**401 W. Kern Avenue**
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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 Mitigated Negative Declaration (IS/MND) for The Innovation Industrial Area Specific Plan (to Implement A Part of the General Plan)

**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:** Hanawalt Avenue and SR 99
- **Zip Code:** 93250
- **Total Acres:** 1,150
- **Assessor's Parcel No. (APN):** 06020002; 06020004; 06020005; 06020015; 06020016; 20107031; 20107049; 20119004; 20119006; 20119008; 20119009; 20119010; 20119013; 20120006; 20120007; 20120011; 20120012; 20120013; 20120014;
- **Longitude/Latitude**: 35.660050, -119.213601

**Document Type**

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

**Local Action Type**

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

**Development Type**

- Residential: Units 1070; Acres 153.14 (Pre-zoned R-1=540 DU; R-4=530 DU)

- Office: Sq. ft. 360,000; Acres 33.02 (Pre-zoned C-0)
- Commercial: Sq. ft. 535,000; Acres 49.18 (Pre-zoned C-1)
- Industrial: Sq. ft. 4,700,000; Acres 905.94 (Pre-zoned M-1=1,800,000 SF; M-2=2,900,000 SF)
- Educational [ ] Recreational [X] Water Facilities: Type _____ Acres 12.10 (Pre-zoned R)
- Transportation: Type _____

**Project Issues Discussed in Document**

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

**Project Description**

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

Project Overview

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.

**Reviewing Agencies**

*The following state agencies are requested to review this document:*

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

**Public Review Period**

- **Start Date:** November, 15 2026
- **End Date:** December 30, 2026

**Signature of Lead Agency Representative:** Brianahi De Leon **Date:** 10/30/2026

Senior City Planner