

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 # 2023110442

Project Title: IPG Industrial Project by IPG Kern County 52 Holdings, LLC

Lead Agency: Kern County Planning and Natural Resources Department Contact Person: Mark Tolentino, Planner III
 Mailing Address: 2700 M Street, Suite 100 Phone: 661-862-5041
 City: Bakersfield Zip: 93301 County: Kern County

Project Location: County: Kern City/Nearest Community: Bakersfield

Cross Streets: Airport Drive & Boughton Drive Zip Code: 93308

Longitude/Latitude (degrees, minutes and seconds): 35 ° 25 ' 59.3394 " N / 119 ° 2 ' 29.5074 " W Total Acres: 49

Assessor's Parcel No.: 492-010-13 and 492-010-17 Section: 2 Twp.: 29S Range: 27E Base: MDBM

Within 2 Miles: State Hwy #: SR-99 Waterways: _____

Airports: Meadows Field Railways: BNSF Schools: Wingland Elementary, North High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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: Zone Variance

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 923,128 Acres 49.05 Employees 437
 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: Tribal Cultural, Green House Gas

Present Land Use/Zoning/General Plan Designation:

Vacant/Light Industrial Precise Development Airport Approach Height Combining District (M-1 PD H)/ LI (Light Industrial)

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

The proposed project would include the development of two single-story logistics facilities totaling approximately 923,130 square-feet (including 15,000 square-feet for dedicated office space) and associated improvements on approximately 49.05 acres of privately owned land in the central portion of unincorporated Kern County.
 Implementation of the project as proposed include the following requests:
 • (PD No. 72, Map No. 102) to allow construction and operation an approximate 923,130 square foot warehouse, distribution and logistics facility within two (2) single-story warehouses (Building 1: 655,690 square feet, including 10,000 square foot office area; and Building 2: 267,440 square feet with 5,000 square foot office area) totaling 923,130 square feet, with 15,000 square feet of dedicated office space (Section 19.36.020.E.2 & 19.36.020.D.1) on an approximate 49.05 acre project site across two-(2-) parcels, in the M-1 PD H (Light Industrial – Precise Development Combining – Airport Approach Height Combining) District at the corner of Boughton Drive and Airport Drive.
 • Zoning Variance (ZV No. 57, Map No. 102) to allow construction of a 56-foot-tall warehouse building where 35 feet is authorized (Section 19.76.080) in the M-1 PD H (Light Industrial – Precise Development Combining – Airport Approach Height Combining) District.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

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

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

Starting Date March 7, 2025 Ending Date April 21, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>WSP USA</u>	Applicant: <u>IPG Kern County 52 Holdings, LLC - Attn: Craig Wilde</u>
Address: <u>401 B Street, Suite 1650</u>	Address: <u>991C Lomas Santa Fe Drive, Suite 469</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>Solana Beach, CA 92075</u>
Contact: <u>Kristin Blackson</u>	Phone: <u>314-713-9516</u>
Phone: <u>858-264-7000</u>	

Signature of Lead Agency Representative: /S/ Date: 03/07/2025

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