

NOTICE OF PREPARATION

DATE: June 5, 2026

TO: State Clearinghouse, Responsible and
Trustee Agencies, and Interested Parties
(See attached mailing list)

FROM: City of Delano
Planning Division
Attn: Jose Lara
1015 11th Avenue
Delano, CA 93215

SUBJECT: *Notice of Preparation of an Environmental Impact Report for the City of Delano 2045 General Plan Update*

The City of Delano (City) Planning Division as Lead Agency (per CEQA Guidelines Section 15062) has determined that preparation of a Programmatic Environmental Impact Report (EIR) per CEQA Guidelines 15161, is necessary for the proposed Project identified above. Per CEQA Guidelines Section 15063, the Lead Agency has determined that an EIR will clearly be required for the Project and therefore, an Initial Study will not be prepared. The EIR will include an analysis of all environmental issues described in Appendix G of the CEQA Guidelines.

The Planning Division solicits the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval of the project.

You are invited to view the NOP and submit written comments regarding the scope and content of the environmental information in connection with the proposed project should you wish to do so. Due to the limits mandated by State law, your response must be received by July 6, 2026 at 5:00 p.m. Comments can be submitted to the City of Delano Planning Division at the address shown below or to jlara@cityofdelano.org. The NOP will be available for review from June 5, 2026 to July 6, 2026 on the City's website at www.cityofdelano.org. Hardcopies of the NOP will be available at City Planning Division's office at 1015 11th Avenue, Delano, CA 93215.

A Scoping Meeting will be held on June 17, 2026 at 1:30 p.m., at the address listed below. This meeting will provide a public forum for information dissemination and discussion regarding the components of the Project, the overall process, and the draft EIR. While City staff will summarize the issues raised at these meetings, anyone wishing to make formal comments on the Notice of Preparation (NOP) must do so in writing.

Please send your response to the following address by July 6, 2026. Include the name of the contact person for your agency and a phone number and/or email address so that we may contact you for clarification, if necessary. Please submit comments to:

City of Delano
Planning Division
Attn: Jose Lara
1015 11th Avenue
Delano, CA 93215
jlara@cityofdelano.org

PROJECT TITLE: City of Delano 2045 General Plan Update

INTRODUCTION

The City will be the Lead Agency for the preparation of the Delano 2045 General Plan Update (General Plan Update or Project), a comprehensive update of the City's General Plan that includes policies that guide the way land is developed and used in the City. State of California (State) law requires that each city adopt a general plan "for the physical development of a city and any land outside its boundaries which bears relation to its planning." The general plan is the foundation for establishing goals, purposes, land use, major transportation routes, and location and general size of future community facilities. The General Plan Update will replace the currently adopted City of Delano 2005 General Plan (2005 General Plan).

The Project will update all of the State-required general plan elements, Housing: 1) Land Use, 2) Circulation, 3) Open Space, 4) Conservation, 5) Noise, 6) Safety, 7) Air Quality, and 8) Environmental Justice. Delano's General Plan also contains an Economic Development and Employment Element and a Public Facilities and Services Element. All elements of the General Plan have equal weight and status. A separate document containing Delano's Housing Element Update is currently underway. The Housing Element is a State-mandated eight-year planning document that contains a comprehensive assessment of current and projected housing needs for all segments of the community and all economic group.

The following description of the environmental setting provides responsible and trustee agencies, the State Office of Planning and Research, and the public with sufficient information to describe the Project and its potential environmental effects to enable a meaningful response (CEQA Guidelines Section 15082). CEQA-required information to be incorporated in a Notice of Preparation (NOP) includes: 1) location of the Project, 2) description of the Project, and 3) probable environmental effects of the Project.

ENVIRONMENTAL SETTING

Project Location

REGIONAL SETTING

The City of Delano is located 31 miles north of the City of Bakersfield and 6.5 miles north of the City of McFarland in the northern portion of Kern County, California. Kern County is one of eight counties that comprise the San Joaquin Valley, which is bound on the west by the Coast Range Mountains, on the east by the Sierra Nevada Mountains, on the south by the Tehachapi Mountains, and on the north by the Sacramento River Delta area. Kern County is bordered by San Luis Obispo County to the west, San Bernardino County to the east, Ventura and Los Angeles Counties to the south, and Inyo, Kings and Tulare Counties to the north. Like much of the greater San Joaquin Valley, Kern County has remained predominantly a mix of agricultural, urban, and open space land uses. There are eleven incorporated cities in Kern County. Delano is the second largest of the

eleven cities in both physical size and population. Figure 1 provides the regional location of Delano.

LOCAL SETTING

The City has a total area of 14.30 square miles and, in 2026, has a population of 54,850 residents, which is 7.2 percent of the total population of Kern County. The City's elevation is approximately 315 feet above mean sea level and the topography of Delano is relatively flat, indicative of the floor of the San Joaquin Valley where the City resides. Pond and Woody are unincorporated communities located near Delano. The Kern Valley State Prison and North Kern State Prison are located on the west side of Delano within the city limits

The City of Delano is surrounded by unincorporated land under the jurisdiction of Kern County. The boundaries of the City's limits and Sphere of Influence (SOI), established by the Kern County Local Agency Formation Commission (LAFCO), are depicted in Figure 2. An SOI is a planning tool that assists communities and public agencies to project future public service needs.

The only natural watercourse found near the City is Lake Woollomes, currently established as a Kern County park site, which is owned by the Bureau of Reclamation, and is located 2.26 miles east of the City limits. The Friant-Kern Canal, an irrigation canal dug in 1951 to bring water from Millerton Lake (reservoir) south to its terminus at the Kern River in Bakersfield, is located 2 miles east of Delano, traversing from north to south. The Kern National Wildlife Refuge is located 14 miles west of the City boundary. Both State Route (SR) 99 and SR 155 (Garces Highway) intersect the City. Delano is served by the Union Pacific Railroad, which runs north to south through the center of the City. The nearest major commercial airport is the Delano Municipal Airport located on the south boundaries of the existing city limits.

Delano can be characterized as a low-rise community (one- to two-story buildings) dominated by low-density, single-family housing along with limited pockets of multi-family housing, low-intensity commercial uses and several industrial areas. Most of the City's older urban development lies in the downtown area of the City, south of West Cecil Avenue and north of SR 155. The majority of the more recent urbanized areas are west of SR 99 and south of SR 155. The area immediately surrounding the urbanized areas consist predominantly of agricultural land.

General Plan Framework

The General Plan Update is the guide for growth and development in the City through 2045. The Project guides the long-term physical development and distribution of future land use through a framework of goals, policies, and implementation measures. Long-range planning provides the opportunity to responsibly manage and direct future development, support economic development objectives, and improve future mobility in the City. The Project serves as the framework for existing plans, city policies, public works projects, and zoning decisions; these plans, policies, projects, and decisions must be consistent or made to be consistent with the General Plan Update.

In particular, Title 17, Zoning, of the Delano Municipal Code will need to be made consistent with the General Plan Update. The policies put into the General Plan Update will set the foundation for revising Title 17 of the Delano Municipal Code. State law requires that zoning be consistent with

its accompanying general plan. Modifications to the Municipal Code will occur as a public process after adoption of the General Plan Update.

Adopted 2005 General Plan

The adopted 2005 General Plan currently determines how land in the City may be developed and used by designating each parcel of land for a particular use or combination of uses and by establishing broad development policies. Land use designations identify both the types of uses that are permitted and the density or intensity of allowed development, such as the number of housing units or the square footage of office or commercial use permitted on an acre of land.

The current 2005 General Plan consists of the following elements: 1) Land Use, 2) Circulation, 3) Open Space & Conservation, 4) Housing, 5) Community Design, 6) Noise, 7) Public Services and Facilities, 8) Safety, 9) Economic Development and 10) Parks and Recreation and includes 12 land use designations. The current General Plan can be reviewed at the City Planning Division's office at 1015 11th Avenue, Delano, CA, 93215, or on the City's website at www.cityofdelano.org.

PROJECT DESCRIPTION

The Project is a comprehensive update of the 2005 General Plan. The General Plan Update is a forward-looking document that will serve as the blueprint for the City's vision through the year 2045. The goals, policies, and actions in the proposed General Plan Update will serve as a compass for decision-makers and will shape future plans and actions of the City. The Project area covers the proposed City limits as well as the SOI.

The Project will meet California Code requirements in order to accommodate new housing and jobs within the proposed City limits in anticipation of future population growth through 2045. Some of the themes that will be explored in the General Plan Update are:

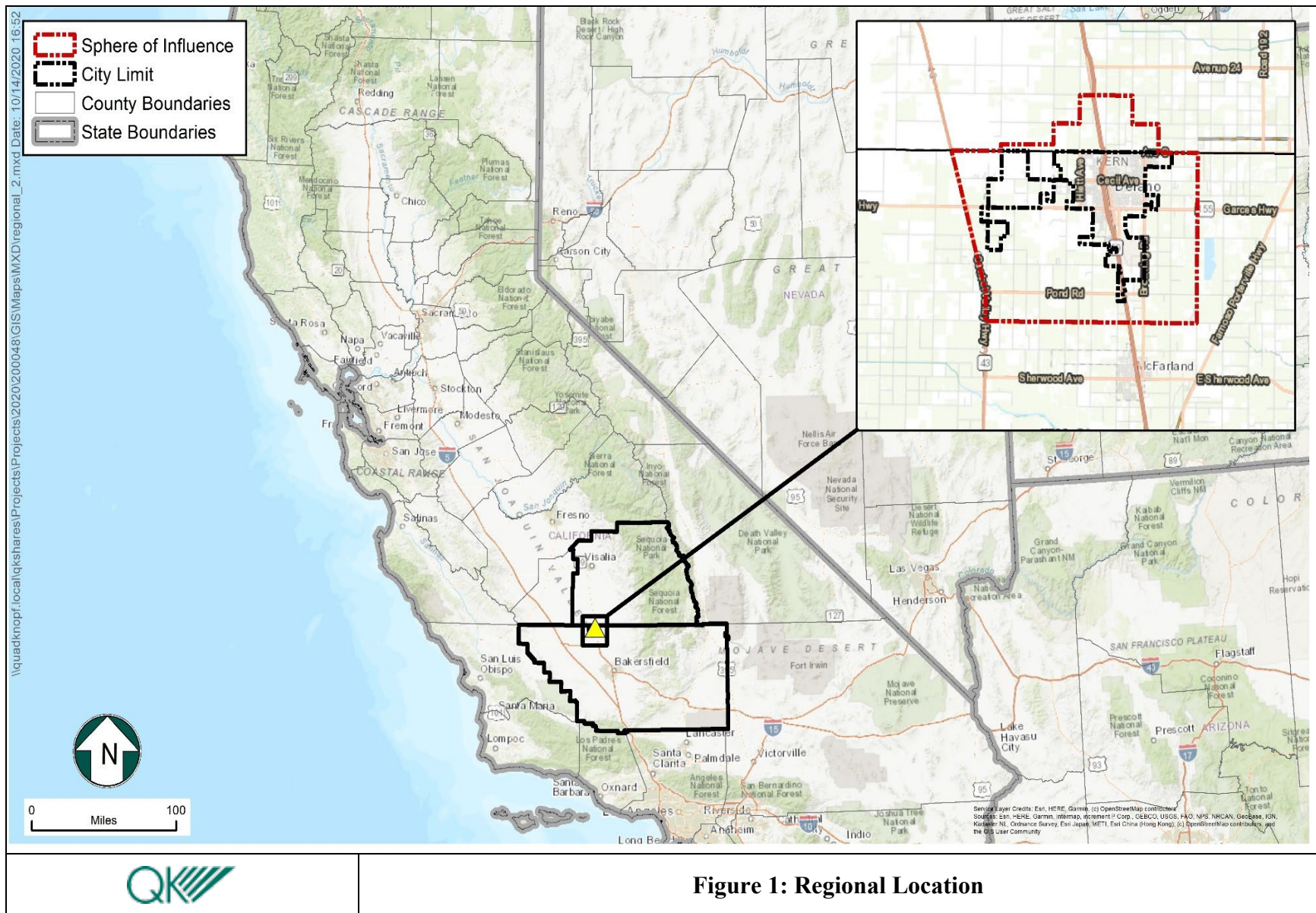
- Sustainable Economic Growth and Employment - Foster a diverse and robust local economy that supports a range of industries, including agriculture, commercial enterprises, and industrial sectors, to provide employment opportunities for all residents. Prioritize economic resilience through balanced growth in local industries while preserving Delano's small-town agricultural heritage.
- Vibrant and Distinctive Downtown Core - Strengthen Delano's downtown as the city's central hub for commerce, culture, and community events. Promote infill development, mixed-use spaces, and accessible public facilities to create a walkable and distinct downtown that reflects the city's unique identity and enhances quality of life.
- Balanced and Strategic Land Use - Encourage well-planned, organized growth that prioritizes the development of vacant and underutilized properties, while limiting urban sprawl. Support compact residential and commercial development that integrates with schools, parks, and local services, ensuring land use compatibility with existing neighborhoods and environmental sustainability.
- Efficient and Inclusive Transportation Network - Develop a comprehensive, multi-modal transportation system that meets the mobility needs of all residents, including pedestrians,

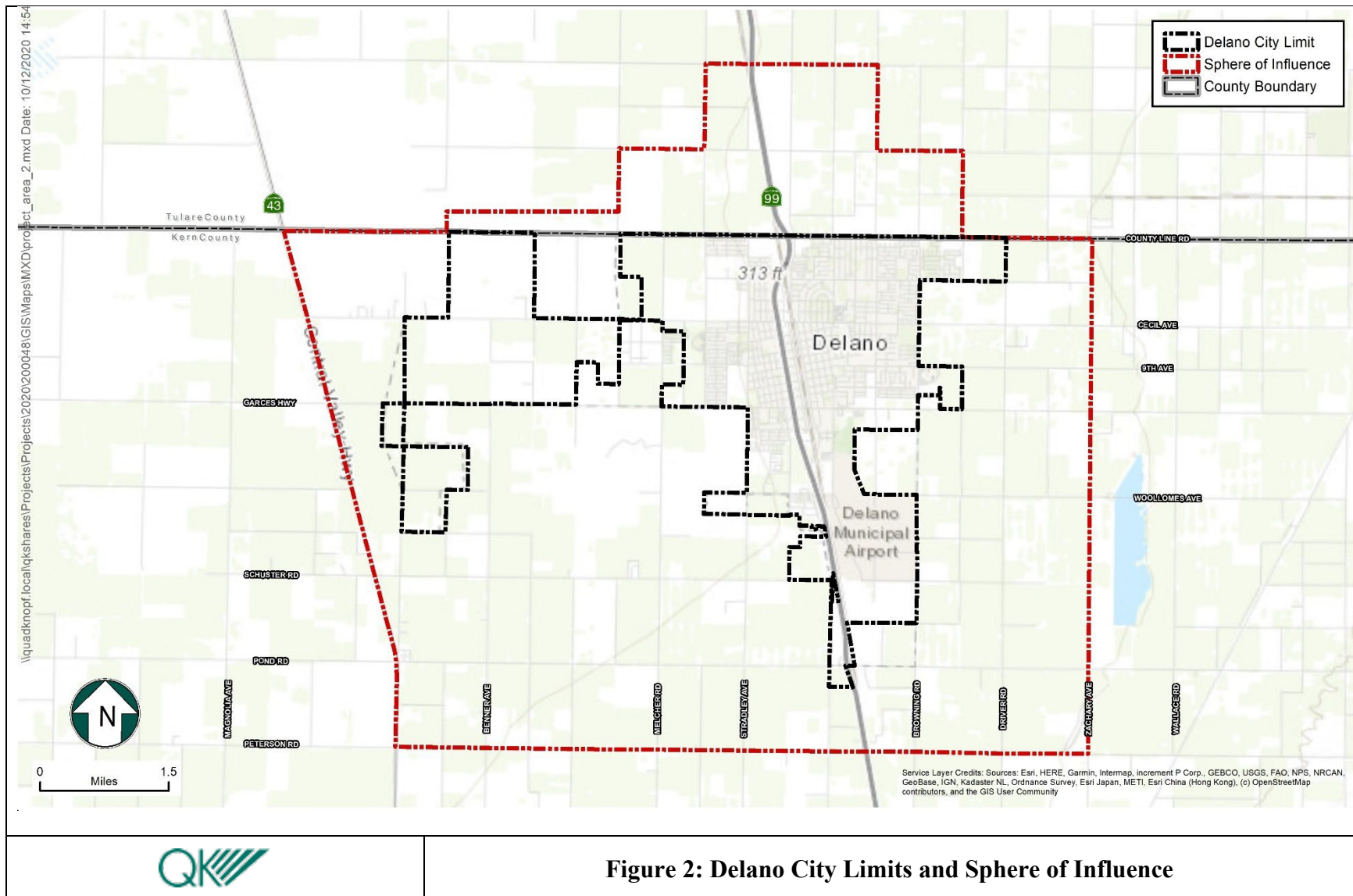
cyclists, motorists, and public transit users. Improve connections between Delano's downtown and regional transportation networks to support economic growth and reduce environmental impacts such as greenhouse gas emissions.

- Preservation and Enhancement of Agricultural and Natural Resources - Protect Delano's agricultural lands and natural resources by promoting sustainable agricultural practices and conserving critical habitats, soil, water, and energy. Integrate land-use planning with environmental conservation to ensure long-term agricultural productivity and environmental health.
- Resilient and Equitable Infrastructure and Community Services - Ensure the provision of reliable, cost-effective, and accessible public services and infrastructure, including water, wastewater, energy, and emergency services, to support current and future needs. Promote equitable access to parks, recreational opportunities, housing, and health services, while prioritizing community safety, disaster preparedness, and public well-being.

The General Plan Update organizes the required and optional General Plan elements as follows: 1) Economic Development and Employment, 2) Land Use and Community Design, 3) Transportation and Circulation, 4) Open Space & Conservation, 5) Community Facilities and Services, 6) Safety and Noise, 7) Air Quality, and 8) Environmental Justice.

The General Plan Update involves revisions of the current 2005 General Plan land use policy map. Figure 3 shows the most current proposed draft of the land use policy map for the General Plan Update. Table 1 identifies by acreage the amount of developed, undeveloped, and available land in each land use designation. It then uses the number of available acres to estimate the full build-out capacity of the land for residential growth, as measured in housing units, and commercial and industrial growth, as measured in gross building square footage.





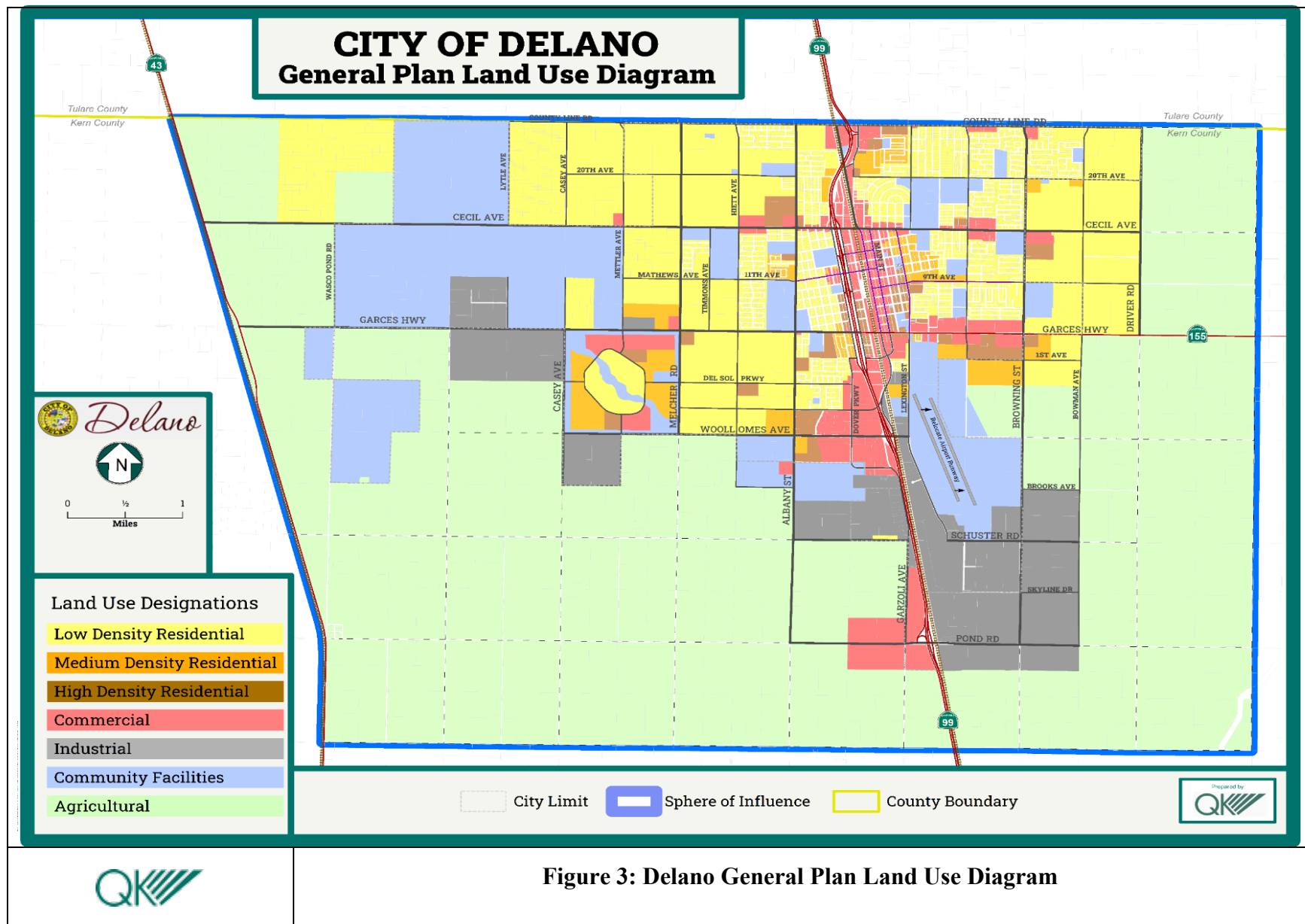


Figure 3: Delano General Plan Land Use Diagram

Table 1: Total and Undeveloped Acres by Land Use Designation with Estimated Land Use Capacity

Land Use Designation	Total Acres	Estimated Undeveloped Acres	Estimated Residential Acres Needed for New Non-residential Uses	Estimated Acres Available for Development	Estimated Average Per Acre Capacity	Estimated Housing Capacity of Land Use Designations (housing units)	Estimated Non-Residential Capacity of Land Use Designations (building sq.ft.)
Low-Density Residential	5,079	2,447	1,000	1,447	4 units	5,788	2,178,000
Medium-Density Residential	629	439	44	373	8 units	2,984	287,496
High-Density Residential	<u>374</u>	<u>222</u>	<u>22</u>	<u>189</u>	16 units	<u>3,024</u>	<u>143,748</u>
Total Residential	6,082	3,108	1,099	2,009		11,796	2,609,244
Commercial	1,173	747		747	0.25 FAR		7,263,360
Industrial	2,298	1,715		1,715	0.20 FAR		8,134,830
Community Facilities	3899	936		653			<u>14,941,080</u>
Agriculture	<u>16,661</u>	<u>16,312</u>		<u>0</u>			
Total Non-residential	24,031	19,710		3,115			23,075,910
TOTAL	30,113 acres	22,818 acres	1,099 acres	5,124 acres		11,796 housing units	25,685,154 building sq.ft.

POTENTIAL ENVIRONMENTAL EFFECTS

The City has determined that a Program EIR will be prepared for the General Plan Update. Section 15168 of the CEQA Guidelines states that a Program EIR may be prepared on a series of actions that can be characterized as one large project and are related either: 1) geographically; 2) as logical parts in the chain of contemplated actions; 3) in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways. The Program EIR will be prepared in accordance with the requirements of CEQA Statutes and Guidelines, as amended. Pursuant to Section 15146 of the CEQA Guidelines the degree of specificity in the Program EIR will correspond to the degree of specificity involved in the comprehensive General Plan Update. The EIR will focus on the primary effects that can be expected to follow from adoption of the comprehensive General Plan Update and will not be as detailed as an EIR on the specific development or construction projects that may follow. Based on the City's preliminary analysis of the project, the following environmental issues will be examined in the Program EIR:

- | | | |
|--|---|--|
| ☒ Aesthetics | ☒ Agricultural and Forestry Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☒ Geology/Soils |
| ☒ Greenhouse Gas Emissions | ☒ Hazards and Hazardous Materials | ☒ Hydrology/Water Quality |
| ☒ Land Use/Planning | ☒ Mineral Resources | ☒ Noise |
| ☒ Population/Housing | ☒ Public Services | ☒ Recreation |
| ☒ Transportation/Traffic | ☒ Utilities/Service Systems | ☒ Mandatory Findings of Significance |

The draft Program EIR will address short- and long-term effects of the General Plan Update on the environment. Mitigation measures will be proposed for those impacts that are determined significant. A Mitigation Monitoring and Reporting Program will also be developed as required by Section 15150 of the CEQA Guidelines.