,440 Acres 109 Employees 532
☐ 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:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Wildlife
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Growth Inducing
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Other <u>GHG, Tribal Cultural Resources, Energy</u>			

Present Land Use/Zoning/General Plan Designation:

Undeveloped Land / Zoning: M-2 PD H (Medium Industrial – Precise Development Combining – Airport Approach Height Combining), M-1 PD H – Light Industrial Precise Development Combining – Airport Approach Height Combining, FPP (Floodplain Primary) / SI = Service Industrial and GC = General Commercial

Project Description:

The Airport Commerce Center Industrial Project is a proposal by ACC Bakersfield JV, LLC for the construction and operation of an industrial warehouse facility with associated quick-serve restaurants. The proposed project would include the construction of four single-story warehouses totaling approximately 1,505,440 square-feet (including 150,544 square-feet for dedicated office space), two single-story quick-serve restaurants totaling 9,410 square-feet, and related site improvements. The proposed project is located on six (6) parcels totaling approximately 109 acres (Assessor's Parcel Numbers (APN's), 483-040-32, 483-040-33, 483-040-42, 483-040-43, 483-040-45, and 483-040-46) of privately owned land located in the Oildale area of unincorporated Bakersfield in central Kern County, California.

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".

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

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

Starting Date March 13, 2025 Ending Date April 11, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>ACC Bakersfield JV, LLC</u>
Address: _____	Address: <u>1460 Jefferson Street</u>
City/State/Zip: _____	City/State/Zip: <u>San Francisco, CA 94123</u>
Contact: _____	Phone <u>831-277-7757</u>
Phone: _____	

Signature of Lead Agency Representative: Nicole Menchaca Date: 03/13/2025
Nicole Menchaca, Supervising Planner

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

NOTICE OF PREPARATION

Airport Commerce Center Industrial Project by ACC Bakersfield JV, LLC

General Plan Amendment No. 5, Map 81-35
Zone Change No. 46, Map 81-35
Precise Development Plan No. 36, Map 81-35
Zone Variance No. 7, Map 81-35
Nonsummary Vacation, Map 81-35

**PLN23-00829
(PP24405)**

LEAD AGENCY:



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

Contact: Nicole Menchaca, Supervising Planner
(661) 862-8738
huiskenn@kerncounty.com

March 2025

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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 Airport Commerce Center Industrial Project by ACC Bakersfield JV, LLC in the unincorporated area of the valley portion of Kern County, California in the Metropolitan Bakersfield area.

1. Project Description

1.1. Project Location

The Airport Commerce Center Industrial Project (proposed project) is a proposal by ACC Bakersfield JV, LLC (project proponent) for the construction and operation of an industrial warehouse facility with associated quick-serve restaurants. The proposed project would include the construction of four single-story warehouses totaling approximately 1,505,440 square-feet (including 150,544 square-feet for dedicated office space), two single-story quick-serve restaurants totaling 9,410 square-feet, and related site improvements. The proposed project is located on six (6) parcels totaling approximately 109 acres (Assessor's Parcel Numbers (APN's), 483-040-32, 483-040-33, 483-040-42, 483-040-43, 483-040-45, and 483-040-46) of privately owned land located in the Oildale area of unincorporated Bakersfield in central Kern County, California as shown in **Figure 1, Vicinity Map**. The project site is bounded by Petrol Road (north), Airport Drive (east), Merle Haggard Drive (south), and Landings Way (west) as shown in **Figure 2, Aerial Landscape**.

The project site is located within the Metropolitan Bakersfield General Plan (unincorporated Planning Area). The City of Shafter lies approximately 3 miles west of the project site. The project site is situated approximately 1.5 miles east of State Route (SR) 65 and approximately 2.2 miles east of State Route (SR) 99. Regional access to the project site is available from SR-99 via the Seventh Standard Road exit. Local access to the project site is available from Airport Drive and Merle Haggard Drive.

The project vicinity is characterized by industrial, commercial, and residential uses including logistics facilities, industrial manufacturing and storage, housing tracts, and vacant land. Wingland Elementary School is located approximately 1.15 miles southeast of the project site at Douglas Street and Diane Drive and North High School is located approximately 1 mile southeast 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 28S South, Range 27 East, Section 2. **Figures 6a - 6c, Proposed Precise Development 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 the City of Bakersfield have jointly prepared and separately adopted a general plan for an unincorporated planning area known as the Metropolitan Bakersfield General Plan (MBGP). 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 2024 Population estimates, Kern County's current estimated



population is 910,300 residents with Bakersfield as the largest city in the County with a current estimated population of 411,109 residents.

The project site is relatively flat with an elevation of approximately 175 feet above mean sea level (AMSL). The site consists of vacant undeveloped land with internal dirt paths. The project site is bisected by a floodplain area which runs from the northeast corner of the project site to the southwest corner of the project site.

Land uses within the region and the immediate area of the site primarily consist of industrial, commercial, and residential uses. Land uses surrounding the site include the following:

North – Petrol Road and a tank farm are located to the north of the project site. The project has an existing tank farm on the northern half of the western portion of the site.

South – Merle Haggard Drive and vacant undeveloped land are located south of the project site.

West – Landings Way and an Amazon warehouse/logistics facility are located to the west of the majority of the project site. An existing oil tank farm is located to the west of the northern portion of the site.

East – Airport Drive and vacant undeveloped land are located to the east of the project site.

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 outlying project vicinity includes single- and multi-family residences, mostly east of the project site. The nearest residence is approximately 627 feet directly southeast of the project site (but over 1,000 feet from the closest proposed industrial building). The nearest existing schools include North High School located approximately 1 mile southeast of the project site, Wingland Elementary School located approximately 1.15 miles southeast of the project site, Lifehouse Christian Academy located approximately 1.35 miles southeast of the project site, Highland Elementary School located approximately 1.58 miles southeast of the project site, St. John Vianney Academy located approximately 1.80 miles southeast of the project site, North Beardsley Child Development Center located approximately 1.80 miles south of the project site, Standard Elementary School located approximately 1.95 miles southeast of the project site, Standard Middle School located approximately 2.05 miles southeast of the project site, Legacy Christian Academy is located approximately 2.13 miles southwest of the project site, Olive Knolls Christian School located approximately 2.30 miles southwest of the project site, Beardsley Elementary School located approximately 2.30 miles south of the project site, Beardsley Junior High located approximately 2.35 miles south of the project site, and San Lauren Elementary School is located approximately 3 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	Service Industrial (SI), General Commercial (GC)	Medium Industrial Precise Development Airport Approach Height Combining District (M-2 PD H), Light Industrial Precise Development Airport Approach Height Combining District (M-1 PD H) and Floodplain Primary District (FPP)
North	Tank Farm and vacant land	Service Industrial (SI)	Limited Agriculture (A-1) and Medium Industrial Precise Development Airport Approach Height Combining District (M-2 PD H)
East	Vacant	Service Industrial (SI)	Natural Resource 20 acres (NR (20)) and General Commercial Precise Development Combining District (C-2 PD)
South	Vacant	Service Industrial (SI), General Commercial (GC)	Medium Industrial Precise Development Airport Approach Height Combining District (M-2 PD H) and Light Industrial Precise Development Airport Approach Height Combining District (M-1 PD H)
West	Logistics Facility and vacant land	Service Industrial (SI)	Medium Industrial Precise Development Airport Approach Height Combining District (M-2 PD 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 0.3 miles southwest of the project. The project site is located within the Airport Approach Height Combining District and as shown on **Figure 3, Airport Land Use Compatibility Plan Map**, is designated in the “C” Zone. The closest public use runway has a length of approximately 2 miles, with distance of approximately 0.7 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 four single-story warehouse facilities totaling approximately 1,505,440 square-feet (including 150,544 square-feet for dedicated office space), two quick-serve restaurants totaling approximately 9,410 square-feet, and associated improvements on approximately 109 acres of privately owned land in the central portion of unincorporated Kern County.

Implementation of the project as proposed include the following requests:

- Amendment to the Metropolitan Bakersfield General Plan Land Use Element (GPA No. 5, Map 81-35) from Map Code GC (General Commercial) to SI (Service Industrial) on an approximate 13.76-acre parcel of the 109-acre project site;
- Change in zone classification (ZCC No. 46, Map 81-35):
 - From M-1 PD H (Light Industrial – Precise Development Combining – Airport Approach Height Combining) to M-2 PD H (Medium Industrial – Precise Development Combining – Airport Approach Height Combining), or more restrictive district, on an approximate 13.76-acre portion of the 109-acre project site; and
 - From FPP (Floodplain Primary) to M-2 PD H (Medium Industrial – Precise Development Combining – Airport Approach Height Combining), or more restrictive district, on an approximate 8.56-acre portion of the 109-acre project site;
- Precise Development Plan (PD No. 36, Map 81-35) to facilitate the construction of four (4) industrial warehouse buildings totaling approximately 1,505,440 square-feet including 625,446 square-feet of warehousing, 393,624 square-feet of cold storage, 335,826 square-feet of industrial manufacturing or assembly for a food/beverage company, 150,544 square feet of office space, and two (2) associated quick-serve restaurants totaling approximately 9,410 square-feet on approximately 109 acres over six (6) parcels pursuant to Sections 19.38.020.D.1, 19.38.020.D.4, and 19.38.020.E.2;
- Zone Variance (ZV No. 7, Map 81-35) to allow a maximum of 60-foot-tall structures where 35-foot-tall structures are the maximum allowed height; and
- Nonsummary Vacation, Map 81-35 to vacate two (2) drainage easements located on the project site totaling approximately 10.24 acres.

The proposed project site lies within the boundaries of the Metropolitan Bakersfield General Plan (MBGP). The existing MBGP designations are listed in **Table 2**, below, and depicted in **Figure 4**, *Existing General Plan Map*. 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 5**, *Existing Zoning Classifications*.



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

Parcel	APN	Zone Map	Existing Map Code Designation	Existing Zoning	Acres
1.	483-040-32	81-35	SI	M-2 PD H, FPP	14.45
2.	483-040-33	81-35	SI	M-2 PD H, FPP	17.95
3.	483-040-42	81-35	SI	M-2 PD H, FPP	16.68
4.	483-040-43	81-35	SI	M-2 PD H, FPP	23.44
5.	483-040-45	81-35	GC	M-1 PD H	13.76
6.	483-040-46	81-35	SI	M-2 PD H, FPP	22.46

Metropolitan Bakersfield General Plan (MBGP) Map Code Designation:

SI (Service Industrial), GC (General Commercial)

Kern County Zoning District:

M-1 PD H (Light Industrial, Precise Development Combining Airport Approach Height Combining), M-2 PD H (Medium Industrial, Precise Development Combining, Airport Approach Height Combining), FPP (Floodplain Primary)

1.4 Project Facilities, Construction Activities, and Operations

Project Facilities

The overall proposed development consists of four single-story warehouses totaling approximately 1,505,440 square feet (including 150,544 square-feet for dedicated office space), two single-story quick-serve restaurants totaling 9,410 square-feet, and related site improvements. The primary function of the large industrial buildings will be industrial warehouse storage, industrial manufacturing/assembly to facilitate the manufacturing of food or beverage products, and industrial warehouse storage including cold storage, as shown in **Figures 6a - 6c, 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 Parking Spaces	Automobile Parking Spaces	Truck Trailer Spaces
109 acres	Approximately 1,514,850 square feet offices, warehouse, cold storage, assembly/manufacturing and quick serve restaurants	1,514,850	+/- 60 feet	225	2,001 stalls	401 stalls

Source: Airport Commerce Center Industrial Project, February 2025.

The warehouse buildings will be primarily tilt-up panel construction of architecturally enhanced concrete panels with a maximum height of 60' above ground level. Additional design elements such as refinement and articulation of the building corners would be included in the construction. The quick-serve restaurants would be wood frame or metal construction with a maximum height of 20 feet above ground level. The building designs and selected colors would comply with all required County ordinances and development standards and meet the standards for all California Green Building Standards Code (Title 24 requirements).



The warehouses would provide dock-high doors which would be utilized by delivery trucks. **Table 4, Truck Door Summary**, is a summary of the assignment of doors by type.

Table 4: Truck Door Summary

Type	Doors (approximately)
Dock-High Doors	215
Grade-Level Doors	10
Total	225

Source: Airport Commerce Center Industrial Project, February 2025.

Parking

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

Table 5. Parking Summary

Type	Stalls (approximately)
Automobile	2,001
Truck Trailer	401
Accessible	46
Electric Vehicle Charging Stations (EVCS)	102

Source: Airport Commerce Center Industrial Project, February 2025.

Vehicular Access and Circulation

The proposed project would include off-site improvements along Airport Drive, Merle Haggard Drive, Landings Way, and Petrol Road. 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 878,123 square feet (20.2 acres) of landscaping and low-flow irrigation, which would consist primarily of drought tolerant plants. Islands with canopy trees would be provided to reduce heat. 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 an industrial 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 glare, 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 27 months with construction occurring in overlapping phases. Site preparation and grading would be encompassed within this 27-month period. Site preparation, grading and beginning of construction for Building 4 is planned to start construction in March of 2026 and conclude in September 2027. Construction of Buildings 1 and 2 would begin in July 2026 and conclude in September 2027. Construction of Building 3 would start in March 2027 and conclude in May 2028. Construction of off-site improvements would start in March 2026 and conclude in September 2027. Construction of the quick-serve restaurants would start in December 2025 and conclude in September 2027. The project proponent expects the project to be operational in May 2028.

Construction would primarily occur during daylight hours, between 7:00 a.m. and 8:00 p.m., 7 days per week, as required to meet the construction schedule. Additional hours 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 non-recyclable 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 the 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 multiple shifts rotating throughout the day and night. The facility would employ approximately 532 employees over the course of the 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 823 daily truck trips. Ingress to the proposed project would be taken from three driveway entrances off of Airport Drive, three off of Merle Haggard Drive, one off of Landings Way and one off of Petrol Road.

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 Merle Haggard Drive.

The proposed project would be served by the North of River Sanitary District with service laterals extended to the project site from existing sewer main within Merle Haggard Drive. Electricity service would be provided by PG&E. Service laterals would be extended to the project site from existing utility facilities along the project site. No natural gas is proposed. The project structures would be all electrically operated.



The proposed project would construct four detention basins totaling 425,033 square-feet located throughout the project site as demonstrated in *Figure 6c, Proposed Precise Development Plan - Landscaping*. The proposed project would install an on-site storm drain system consisting of ribbon gutters, catch basin inlets, and underground pipes. Runoff would be directed toward underground infiltration basins located within the parking areas around the 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. 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, and in proximity to, 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 Airport Commerce Center Industrial Project owned by ACC Bakersfield JV, LLC. Implementation of this project may require the project proponent to obtain discretionary and ministerial permits/approvals. These discretionary and ministerial permits/approvals include but are not 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 General Plan Amendment
 - Approval of Zone Change
 - 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

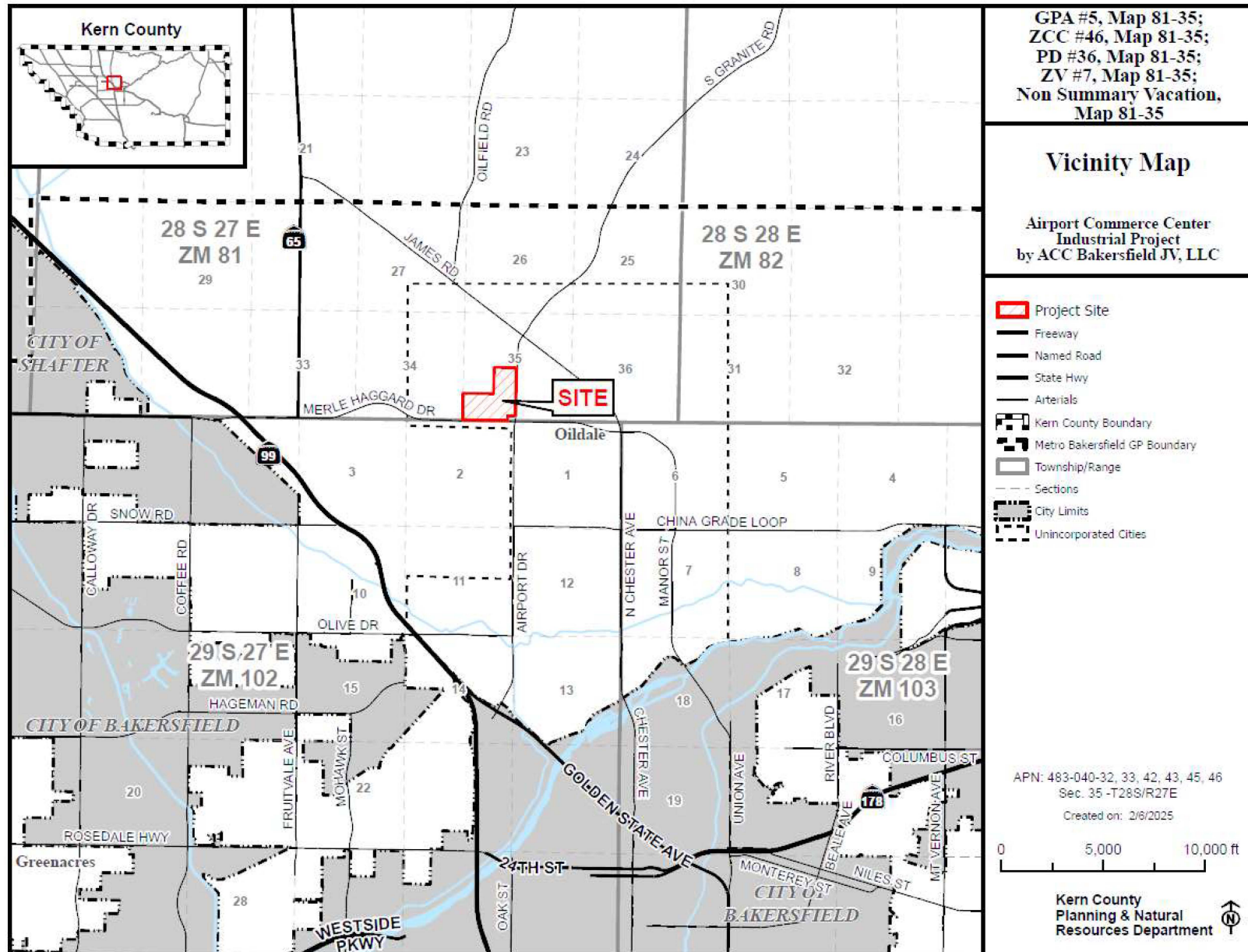




Figure 2 – Aerial Landscape

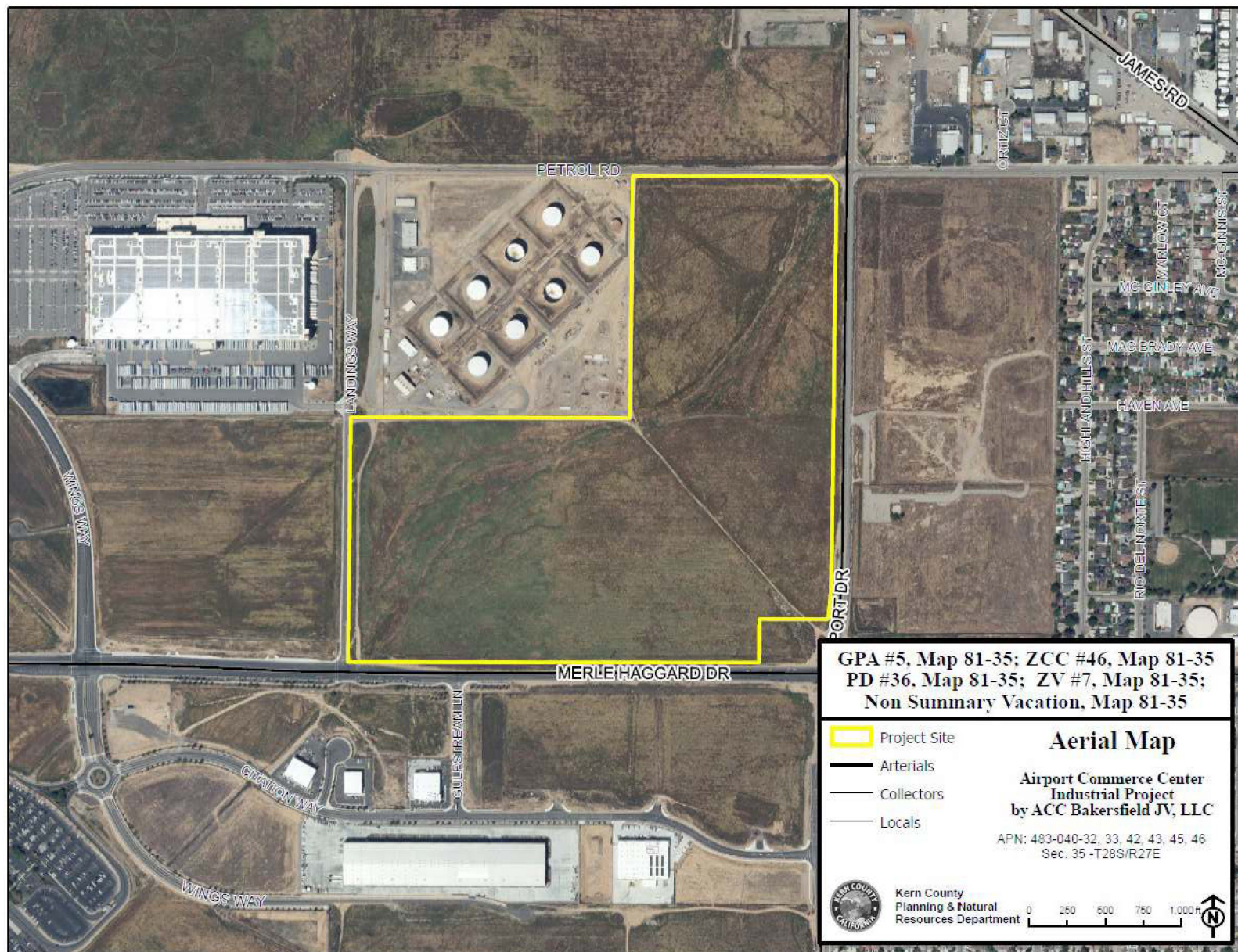




Figure 3 – Airport Land Use Compatibility Plan Map

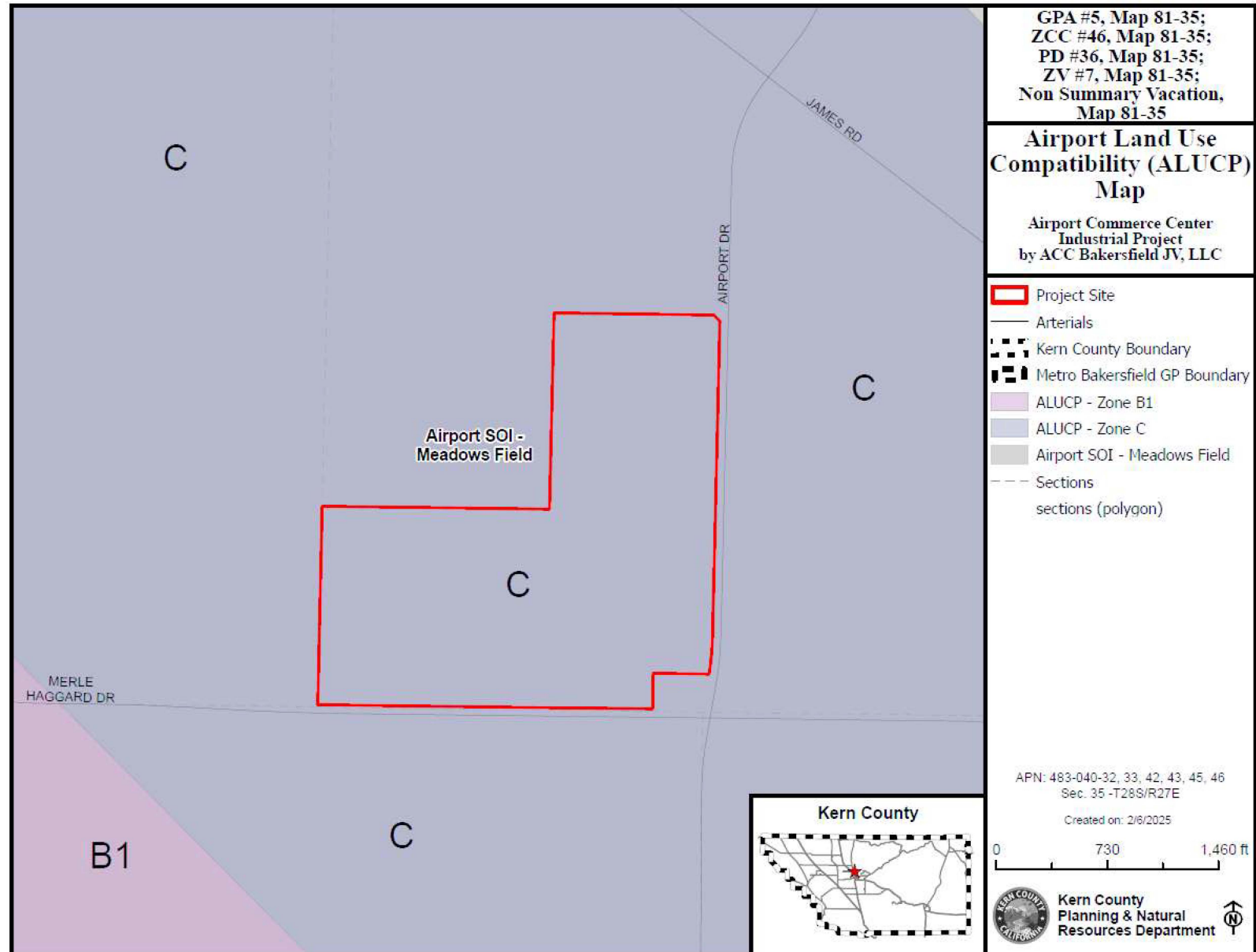




Figure 4 – Existing General Plan Map

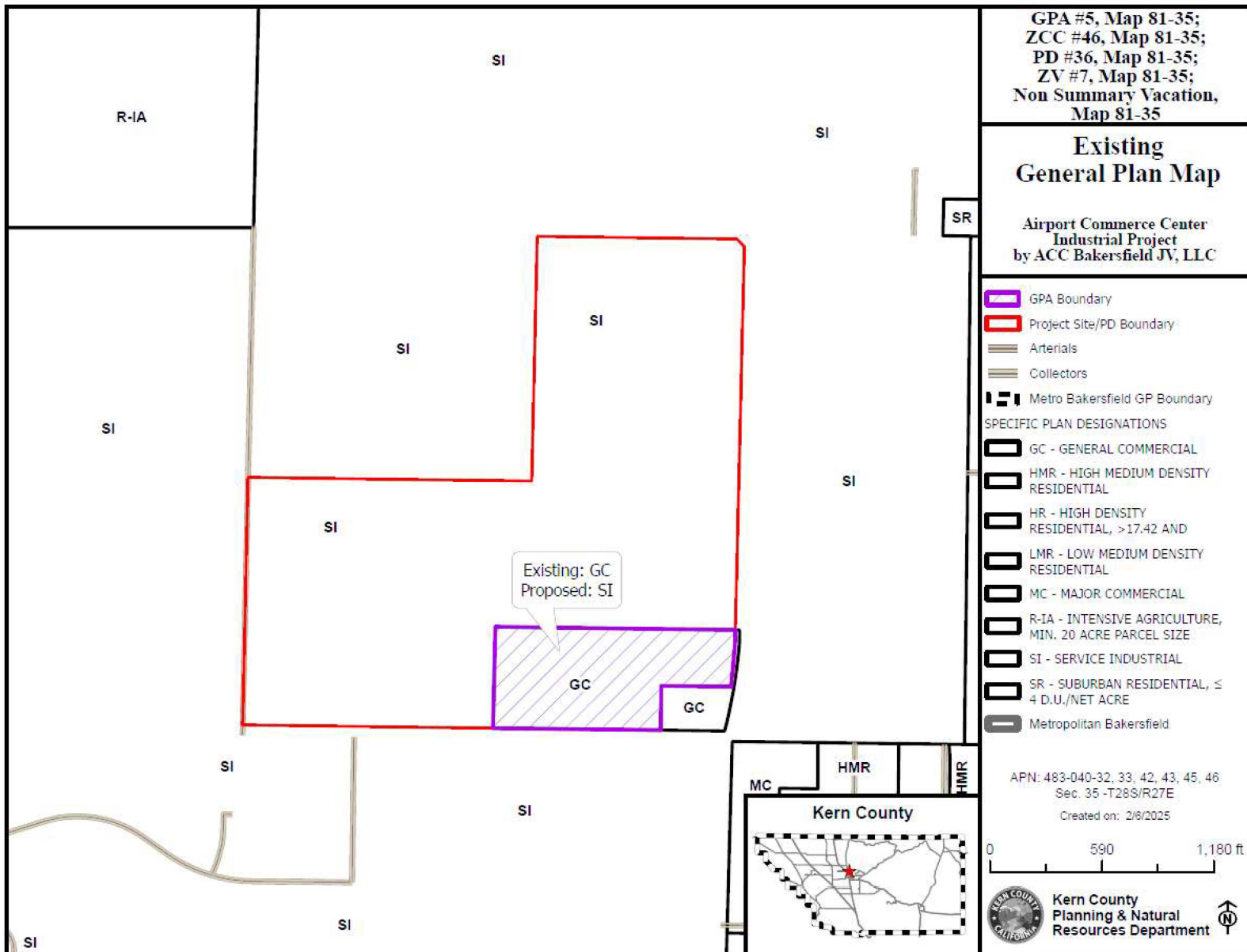




Figure 5 – Existing Zoning Classifications

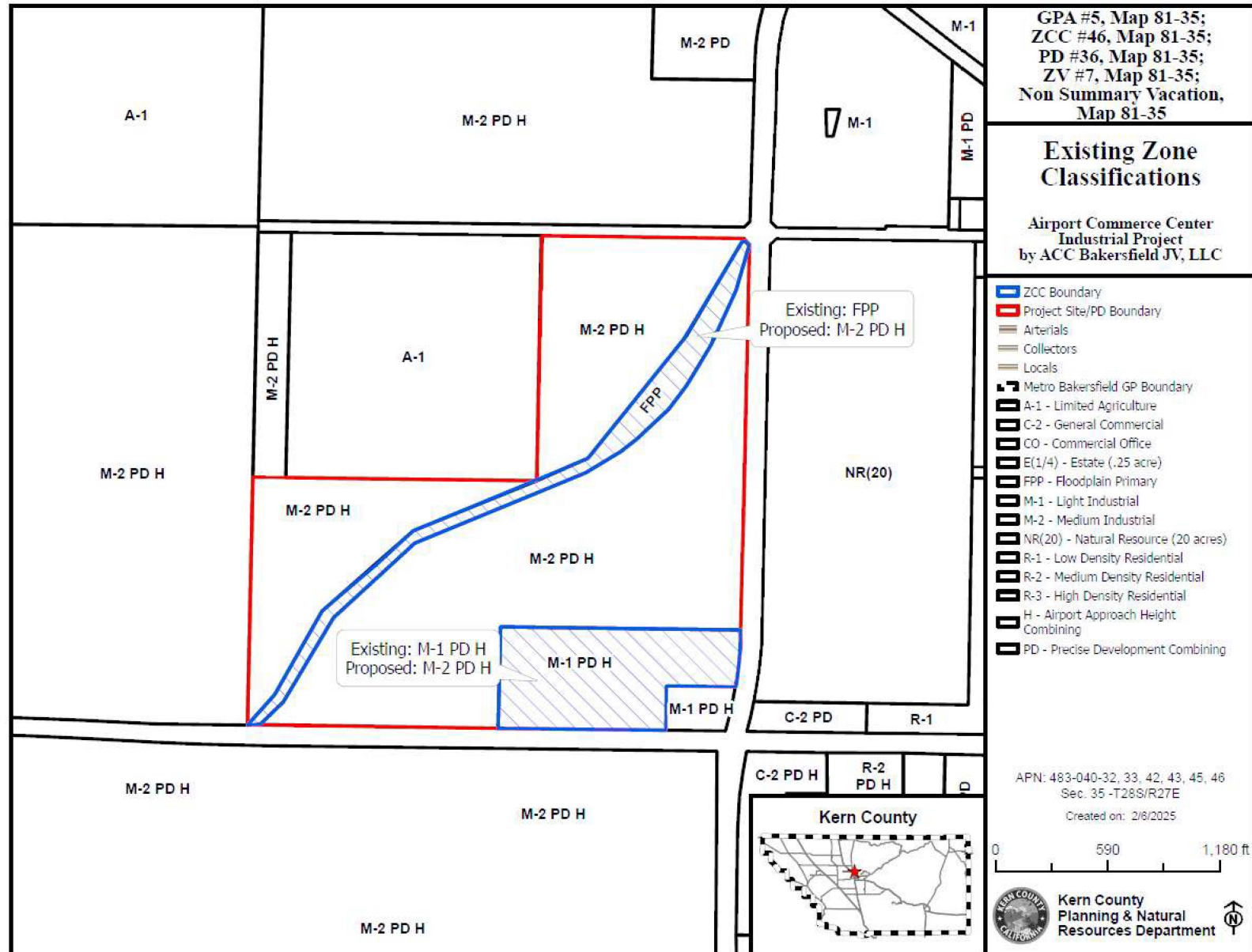


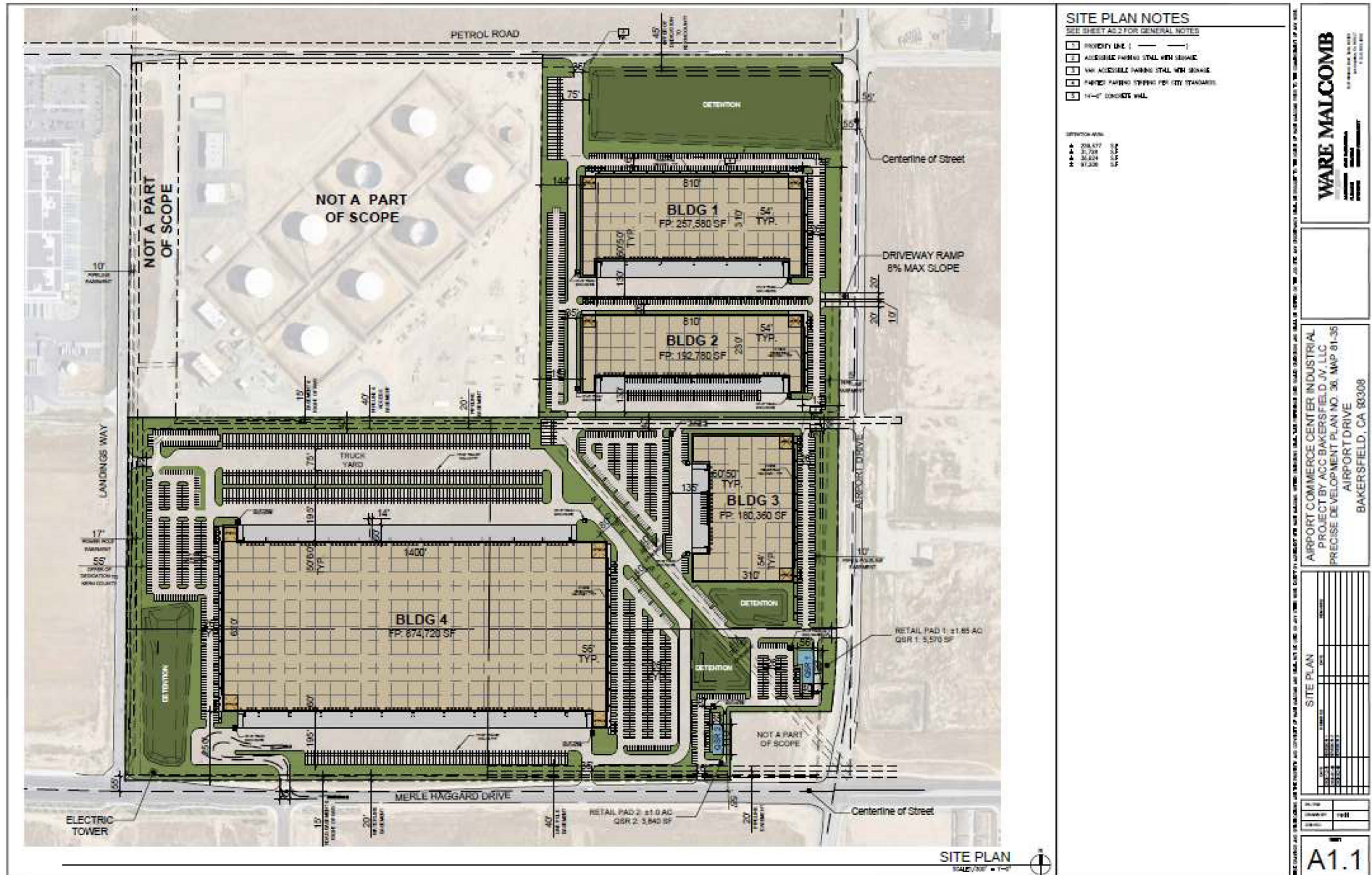


Figure 6a – Proposed Precise Development Plan – Statistical Information

AIRPORT COMMERCE CENTER INDUSTRIAL PROJECT BY ACC BAKERSFIELD JV, LLC PRECISE DEVELOPMENT PLAN NO. 36, MAP 81-35			
ABBREVIATIONS			
APPLICANT ACC BAKERSFIELD JV, LLC 1000 BAKERSFIELD AVENUE SUITE 100 BAKERSFIELD, CA 93308 PH: 805.338.1234 WWW.ACCBAKERSFIELD.COM			
ARCHITECT WARE MALCOMB 1000 BAKERSFIELD AVENUE SUITE 100 BAKERSFIELD, CA 93308 PH: 805.338.1234 WWW.WAREMALCOMB.COM			
CIVIL ENGINEER NEW GEN ENGINEERING GROUP, INC. 1000 BAKERSFIELD AVENUE SUITE 100 BAKERSFIELD, CA 93308 PH: 805.338.1234 WWW.NEWGENENGINEERING.COM			
ARCHITECT'S CONSULTANTS NUVIS LANDSCAPE 1000 BAKERSFIELD AVENUE SUITE 100 BAKERSFIELD, CA 93308 PH: 805.338.1234 WWW.NUVISLANDSCAPE.COM			
SYMBOLS			
VICINITY MAP			
PARCEL NUMBER			
LEGAL DESCRIPTION			
STATISTICAL INFORMATION			
CHAPTER 1: USE & OCCUPANCY CLASSIFICATION			
CHAPTER 2: FIRE PROTECTION SYSTEMS			
CHAPTER 3: GENERAL BUILDING HEIGHTS & AREAS			
CHAPTER 4: TYPE OF CONSTRUCTION			
CHAPTER 5: FLOOD PROTECTION SYSTEMS			
CHAPTER 6: FLOOD PROTECTION SYSTEMS			
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CHAPTER 100: FLOOD PROTECTION SYSTEMS			



Figure 6b – Proposed Precise Development Plan - Overall Site Plan



[illegible]



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.

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

Other Environmental Issues

The County conducted a preliminary review of the proposed project and has determined it is not likely to result in significant environmental effects to the following resources. Therefore, further analysis is not warranted in the EIR.

- **Agricultural and Forestry Resources:** The project proposal does not include the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use as the project is not currently zoned for agricultural use and has not been farmed within the last 10 years. The proposed project site is not under a Williamson Act Contract and is not located within an agricultural preserve area. The project site does not contain forest land and is not zoned for forestry resource use.
- **Wildfire:** The project site is located in an urbanized area and is not located in a state responsibility area or land classified as a high fire hazard.

2.2. Determination

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:

Nicole Menchaca

Printed Name:

Nicole Menchaca

Date:

March 13, 2025

Title:

Supervising Planner