

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
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
(Prior SCH No.)
Other Ch 7 – Response to Comments/FEIR

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: Nonsummary Vacation

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☒ Industrial: Sq.ft. 1,505,440 Acres 110 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:

☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☒ Economic/Jobs
☒ Other GHG, Wildfire, Tribal Cultural Resources, Energy
☐ Fiscal
☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☒ Schools/Universities
☐ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☒ Wetland/Riparian
☒ Wildlife
☒ Growth Inducing
☒ Land Use
☒ Cumulative Effects

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 and "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 Emergency Services
_____ Boating & Waterways, Department of	_____ Office of Historic Preservation
_____ California Highway Patrol	_____ Office of Public School Construction
_____ CalFire	_____ Parks & Recreation
<u>S</u> Caltrans District # <u>6</u>	_____ Pesticide Regulation, Department of
_____ Caltrans Division of Aeronautics	_____ Public Utilities Commission
_____ Caltrans Planning (Headquarters)	<u>S</u> Regional WQCB # <u>Central Valley</u>
_____ Central Valley Flood Protection Board	_____ Resources Agency
_____ Coachella Valley Mountains Conservancy	_____ S.F. Bay Conservation & Development Commission
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers and Mtns Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
<u>S</u> Conservation, Department of	_____ Santa Monica Mountains 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
_____ General Services, Department of	_____ Water Resources, Department of
_____ Health Services, Department of	_____ Other _____
_____ Housing & Community Development	_____ Other _____
_____ Integrated Waste Management Board	
_____ Native American Heritage Commission	

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

Starting Date August 28, 2026 Ending Date September 10, 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 08/28/2025

Nicole Menchaca, Supervising Planner