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**PLANNING AND NATURAL  
RESOURCES DEPARTMENT**

Planning  
Community Development  
Administrative Operations

**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND HEARING ON  
THE DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE PROPOSED IPG 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 project identified below. As mandated by State law, the minimum public review period for this document is 45 days.

**PROJECT TITLE:** IPG Industrial Project by IPG Kern County Holdings 52, LLC (PP23405); PD 72, Map 102; ZV 57, Map 102

**PROJECT LOCATION:** The project site is approximately 1.7 miles north of the City of Bakersfield, in unincorporated Kern County. The project site is located within the Kern County, Metropolitan Bakersfield General Plan (unincorporated Planning Area). The City of Shafter lies approximately 3.1 miles west of the project site, and the unincorporated community of Oildale borders the east side of the project site. The project site is situated approximately 1.4 miles northeast of State Route (SR) 99. The project site is located on the Oildale, California United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map, Township 29 South, Range 27 East, Section 2.

**DOCUMENT AVAILABILITY:** The Draft EIR and the documents referenced in it are available for public review at the Planning and Natural Resources Department, which is located at 2700 "M" Street, Suite 100, in Bakersfield, CA 93301 or on the Department website at:

<https://kernplanning.com/environmental-doc/ipg-industrial-project>

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

**March 7, 2025 – April 21, 2025**

**Written comments** may be submitted to the project planner identified below prior to the close of the DEIR public review period on **April 21, 2025, at 5:00 p.m.** to:

**Kern County Planning and Natural Resources Department**  
**ATTN: Mark Tolentino, Planner III**  
**2700 "M" Street, Suite 100, Bakersfield, CA 93301**  
**Phone: (661) 862-5041**  
**E-mail: [TolentinoM@kerncounty.com](mailto:TolentinoM@kerncounty.com)**

**PUBLIC HEARING:** A public hearing has been scheduled with the Kern County Board of Supervisors to consider a recommendation on the 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:** June 17, 2025  
**TIME:** 2:00 P.M. or soon thereafter  
**LOCATION:** Chambers of the Board of Supervisors  
Kern County Administrative Center, First Floor  
1115 Truxtun Avenue, Bakersfield, CA 93301

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 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:

- 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.
- Zoning Variance (ZV No. 57, Map No. 102) to allow 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.

**ENVIRONMENTAL REVIEW FINDINGS:** Anticipated significant and unavoidable impacts on Air Quality, Greenhouse Gases, Noise, and Utilities (Water Supply)

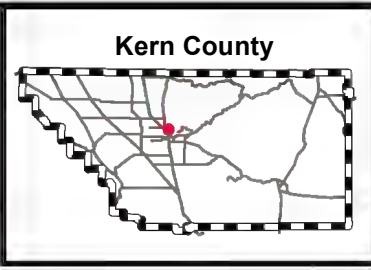
LORELEI H. OVIATT, AICP, Director  
Planning and Natural Resources Department

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

**THE BAKERSFIELD CALIFORNIAN**  
**THE SHAFTER PRESS**












MFT (03/07/25)

cc: County Clerk (2) (with fee)  
Environmental Status Board  
Supervisorial District No. 1



## Vicinity Map

IPG Kern County 52 Holdings, LLC

-  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

