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RECEIPT # 15151604

FILED
KERN COUNTY

AUG 06 2025

NOTICE OF DETERMINATION
(CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970)

AIMEE X. ESPINOZA
AUDITOR CONTROLLER-COUNTY CLERK
BY Madhu 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: IPG Kern County 52 Holdings, LLC.
 - b. Name of Project: IPG Industrial Project
 - c. Street Address/Cross-Street of Project: Airport Drive & Boughton Drive

Map of Project (if no street address): Attached
 - d. Description of Project: The development of two (2), single-story logistics facilities totaling approximately 923,075 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 includes the following requests:

- (a) Precise Development Plan #72, Map 102 to allow the construction and operation of an approximate 923,075-square-foot warehouse, distribution and logistics facility, and office space within two (2) single-story warehouses (Building 1: 658,878 square feet, including a 10,000-square-foot office; and Building 2: 264,197 square feet with a 5,000-square-foot office area) (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
- (b) Zone Variance #57, Map 102 to allow the 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.

2. Approval – Summary of Proceedings:

Adoption date August 5, 2025, Item No. CA-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 and a Mitigation Monitoring and Reporting Program (MMRP) 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.

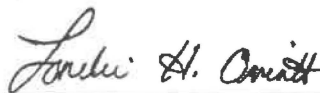
25878

Notice of Environmental Document
Posted by County Clerk on 08/06/2025
and for 30 days thereafter, Pursuant to
Section 21152(C), Public Resources Code

6. A copy of the Environmental Impact Report for the IPG Industrial Project may be examined by any interested persons during regular business hours at the following location: Kern County Planning and Natural Resources Department, 2700 "M" Street, Bakersfield, CA 93301 or online at: <https://kernplanning.com/environmental-doc/ipg-industrial-project/>.

This Notice of Determination is filed on August 5, 2025

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














By: Mark Tolentino, Planner III
Telephone No. 661-862-8600

MT:an:mr

IPG Industrial Project
 by
**IPG Kern County
 Holdings 52, LLC**

Vicinity Map

**PD 72, Map 102;
 ZV 57, Map 102**

-  site
-  FREEWAY
-  NAMED ROAD
-  STATE HWY
-  Arterials
-  Metro Bakersfield GP Boundary
-  Township/Range
-  Sections
-  Water Bodies
-  City Limits
-  Unincorporated Cities

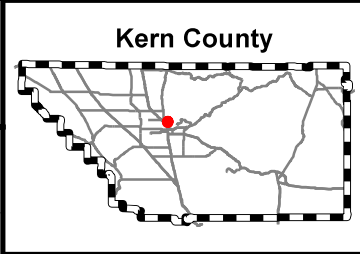
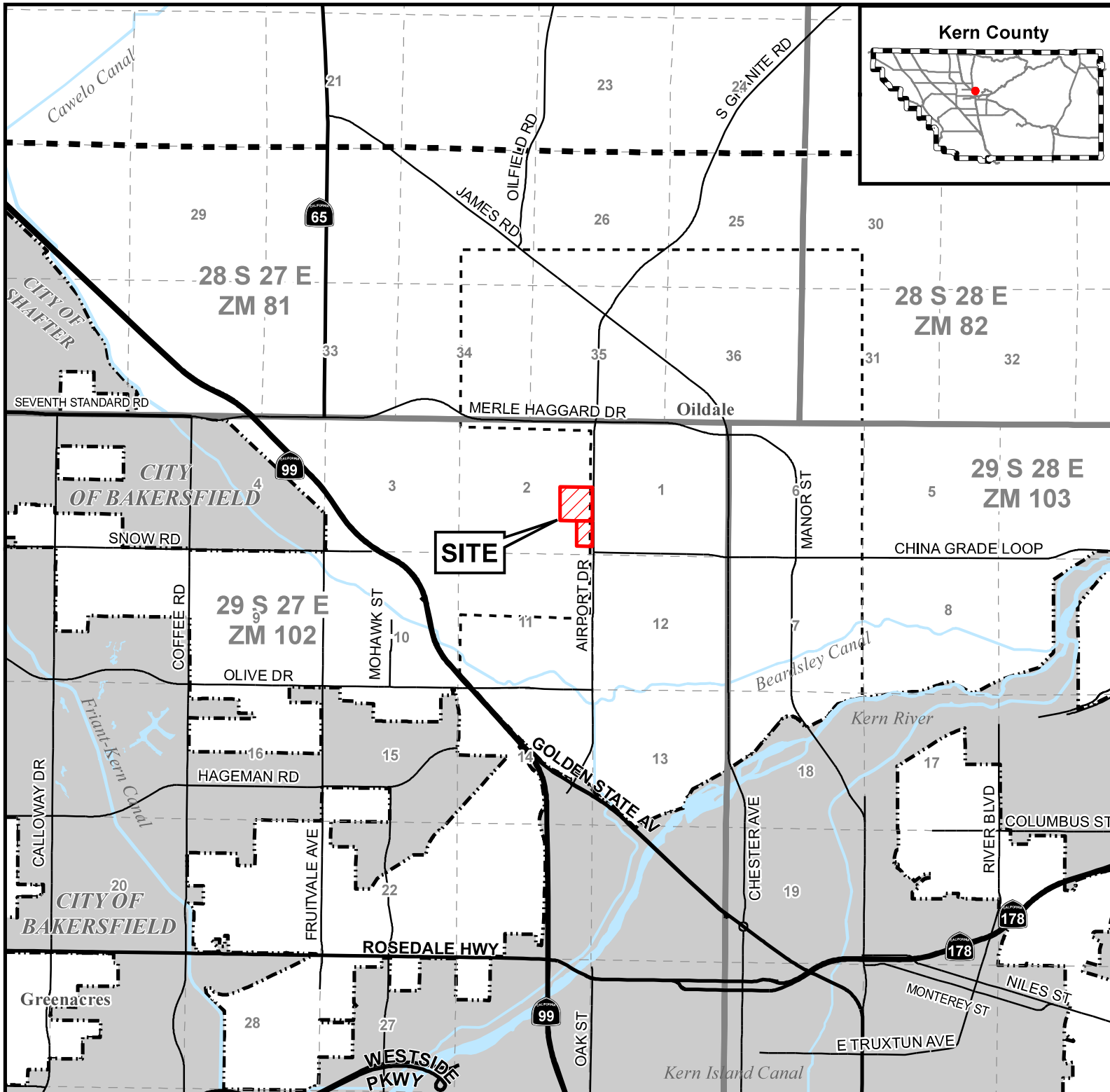
APN: 492-010-13 & 492-010-17
 Sec. 2- T29S/R27E

Created on: 5/3/2023

0 2,100 4,200 6,300 8,400 Feet



**Kern County
 Planning & Natural
 Resources Department**





State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 15 — 08062025 — 15151604
 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 8/6/2025
COUNTY/STATE AGENCY OF FILING Kern	DOCUMENT NUMBER 25878	

PROJECT TITLE
PP23405-IPG INDUSTRIAL PROJECT BY IPG KERN COUNTY 52 HOLDINGS, LLC

PROJECT APPLICANT NAME IPG KERN COUNTY 52 HOLDINGS, LLC - ATTN: CRAIG WILDE	PROJECT APPLICANT EMAIL	PHONE NUMBER (661) 862-5041
PROJECT APPLICANT ADDRESS 991C LOMAS SANTA FE DR, SUITE 469	CITY SOLANO BEACH	STATE CA
		ZIP CODE 92075

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)	\$4,123.50	\$	4,123.50
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	0.00
<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 \$ 4,173.50

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE M. CEDENO, KERN COUNTY CLERK, FSS
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