

# 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 # _____
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**Project Title:** Airport Commerce Center Industrial Project by ACC Bakersfield JV, LLC  
Lead Agency: Kern County Planning and Natural Resources Department Contact Person: Nicole Menchaca  
Mailing Address: 2700 "M" Street Suite 100 Phone: (661) 862-8738  
City: Bakersfield Zip: 93301 County: Kern

**Project Location:** County: Kern City/Nearest Community: Oildale  
Cross Streets: Merle Haggard Dr. & Airport Dr. Zip Code: 93308  
Lat. / Long.: 35° 26' 38.76" N, 119° 2' 39.91" W Total Acres: 109  
Assessor's Parcel No.: Multiple Section: 35 Twp.: 28S Range: 27E Base: MDB&M  
Within 2 Miles: State Hwy #: 99 Waterways: N/A  
Airports: Meadows Field Railways: Union Pacific Schools: Multiple

### 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 \_\_\_\_\_

### Development Type:

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. 1,505,440 Acres 109 Employees 532  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational \_\_\_\_\_  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  Wildlife  
 Coastal Zone  Noise  Solid Waste  Growth Inducing  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Land Use  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Cumulative Effects  
 Other GHG, Tribal Cultural Resources, Energy

### Present Land Use/Zoning/General Plan Designation:

Undeveloped Land / Zoning: M-2 PD H (Medium Industrial – Precise Development Combining – Airport Approach Height Combining), M-1 PD H – Light Industrial Precise Development Combining – Airport Approach Height Combining, FPP (Floodplain Primary) / SI = Service Industrial and GC = General Commercial

### Project Description:

The Airport Commerce Center Industrial Project is a proposal by ACC Bakersfield JV, LLC for the construction and operation of an industrial warehouse facility with associated quick-serve restaurants. The proposed project would include the construction of four single-story warehouses totaling approximately 1,505,440 square-feet (including 150,544 square-feet for dedicated office space), two single-story quick-serve restaurants totaling 9,410 square-feet, and related site improvements. The proposed project is located on six (6) parcels totaling approximately 109 acres (Assessor's Parcel Numbers (APN's), 483-040-32, 483-040-33, 483-040-42, 483-040-43, 483-040-45, and 483-040-46) of privately owned land located in the Oildale area of unincorporated Bakersfield in central Kern County, California.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date March 13, 2025 Ending Date April 11, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>ACC Bakersfield JV, LLC</u>
Address: _____	Address: <u>1460 Jefferson Street</u>
City/State/Zip: _____	City/State/Zip: <u>San Francisco, CA 94123</u>
Contact: _____	Phone <u>831-277-7757</u>
Phone: _____	

**Signature of Lead Agency Representative:** *Nicole Menchaca* **Date:** 03/13/2025  
Nicole Menchaca, Supervising Planner