

RECEIVED WITH FEE  
RECEIPT # 15750830

FILED  
KERN COUNTY

NOTICE OF DETERMINATION  
(CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970)

JUN 26 2024

AIMEE X. ESPINOZA  
AUDITOR CONTROLLER-COUNTY CLERK  
BY *[Signature]* DEPUTY

TO WHOM IT MAY CONCERN:

1. The Board of Supervisors of the County of Kern has approved the following described project in the County of Kern, State of California:

- a. Applicant, or sponsoring agency or department: Westside Industrial Project by Seefried Industrial Properties (PP24402);
- b. Name of Project: (a) General Plan Amendment Case No. 21, Map 142; (b) Amendment of Zoning Map 142, Zone Change Case No. 69; (c) Precise Development Plan No. 3, Map 142; (d) Conditional Use Permit Case No. 75, Map 142; (e) Conditional Use Permit Case No. 78, Map 142; (f) Alteration of the Boundaries of Agricultural Preserve No. 10 – Exclusion, Map 142;
- c. Street Address/Cross-Street of Project: The southeast corner of Houghton Road and Wible Road approximately one (1) mile west of SR 99 in the Southern Bakersfield area (Portion of APN: 184-391-08)

Map of Project (if no street address): Attached

d. Description of Project: The proposed Westside Industrial Project includes the construction and operation of a 653,442-square-foot single-story warehouse and distribution facility and related improvements on a proposed 93.74-acre project site. The proposed project would also include an on-site wastewater treatment plant, temporary concrete batch plant during construction, on-site substation, two guardhouses and one pumphouse, and all associated on-site improvements such as lighting, parking and landscaping. The proposed project would also include approximately 5.54 acres of off-site improvements, along Houghton Road and Wible Road.

Implementation of the proposed project includes the following requests:

- (a) Amendment to the Land Use Element of the Metropolitan Bakersfield General Plan (GPA No. 21, Map 142) from Map Code R-IA (Intensive Agriculture – minimum 20-acre parcel size) to LI (Light Industrial) on approximately 93.74 acres;
- (b) A change in Zone Classification (ZCC No. 69, Map 142) from A (Exclusive Agriculture) to M-1 PD (Light Industrial Precise Development Combining), or a more restrictive district on approximately 93.74 acres;
- (c) A Precise Development Plan (PD No. 3, Map 142) for site development and implementation of the M-1 PD zoning request;
- (d) A Conditional Use Permit (CUP No. 75, Map 142) to allow for the construction and operation of a permanent on-site wastewater treatment facility (Section 19.36.030.H) in the M-1 (Light Industrial) District;
- (e) A Conditional Use Permit (CUP No. 78, Map 142) to allow for the construction and operation of a concrete batch plant (Section 19.36.030.C.1) in the M-1 (Light Industrial) District;
- (f) An Agricultural Exclusion of 93.74 acres within the boundaries of Agricultural Preserve No. 10, Map 142

Notice of Final Decision of Agricultural  
Preserve No. 10, Map 142  
Posted by County Clerk on 06/26/2024  
and for 30 days thereafter, Pursuant to  
Section 21152(C), Public Resources Code

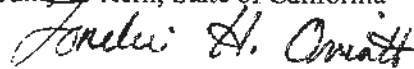
25011

2. Approval – Summary of Proceedings:

Adoption date June 25, 2024, Item No. 3 2:00 p.m.

3. The Board of Supervisors of the County of Kern has determined that the project in its approved form will have a significant effect on the environment.
4. An Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting Program were prepared pursuant to California Environmental Quality Act of 1970 (CEQA) and the State CEQA Guidelines and were received and considered by this Board and certified as required by Section 15090 the State CEQA Guidelines.
5. Mitigation measures and a Mitigation Monitoring and Reporting Program were made as conditions of approval of the project. Findings were made pursuant to Section 15091 of the State CEQA Guidelines. A Statement of Overriding Considerations was adopted for the project, pursuant to Section 15093 of the State CEQA Guidelines.
6. A copy of the EIR may be examined by any interested person during regular business hours at the following location: Kern County Administrative Center, 1115 Truxtun Avenue, Fifth Floor, Bakersfield, California 93301, Telephone No. 868-3585.

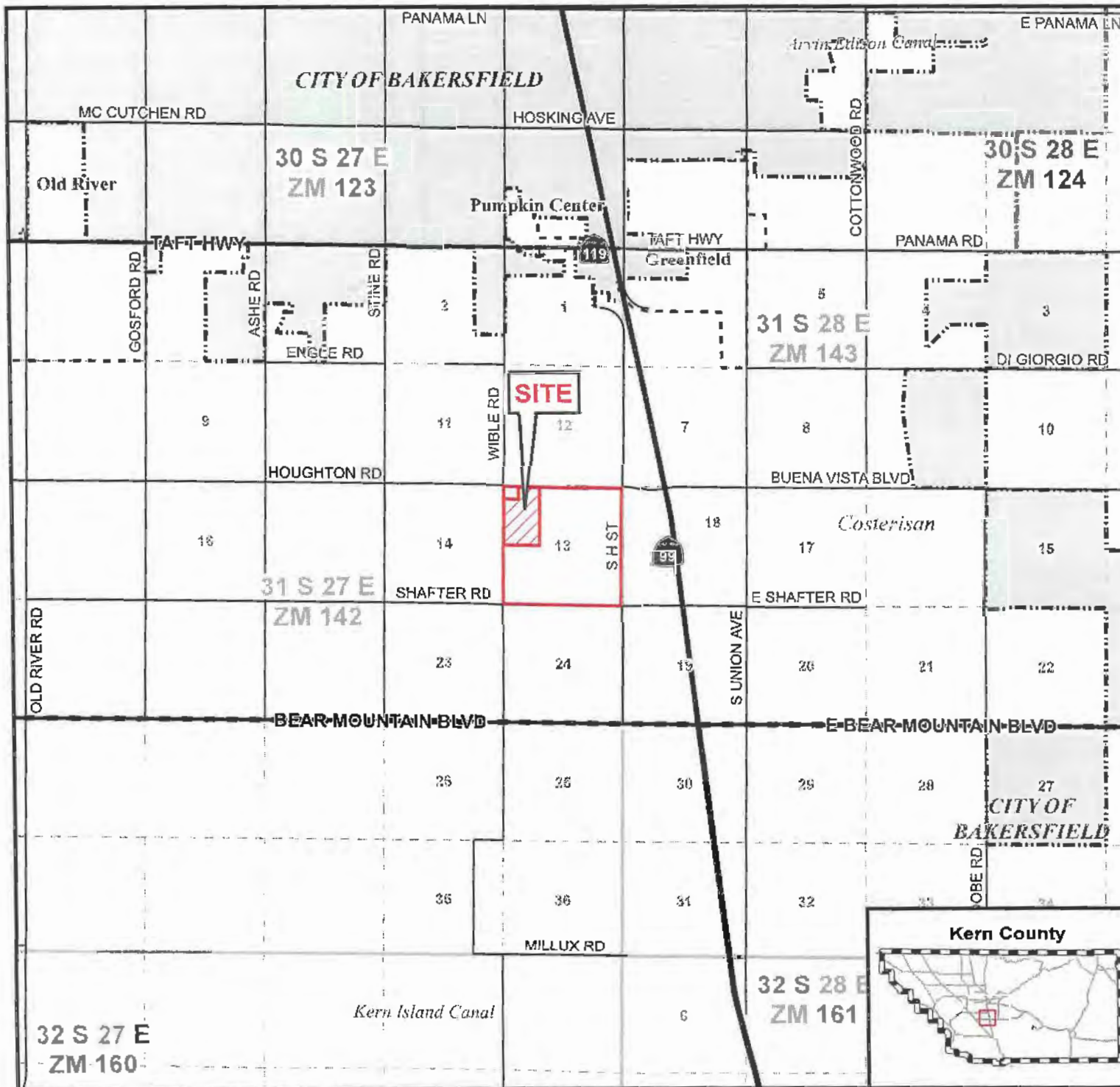
Lorelei H. Oviatt, AICP, Director  
Planning and Natural Resources Department  
County of Kern, State of California



Telephone No. 862-8600

By: \_\_\_\_\_

MT:an



GPA 21, Map 142; ZCC 69, Map 142;  
 CUP 75, Map 142; CUP 78, Map 142;  
 PD 3, Map 142;  
 Ag Preserve No. 10 - Exclusion

## Regional Vicinity

Westside Industrial Project  
 by Seefried Industrial Properties

- Project site
- Parcel Boundary
- Arterials
- Kern County Boundary
- Metro Bakersfield GP Boundary
- Township/Range
- Sections
- Water Bodies
- Water Courses
- City Limits
- Unincorporated Cities

APN: 184-391-08 (portion)  
 Sec. 13 - T31S/R27E

**Kern County**

0      5,000      10,000 ft

**Kern County**  
 Planning & Natural  
 Resources Department

**STATISTICAL INFORMATION**

**PROJECT DATA**

**EXISTING USE OF PROPERTY:** AGRICULTURE  
**SPECIFIC USE OF PROPERTY:** WAREHOUSE, DISTRIBUTION CENTER & LOGISTICS

**PROJECT AREA:**  
 SITE: 33.74 ACRES (4,683,314 SF)  
 OFFSITE RAW DEEDICATION TOTAL: 534 ACRES (74,127 SF)  
 TOTAL: 89.24 ACRES (12,506,048 SF)

**NOTE: RETENTION BASINS ON SITE:**  
**BUILDING HEIGHT:** - 6-42' 0" PER CAL. P.E.

**BUILDINGS FOOTPRINT:** 124,188 SF  
**MAIN BLDG WAREHOUSE:** 84,792 SF  
**MAIN BLDG OFFICE:** 44,434 SF  
**MEZZANINE:** 24,358 SF  
**TOTAL:** 153,624 SF

**GUARDHOUSE 1:** 277 SF  
**GUARDHOUSE 2:** 147 SF  
**R. BUILDING:** 403 SF  
**TOTAL:** 827 SF

**COVERAGE:**  
**CRUISES:** 15.4%

**PARKING REQUIRED:**  
**WAREHOUSE:**  
 1ST 10K SF: 17,000 SF 49 STALLS  
 OVER 10K SF: 12,000 SF 200 STALLS  
**OFFICE:** 1,000 SF 18 STALLS  
**TOTAL:** 357 STALLS

**PARKING PROVIDED:**  
**ASSOCIATE SPACES (9000):** 1,000 STALLS  
 @2,500/1000 SF  
**MOTORCYCLE SPACES:** 16 STALLS  
**TRUCK TRAILER SPACES (12x58):** 202 STALLS  
**DOCK TRAILER SPACES:** 150 STALLS

**EV PARKING PROVIDED:**  
**EVCS (25% OF 1000):** 250 STALLS  
**EVCS (5% OF 200):** 10 STALLS  
**ACCESSIBLE EVCS (2 VANS, 5 STU, 5 AMHS):** 12 STALLS

**PER CAL GREEN BUDG ARE NOT PARKING STALLS**  
**TOTAL ADJUSTED PARKING SPACE PROVIDED:** 600 STALLS

**ACCESSIBLE PARKING (2% OF 600):** 12 (3 VANS, 23 STU)  
**ACCESSIBLE PARKING PROVIDED:** 22 (4 VANS, 18 STU)

**MEDIUM AND HEAVY DUTY EVCS REQUIRED:** 1 OR GREATER  
**MEDIUM AND HEAVY DUTY EVCS PROVIDED:** 10

**BICYCLE PARKING REQUIRED (5% OF 600):** 30  
**BICYCLE PARKING PROVIDED:** 49

**TYPE OF PAVING:**  
**ASSOCIATE PARKING:** - STANDARD ASPHALT  
**SECURE TRUCK COURTS:** COMBINATION OF STANDARD ASPHALT AND CONCRETE  
**NOTE:** CURBSTOP BLOCKS PROVIDED AT ALL PEDESTRIAN VIALWAYS THROUGHOUT SITE.  
**BUMPER BLOCKS PROVIDED:** 515

**TRUCK STALLS:**  
**DOCK-HIGH DOORS:** 122  
**GRADE-LEVEL DOORS:** 4

**LAND DEVOTED TO LANDSCAPE:**  
**AREA:** 15.08 ACRES 2,074,945 SF  
**% OF SITE PROVIDED:** 16.12 %

**METHOD FOR SEWAGE:**  
**WASTEWATER TREATMENT PLANT FOR BUILDING.**

**WATER SUPPLY:** CALWATER WATER SUPPLY

**PROPOSED EASEMENTS AND FLOOD CONTROL ON-SITE**  
 DRAINAGE HAS BEEN DESIGNED TO HANDLE A 100 YEAR RAIN FALL. MULTIPLE ON SITE WATER DETENTION AREAS HAVE BEEN INCORPORATED FOR PEAK STORM ATTENUATION. NO OFFSITE STORM IMPROVEMENTS ARE REQUIRED.

**LIMITS OF PROPOSAL:** OUR LIMITS ARE WITHIN OUR SITE PLAN BOUNDARY, SINGLE PHASE.

**PROPOSED EASEMENTS AND IMPROVEMENTS HOUGHTON ROAD AND VIBBLE ROADS HAVE EASEMENTS REQUIRED. PRORATAS FOR BOTH ROADS WILL BE IMPROVED.**

**BUILDING CONSTRUCTION MATERIAL:** CONCRETE PANELS  
**FOUNDATION AREAS BEING:** 6" x 12" W x 14" D

**PEDESTRIAN ASIDE WALKS:** 8'-0"

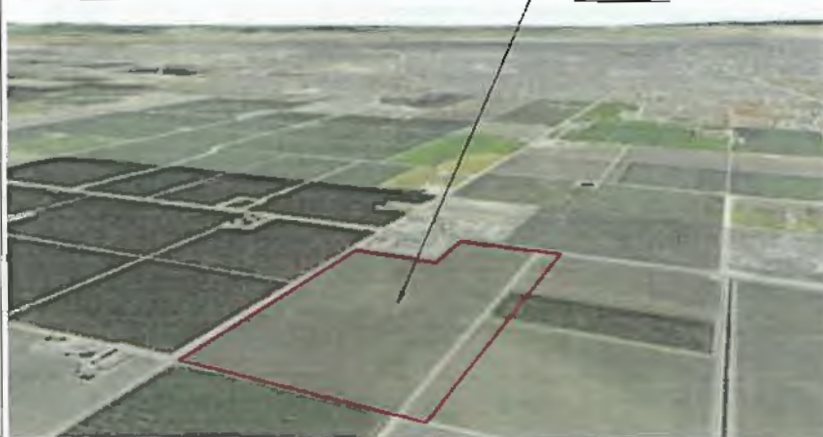
**FENCE MATERIAL:** GALVANIZED CHAIN LINK FENCE

**PROPOSED NEW OUTSIDE STORAGE:** NONE  
**REQUESTED MODIFICATION OR VARIANCE:** SEE FORM 101-2016-01-AWG-APPLICATION-2020



**VICINITY MAP**

**AERIAL PHOTO**



**DEVELOPMENT STANDARDS:**

**(E) ZONING:** A  
**PROPOSED ZONING:** M-1 PD  
**LAND USE DESIGNATION:** RMA  
**PROPOSED LAND USE DESIGNATION:** II

**STREET PARKING:**  
**STANDARD:** 8'x20'  
**COMPACT:** 6'x16'  
**CONTRACT 50:** 30'  
**DRIVE ALONG:** 20'  
**TREE WELL:** 6'

**REQ. PARKING RATIO BY USE:**  
**WAREHOUSE:** 1/1000 SF  
**OFFICE:** 1/250 SF

**NOTE:**  
 1- NO BUILDING OR STRUCTURE SHALL EXCEED 10 STORES OR 115 FEET.  
 2- 5% OF THE PARKING AREA SHALL BE LANDSCAPED. 1 TREE PER 8 STALLS.

1/1000 FOR THE FIRST 10,000 SF.  
 1/2500 FOR THE REMAINDER.

**SHEET INDEX**

ARCHITECTURAL	
A0	COVER SHEET
A1	PROJECT DATA
A2	OVERALL SITE PLAN
A2a	ENLARGED SITE PLAN NORTHEAST
A2b	ENLARGED SITE PLAN NORTHWEST
A2c	ENLARGED SITE PLAN SOUTHEAST
A2d	ENLARGED SITE PLAN SOUTHWEST
A2e	ENLARGED SITE PLAN
A3	GROUND FLOOR PLAN
A4	MEZZANINE FLOOR PLAN
A5	BUILDING ELEVATIONS
A6	BUILDING SECTIONS
ARCHITECTURAL SHEET COUNT: 12	

**LANDSCAPE**

L0	LANDSCAPE NOTES
LANDSCAPE SHEET COUNT: 1	

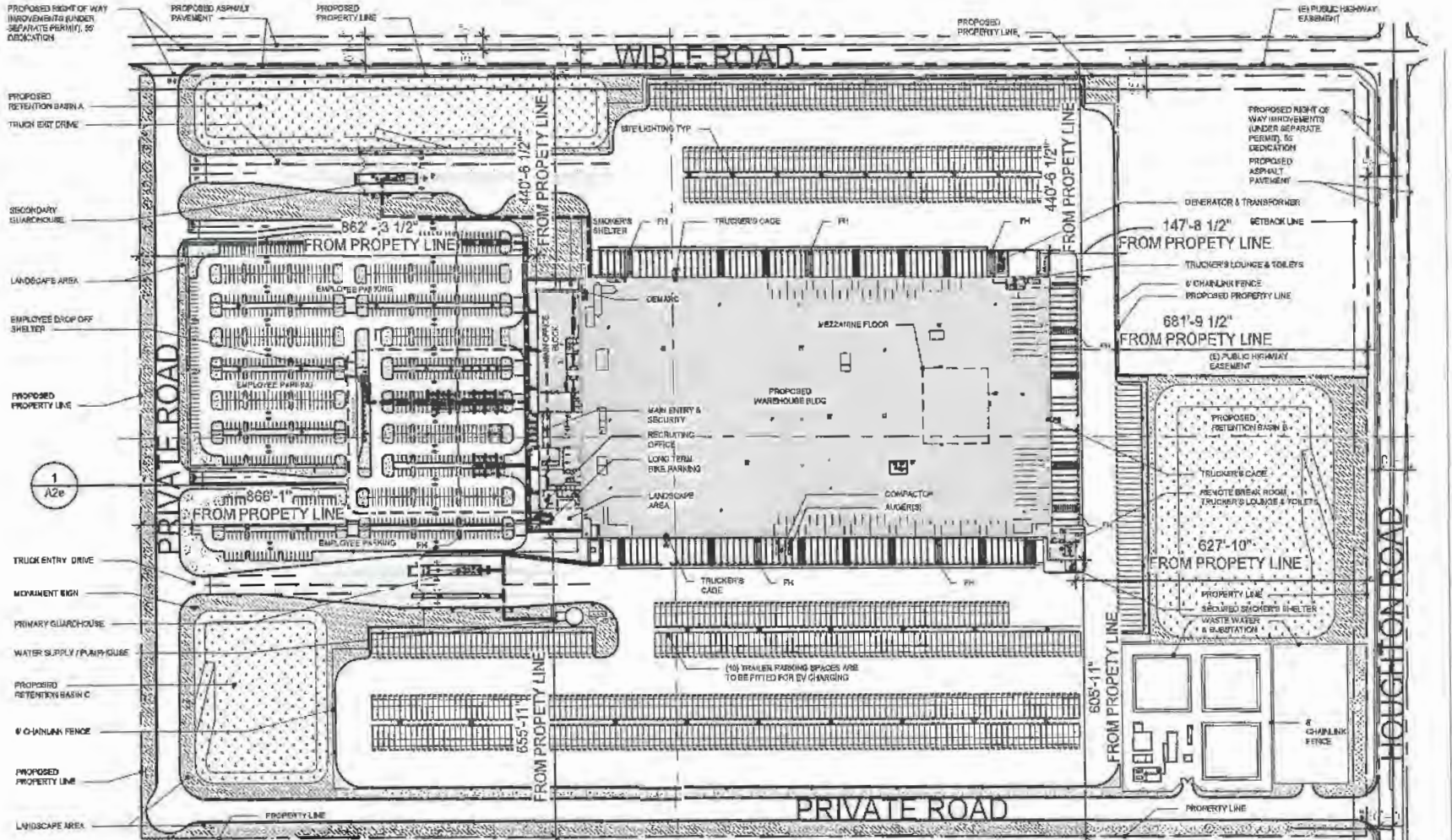
**PROJECT DATA**

WESTSIDE INDUSTRIAL PROJECT  
 2929 HOUGHTON RD  
 BAKERSFIELD, CA 93313

**WARE MALCOMB**

SNR23-0026-00  
 07/20/23

**SHEET**  
**A1**



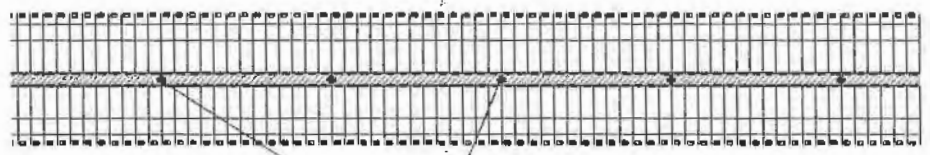
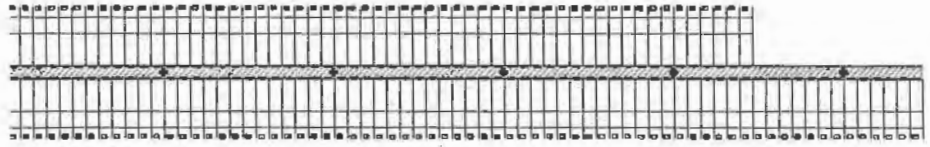
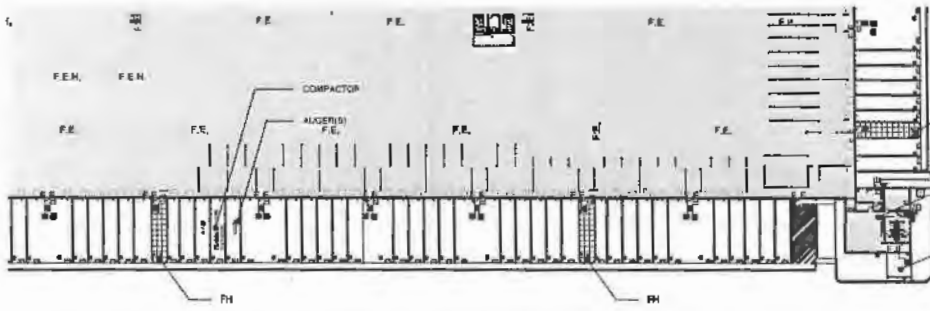
**OVERALL SITE PLAN**

SCALE: 1" = 200'-0"

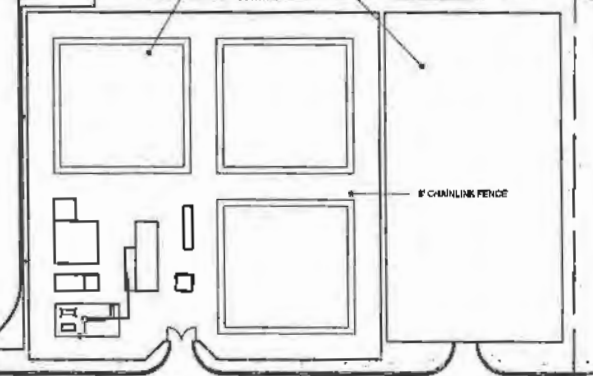
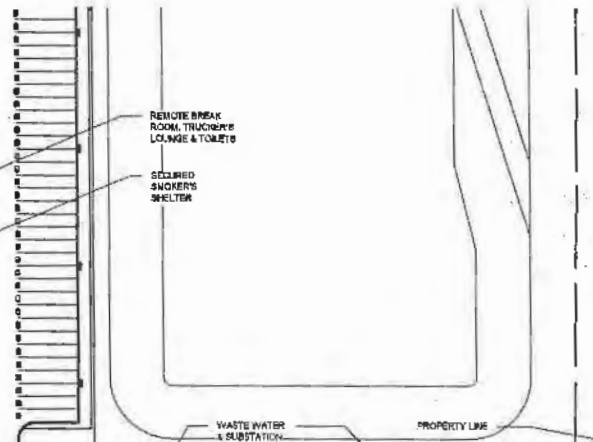


OVERALL SITE PLAN  
 WESTSIDE INDUSTRIAL PROJECT  
 2009 HOUGHTON RD  
 BAKERSFIELD, CA 93313

WARF MALCOMB  
 5NR23-0026-00  
 03/30/23  
 SHEET  
**A2**



PRIVATE ROAD



HOUGHTON ROAD

ENLARGED SITE PLAN NORTHEAST

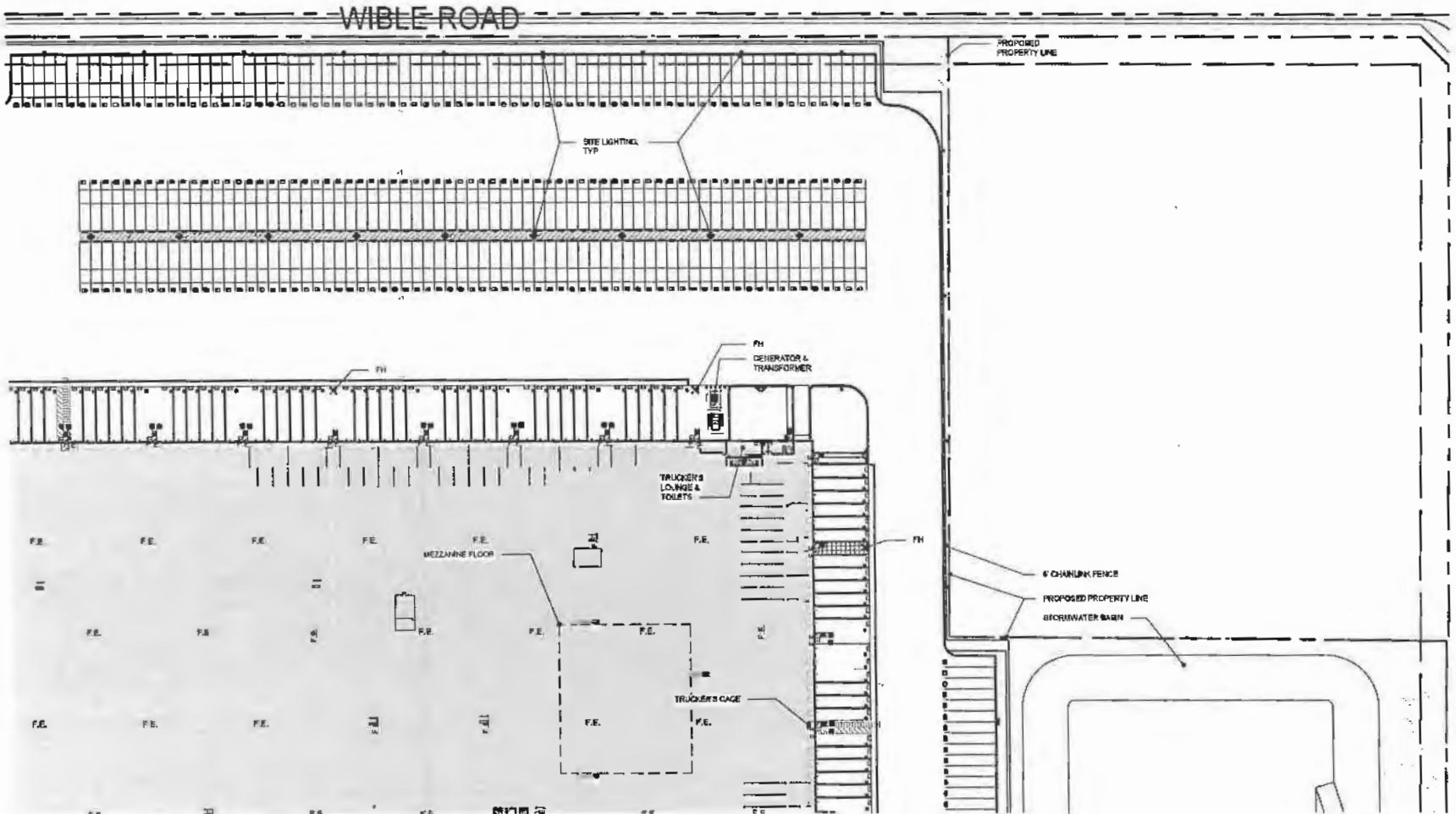
SCALE: 1" = 100'-0"



ENLARGED SITE PLAN NORTHEAST  
 WESTSIDE INDUSTRIAL PROJECT  
 2909 HOUGHTON RD  
 DAKERSFIELD, CA 93313

WARF, MALCOMB

5NR23-0024-00  
 05/28/23 SHEET  
 A2a



**ENLARGED SITE PLAN**

SCALE: 1" = 100'-0"



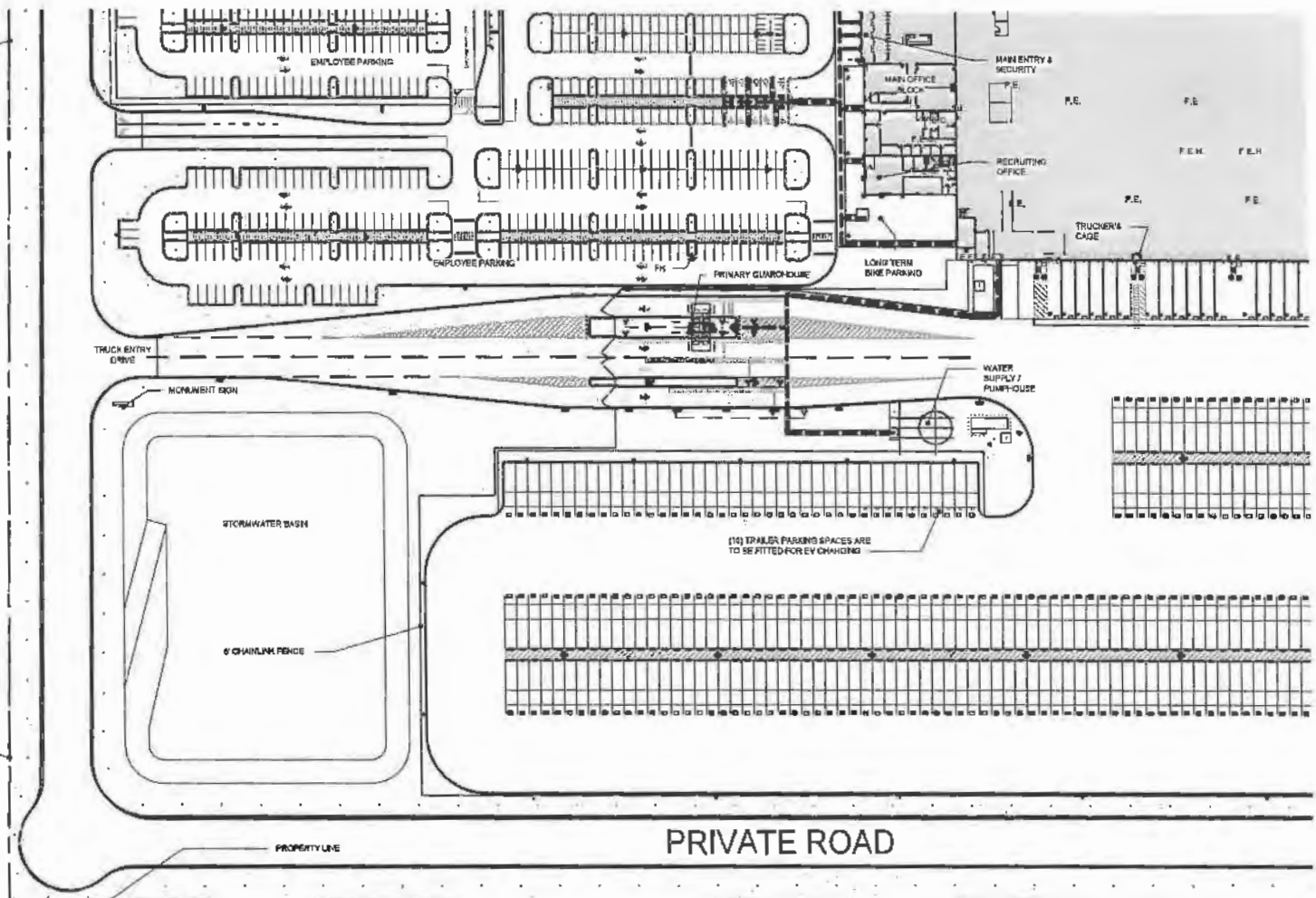
ENLARGED SITE PLAN NORTHWEST  
 WESTSIDE INDUSTRIAL PROJECT  
 2999 HOUGHTON RD  
 BAKERSFIELD, CA 93313

**WARK MALCOMB**

SNR23-0026-00  
 06/28/23

**SHEET  
 A2b**

PROPOSED PROPERTY LINE



PROPOSED PROPERTY LINE

PROPERTY LINE

PRIVATE ROAD

# ENLARGED OVERALL SITE PLAN

SCALE: 1" = 100'-0"



ENLARGED SITE PLAN SOUTHEAST

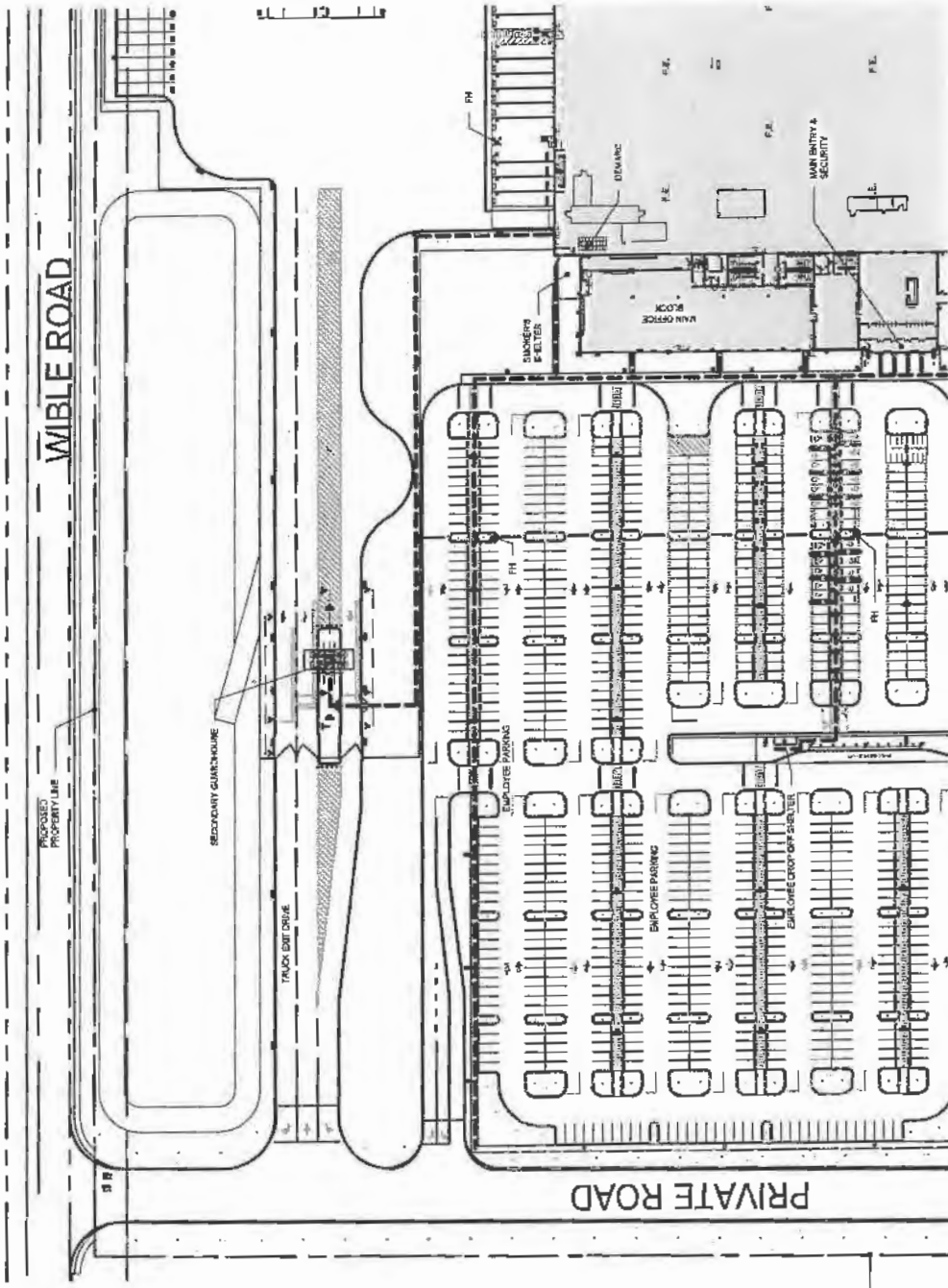
WESTSIDE INDUSTRIAL PROJECT  
 2909 BRIGHTON RD  
 BAKERSFIELD, CA 93313

WARE MALCOMB

SNR22-0026-00  
07/05/23

SHEET  
A2c





ENLARGED OVERALL SITE PLAN

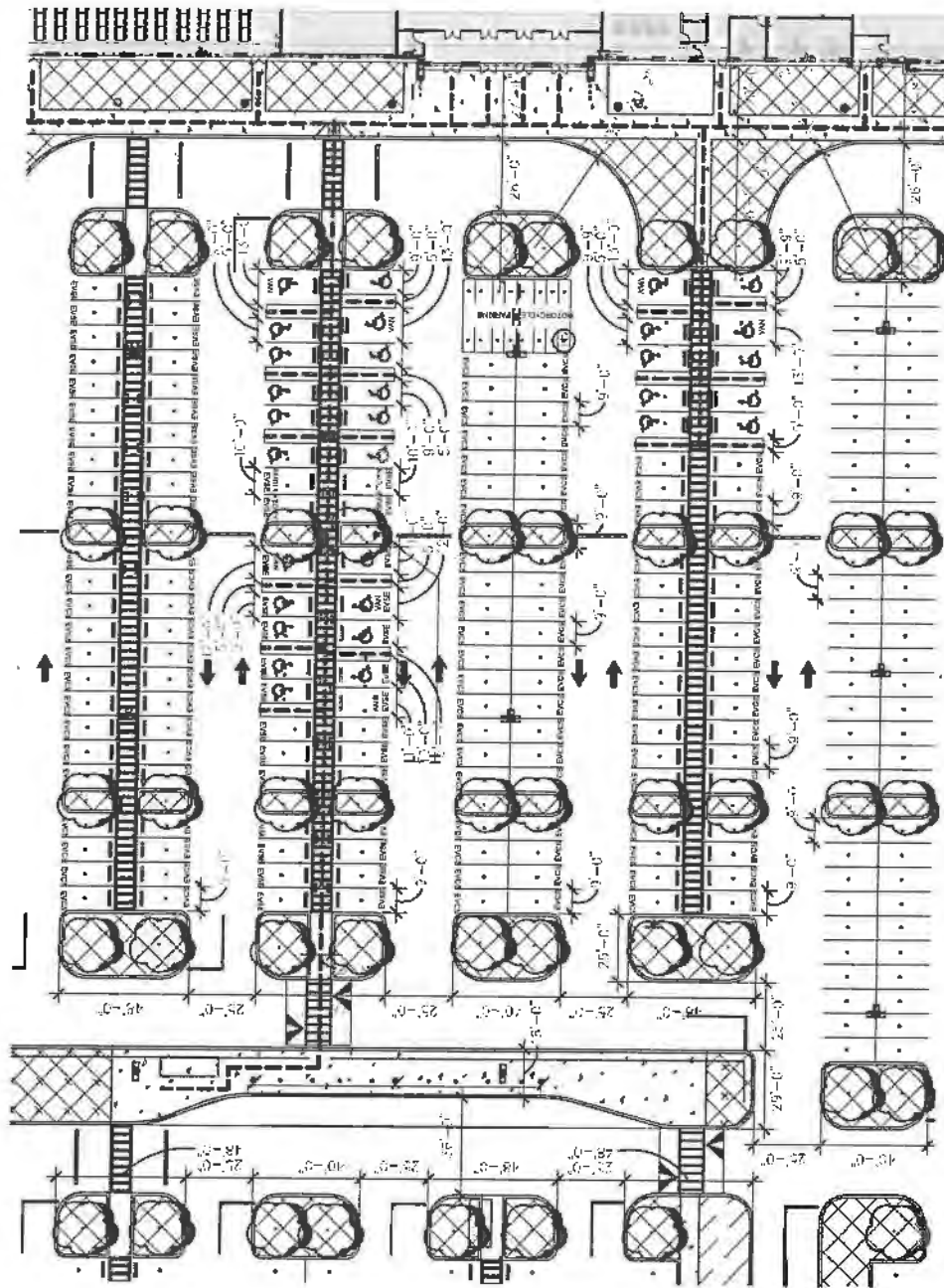
SCALE: 1" = 100'-0"

1

N

ENLARGED SITE PLAN SOUTHWEST  
 WESTSIDE INDUSTRIAL PROJECT  
 5000 HOUGHTON RD  
 BAKERSFIELD, CA 93313

WARF MALCOMB  
 549234094-00  
 07/25/23  
 SHEET  
 A22



ENLARGED SITE PLAN

SCALE: 1" = 40'-0"



ENLARGED SITE PLAN

WESTSIDE INDUSTRIAL PROJECT  
2909 Houghton Rd  
Bakersfield, CA 93313

WARF.MAI.COM.H  
5NR23-0025-00  
07/05/23  
SHEET  
A2e



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 15 — 06262024 — 15150830  
 STATE CLEARINGHOUSE NUMBER (if applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT	LEAD AGENCY EMAIL	DATE 6/26/2024
COUNTY/STATE AGENCY OF FILING Kern	DOCUMENT NUMBER 25011	

PROJECT TITLE

**PP24402 - WESTSIDE INDUSTRIAL PROJECT BY SEEFRIED INDUSTRIAL PROPERTIES**

PROJECT APPLICANT NAME SEEFRIED INDUSTRIAL PROPERTIES	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 244-9620
PROJECT APPLICANT ADDRESS 4683 CHABOT DRIVE SUITE 300	CITY PLEASANTON	STATE CA
		ZIP CODE 94588

**PROJECT APPLICANT** (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

- |   |            |    |          |
|---|------------|----|----------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR)                                       | \$4,051.25 | \$ | 3,445.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,916.75 | \$ | 0.00     |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW         | \$1,377.25 | \$ | 0.00     |
| <br>  |            |    |          |
| <input type="checkbox"/> Exempt from fee  |            |    |          |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |          |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |          |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |          |
| <hr/>   |            |    |          |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00   | \$ | 0.00     |
| <input checked="" type="checkbox"/> County documentary handling fee   |            | \$ | 50.00    |
| <input checked="" type="checkbox"/> Other   |            | \$ |          |

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other

**TOTAL RECEIVED** \$ 4,101.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

M. CEDENO, KERN COUNTY CLERK, FST

RECEIPT # 15150830

JUN 26 2024

CEQA Transmittal #5733

Submitted to Department 6/25/2024 4:17:22 PM by TORRES, ALYSSA A

AIMEE X. ESPINOZA  
AUDITOR CONTROLLER-COUNTY CLERK  
BY *[Signature]* DEPUTY

Enter CEQA Information

Lead Agency: KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

Project Title: PP24402 - WESTSIDE INDUSTRIAL PROJECT BY SEEFRIED INDUSTRIAL PROPE

Project Applicant Name: SEEFRIED INDUSTRIAL PROPERTIES Phone Number: (925) 244-9620

Address: 4683 CHABOT DRIVE SUITE 300 City: PLEASANTON

State: CA ZIP: 94588

Posting Period:  30 Days  45 Days  Other 30

Project Applicant Type: Private Entity

Select Fee

- Notice of Intent
- Notice of Public Hearing
- Mitigated Negative Declaration/Negative Declaration
- Environmental Impact Report
- Other
- No Fish & Wildlife Fee
- Notice of Availability
- Notice of Preparation
- Notice of Exemption

Total: \$4,101.25

Proof of Payment

Please enter Proof of Payment: 585841 View Cashiering (/Cashiering/Placing%  
20Orders/OrderSummary.aspx?IsPending=false&ReceiptNo=585841)

Additional Information

Reference Number:

24012/2750/5730 \$4051.25  
00343/2118/4681 \$50.00

Notes:

Enter JV Information (if needed)

JV Sequence Number 893002 (/journalvouchers/CreateJV.aspx?jvHeaderId=893002)

*okay/c.ortiz  
06/25/2024*

*25011*

Notice of Environmental Document  
Posted by County Clerk on *06/26/2024*  
and for 30 days thereafter, Pursuant to  
Section 21152(C), Public Resources Code

Kern County Clerk  
1115 Truxtun Ave  
Bakersfield CA 93301  
(661) 868-3588

CEQA

**County Clerk Fee**  
#25011

1 @ \$50.000  
**\$50.00**

**NOD w/ EIR**  
#25011

1 @ \$4,051.250  
**\$4,051.25**

**Total**

**\$4,101.25**

JV #893002

\$4,101.25

Change

\$0.00

ORDER NO: 636877  
MAIL  
6/26/2024 8:13:50 AM  
BAKERSFIELD  
MARIANNA CEDENO