

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023110442

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

Lead Agency: Kern County

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Project Location: Bakersfield Kern County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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: 1) Precise Development Plan (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. 2) • Zoning Variance (ZV No. 57, Map No. 102) to allow construction of a 56-foot-tall warehouse building where 35 feet is authorized in the M-1 PD H District

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impacts would be significant and unavoidable for Air Quality (cumulative), Greenhouse Gases (Cumulative), Noise (Cumulative), and Utilities and Service Systems (Water Supply - Cumulative). Regarding Air Quality, the proposed Project would have cumulatively significant and unavoidable impacts related to consistency with existing air quality plans as the County does not have jurisdiction and control over all potential projects in the San Joaquin Valley Air Basin (SJVAPCD) and, thus, cannot assure that such projects would fully offset their criteria emissions pursuant to a Developer Mitigation Contract. Although the proposed Project would implement Mitigation Measures MM 4.3-1 through MM 4.3-10, the proposed Project, in combination with all potential projects in the SJVAB, could result in significant levels of criteria pollutants due to the lack of methodology to assess the specific correlation between mass emissions generated and the effect on the public health and welfare. Regarding Greenhouse Gases, the proposed Project would implement Mitigation Measures MM 4.3-3 and MM 4.3-5, MM 4.6-1, MM 4.6-2, MM 4.8-1, MM 4.8-2 and MM 4.17-3 to help reduce GHG emissions. Regarding noise, the proposed project would result in significant and unavoidable cumulative impacts related to noise due to the temporary increase in construction noise. Project construction activities would generate worker trips per day, vendor trips, and haul truck trips that would result in substantial temporary increases in noise due to increased traffic. The existing baseline plus construction traffic noise levels along the analyzed roadway segments would not increase by a noise level of more than 5 dBA, which is considered to be a readily perceivable increase. Regarding Utilities and Service Systems, despite implementation of MM 4.19-1 thru MM 4.19-5, the basin remains overdrafted.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy were identified through written agency and public comments received during the EIR Notice of Preparation and scoping period. Public comments received during the scoping period are summarized in this Chapter 2, Introduction, and provided in Appendix A. Although not controversial, key issues were identified as they relate to the various environmental topics in Chapter 4, Environmental Setting, Impacts, and Mitigation Measures:

- Impacts related to air quality
- Impacts related to greenhouse gas emissions
- Impacts related to noise
- Impacts related to utilities and service systems

Major issues to be resolved include:

- Determine whether the Draft EIR adequately describes the environmental impacts of the project.
- Identify a preferred choice among alternatives.
- Determine whether the recommended mitigation measures should be adopted or modified.
- Determine whether additional mitigation measures need to be applied to the project.

Provide a list of the responsible or trustee agencies for the project.

Federal Agencies

- U.S. Fish and Wildlife Service (USFWS)
- U.S. Environmental Protection Agency (EPA)
- Federal Aviation Administration (FAA)

State Agencies

- California Air Resources Board (ARB)
- California Department of Conservation, Geologic Energy Management Division (CalGEM)
- California Department of Fish and Wildlife (CDFW)
- California Native American Heritage Commission (NAHC)
- Governor's Office of Planning and Research (OPR)
- Office of the State Fire Marshall
- Regional Water Quality Control Board, Central Valley District (Central Valley RWQCB)
- State Water Resources Control Board

Local Agencies

- San Joaquin Air Pollution Control District
- Kern Council of Governments
- Kern County Public Works Department, Operations Division
- Kern County Public Works Department, Engineering and Surveying Services Division
- Kern County Fire Department
- Kern County Planning and Natural Resources Department
- Kern County Public Health Services Department, Environmental Health Division
- Kern County Public Services Department, Development Review Division