

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:** Ranch 12 Industrial Park

Lead Agency: City of Shafter

Contact Person: Steve Esselman

Mailing Address: 336 Pacific Ave.

Phone: 661-746-5002

City: Shafter

Zip: 93263

County: Kern

Project Location: County: Kern

City/Nearest Community: City of Shafter

Cross Streets: West of SR-99, north and south of Merced Avenue

Zip Code: 93263

Longitude/Latitude (degrees, minutes and seconds): 35 ° 31 ' 27 " N / 119 ° 11 ' 38 " W Total Acres: 786.2

Assessor's Parcel No.: 091-040-06, -08, -14, -22, -25, -33, -86, -88; 073-270-08,

Section: 04, 05, 06, Twp.: 27S, 28S Range: 26E Base: Mount Diablo

Within 2 Miles: State Hwy #: 99

Waterways: Lerdo Canal; Friant-Kern Canal

Airports: Minter Airfield

Railways: United Pacific

Schools: N/A

APN's (cont'd): -10, -12, -17; 073-280-02, -05, -07, -08, -09, -12, -13, -19

Section (cont'd): 08, 09, 31, and 32

Document Type:CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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: _____**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☒ Commercial: Sq.ft. 26,100 Acres 11.5 Employees 209☒ Industrial: Sq.ft. 11.7M Acres 734.9 Employees 6,882☐ 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☐ 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☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Energy, GHG, Tribal Cul Res**Present Land Use/Zoning/General Plan Designation:**

Almond Orchard / Agriculture / Agriculture-Open Space and Industrial

Project Description: (please use a separate page if necessary)

The Ranch 12 Industrial Park Project involves the proposed development of a master-planned logistics center intended to support up to 11.7 million square feet of industrial uses including, but not limited to, distribution, fulfillment, cold storage warehouses, and manufacturing, as well as approximately 11.5 acres of commercial retail support. 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.

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".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>6</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☒ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. 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
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

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

Starting Date December 29, 2025 Ending Date January 27, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>MERCED AVENUE LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>PO Box 80007</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Bakersfield, CA 93380</u>
Contact: <u>Connie Anderson</u>	Phone: <u>661-978-9341</u>
Phone: <u>714-505-6360</u>	

Signature of Lead Agency Representative:  Steve Esselman Date: 12/19/2025

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