

KERN COUNTY PLANNING COMMISSION

Board of Supervisors

STAFF REPORT

Date: September 29, 2026

FILE: GPA #5, Map 81-35; ZCC #46, Map 81-35;
PD Plan #36, Map 81-35; 81-35 03 098 – Streets and Highways
S.D.: #3 - Flores

TITLE: General Plan Amendment Case No. 5, Map No. 81-35; Amendment of Zoning Map 81-35, Zone Change Case No. 46; Precise Development Plan No. 36, Map 81-35; and Nonsummary Vacation, Map 81-35

PROPOSAL: 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; and
- (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.

APPLICANT: ACC Bakersfield JV, LLC (PP24405)

PROJECT SIZE: 110 acres

LOCATION: 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).

GENERAL PLAN DESIGNATION/ZONE CLASSIFICATION: Service Industrial (SI) and General Commercial (GC) / M-2 PD H (Medium Industrial – Precise Development Combining – Airport Approach Height Combining District); M-1 PD H (Light Industrial – Precise Development Combining – Airport Approach Height Combining District); and FPP (Floodplain Primary District)

SURROUNDING LAND USE/ZONING: North – Oil tank farm, Petrol Road, and vacant land / A-1 (Limited Agriculture) and M-2 PD H (Medium Industrial – Precise Development Combining – Airport Approach Height Combining District); East – Airport Drive and vacant land / NR (20) (Natural Resources) and C-2 PD (General Commercial – Precise Development Combining District); South – Merle Haggard Drive, Meadows Field Airport, and vacant land / M-2 PD H (Medium Industrial – Precise Development Combining – Airport Approach Height Combining District) and M-1 PD H (Light Industrial – Precise Development Combining – Airport Approach Height Combining District); and West – Landings Way, Amazon warehouse/logistics facility, and oil tank farm located west of the northern portion of the site (Meadows Field Airport) / M-2 PD H (Medium Industrial – Precise Development Combining – Airport Approach Height Combining District)

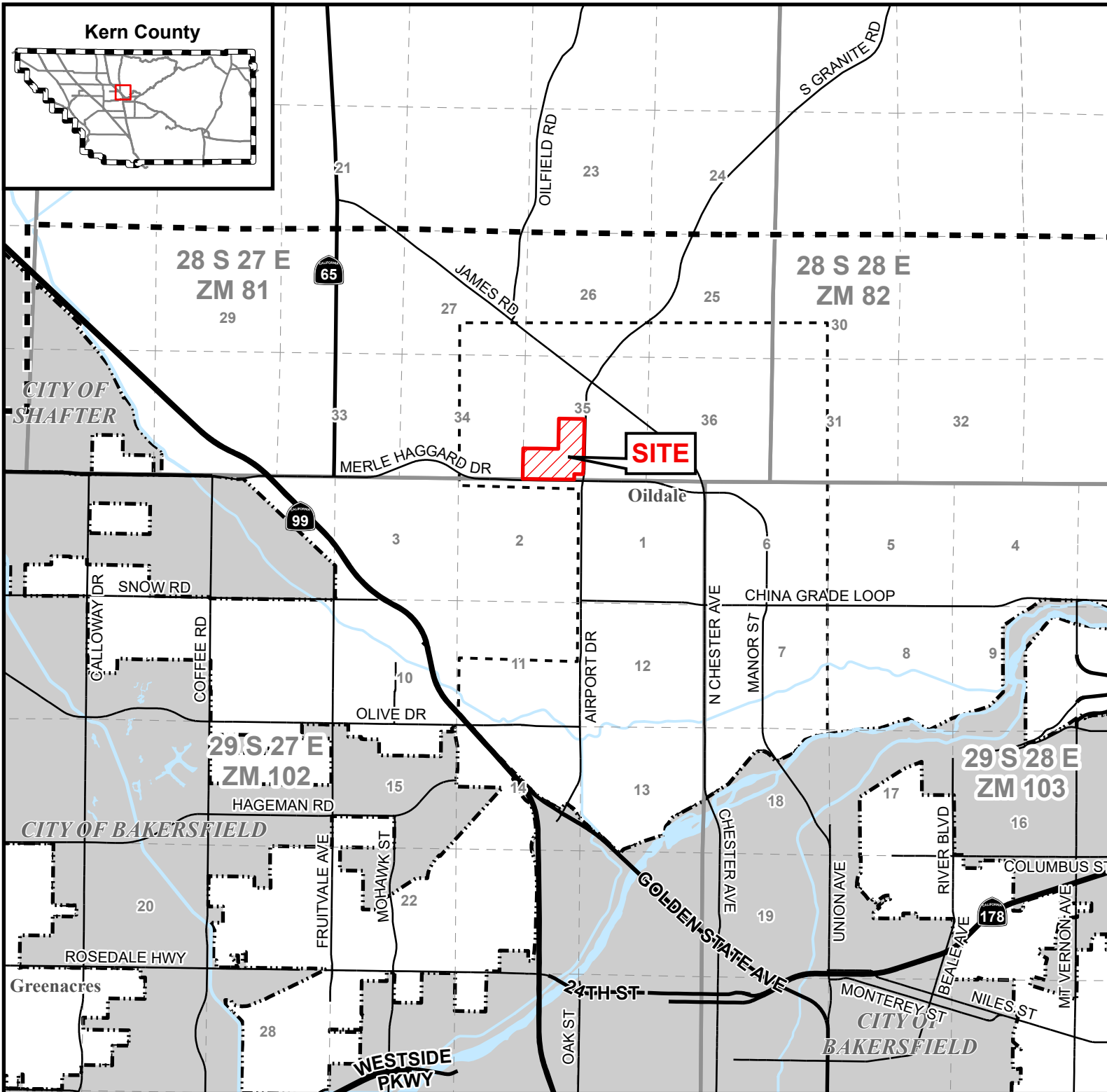
PROJECT ANALYSIS: This case was originally scheduled to be considered by your Board at today's hearing; however, Staff requests consideration of the proposed project be continued to allow sufficient time for the preparation of the staff report. Therefore, Staff is recommending the proposed project be continued to the October 13, 2026, Board of Supervisors hearing.

CEQA ACTION: Environmental Review: Environmental Impact Report

DEPARTMENT RECOMMENDATION: Continue to Tuesday, October 13, 2026, at 2:00 p.m.

NM:an

Attachments



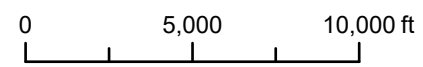
GPA #5, Map 81-35;
 ZCC #46, Map 81-35;
 PD #36, Map 81-35;
 ZV #7, Map 81-35;
 Non Summary Vacation,
 Map 81-35

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

