

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025030498

Project Title: Draft EIR for Airport Commerce Center Industrial Project

Lead Agency: Kern County Planning and Natural Resources Department

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Project Location: Unincorporated Bakersfield Kern County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

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 requests for a General Plan Amendment, Zone Classification Change, Precise Development Plan, and Nonsummary Street Vacations. The proposed project site is located at the southern end of the San Joaquin Valley in the unincorporated community of Oildale, approximately 1.7 miles southwest of the City of Bakersfield and 3 miles west of the City of Shafter. It is situated approximately 1.5 miles east of State Route (SR) 65 and approximately 1.5 miles northeast of State Route (SR) 99. Access to the proposed project site is available from Airport Drive and Merle Haggard Drive.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant adverse environmental impacts that would result from the proposed project are evaluated in Chapter 4, Environmental Setting, Impacts, and Mitigation Measures. The mitigation measures and impact conclusions are summarized in Chapter 1, Executive Summary, which includes a summary table of impact conclusions for all topic areas. This Draft EIR concludes that, even with the implementation of mitigation measures, the proposed project has the potential to cause significant and unavoidable impacts in the following impact categories:

- Air Quality (Project and Cumulative)
- Greenhouse Gas Emissions (Project and Cumulative)
- Hydrology and Water Quality (Cumulative)
- Transportation/Traffic - Vehicles Miles Traveled (Project and Cumulative)
- Utilities and Service Systems - Water Supply (Cumulative)

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy were identified through written agency and public comments received during the scoping period. Public comments received during the scoping period are provided in Appendix A. In summary, the following issues were identified during scoping and are addressed in the appropriate sections of Chapter 4, Environmental Setting, Impacts, and Mitigation Measures:

- Impacts related to Air Quality
- Impacts related to Biological Resources
- Impacts related to Greenhouse Gas Emissions
- Impacts related to Utilities and Service Systems
- Impacts related to Transportation
- Impacts related to Wildfire

Provide a list of the responsible or trustee agencies for the project.

#### Federal Agencies

Federal Aviation Administration (FAA); United States Environmental Protection Agency (EPA); United States Fish and Wildlife Service (USFWS)

#### State Agencies

California Air Resources Board (CARB); California Department of Conservation, Geologic Energy Management Division (CalGEM); California Department of Fish and Wildlife (CDFW); California Department of Transportation (Caltrans), District 6; California Native American Heritage Commission (NAHC); Governor's Office of Land Use and Climate Innovation (LCI); Regional Water Quality Control Board (RWQCB)

#### Local Agencies

Kern Council of Governments (KCOG); Kern County Board of Supervisors; Kern County Fire Department (KCFD); Kern County Planning and Natural Resources Department; Kern County Planning Commission; Kern County Public Health Services Department, Environmental Health Division; Kern County Public Services Department, Development Review Division; Kern County Public Works Department, Engineering and Surveying Services Division; Kern County Public Works Department, Operations Division; Kern County Sheriff's Department (KCSO); San Joaquin Valley Air Pollution Control District