

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 # 2025030498

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, Bakersfield, Shafter
Cross Streets: Merle Haggard Drive and Airport Zip Code: 93308
Lat. / Long. : 35° 26' 38.76" N, 119° 2' 39.91" W Total Acres: 110
Assessor's Parcel No.: Multi Section: 35 Township: 28S Range: 27E Base: MDB&M
Within 2 Miles: State Hwy #: SR 99 and SR 65 Waterways: N/A
Airports: Meadows Field Railways: Union Pacific Schools: North High School, Wingland Elementary, & Highland Elementary

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: Nonsummary Vacation

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 1,505,440 Acres 110 Employees 532 Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational _____ 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 Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other GHG, Wildfire, Tribal Cultural Resources, Energy

Present Land Use / Zoning / General Plan Designation:

Vacant Land / 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 District) / SI (Service Industrial), GC (General Commercial)

Project Description: The proposed Airport Commerce Center Industrial Project by ACC Bakersfield JV, LLC includes the development of four (4) industrial warehouse buildings totaling approximately 1,505,440 square-feet consisting of 625,446 square-feet for warehousing, 393,624 square-feet for cold storage, 335,826 square feet for industrial manufacturing or assembly for a food/beverage company, 150,544 square feet for office space, and two (2) associated quick-serve restaurants totaling approximately 9,410 square-feet on approximately 110 acres on privately owned parcels in the central portion of unincorporated Kern County. Implementation of the proposed project includes the following land use entitlements requests:

- General Plan Amendment No. 5, Map 81-35 of the Metropolitan Bakersfield General Plan Land Use Element from Map Code GC (General Commercial) to SI (Service Industrial) on an approximate 13.76-acre parcel of the 110-acre proposed project site.

- 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 a more restrictive district, on an approximate 13.76-acre portion and from FPP (Floodplain Primary) to M-2 PD H (Medium Industrial – Precise Development Combining – Airport Approach Height Combining), or a more restrictive district, on an approximate 8.56-acre portion of the 110-acre proposed project site.
- Precise Development Plan No. 36, Map 81-35 for the development of four (4) industrial warehouse buildings totaling approximately 1,505,440 square-feet consisting of 625,446 square-feet for warehousing, 393,624 square-feet for cold storage, 335,826 square feet for industrial manufacturing or assembly for a food/beverage company, 150,544 square feet for office space, and two (2) associated quick-serve restaurants totaling approximately 9,410 square-feet on approximately 110 acres pursuant to Sections 19.38.020.D.1, 19.38.020.D.4, and 19.38.020.E.2 of the Kern County Zoning Ordinance.
- Nonsummary Vacation, Map 81-35 to vacate two (2) drainage easements on the proposed project site totaling approximately 10.24 acres.

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".

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| <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"/> Caltrans District # <u>6</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # <u>Central Valley</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"/> 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"/> Fish & Game Region # <u>Fresno</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> 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"/> Other _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date February 27, 2026 Ending Date April 13, 2026

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: *Nicole Menchaca* 02/27/2025

Nicole Menchaca, Supervising Planner