

NOTICE OF DETERMINATION
(CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970)

TO WHOM IT MAY CONCERN:

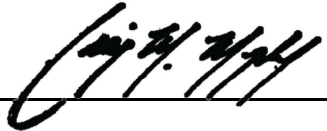
1. The Board of Supervisors of the County of Kern has approved the following described project in the County of Kern, State of California:
 - a. Applicant, or sponsoring agency or department: ACC Bakersfield JV, LLC (PP24405)
 - b. Name of Project: Airport Commerce Center Industrial Project
 - c. Street Address/Cross-Street of Project: Generally the northwest corner of Airport Drive and Merle Haggard Drive in the unincorporated community of Oildale (APNs: 483-040-32, -33, -42, -43, -45, -46).

Map of Project (if no street address): Attached
 - d. Description of Project: The proposed Airport Commerce Center Industrial Project would involve 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 combined acres across six (6) privately owned parcels. The proposal includes:
 - (a) Amendment to Metropolitan Bakersfield General Plan Land Use Element from Map Code GC (General Commercial) to SI Service Industrial (General Plan Amendment No. 5, Map 81-35);
 - (b) Change in zone classification 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 approximately 13.76 acres, 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 approximately 8.56 acres;
 - (c) Approval of Precise Development Plan for Site development and implementation of the M-2 PD H zoning request (PD No. 36, Map 81-35) (d) Nonsummary Vacation, Map 81-35 to vacate two (2) drainage easements on the proposed project site totaling approximately 10.24 acres; and
 - (d) Nonsummary Vacation, Map 81-35 to vacate two (2) drainage easements on the proposed project site totaling approximately 10.24 acres.
2. Approval – Summary of Proceedings:

Adoption date October 13, 2026 Item No. CA 5 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.

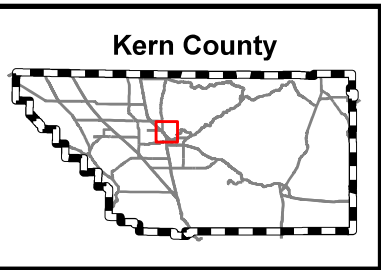
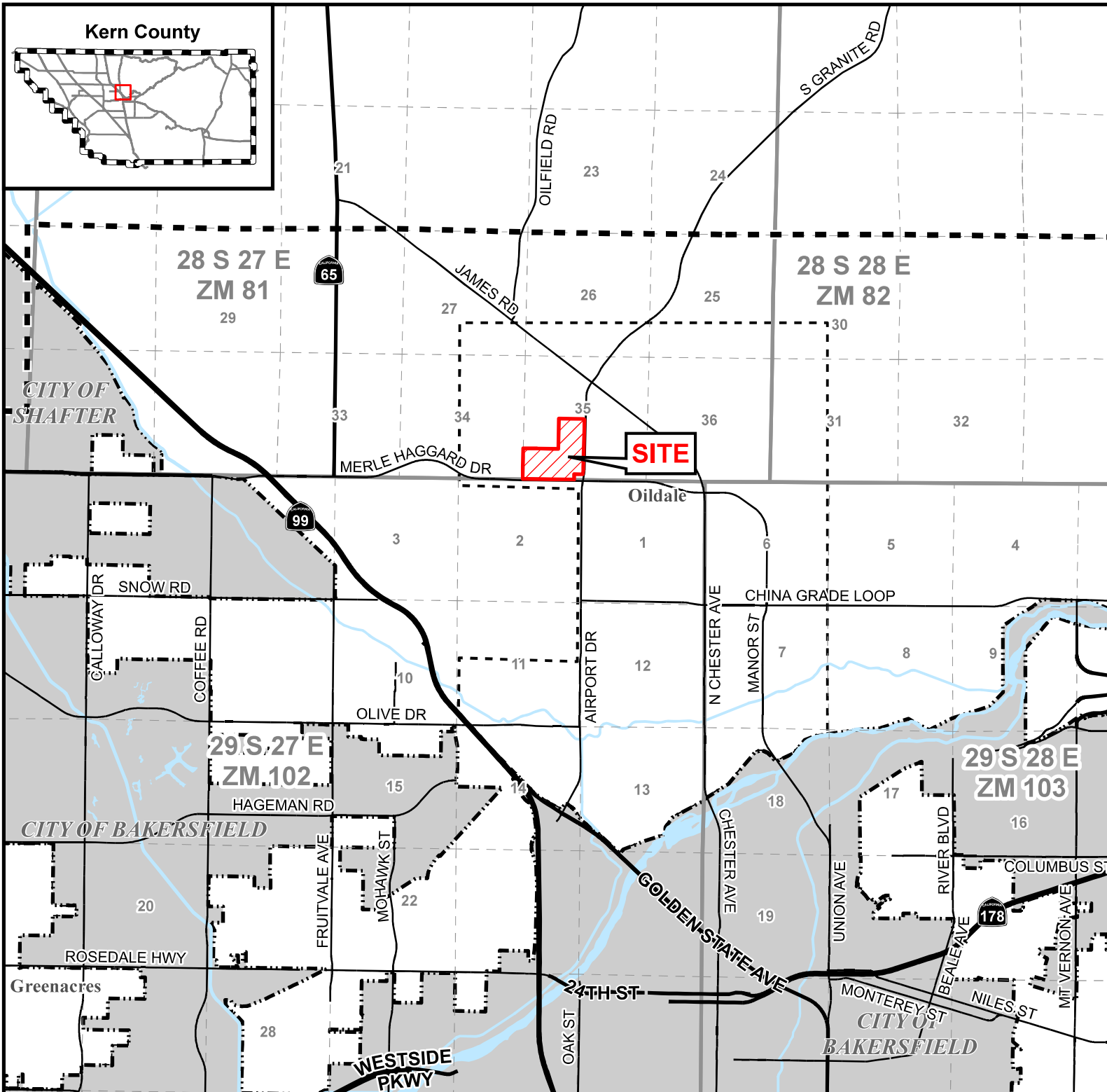
4. An Environmental Impact Report (EIR) and a Mitigation Monitoring and Reporting Program were prepared pursuant to California Environmental Quality Act of 1970 (CEQA) and the State CEQA Guidelines and were received and considered by this Board and certified as required by Section 15090 the State CEQA 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.
6. A copy of the EIR (Airport Commerce Center Industrial Park Project; SCH# 2025030498) may be examined by any interested person during regular business hours at the following location: Kern County Planning and Natural Resources Department, 2700 M Street, Suite 100, Bakersfield, California 93301, or online at: <https://kernplanning.com/environmental-doc/airport-commerce-center-industrial-project/>

Craig M. Murphy, Director
Planning and Natural Resources Department
County of Kern, State of California



Contact: Nicole Menchaca, Division Chief at (661) 862-8738 or by email at huiskenn@kerncountv.com

NM:an



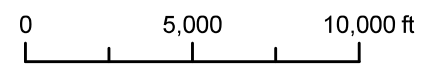
GPA #5, Map 81-35;
 ZCC #46, Map 81-35;
 PD #36, Map 81-35;
 ZV #7, Map 81-35;
 Non Summary Vacation,
 Map 81-35

Vicinity Map

Airport Commerce Center
 Industrial Project
 by ACC Bakersfield JV, LLC

- Project Site
- Freeway
- Named Road
- State Hwy
- Arterials
- Kern County Boundary
- Metro Bakersfield GP Boundary
- Township/Range
- Sections
- City Limits
- Unincorporated Cities

APN: 483-040-32, 33, 42, 43, 45, 46
 Sec. 35 -T28S/R27E
 Created on: 2/6/2025



Kern County
 Planning & Natural
 Resources Department

