

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Initial Study and Negative Declaration for Amendment to General Plan and Annexation #21

Lead Agency: City of McFarland

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Project Location: McFarland, Kern County

City

County

Project Description (Proposed actions, location, and/or consequences).

The City of McFarland conducted an environmental review of a project on the north side of McFarland. 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. The designation, C-2, refers to a "Commercial Zone", but includes a wide array of permitted land uses covering residential, commercial, institutional, entertainment, accessory, and emergency uses.

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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. Implementation of proposed land uses within the Annexation #21 Project area (Project) can contribute to the set of developments required to meet McFarland's RHNA allocation. The policies that would guide project implementation would not change allowed density ranges even as they promote intensification of development toward the upper ranges of allowed density ranges in the City, McFarland Planning and Community Development Department based on the evaluation in this Initial Study and the Final Program EIR for the 2040 McFarland General Plan find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby determined.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

City of McFarland
Kern County LAFCO