

**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND HEARING ON
THE DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE PROPOSED AIRPORT COMMERCE CENTER INDUSTRIAL PROJECT**

This is to advise that the Kern County Planning and Natural Resources Department has prepared a Draft Environmental Impact Report (EIR) for the proposed project as identified below.

As mandated by State law, the minimum public review period for this document is 45 days.

PROJECT TITLE: Draft EIR for the Airport Commerce Center Industrial Project by ACC Bakersfield JV, LLC. (SCH# 2025030498); GPA No. 5, Map 81-35; ZCC No. 46, Map 81-35; PD No. 36, Map 81-35; NSV, Map 81-35; (PP24405).

PROJECT LOCATION: The proposed project site is located at the southern end of the San Joaquin Valley in the unincorporated community of Oildale, approximately 1.7 miles southwest of the City of Bakersfield and 3 miles west of the City of Shafter. It is situated approximately 1.5 miles east of State Route (SR) 65 and approximately 1.5 miles northeast of State Route (SR) 99. Access to the proposed project site is available from Airport Drive and Merle Haggard Drive.

DOCUMENT AVAILABILITY: The Draft EIR and the documents referenced in it are available for public review at the Kern County Clerk's Office located at 1115 Truxtun Avenue, Bakersfield, CA 93301; the Planning and Natural Resources Department located at 2700 "M" Street, Suite 100, in Bakersfield, CA 93301 or on the Department website at:

<https://kernplanning.com/environmental-doc/airport-commerce-center-industrial-project/>

PUBLIC COMMENT: The required Draft EIR public review period is 45 days.

February 27th, 2026 – April 13th, 2026

Written comments may be submitted to the project planner identified below prior to the close of the Draft EIR public review period on **April 13, 2026, at 5:00 p.m.** to:

**Kern County Planning and Natural Resources Department
ATTN: Nicole Menchaca, Advanced Planning Division Chief
2700 "M" Street, Suite 100, Bakersfield, CA 93301
Phone: (661) 862-8738
E-mail: HuiskenN@kerncounty.com**

PUBLIC HEARING: A public hearing has been scheduled with the Kern County Planning Commission to consider a recommendation on the proposed project and solicit comments on the adequacy and completeness of the analysis and proposed mitigation measures described in the Draft EIR. You may comment by providing testimony at the public hearing on:

DATE: May 14, 2026
TIME: 7:00 P.M. or soon thereafter
LOCATION: Chambers of the Board of Supervisors
Kern County Administrative Center, First Floor
1115 Truxtun Avenue, Bakersfield, CA 93301

After consideration by the Planning Commission, a public hearing will be scheduled for the Kern County Board of Supervisors for final consideration and action. Comments may be provided at that hearing or prior to any action by the Board of Supervisors on any matter. The Board of Supervisors decision is final.

If you challenge the action taken on this request in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence delivered to the Planning and Natural Resources Department at, or prior to, the public hearing.

PROJECT DESCRIPTION: The proposed Airport Commerce Center Industrial Project by ACC Bakersfield JV, LLC includes the development of four (4) industrial warehouse buildings totaling approximately 1,505,440 square-feet consisting of 625,446 square-feet for warehousing, 393,624 square-feet for cold storage, 335,826 square feet for industrial manufacturing or assembly for a food/beverage company, 150,544 square feet for office space, and two (2) associated quick-serve restaurants totaling approximately 9,410 square-feet on approximately 110 acres on privately owned parcels in the central portion of unincorporated Kern County. Implementation of the proposed project includes the following land use entitlements requests:

- General Plan Amendment No. 5, Map 81-35 of the Metropolitan Bakersfield General Plan Land Use Element from Map Code GC (General Commercial) to SI (Service Industrial) on an approximate 13.76-acre parcel of the 110-acre proposed project site.
- Zone Classification Change No. 46, Map 81-35 from M-1 PD H (Light Industrial – Precise Development Combining – Airport Approach Height Combining) to M-2 PD H (Medium Industrial – Precise Development Combining – Airport Approach Height Combining), or a more restrictive district, on an approximate 13.76-acre portion and from FPP (Floodplain Primary) to M-2 PD H (Medium Industrial – Precise Development Combining – Airport Approach Height Combining), or a more restrictive district, on an approximate 8.56-acre portion of the 110-acre proposed project site.
- Precise Development Plan No. 36, Map 81-35 for the development of four (4) industrial warehouse buildings totaling approximately 1,505,440 square-feet consisting of 625,446 square-feet for warehousing, 393,624 square-feet for cold storage, 335,826 square feet for industrial manufacturing or assembly for a food/beverage company, 150,544 square feet for office space, and two (2) associated quick-serve restaurants totaling approximately 9,410 square-feet on approximately 110 acres pursuant to Sections 19.38.020.D.1, 19.38.020.D.4, and 19.38.020.E.2 of the Kern County Zoning Ordinance.
- Nonsummary Vacation, Map 81-35 to vacate two (2) drainage easements on the proposed project site totaling approximately 10.24 acres.

ENVIRONMENTAL REVIEW FINDINGS: Anticipated significant and unavoidable impacts on Air Quality, Greenhouse Gas Emissions, Hydrology and Water Quality, Transportation, and Utility and Service Systems.

CRAIG MURPHY, Director
Planning and Natural Resources Department

To be published once only on next available date and as soon as possible

THE BAKERSFIELD CALIFORNIAN

NM (2/27/26)

cc: County Clerk (2) (with fee)
Environmental Status Board
Supervisorial District No. 3