THE CITY OF McFarland
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NOTICE OF INTENT

Availability of Initial Study and Mitigated Negative Declaration (IS/MND) for The Innovation Industrial Area Specific Plan (to Implement the General Plan)

Date: October 30th, 2026

To: Responsible Agencies, Trustee Agencies, and Interested Parties

From: City of McFarland

Project Title: Initial Study and Mitigated Negative Declaration (IS/MND) for The Innovation Industrial Area Specific Plan (to Implement A Part of the General Plan)

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/MND for this Specific Plan 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 #22 project area adjoins City limits and its coterminous sphere of influence (SOI) and comprises one parcel, 060-250-02, south of Whisler Road. Streets that demarcate the boundaries of the project area include Whisler Road on the north, SR 99 on the west, and Driver Road on the east.

Project Description

The City of McFarland proposes adoption of the Innovation Industrial Area Specific Plan (Specific Plan), a comprehensive planning and implementation framework for approximately 1,150 acres located within the southern portion of the City's planned growth area. The Specific Plan establishes land use, circulation, infrastructure, development standards, economic development strategies, and implementation measures intended to facilitate future employment-generating development consistent with the City's General Plan.

The Specific Plan area is generally located south of Sherwood Avenue, north of Whisler Road, east of State Route 99 and west of Driver Road. The area includes approximately 988 acres designated for employment and commercial uses and approximately 162 acres of residentially designated land retained for compatibility and infrastructure coordination purposes.

Future development anticipated within the Specific Plan area may include advanced manufacturing, food and agricultural technology industries, industrial flex development, research and development facilities, business parks, supporting commercial uses, public facilities, and related infrastructure improvements.

Adoption of the Specific Plan does not approve a specific development project. Future development proposals will be subject to additional discretionary approvals and additional environmental review as appropriate.

Document Availability:

All required documents for the project (i. the IS/MND; 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: November 15 2026 through December 30, 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/MND. City Council will act on the Specific Plan 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.