



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR)

DATE: April 23, 2025
TO: State Clearinghouse, Agencies, Organizations, and Interested Parties
PROJECT: Wonderful Logistics Center (WLC) West
PROJECT: Lerdo Residential

This Notice of Preparation (NOP) has been prepared to notify agencies, organizations, and interested parties that the City of Shafter (City), as Lead Agency, will prepare an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for two independent projects concurrently proposed by the same Applicant. The projects are named *Wonderful Logistics Center (WLC) West* and *Lerdo Residential*. Although the two Projects are independent of one another, the City will study them together in one EIR. The City is requesting input from reviewing agencies and from the public regarding the scope and content of the EIR.

WLC West Project

The WLC West Project involves the proposed development of a commerce center containing industrial, commercial, and alternative energy uses on approximately 1,307.9 acres located at the northeast corner of 7th Standard Road and Cherry Avenue on Assessor Parcel Numbers (APNs) 090-252-01; 091-252-03; 091-252-03; 091-252-26; 091-252-34; and 091-253-10. The site is currently used as an almond orchard. Off-site improvements associated with the development would include public roadway improvements in and along existing rights-of-way and upgrades of existing, and installation of new, water, wastewater, storm drain, and dry utility lines and associated facilities.

Applications filed with the City of Shafter include the following:

- General Plan Amendment (GPA) No. 25-42 proposes the following modifications to the *City of Shafter General Plan* (General Plan). The property's General Plan land use designation would be modified from "AOS (Agriculture-Open Space)" to "SP (Specific Plan)." As part of the GPA, a new Section 2.10 "Specific Plan (WLC West)" of the General Plan's Land Use Program would be added to describe the allowed maximum development intensity and the Specific Plan's objective to provide a master-planned commerce center in the southwestern portion of the City. Additionally, the General Plan's Circulation Element may be modified to change the classifications of various roadways to increase their capacity.
- Zone Change (ZC) No. 25-75 proposes to change the zoning designation of the property from "A (Agriculture)" to "SP (Specific Plan)" pursuant to City of Shafter Zoning Ordinance Chapter 15 "Specific Plan District."

- A Specific Plan (SP) is proposed to establish a development plan for the property and to set forth design guidelines and development standards that the City will use to guide and regulate future development projects within the SP boundary. The SP proposes a master-planned commerce center that would contain a mixture of industrial, commercial, and alternative energy uses. The SP proposes to allow for up to 10,000 square feet (s.f.) of commercial building space and up to 21,062,000 s.f. of industrial building space to accommodate a mixture of uses such as high-cube transload and short-term storage warehouses, sort and non-sort fulfillment centers, parcel hubs, cold storage warehouses, and data centers. In addition, up to 300 acres of the SP area could accommodate alternative energy uses such as photovoltaic (PV) solar power and battery storage renewable energy generation facilities, which would in whole or in part provide power for the proposed on-site uses.
- Tentative Parcel Map No. 12627 is proposed to subdivide the property into approximately 28 parcels to facilitate future development and establish rights-of-way for internal public streets.

Lerdo Residential Project

The Lerdo Residential Project involves the proposed development of a master-planned residential community containing up to 3,500 single-family and multi-family for-sale and for-rent homes and up to 150,000 s.f. of support commercial uses on approximately 638.8 acres located at the northeast corner of the intersection of Lerdo Highway and Cherry Avenue on APNs 089-090-30; 089-090-31; 089-090-19; 091-040-65; 091-040-64; 091-040-69; and 091-040-51. The site is currently used as an almond orchard. Off-site improvements associated with the development would include public roadway improvements in and along existing rights-of-way and upgrades of existing, and installation of new, water, wastewater, storm drain, and dry utility lines and associated facilities.

Applications filed with the City of Shafter include the following:

- General Plan Amendment (GPA) No. 25-43 proposes the following modifications to the *City of Shafter General Plan* (General Plan). The property's General Plan land use designation would be modified from "AOS (Agriculture-Open Space)" and "I (Industrial)" in the City of Shafter and "Intensive Agriculture (8.1)" in the County of Kern, to "Specific Plan (SP)." As part of the GPA, a new Section 2.11 "Specific Plan (Lerdo Residential)" of the General Plan's Land Use Program would be added to describe the allowed maximum development intensity and the Specific Plan's objective to provide a master-planned residential community along the Lerdo Highway corridor offering a variety of home rental and ownership opportunities and supporting amenities with culturally-rich attributes. Additionally, the General Plan's Circulation Element may be modified to change the classifications of various roadways to increase their capacity.
- Zone Change (ZC) No. 25-76 proposes to change the zoning designation of the property from "A (Agriculture)" and "IH (Industrial-Airport Approach Height)" in the City of Shafter and "A (Exclusive Agriculture)" in the County of Kern, to "Specific Plan," pursuant to City of Shafter Zoning Ordinance Chapter 15 "Specific Plan District."
- A Specific Plan (SP) is proposed to establish a development plan for the property and to set forth design guidelines and development standards that the City will use to guide and regulate future development projects within the SP boundary. The SP proposes a master-planned residential community containing up to 3,500 single-family and multi-family for-sale and for-rent homes, supporting amenities with culturally-rich attributes, and up to 150,000 s.f. of support commercial use.

In addition, the City of Shafter will file an application with the Kern County Local Agency Formation Commission (LAFCO) proposing to annex approximately 40.0 acres (APN 091-040-51) currently located in unincorporated Kern County, into the City of Shafter.

Scope of the EIR

In accordance with the CEQA Statute and Guidelines, the City requests that agencies review the description of the two Projects provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency. The EIR will be used by the City when considering the two Projects for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the two Projects, as applicable. The City is also seeking comments from residents, property owners, and other interested parties regarding issues they believe should be addressed in the EIR. Location maps and exhibits depicting the two Projects are attached to this NOP.

The City of Shafter in its capacity as Lead Agency for the two proposed Projects has determined that the Projects individually and collectively may result in significant impacts to the environment under the topics checked below, requiring further analysis in the EIR; therefore, an Initial Study was not prepared for the two Projects:

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

The EIR will assess the effects of the two Projects on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to each of the Projects that may accomplish the main objectives of each of the Projects while lessening or eliminating any potentially significant Project-related impacts.

Public Scoping Meeting

A Scoping Meeting is scheduled to receive input and hear any concerns from potentially affected federal, State, and local agencies and other interested persons; to inform the public about the two proposed Projects; to provide an opportunity to identify the range of actions, potential alternatives, potential mitigation measures, and potentially significant environmental effects to be analyzed in the EIR; and to help eliminate from detailed study issues found not to be important. The Scoping Meeting is not a public hearing on the merits of the two proposed Projects and NO DECISION on the Projects will be made at the meeting. Public comments will be collected by the City of Shafter about the Projects' potential environmental effects. The City of Shafter will not be required to provide an immediate response to any concerns raised. Concerns related to potential environmental effects will be addressed in the forthcoming EIR, including those raised at the Scoping Meeting.

DATE OF SCOPING MEETING: Monday, May 5, 2025

TIME OF SCOPING MEETING: 5:00 p.m. or as soon as possible thereafter

LOCATION OF SCOPING MEETING: City Council Chambers, 336 Pacific Avenue, Shafter, CA 93263

Opportunity for Public Review and Comment

The issuance of this NOP begins a 30-day public scoping period. The scoping period begins on April 23, 2025 and ends on May 23, 2025. Comments may be sent to the City at any time during the 30-day public scoping period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the EIR. All scoping comments must be received by the City or postmarked by **May 23, 2025**. Due to the time limits mandated by State law, the City recommends that your feedback is provided at the earliest possible date, but not provided later than 30 days after the date of this notice.

Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the two Projects. If applicable, please include the name and contact information of a contact person for your agency. Direct all comments to:

City of Shafter – Planning Department
Attn: Steve Esselman, Planning Director
336 Pacific Avenue
Shafter, CA 93263

Comments may also be emailed to sesselman@shafter.com.

This Notice is available on the City's website at <https://www.shafter.com/385/Environmental-Documents>.

Attachments:

WLC West Project

WLC West Location Map

WLC West Aerial Photograph

WLC West USGS Map

Proposed WLC West GPA

Proposed WLC West ZC

Lerdo Residential Project

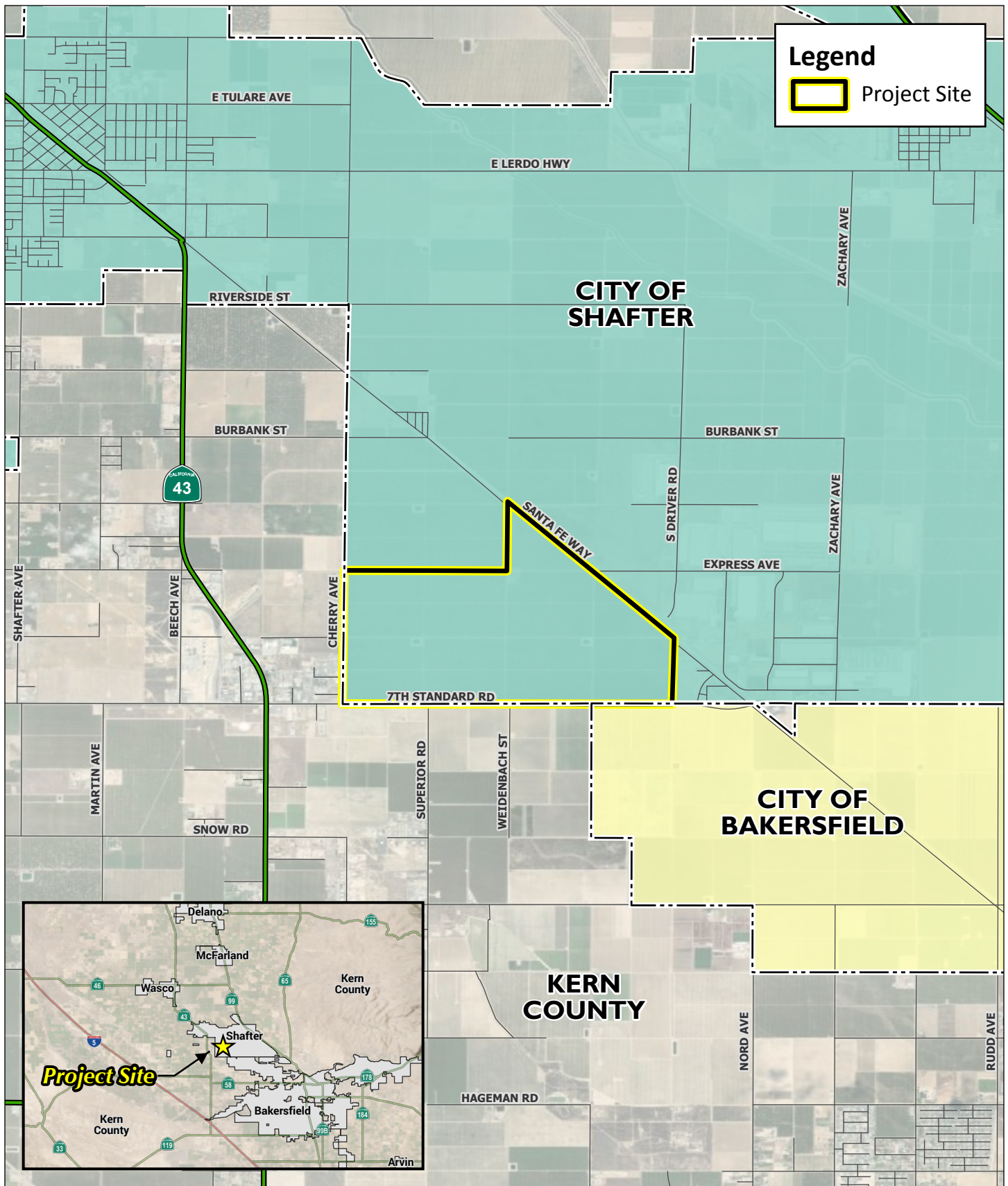
Lerdo Residential Location Map

Lerdo Residential Aerial Photograph

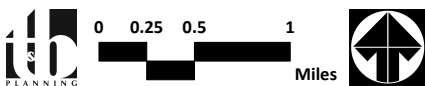
Lerdo Residential USGS Map

Proposed Lerdo Residential GPA

Proposed Lerdo Residential ZC

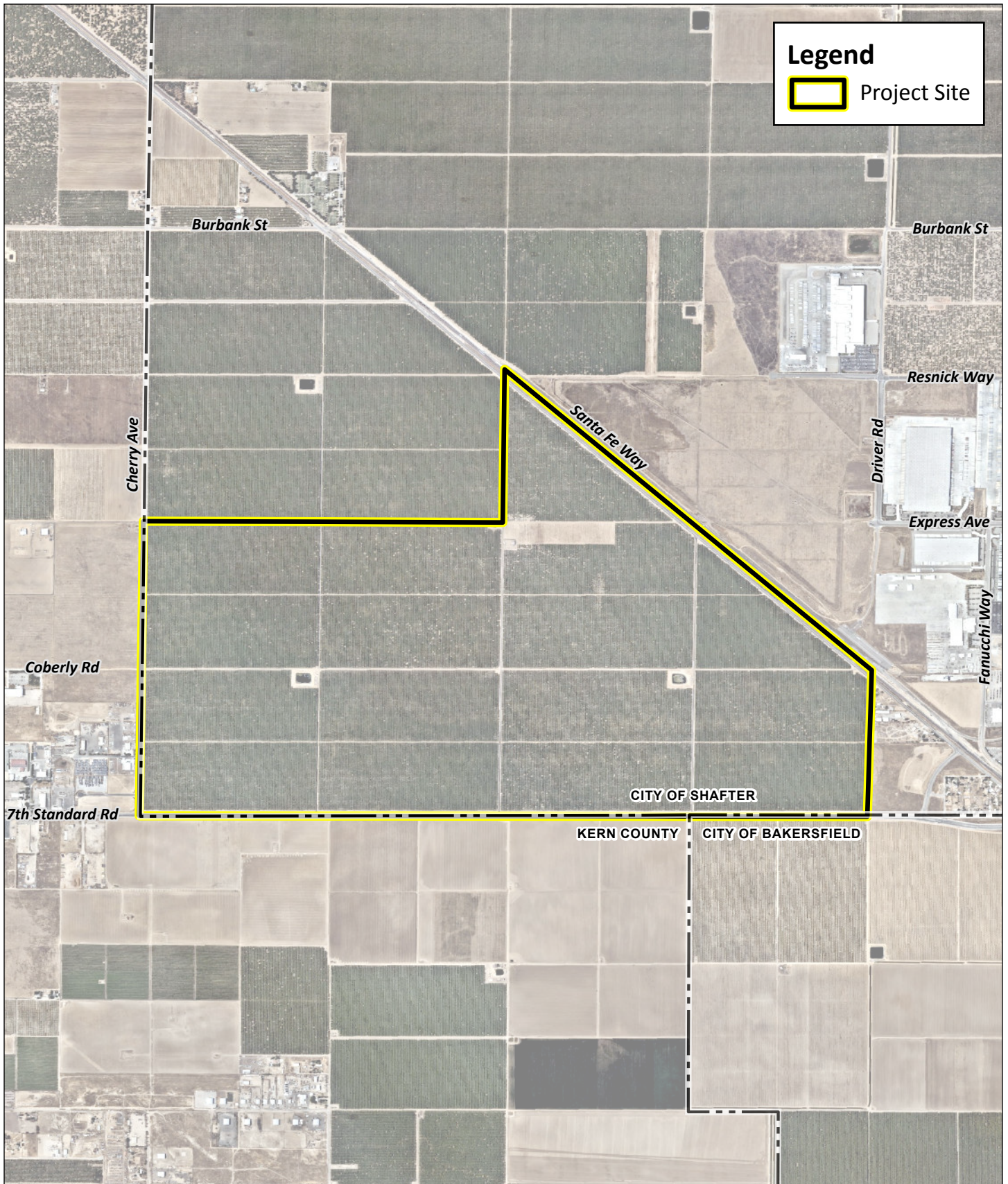


Source(s): Esri, DeWalt Corporation (08-06-2024), Kern County (2024)



WLC West Location Map

Date: April 2025

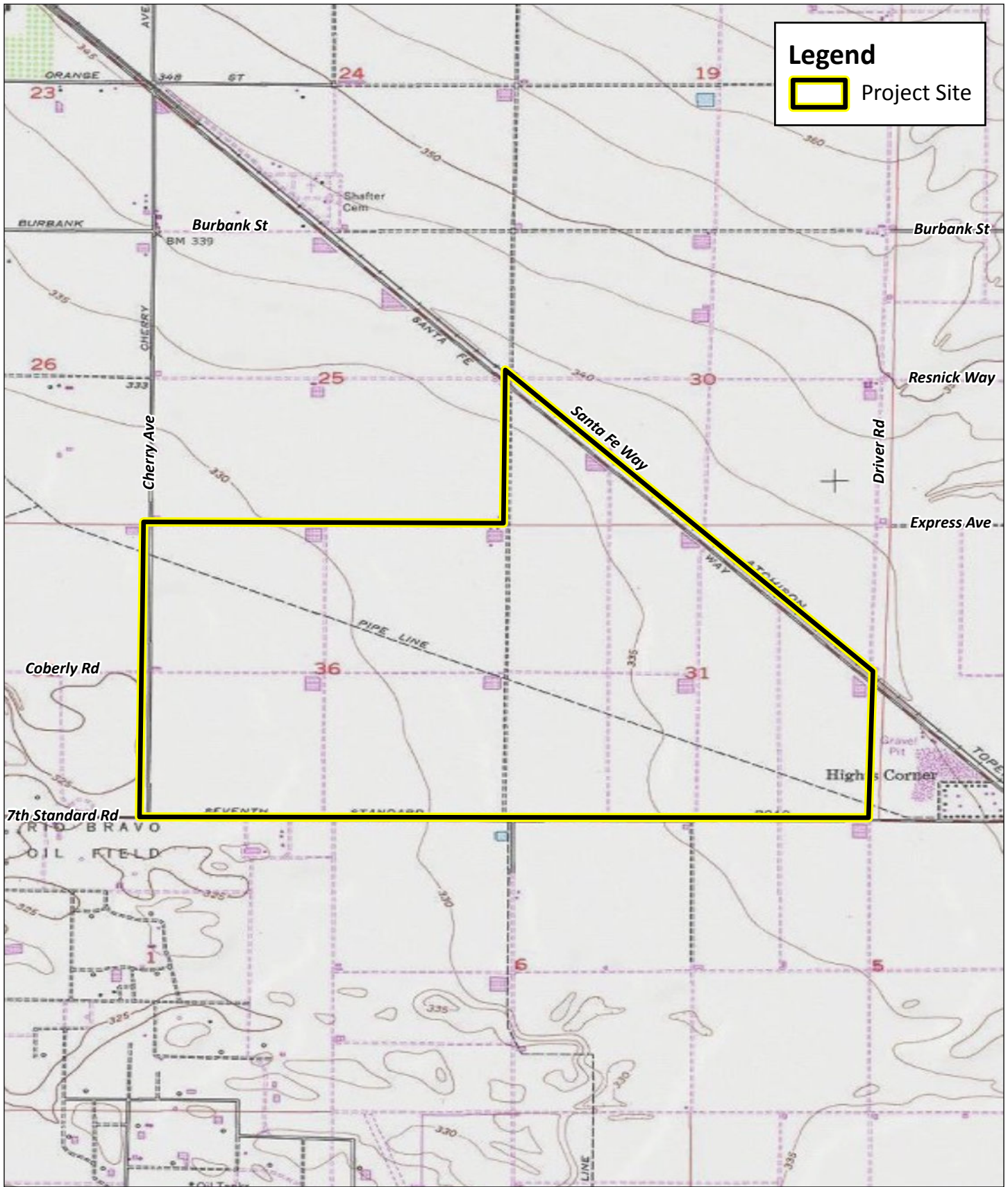


Source(s): Esri, DeWalt Corporation (08-06-2024), Kern County (2024), Nearmap (July 2024)



WLC West Aerial Photograph

Date: April 2025

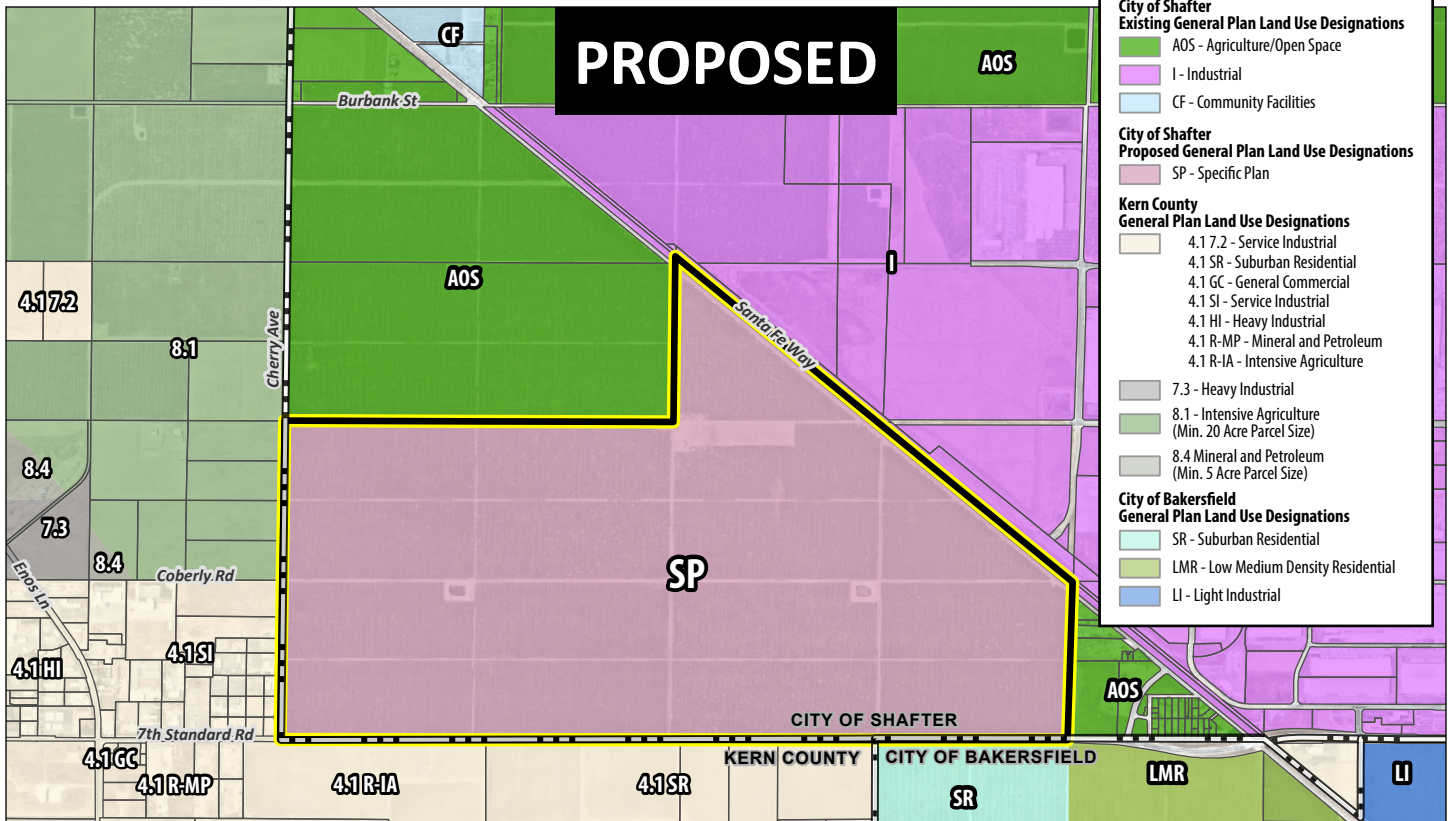
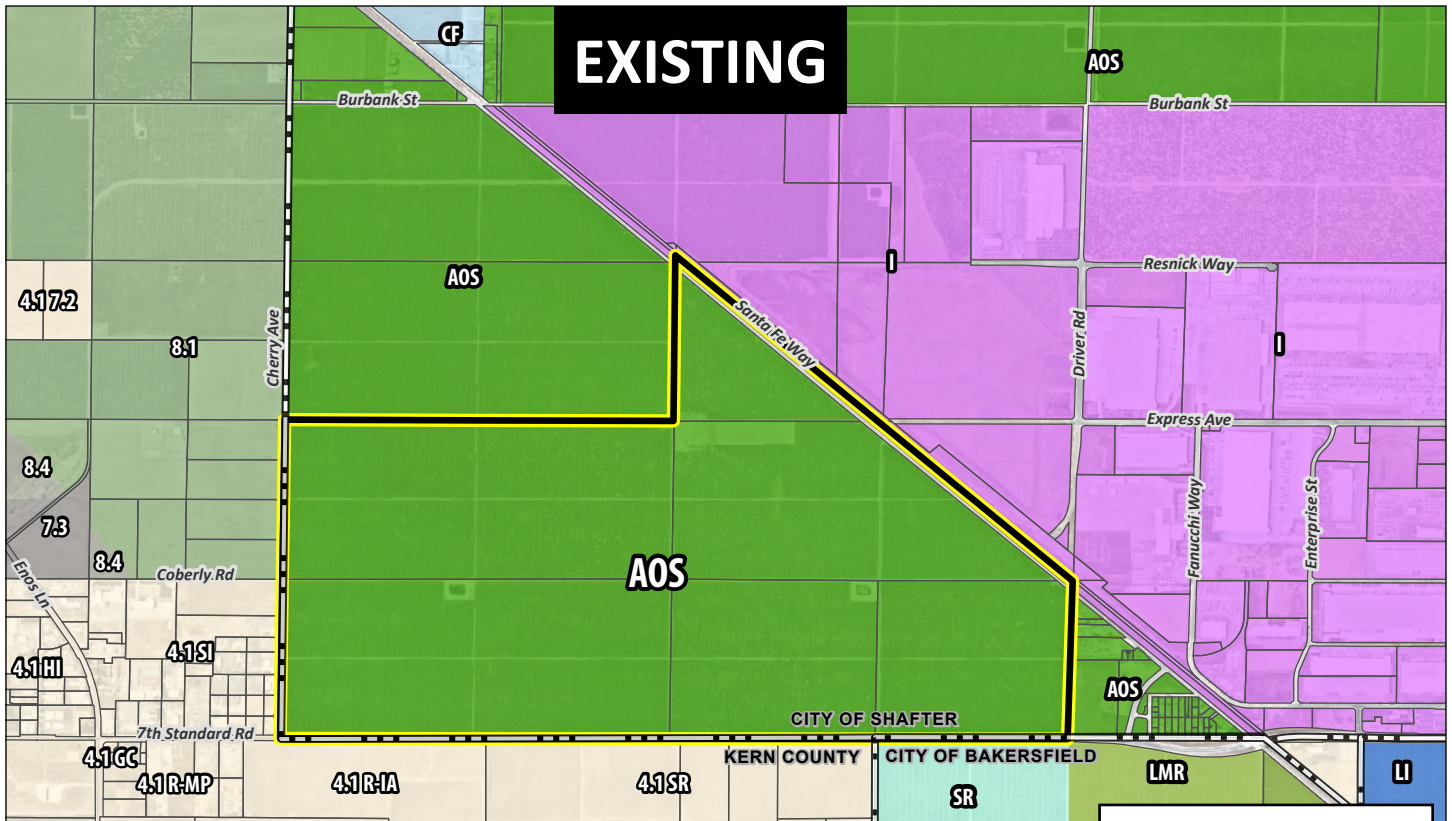


Source(s): Esri, DeWalt Corporation (08-06-2024), USGS (2013)



WLC West USGS Topographic Map

Date: April 2025



Legend

Project Site

**City of Shafter
Existing General Plan Land Use Designations**

- AOS - Agriculture/Open Space
- I - Industrial
- CF - Community Facilities

**City of Shafter
Proposed General Plan Land Use Designations**

- SP - Specific Plan

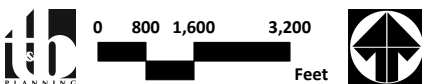
**Kern County
General Plan Land Use Designations**

- 4.1 7.2 - Service Industrial
- 4.1 SR - Suburban Residential
- 4.1 GC - General Commercial
- 4.1 SI - Service Industrial
- 4.1 HI - Heavy Industrial
- 4.1 R-MP - Mineral and Petroleum
- 4.1 R-IA - Intensive Agriculture
- 7.3 - Heavy Industrial
- 8.1 - Intensive Agriculture (Min. 20 Acre Parcel Size)
- 8.4 Mineral and Petroleum (Min. 5 Acre Parcel Size)

**City of Bakersfield
General Plan Land Use Designations**

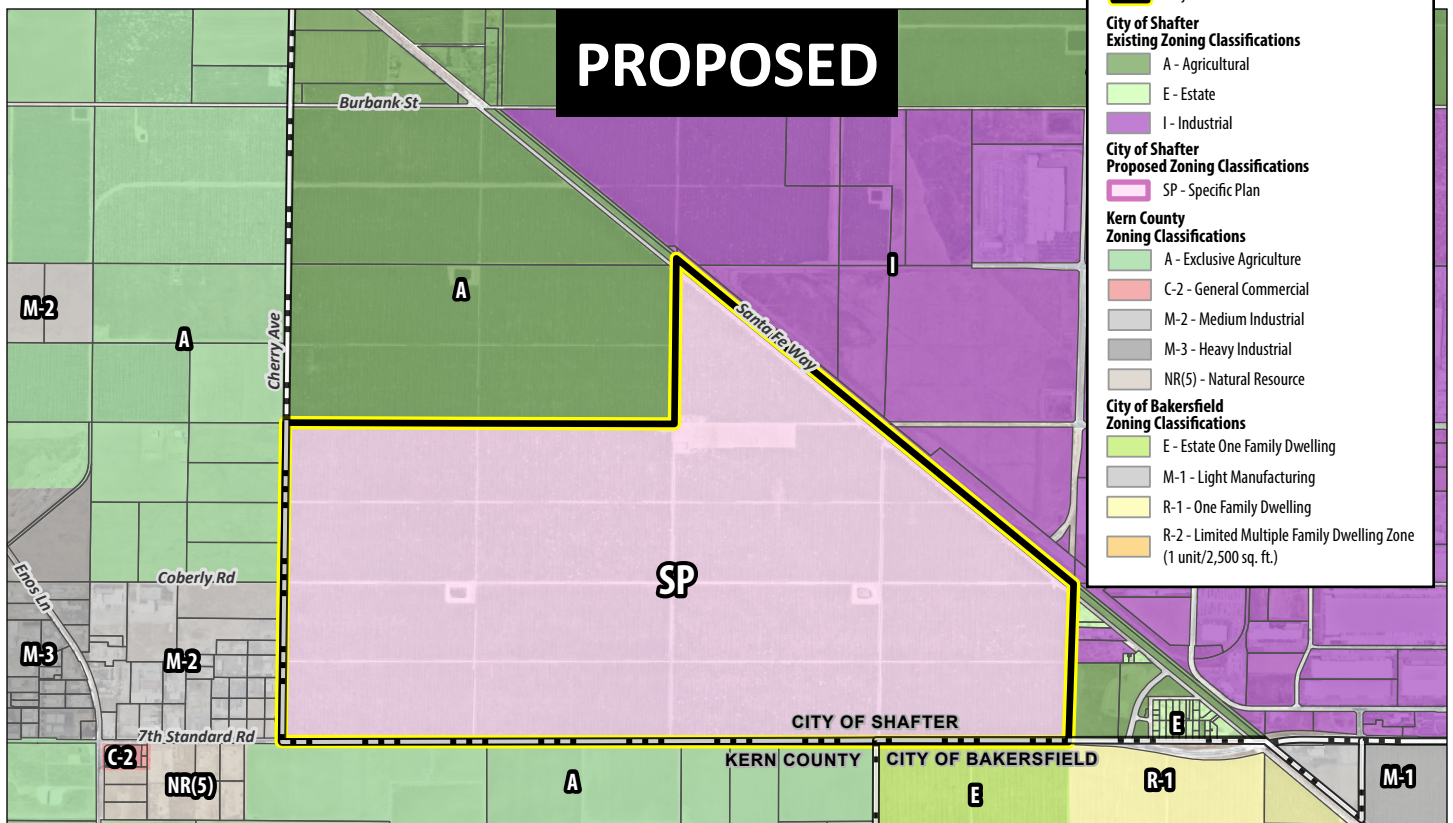
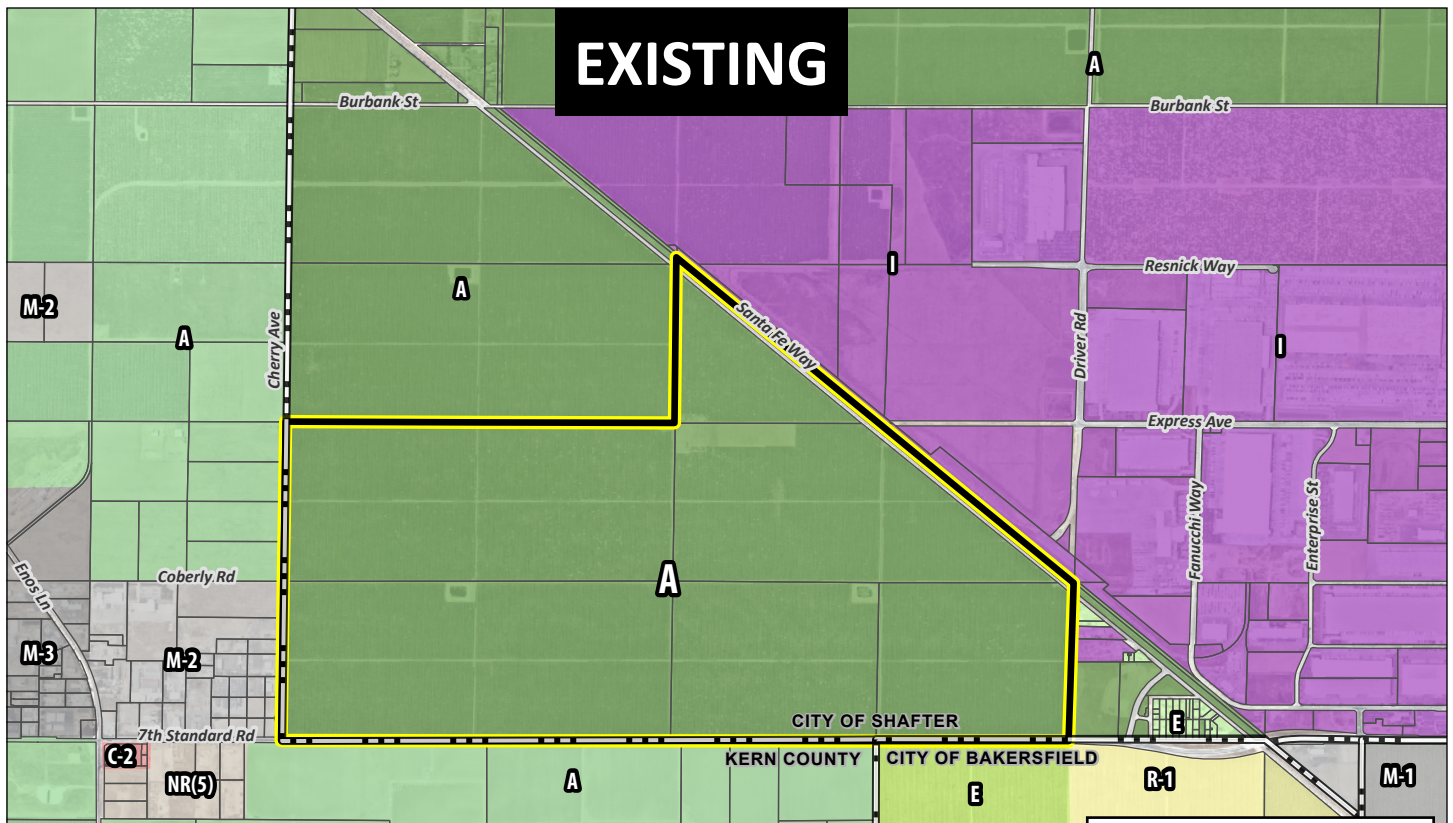
- SR - Suburban Residential
- LMR - Low Medium Density Residential
- LI - Light Industrial

Source(s): Esri, City of Shafter (2005), City of Bakersfield (2024), Kern County (2024), DeWalt Corporation (08-06-2024), Nearmap (July 2024)



Proposed WLC West General Plan Amendment

Date: April 2025



Legend

Project Site

City of Shafter
Existing Zoning Classifications

- A - Agricultural
- E - Estate
- I - Industrial

City of Shafter
Proposed Zoning Classifications

- SP - Specific Plan

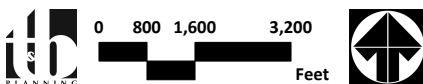
Kern County
Zoning Classifications

- A - Exclusive Agriculture
- C-2 - General Commercial
- M-2 - Medium Industrial
- M-3 - Heavy Industrial
- NR(5) - Natural Resource

City of Bakersfield
Zoning Classifications

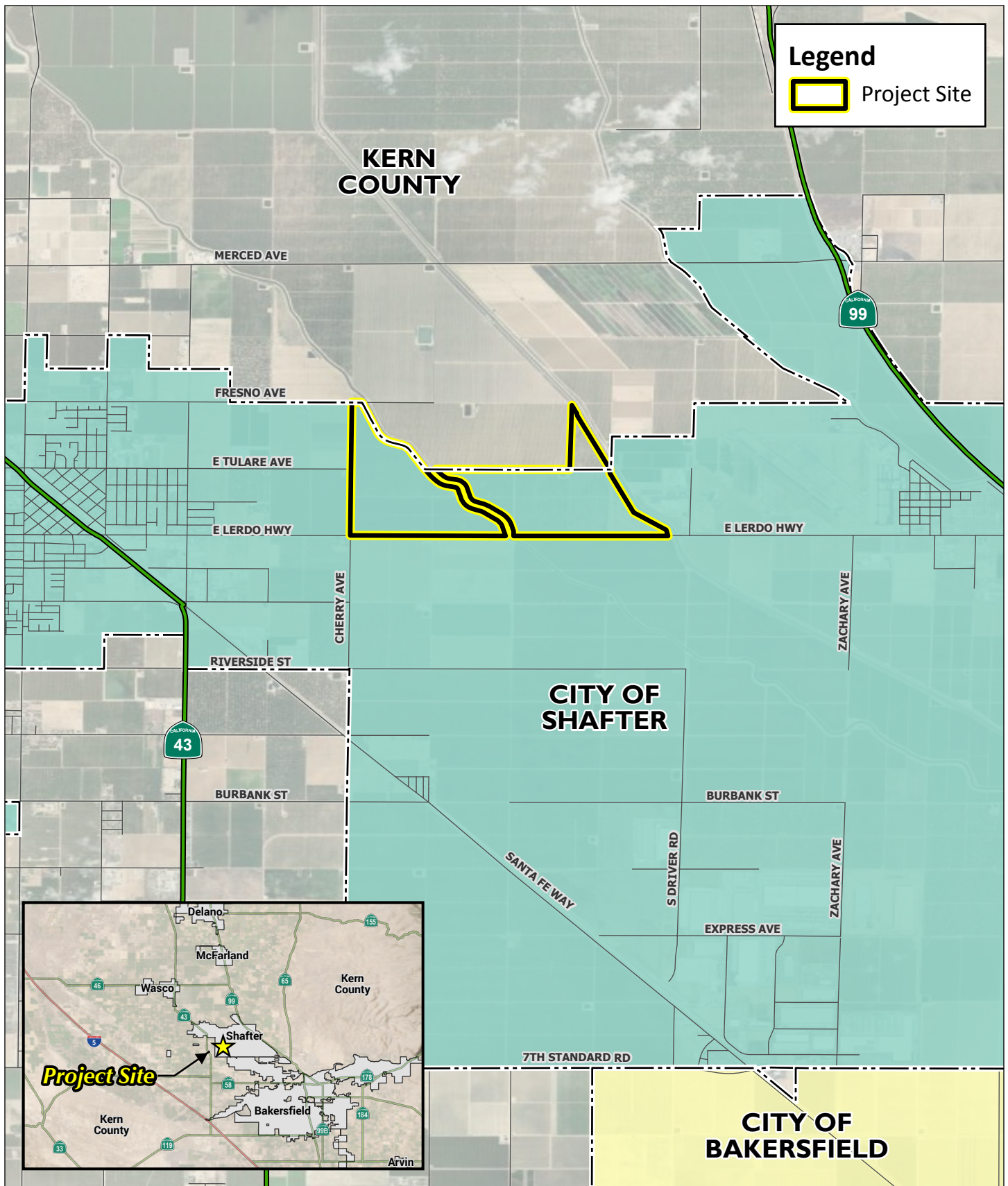
- E - Estate One Family Dwelling
- M-1 - Light Manufacturing
- R-1 - One Family Dwelling
- R-2 - Limited Multiple Family Dwelling Zone (1 unit/2,500 sq. ft.)

Source(s): Esri, City of Shafter (2022), City of Bakersfield (2024), Kern County (2024), DeWalt Corporation (08-06-2024), Nearmap (July 2024)



Proposed WLC West Zone Change

Date: April 2025

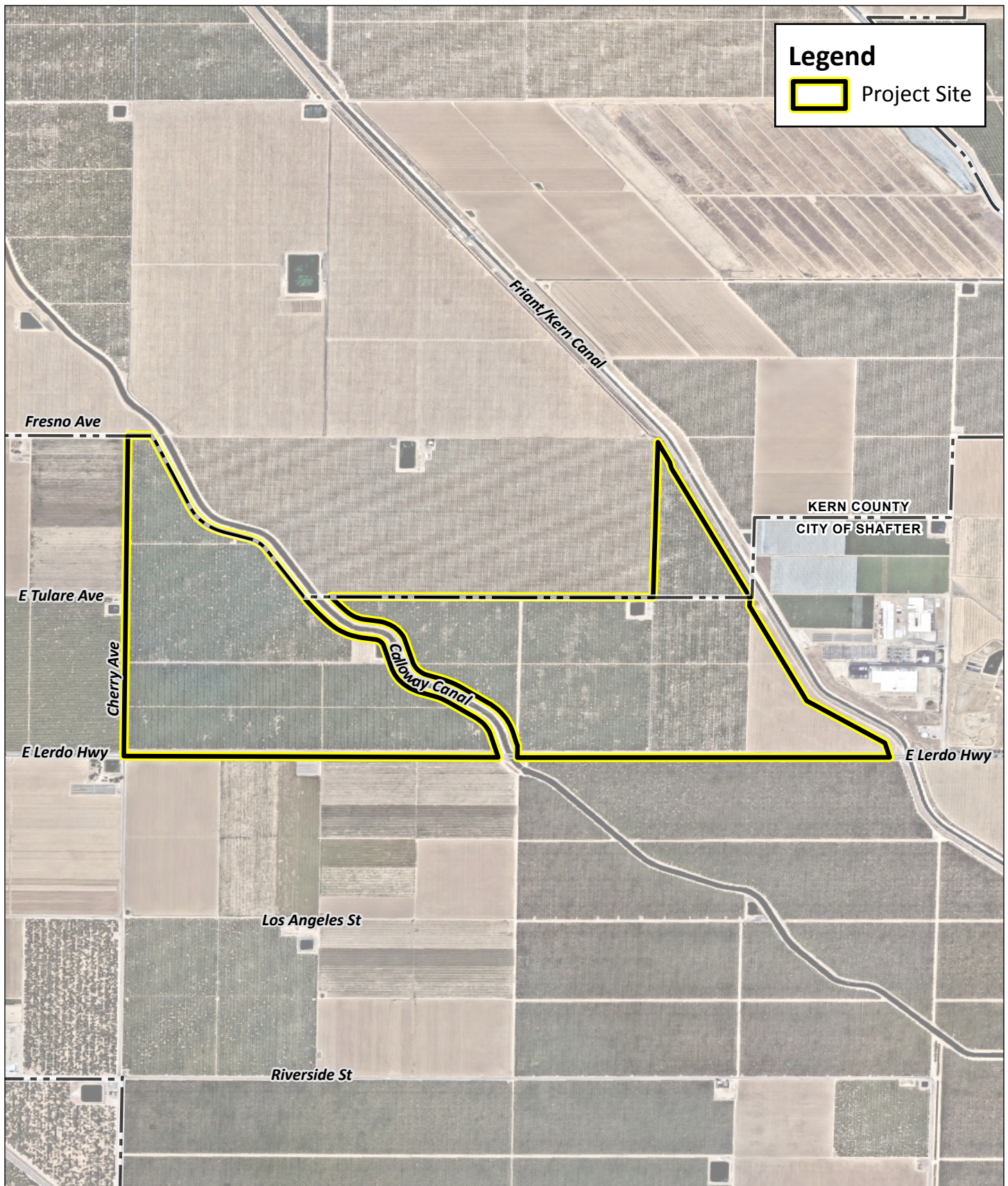


Source(s): Esri, DeWalt Corporation (07-22-2024), Kern County (2024)

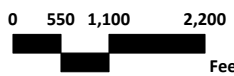


Lerdo Residential Location Map

Date: April 2025

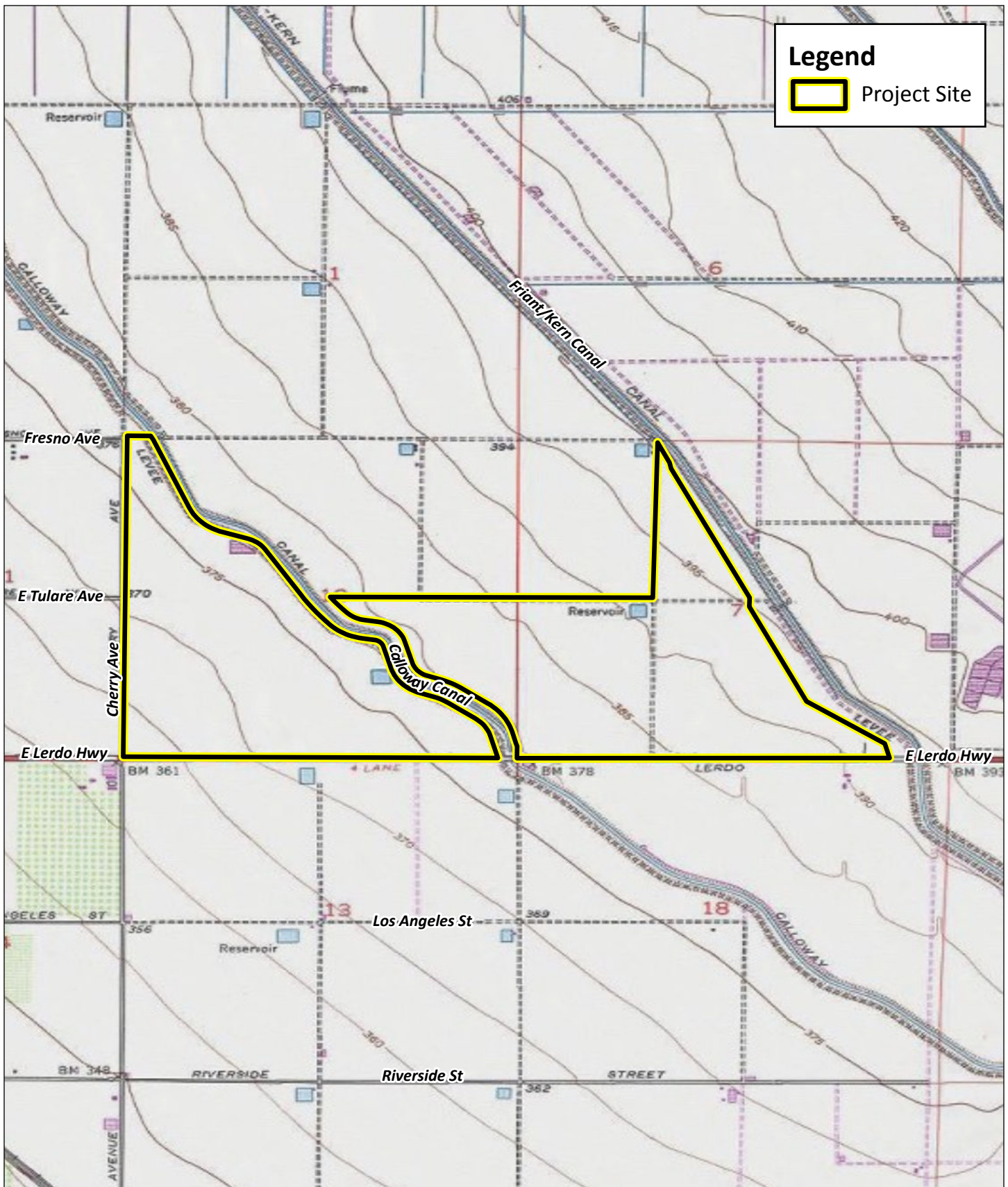


Source(s): Esri, DeWalt Corporation (07-22-2024), Kern County (2024), Nearmap (July 2024)

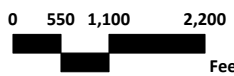


Lerdo Residential Aerial Photograph

Date: April 2025

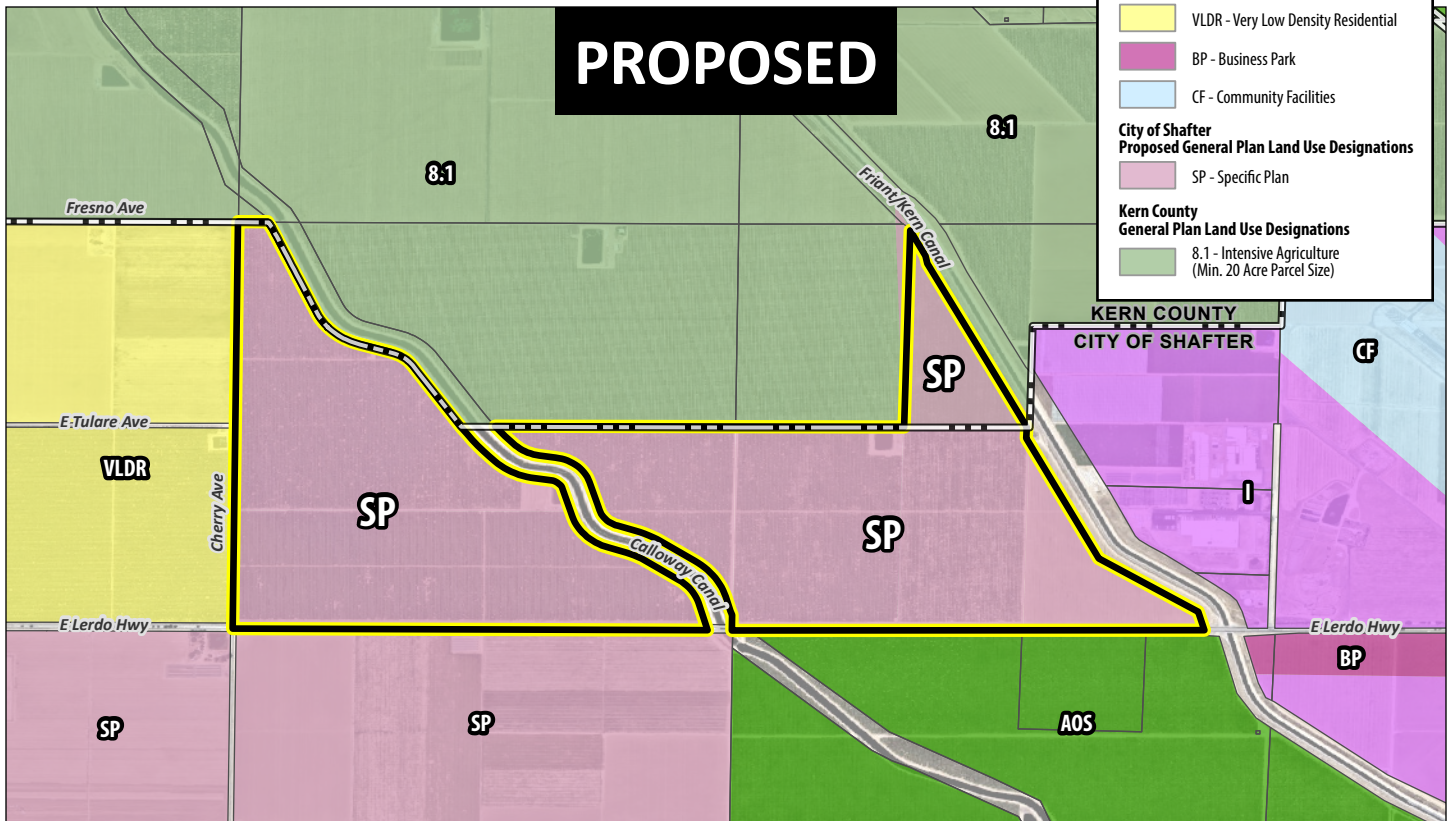
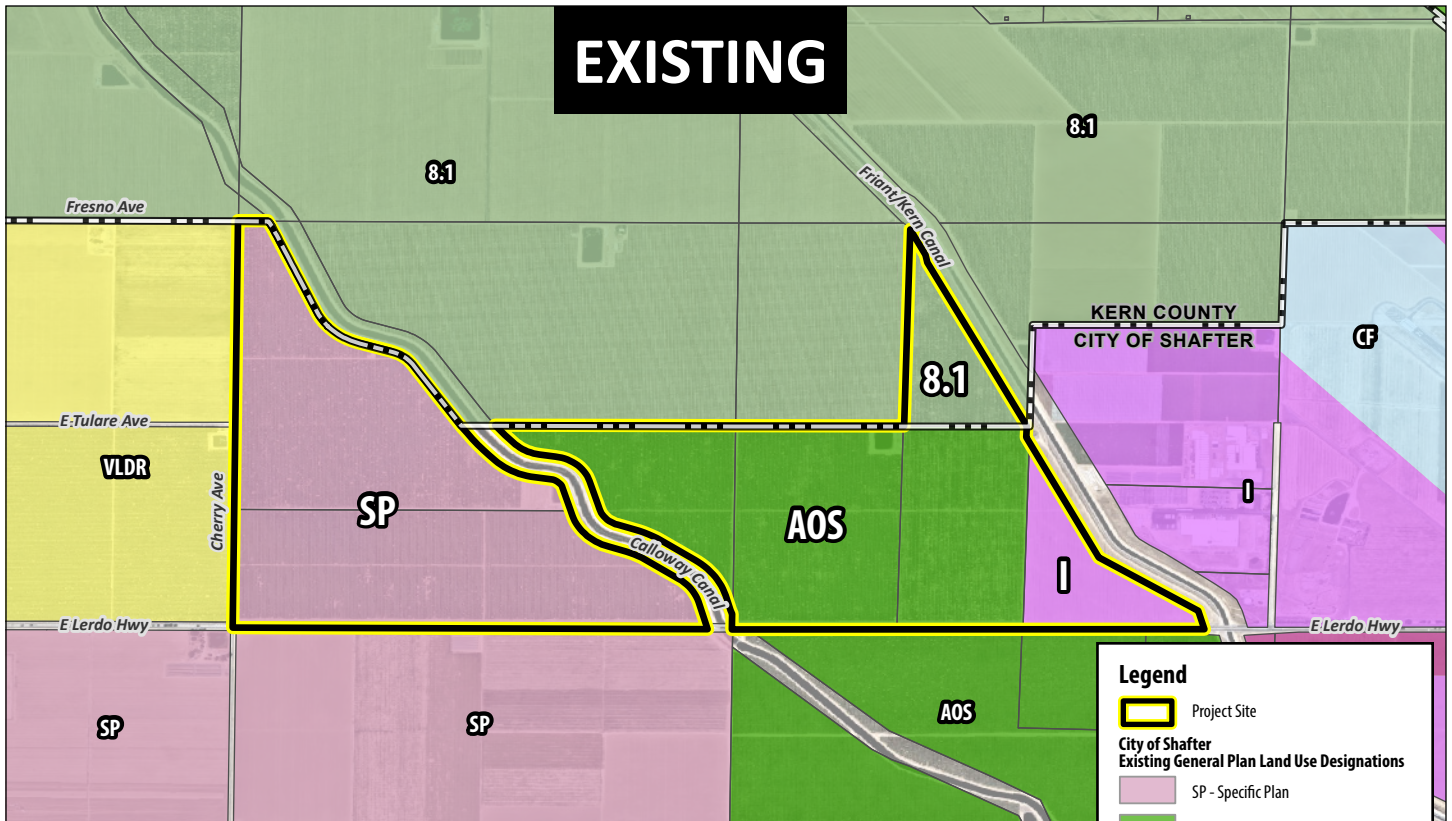


Source(s): Esri, DeWalt Corporation (07-22-2024), USGS (2013)

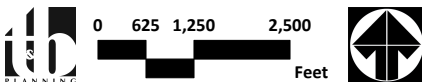


Lerdo Residential USGS Topographic Map

Date: April 2025

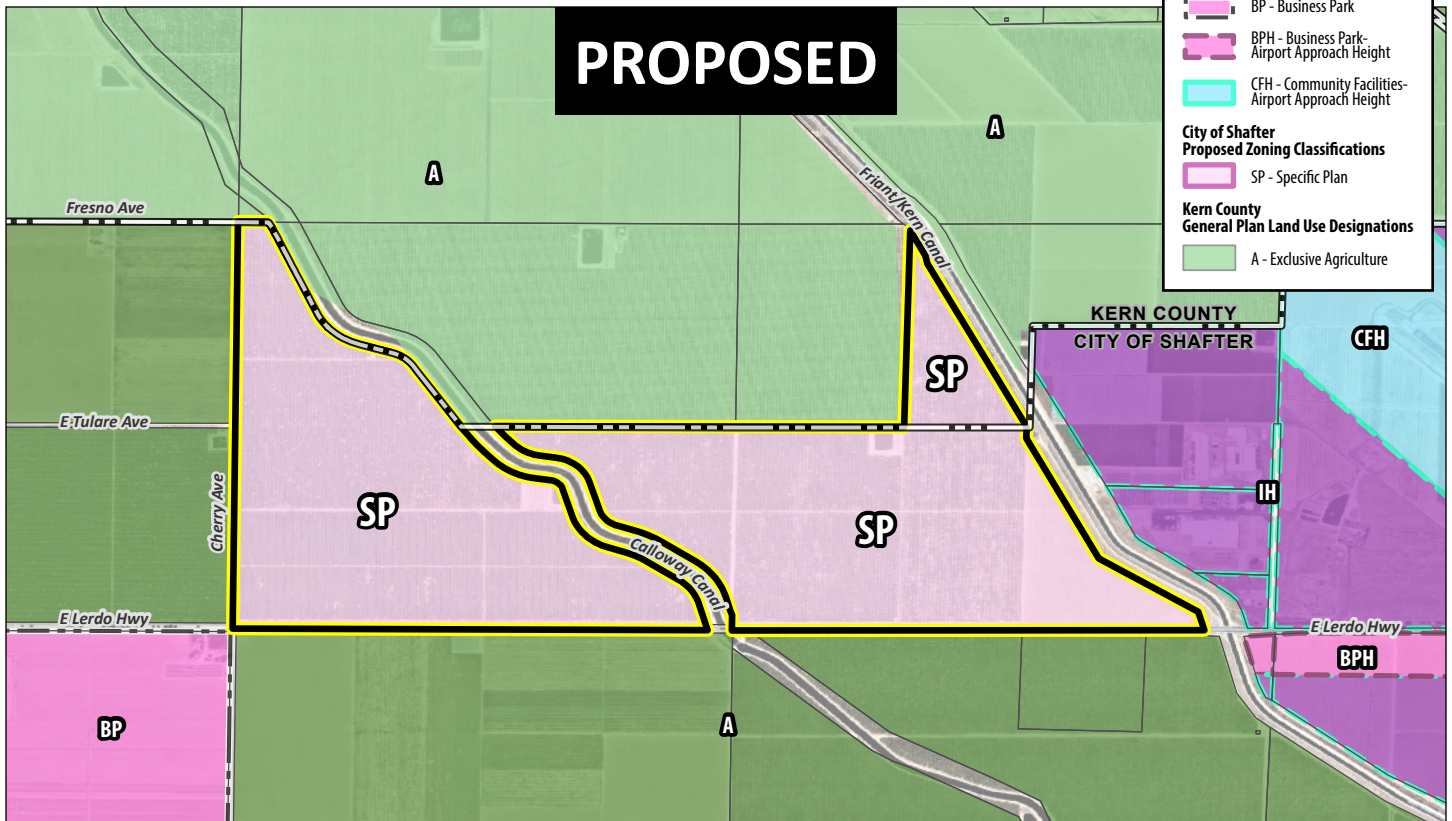
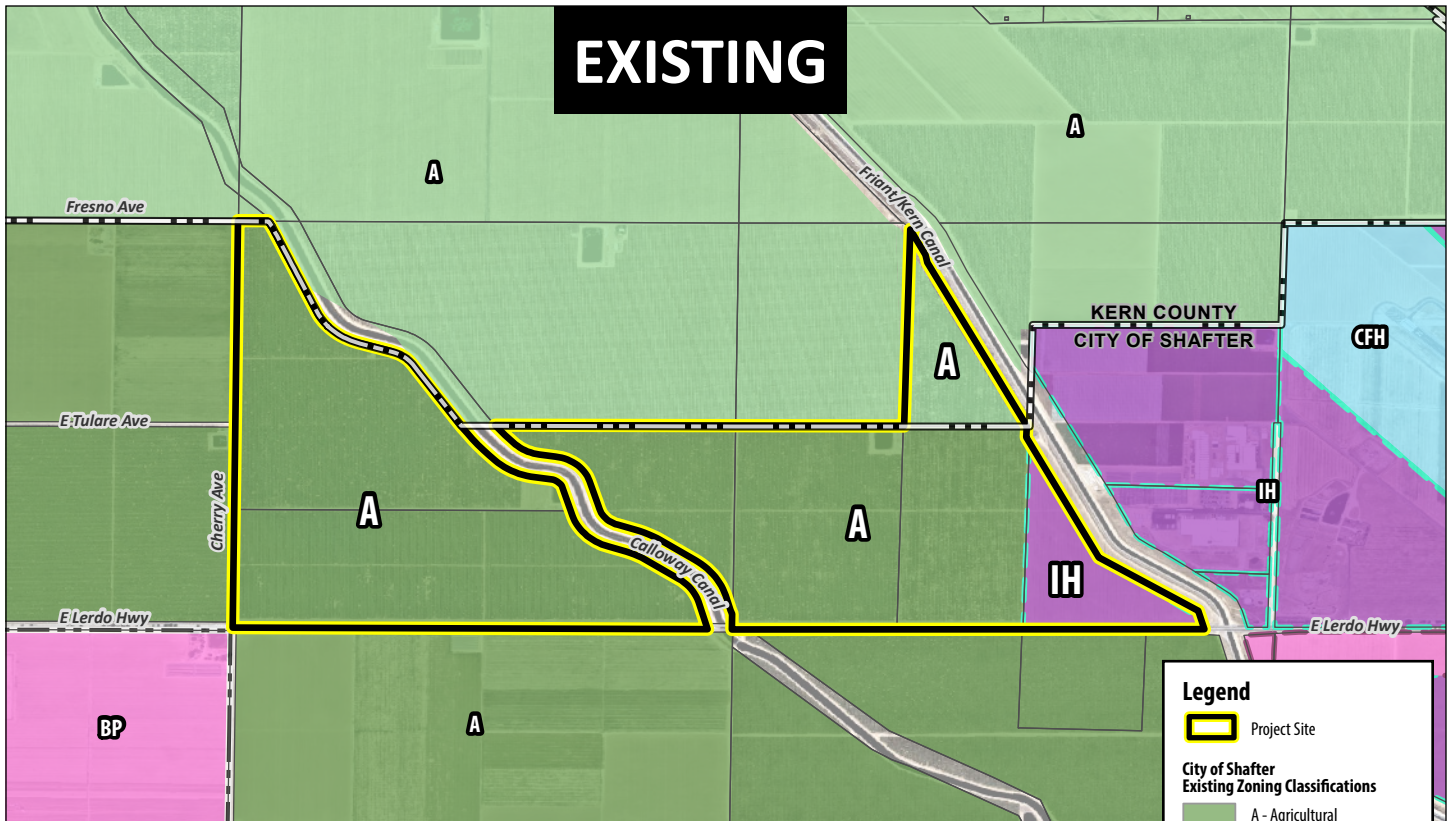


Source(s): Esri, City of Shafter (2005), Kern County (2024), DeWalt Corporation (07-22-2024), Nearmap (July 2024),

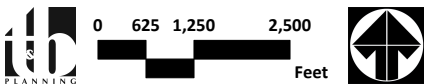


Proposed Lerdo Residential General Plan Amendment

Date: April 2025



Source(s): Esri, City of Shafter (2022), Kern County (2024), DeWalt Corporation (07-22-2024), Nearmap (July 2024)



Proposed Lerdo Residential Zone Change

Date: April 2025