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NOTICE OF INTENT

Availability of Initial Study and Negative Declaration (IS/ND) for Amendment to General Plan and Annexation #21

Date: June 18th, 2026

To: Responsible Agencies, Trustee Agencies, and Interested Parties

From: City of McFarland

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

State Clearinghouse Number:

Lead Agency: City of McFarland, CA

Project Location: City of McFarland, CA

Staff Contact: Brianahi De Leon, Senior City Planner

Address: 401 West Kern Ave, McFarland, CA 93250

Email: bdeleon@cityofmcfarland.ca.gov

Introduction

The California Environmental Quality Act (CEQA) is a statute that requires state and local agencies to identify the potential environmental impacts of a project and to avoid or mitigate those impacts, if feasible. A public agency must comply with CEQA when it undertakes an activity defined by CEQA as a "project".

CEQA Guidelines § 15152 and § 21083.3 of the Public Resources Code allow a Negative Declaration to be adopted when an EIR has previously been prepared for a program, policy, plan or ordinance. The later project must be consistent with that program or other action and must not result in any significant effects which were not examined in that previous EIR. In order to tier from an EIR, the later project must be consistent with the general plan and zoning of the applicable city or county.

The City of McFarland is the lead agency and has prepared the referenced IS/ND for this annexation project, which contains no new proposals which would result in any significant effects that were not examined in the General Plan EIR. The project location and description are listed below. Please send enquiries to:

Brianahi De Leon, Senior City Planner, at 401 West Kern Ave, McFarland, CA 93250.

Or by email to: bdeleon@cityofmcfarland.ca.gov.

Project Location

The City of McFarland is in Kern County. The City lies between Bakersfield, about 25 miles to the south, and Delano, about 7 miles to the north. Highway 99, which connects the City to the wider Central Valley region, bisects the City into east and west sides.

The Annexation #21 project area is within the City's sphere of influence (SOI) and adjoins City limits, comprising parcels 060-030-08 & 060-030-12 north of Elmo Hwy. Streets that demarcate the boundaries of the project area include Elmo Hwy on the south, Garzoli Ave on the west, and Davis Avenue on the east. Davis Avenue is a western frontage road that is adjacent to SR 99.

Project Description

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).

Consistent with the Technical Advice, this **Initial Study & Negative Declaration (IS/ND)** tiers upon the Program EIR of the General Plan. Annexation Area #21 is under temporary agricultural use within the City's SOI, pending future need to expand the physical development envelope of the City. Its pre-zoning proposal is consistent with the General Plan and it contains no new proposals which would result in any significant effects that were not examined in the General Plan EIR.

Document Availability:

All required documents for the project (i. the IS/ND; ii. the Final Environmental Impact Report; and iii. the McFarland 2040 General Plan) are accessible online at: <https://www.mcfarlandcity.org/business-development/planning-and-development/current-projects-and-plans/mcfarland-general-plan/>.

Printed copies may be available for review at City Hall and the Public Library subject to public health guidelines at: City of McFarland Library, 401 West Kern Ave. McFarland, CA 93250.

Comment Period: June 25 2026 through July 31 2026

Comments are welcome over a period exceeding 30 days from publication of this Notice and again during public meetings for the proposed project.

You may submit comments in writing to: Brianahi De Leon, Senior City Planner, at 401 West Kern Ave, McFarland, CA 93250. Or by email to: bdeleon@cityofmcfarland.ca.gov. Or in person at future public meetings on the project.

Public Meeting

No additional public meeting is scheduled at this time on the IS/ND. LAFCO and City Council will act on the proposed annexation in future meetings to be scheduled for future dates and times at City Hall, 401 West Kern Ave, McFarland, CA 93250. Upon scheduling public hearings for the project, notices will include the dates and times.