



401 W. Kern Avenue
McFarland, CA 93250
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Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044

Project Title: Initial Study and Negative Declaration (IS/ND) for
Amendment to General Plan and Annexation #21

Lead Agency: City of McFarland, CA

Contact Person: Brianahi De Leon, Senior City Planner

Phone: 1-661-792-3091

County: Kern County

Project Location

- **County:** Kern County
- **City/Nearest Community:** McFarland
- **Cross Streets:** North Elmo Highway and Garzoli Avenue
- **Zip Code:** 93250
- **Total Acres:** 124.26
- **Assessor's Parcel No. (APN):** 060-030-08 & 060-030-12
- **Longitude/Latitude:** 35°41'26.3"N 119°14'11.8"W

Document Type

- CEQA: ☐ NOP ☐ Early Cons ☒ **Neg Dec [X]** Mitigated Neg Dec ☐ Draft EIR ☐ Supplemental EIR
☐ Other: _____

Local Action Type

- General Plan Update ☐ Specific Plan ☐ Rezone ☐ **Annexation [X]** Master Plan ☐ Site Plan ☐ Use Permit ☐ Redevelopment ☐ Coastal Permit ☐ Other: _____

Development Type

- Residential: Units _____ Acres _____
- Office: Sq. ft. _____ Acres _____
- **Commercial: Sq. ft. NA; Acres 124.26 (Pre-zoned C-2)**

- Industrial: Sq. ft. _____ Acres _____
- Educational ☐ Recreational ☐ Water Facilities: Type _____
- Transportation: Type _____

Project Issues Discussed in Document

- Aesthetic/Visual ☒ Agricultural Resources ☒ Air Quality ☒ Biological Resources ☒ Cultural Resources ☒ Geology/Soils ☒ Greenhouse Gas Emissions ☒ Hazards & Hazardous Materials ☒ Hydrology/Water Quality ☒ Land Use/Planning ☒ Mineral Resources ☒ Noise ☒ Population/Housing ☒ Public Facilities ☒ Recreation ☒ Transportation ☒ Utilities ☒ Energy ☒ Tribal Cultural Resources ☒ Wildfire ☒

Project Description

Briefly describe the proposed project (attach additional pages if necessary):

This project involves a general plan amendment and annexation into City limits of two adjacent parcels to the immediate north of Elmo Highway, between Garzoli Avenue on its west and Davis Avenue on its east. The development application for Annexation #21 involves the parcels hitherto identified as 060-030-08 (with Jose Alberto Duran listed as owner) and 060-030-12 (with AMM Properties LLC as listed owner). The parcels lie right outside the City limits, but within McFarland's sphere of influence (SOI). The initial development proposal is to pre-zone the adjacent parcels totaling 124.26 acres of vacant land via the annexation application to C-2 (which includes a wide array of permitted land uses).

The designation, C-2, refers to a "Commercial Zone", but the municipal code also permits a mixture of uses with multi-family residential at 16 to 24 dwelling units per acre in such zones. Chapter 17 of the McFarland Municipal Code identifies a wide array of permitted land uses in C-2 zoning districts (17.80.020) including many subcategories of the following land use categories: Residential uses (including community care facility, condominium, duplex, emergency shelter, fraternity or sorority house, residential hotel); Recreation, Entertainment, and Tourist Facilities; Commercial uses; Institutional uses; Miscellaneous uses (which include day-care, storage, and parking, among others); Accessory buildings; Emergency shelters.

The IS/ND for this annexation project contains no new proposals which would result in any significant effects that were not examined in the General Plan EIR. Therefore, the project would not have a significant effect on the environment.

Reviewing Agencies

The following state agencies are requested to review this document:

- Resources Agency ☐ Cal Fire ☐ Air Resources Board ☐ Water Resources ☒ Fish and Wildlife ☒ Transportation ☒ Housing & Community Development ☐ Native American Heritage Commission

Public Review Period

- **Start Date:** June, 25 2026
- **End Date:** July 31, 2026

Signature of Lead Agency Representative: *Brianahi De Leon*
Senior City Planner

Date: 6/18/2026
