



MCFARLAND PLANNING COMMISSION

Special Meeting Notice and Agenda

Veteran's Hall
103 W. Sherwood Ave, Mcfarland, CA
Website: <https://www.mcfarlandcity.org/>

**Thursday, May 21, 2026
6:00 PM**

Commissioner, **Jose Hernandez**
Commissioner, **David Soto**
Commissioner, **Juan Munguia**
Commissioner, **Victor Oropeza**
Commissioner, **Jim White**

HOW TO SUBMIT PUBLIC COMMENTS: The meetings of the Planning Commission are open to the public. At regularly scheduled meetings, members of the public may address the city on any item listed on the agenda, or on any non-listed matter over which the city has jurisdiction. At special or emergency meetings, members of the public may only address the city on items listed on the agenda.

There is a time limitation of two minutes per person. For any item that is not on the agenda and within the jurisdiction or interest of the city, please come to the podium at this time. The Brown Act does not permit any action or discussion on items not listed on the agenda. If you wish to speak regarding a scheduled agenda item, please come to the podium when the item number and subject matter are announced, and the Chairman opens Public Comment on the item. When recognized, please begin by providing your name and address for the record (optional). Anyone wishing to submit written information at the meeting needs to furnish ten (10) copies to the City Clerk in advance to allow for distribution to Planning Commission, staff, and the media. Willful disruption of the meeting shall not be permitted. If the Chairman finds that there is in fact willful disruption of any Planning Commission Meeting, he/she may order the disrupting parties out of the room and subsequently conduct the Commission's business without them present.

PUBLIC ACCOMMODATIONS: The City of McFarland does not discriminate based on disability and complies with the provisions of the Americans with Disabilities Act (ADA). If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (661) 792-3091 at least 48 hours prior to the meeting to make reasonable arrangements to ensure accessibility to this meeting.

INTERPRETATION: If you need an interpretation of your communications to the City Council from Spanish into English, please contact the City Clerk Department at 661-792-3091 ext 2135 or via email at cityclerk@cityofmcfarland.ca.gov. Subject to availability, notifying at least 48 hours before will usually enable the City to make arrangements.

CALL TO ORDER: Chairman Hernandez

ROLL CALL:

Commissioner, Jose Hernandez
Commissioner, David Soto
Commissioner, Juan Mungia
Commissioner, Victor Oropeza
Commissioner, Jim White

PLEDGE OF ALLEGIANCE:

INVOCATION:

APPROVE AGENDA AS TO FORM

CONSENT AGENDA: The Consent Agenda consists of items that in staff’s opinion are routine and non-controversial. These items are approved in one motion unless the Planning Commission removes a particular item.

- 1. Approval of April 1, 2026, Regular Planning Commission Meeting Minutes

PUBLIC HEARINGS

- 2. Resolution recommending City Council approve General Plan Amendment (GPA 2026-02) and Initial Study and Negative Declaration (Resolution No. 2026-5), Pre-Zoning Ordinance (1-2026), and approve initiation of proceedings for Annexation 21 (Resolution No. 2026-4) with the Local Agency Formation Commission of Kern County.

Approval of Resolution No. 2026-4PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA REQUESTING CITY COUNCIL APPROVE THE INITIATION OF PROCEEDINGS FOR ANNEXATION OF TERRITORY TO THE CITY OF MCFARLAND TO BE IDENTIFIED AS ANNEXATION NO. 21

Approval of Resolution No. 2026-5PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA REQUESTING CITY COUNCIL APPROVE THE INITIAL STUDY AND NEGATIVE DECLARATION SHOWN IN EXHIBIT "A" AND PREPARED FOR GENERAL PLAN AMENDMENT (GPA 2026-2) AS REFLECTED IN EXHIBIT "B"

Approval of Resolution No. 2026-7PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL AMEND THE OFFICIAL ZONING MAP FOR ASSESSOR'S PARCELS 060-030-12 AND 060-030-08

- 3. Approval of Resolution No. 2026-6PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA APPROVING HOME OCCUPATION 2026-001 AT 315 7TH STREET

PUBLIC COMMENT: At regularly scheduled meetings, members of the public may address the city on any item listed on the agenda, or on any non-listed matter over which the city has jurisdiction. Commissioners may respond briefly to statements made or questions posed. They may ask a question for clarification; may refer the item to staff for further study or for placement on a future

agenda. Speakers are limited to two minutes for each person. Please state your name and address for the record prior to making a presentation. Fifteen minutes total will be allowed for any one subject.

DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)

ADJOURNMENT

This is to certify this agenda was posted at McFarland City Hall on May 20, 2026.

Erika De La Cruz

Erika De La Cruz, City Clerk

The Next Regular Planning Commission Meeting: June 3, 2026.

The City of McFarland does not discriminate based on disability and complies with the provisions of the Americans with Disabilities Act (ADA). If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (661) 792-3091 at least 48 hours prior to the meeting to make reasonable arrangements to ensure accessibility to this meeting. Special meeting needs hour change

All agenda item and/or supporting documentation is available for public review on the city website at www.mcfarlandcity.org and the office of the City Clerk of the City of McFarland, at 401 W, Kern Ave. McFarland, CA 93250 during regular business hours of 8:00 am – 5:00 pm Monday through Friday, following the posting of the agenda. Any supporting documentation related to an agenda item for an open session of any regular meeting that is distributed after the agenda is posted and prior to the meeting will also be available for review at the same location and available at the meeting.

REGULAR PLANNING COMMISSION MINUTES

IN-PERSON MEETING

April 1, 2026

**MCFARLAND CITY COUNCIL
MCFARLAND SUCCESSOR AGENCY
MCFARLAND PUBLIC FINANCE AUTHORITY
MCFARLAND IMPROVEMENT AUTHORITY
MCFARLAND PARKING AUTHORITY**

CALL TO ORDER

Chairman Hernandez called the meeting to order at 6:00p.m.

ROLL CALL

Commissioners Present: Chairman Jose Hernandez, Planning Commissioner David Soto, Planning Commissioner Jim White, Planning Commissioner Victor Oropeza, Planning Commissioner Juan Munguia

Commissioners Absent:

OFFICIALS PRESENT

Community Development Director Megan Snyder, Senior City Planner Brianahi De Leon, and City Clerk Erika De La Cruz

PLEDGE OF ALLEGIANCE

Offered by Planning Commissioner David Soto

INVOCATION

Offered by Chairman Jose Hernandez

APPROVE AGENDA AS TO FORM

*Motion by Chairman Hernandez, Second by Commissioner Oropeza to Approve the Agenda as to Form at the meeting of April 1, 2026. **Motion Approved** by 5/0 Roll-Call Majority Vote.*

Roll Call Vote:

AYES: J. Hernandez, J. Munguia, D. Soto, J. White, V. Oropeza

NOES: None

ABSENT: None

ABSTAIN: None

PASSED: 5-0

CONSENT AGENDA

1. Approval of March 4, 2026, Regular Meeting Minutes

*Motion by Commissioner Oropeza, Second by Commissioner White to Approve the Consent Agenda Item at the meeting of April 1, 2026. **Motion Approved** by 5/0 Roll-Call Majority Vote.*

Roll Call Vote:

AYES: J. Hernandez, J. Munguia, D. Soto, J. White, V. Oropeza

NOES: None

ABSENT: None

ABSTAIN: None

PASSED: 5-0

PUBLIC HERINGS

2. Approval of Resolution No.2026-3PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA APPROVING A VARIANCE PROPOSAL FOR A DECREASE IN REQUIRED LOT SIZE FOR AN R-1 ZONING LOCATED WEST OF GARZOLI AVENUE, SOUTH OF PERKINS AVENUE, AND NORTH OF SHERWOOD AVENUE, AND AS REFLECTED IN EXHIBIT A AND EXHIBIT B

*Motion by Commissioner Oropeza, Second by Commissioner White for the Approval of Resolution No. 2026-3PC at the meeting of April 1, 2026. **Motion Approved** by 5/0 Roll-Call Majority Vote.*

Roll Call Vote:

AYES: J. Hernandez, J. Munguia, D. Soto, J. White, V. Oropeza

NOES: None

ABSENT: None

ABSTAIN: None

PASSED: 5-0

PUBLIC COMMENT

1. Steven Milsage

DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)

None

ADJOURNEMENT

*Motion by Commissioner Oropeza, seconded by Commissioner Soto, to adjourn the meeting of April 1, 2026, at 6:34p.m. **Motion Approved** by 5/0 Roll-Call Majority Vote.*

Roll Call Vote:

AYES: J. Hernandez, J. Munguia, D. Soto, J. White, V. Oropeza

NOES: None

ABSENT: None

ABSTAIN: None

PASSED: 5-0

CITY OF MCFARLAND

Erika De La Cruz, City Clerk



City of McFarland

Planning Commission Meeting

STAFF REPORT

Agenda Item No. 2.
Section: PUBLIC HEARINGS
Meeting Date: May 21, 2026

TO: Honorable Mayor and Council Members

FROM: Diego Viramontes, City Manager
Brianahi De Leon, Senior City Planner

SUBJECT: Resolution recommending City Council approve General Plan Amendment (GPA 2026-02) and Initial Study and Negative Declaration (Resolution No. 2026-5), Pre-Zoning Ordinance (1-2026), and approve initiation of proceedings for Annexation 21 (Resolution No. 2026-4) with the Local Agency Formation Commission of Kern County.

SUMMARY:

The City of McFarland received an application from Alberto Duran and AMM Properties requesting the proceedings of a proposed Annexation 21. Annexation 21 is made up of 124.26 acres (gross) generally located North of Elmo Highway, West of Davis Avenue, and East of Garzoli Avenue. It is also identified as APN 060-030-08 and 060-030-12. Concurrent with the annexation application, the applicant submitted a request to amend the General Plan Land Use Map to Commercial and an amendment to the City's Zoning Map to pre-zone the proposed annexation site to C-2.

The City of McFarland does not foresee an increase in City water utility usage as the applicant will be required to install an approved water well prior to approving any development site plans.

If both the General Plan Amendment and Pre-Zoning Map are approved, they will be consistent with the development that the applicant is proposing.

Environmental:

Pursuant to the California Environmental Quality Act (CEQA), the City prepared an Initial Study/ Negative Declaration (IS/ND) for the project. This IS/ND has been completed and is to be approved alongside the GPA 2026-02 (Resolution 2026-5), Pre-Zoning (Ordinance 2026-01), and approve initiation of proceedings for Annexation 21 (Resolution No. 2026-4)

FINANCIAL IMPACT:

The project is fully funded by the applicant; therefore, any foreseeable fees are considered pass-through costs.

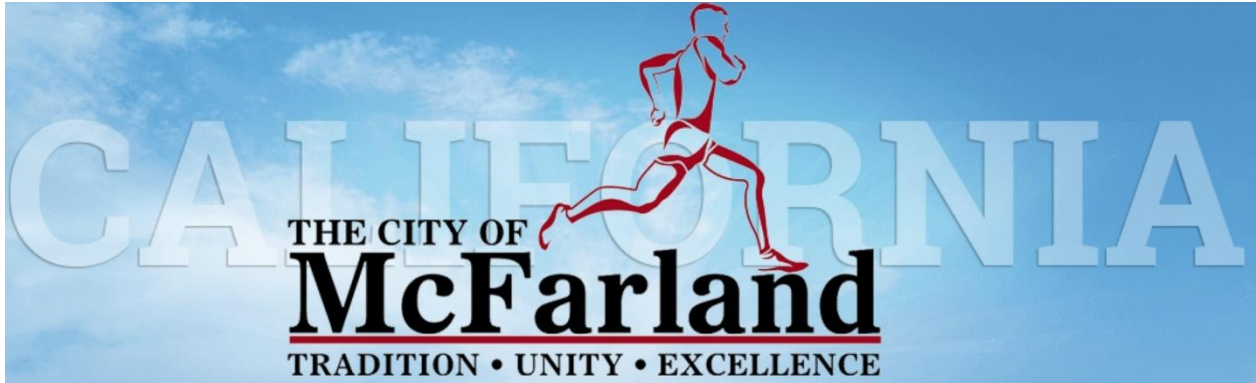
RECOMMENDATION:

City staff recommends the Planning Commission to consider and adopt the resolution

recommending City Council approve General Plan Amendment (GPA 2026-02), Initial Study and Negative Declaration (Resolution No. 2026-5), Pre-Zoning Ordinance (1-2026), and approve initiation of proceedings for Annexation 21 (Resolution No. 2026-4).

ATTACHMENTS:

1. Exhibit A - Environmental Document
2. Exhibit B - Site Proposal
3. EXHIBIT C - PRE-ZONING MAP
4. Exhibit D - Land Use Map
5. EXHIBIT E - PLAN FOR SERVICES



Initial Study and Negative Declaration for Amendment to General Plan & Annexation #21

City of McFarland

Submitted by the City of McFarland

4/29/2026

Prepared by:

De Lapide & Associates, Inc.

delapide@outlook.com

Acknowledgments

City Council

Saul Ayon, Mayor

Ricardo Cano, Vice Mayor

Anita Gonzalez, Councilmember

Maria Perez, Councilmember

Martin Gutierrez, Councilmember

Planning Commission

David Soto, Commissioner

Jim White, Member

Jose "Jay" Hernandez, Member

Victor Oropeza, Member

Juan Munguia, Member

City Staff

Diego Viramontes, City Manager

Megan Snyder, Community Development Director

Brianahi De Leon, Senior City Planner

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Preamble

The California Office of Planning and Research (OPR) issued the CEQA Technical Advice Series (OPR, December 2004 Edition) to clarify aspects of the California Environmental Quality Act. According to the Technical Advice:

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.

In preparation for the adoption of the 2040 McFarland General Plan, The City of McFarland prepared a Draft Program EIR, filed it with the State Clearinghouse, received comments, addressed the comments, and filed a Final EIR. The 2040 General Plan is separated into thematic elements. All elements must be consistent with each other. Seven elements are required for all General Plans in California, with two further elements required for communities meeting certain criteria that exist in McFarland. Optional elements may also be included and carry the same legal force and status as the required elements. The General Plan includes five optional elements. The fourteen elements are:

- **Required:** Land Use, Circulation, Housing, Safety, Conservation, Open Space, and Noise
- **Required in San Joaquin Valley Air Pollution Control District:** Air Quality
- **Required in Disadvantaged Communities:** Environmental Justice
- **Optional:** Economic Development, Health, Community Design, Public Facilities, and Sustainable Agriculture

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 lay 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 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.

Both the 2040 General Plan and the Final General Plan EIR are available to the General Public. The electronic copies of the documents are accessible at the City's website: www.mcfarlandcity.org; hard copies are available at City Hall.

City of McFarland
401 West Kern Ave.
McFarland, CA 93250

Summary of Project Information

<i>Project Title</i>	General Plan Amendment and Annexation #21, North McFarland
<i>Lead Agency</i>	City of McFarland 401 West Kern Ave. McFarland, CA 93250
<i>Contact Person & Phone</i>	Megan Snyder, Community Development Director 661-792-3091 msnyder@cityofmcfarland.ca.gov
<i>Project Location</i>	Parcels 060-030-08 & 060-030-12 property north of Elmo Hwy., McFarland. Garzoli Avenue demarcates its western boundary and Davis Avenue demarcates its eastern boundary.
<i>Applicant</i>	Benjamin Marin
<i>General Plan Designation</i>	Agricultural use (temporary)
<i>Zoning</i>	Pre-zoning for C-2 (which permits a wide array of uses)
<i>Surrounding Land Use</i>	Residential and commercial (to the south); Agriculture (to the north); other existing developments (to the west and east)
<i>Description of Project</i>	General Plan Amendment and Annexation of Parcels 060-030-08 & 060-030-12 in North McFarland into City limits and conversion of the approximately 126-acre property into a C-2 district, which permits a wide array of land uses.
<i>Other Approving Agencies</i>	Kern County LAFCO
<i>Native American Consultation</i>	With assistance from the Native American Heritage Commission, the City identified and contacted nineteen Native American Tribes in 2021 during preparation of the Program EIR on the 2040 McFarland General Plan. Responses indicate the project area (consisting of the City of McFarland and its sphere of influence) is outside ancestral homes for which the Tribes did not request consultation.
<i>Other Information</i>	Consistent with the CEQA Technical Advice (OPR, December 2004 Edition), this Initial Study & Negative Declaration tiers upon the Program EIR of the 2040 McFarland General Plan.
<i>Compatibility of Project</i>	The annexation of the area, which is contiguous to the City, and the potential mixture of land uses are consistent with the vision and policies of the 2040 McFarland General Plan.

1.0 Project Information

1.1. **Project:** General Plan Amendment and Annexation #21, North McFarland

1.2. **Lead Agency:** City of McFarland, 401 West Kern Ave. McFarland, CA 93250

1.3. **Contact Person & Phone:** Megan Snyder, Community Development Director, 661-792-3091.
msnyder@cityofmcfarland.ca.gov.

1.4. **Project Location:** Within City of McFarland, comprising parcels 060-030-08 & 060-030-12 north of Elmo Hwy., McFarland. 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.

1.5. **Applicant:** Benjamin Marin

1.6. **General Plan Designation:** Agricultural use (temporary)

1.7. **Zoning:** Pre-zoning for C-2 (which permits a wide array of uses)

1.8. Project Location And Setting

1.8.1 The City of McFarland

The City of McFarland sits in the northern section of Kern County within California's Central Valley. **Figure 1** displays the location of McFarland in relation to the State of California and Kern County. The City is located along Highway 99, approximately 25 miles north of Bakersfield and approximately seven miles south of Delano. McFarland's 2022 boundaries encompass approximately three-square miles of land consisting of mostly residential, institutional, and agricultural uses. McFarland's Sphere of Influence and the surrounding area are primarily under agricultural use. **Figure 2** displays the proposed land uses in the 2040 McFarland General Plan.

Figure 1: Location of McFarland within California and Kern County

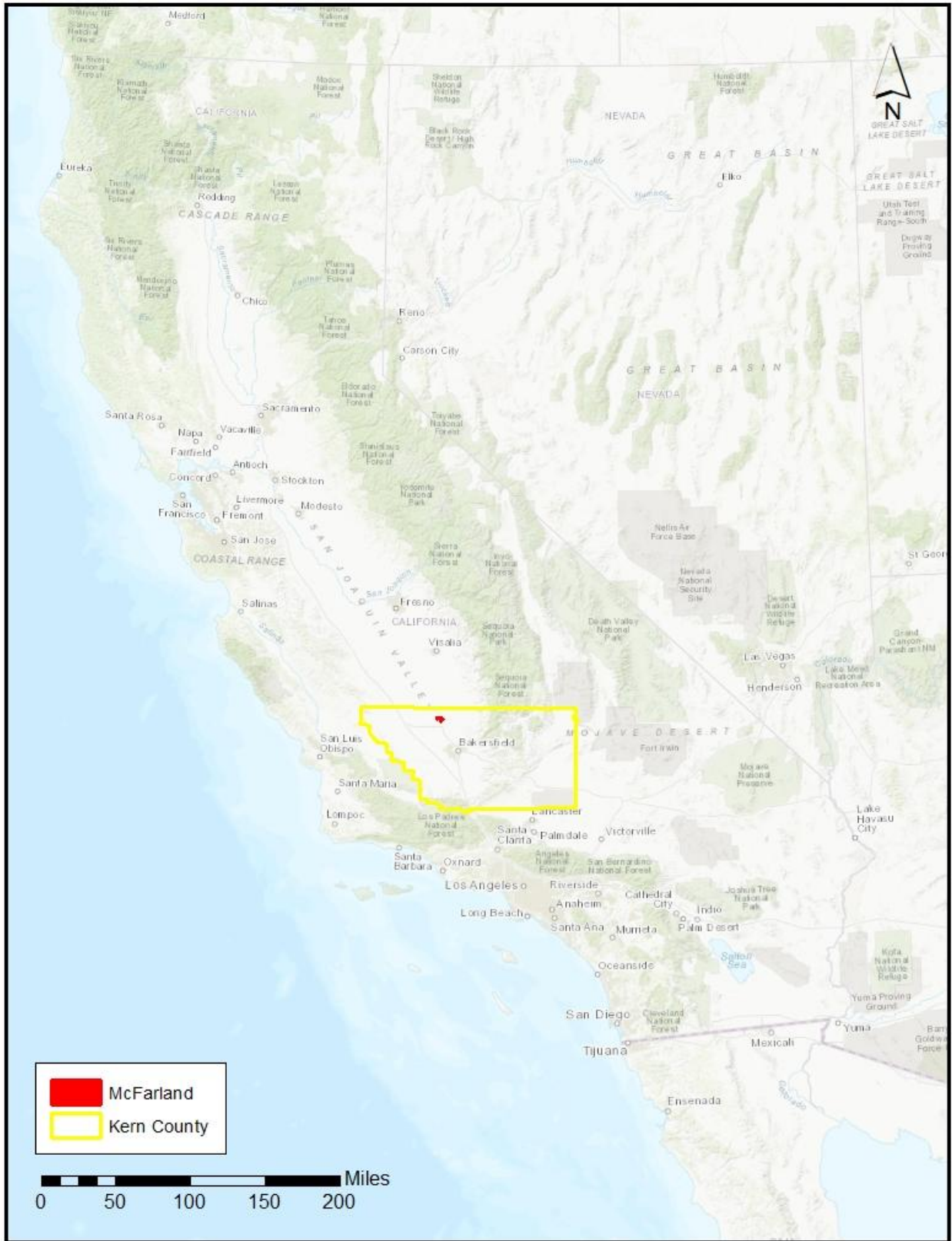
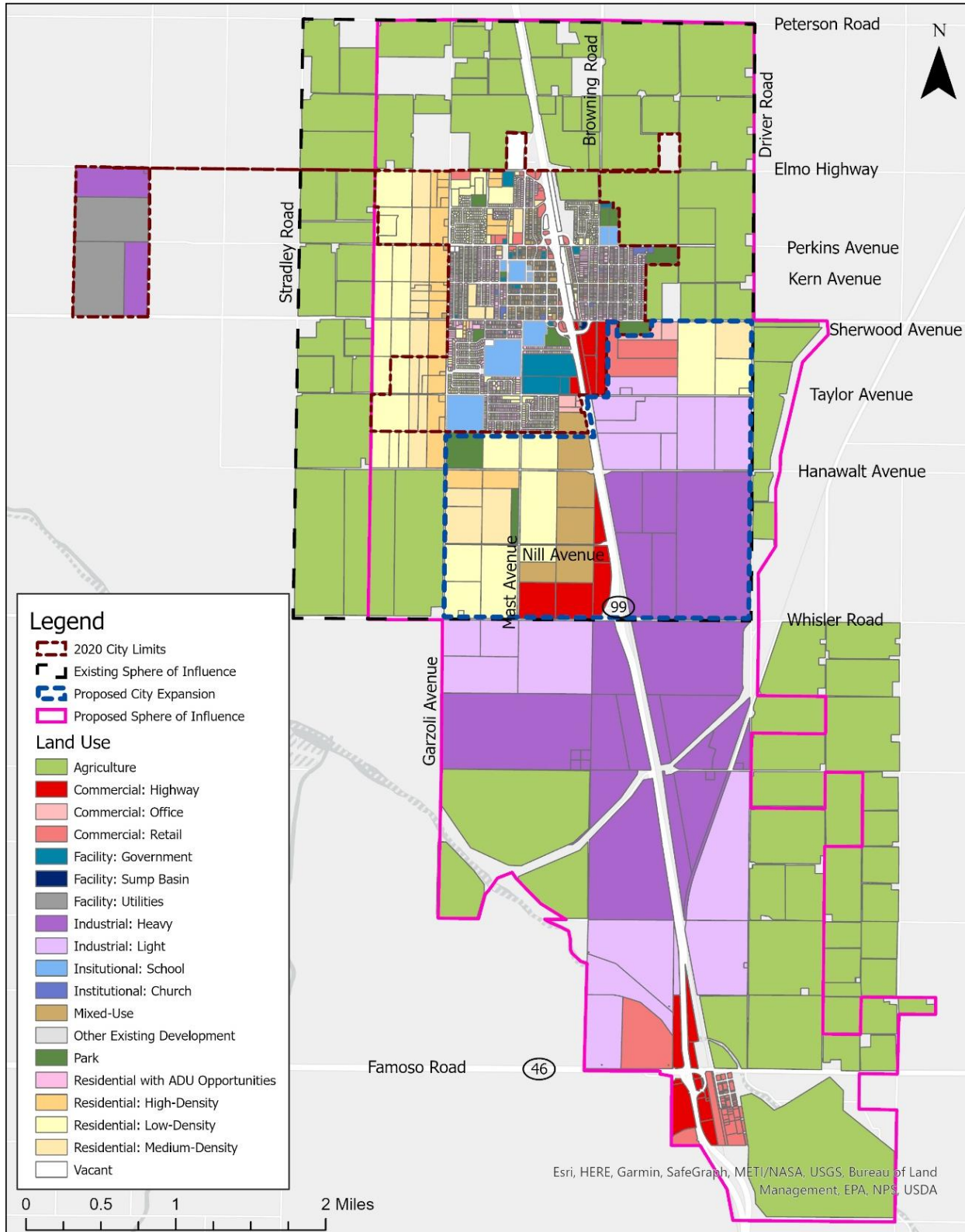


Figure 2: Proposed Land Use in the 2020 McFarland General Plan



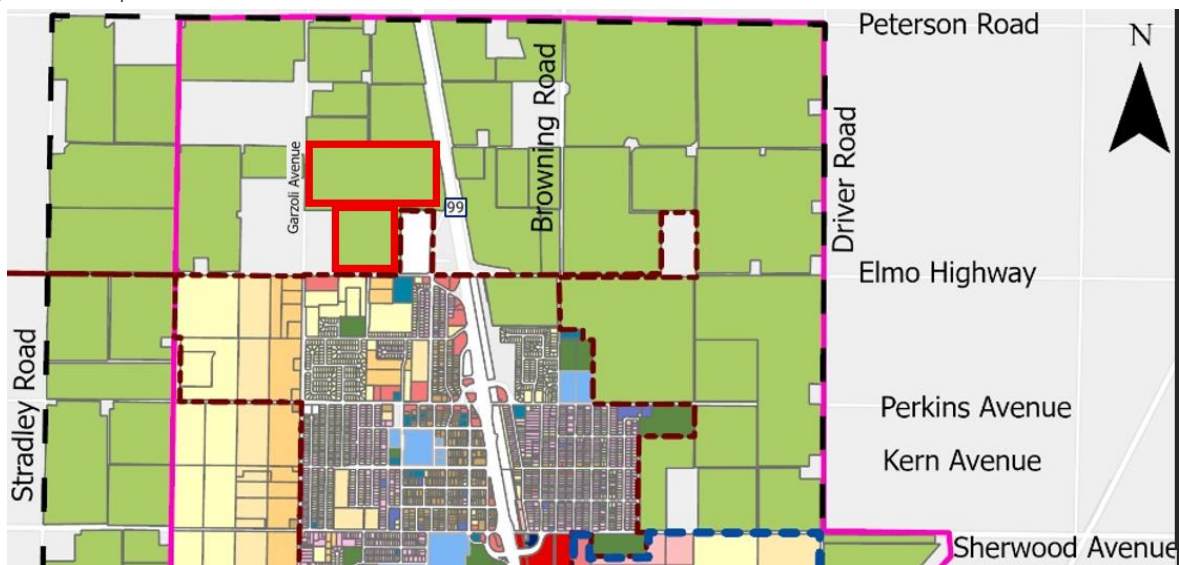
1.8.2 Annexation #21 Project Location

The proposed Annexation #21 area covers two contiguous parcels (060-030-08 & 060-030-12) north of Elmo Hwy., McFarland. Elmo Hwy marks the boundary of the area on the south, with Garzoli Ave on the west, and Davis Avenue on the east. Davis Avenue is a western frontage road that is adjacent to SR 99. The project area is right outside the City limits, but within McFarland’s sphere of influence. **Figure 3** (also showing as Appendix A) identifies the location of the annexation area on the northern edge of the City. **Figure 4** identifies land use proposals under the General Plan within the Residential Development Plan area. The General Plan designates one of the parcels for temporary agricultural use pending future need to expand the City limits into that part of its sphere of influence as Figure 4 and Figure 2 show. Figure 2 also shows a complete legend for land use designations under the General Plan.

Figure 3: Location of Annexation #21 Area in McFarland



Figure 4: Proposed General Plan Land Use in Annexation #21 Area



1.9. Project Description

1.9.1 Annexation #21: Multi-Use Development Plan Proposal

The project involves a general plan amendment and annexation into City limits of contiguous parcels 060-030-08 & 060-030-12 in North McFarland. The development proposal is to consolidate the two parcels (outlined in Figure 3 and Figure 4) into a Multi-Use Development Plan area with a wide array of permitted land uses under the C-2 designation. **Figure 4** shows that portions of the southern and eastern boundaries of Annexation #21 area adjoin McFarland City limits. Appendix B is an aerial view depicting existing uses of land in the vicinity of the project area.

1.9.2 Annexation #21: Parcels and Land Use Designations

Figure 5 is a copy of the Assessor's Map for the parcels that constitute the Annexation #21 area. **Figure 6** confirms that the parcels are not under Williamson Act contract. Their use for agriculture was therefore temporary, pending the expansion of the City into those parcels intended for future urban development. **Figure 7** reveals further that the parcels were not designated prime farmland, unique farmland, or farmland of statewide importance.

The proposed project area covers approximately 124.26 gross acres. **Table 1** is the list of Assessor's parcels within the proposed annexation area. The table also shows the original (temporary) land use designations and the modified land uses under pre-zoning of parcels 060-030-08 & 060-030-12. Overall, there is good consistency in land use designations between the original (which was only temporary) and modified uses on the parcels. The most noticeable change is the conversion of future urban land under temporary agricultural use into urban land under the C-2 zoning designation.

The designation, C-2, refers to a "Commercial Zone", but the municipal code also permits a mixture of uses with multi-family residential at 16 to 24 dwelling units per acre in such zones. Chapter 17 of the McFarland Municipal Code identifies a wide array of permitted land uses in C-2 zoning districts (17.80.020) as follows:

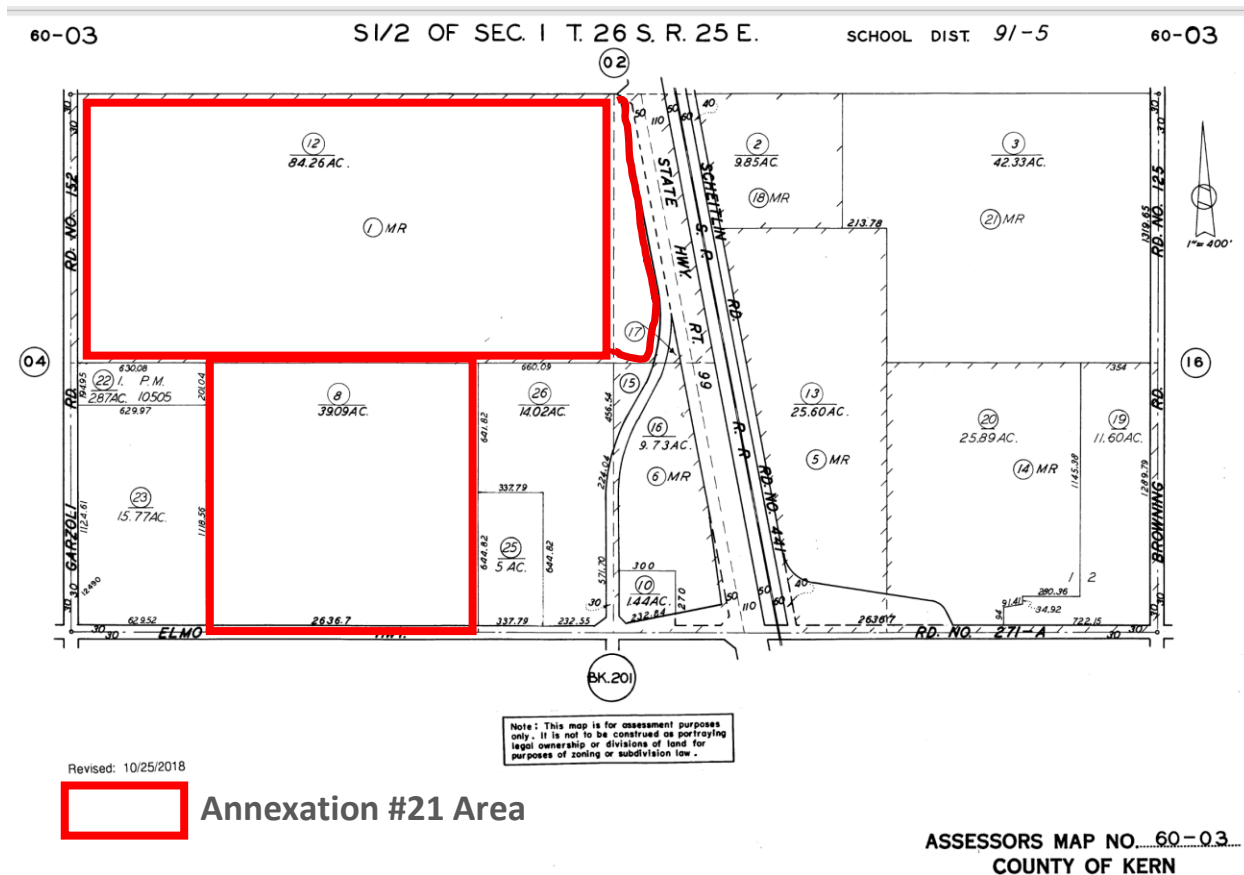
- A. Any use permitted in the C-0 and C-1 zones, which include versions of the land use categories listed next in item B of this list.
- B. Many subcategories of the following land use categories:
 1. Residential uses (including community care facility; condominium; duplex; emergency shelter; fraternity or sorority house; residential hotel).
 2. Recreation, Entertainment, and Tourist Facilities
 3. Commercial uses
 4. Institutional uses
 5. Miscellaneous uses (which include day-care, storage, and parking, among others).
- C. Accessory buildings
- D. Emergency shelters.

Appendix C has additional details covering the list of uses permitted under the C-0, C-1, and C-2 districts.

Table 1: List of Parcels with Modified Land Uses and Sizes in Annexation #21 Area

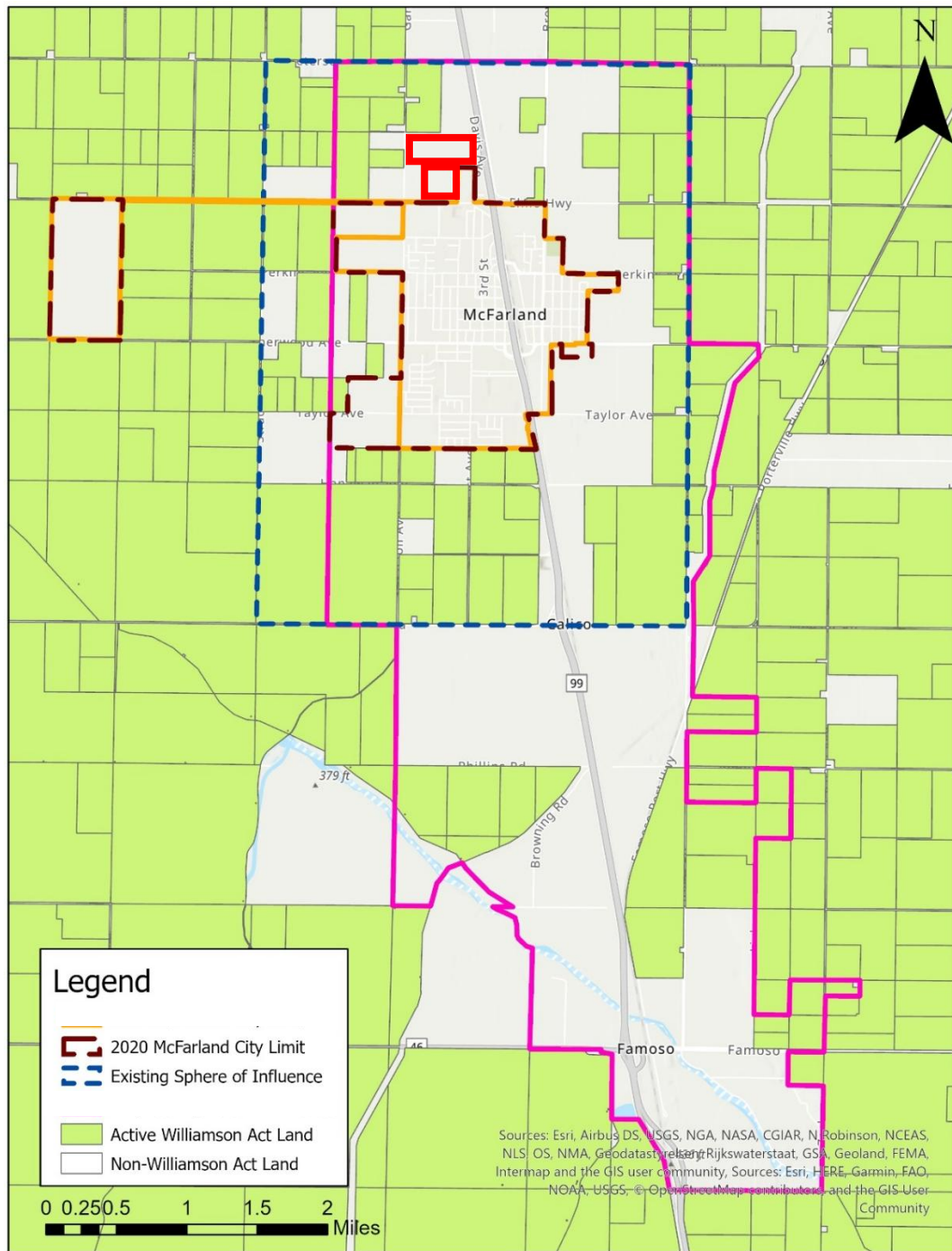
Assessor's Parcel Number (APN)	Acreage	General Plan Land Use Designation [Temporary]	General Plan Land Use Designation [Amended for Annexation #21]	Pre-Zoning
060-030-08	39.09	Agriculture	General Commercial	C-2
060-030-12	84.26	Agriculture	General Commercial	C-2
Total	123.35	<i>Acreage includes future internal road rights-of-way</i>		
Boundary Roads	0.96	<i>Acreage of adjoining boundary road right-of-way (Davis Ave.)</i>		
Grand Total	124.26	<i>Acreage includes adjoining boundary road right-of-way</i>		

Figure 5: Assessor's Parcels in Annexation #21 Area



Source: Kern County GIS

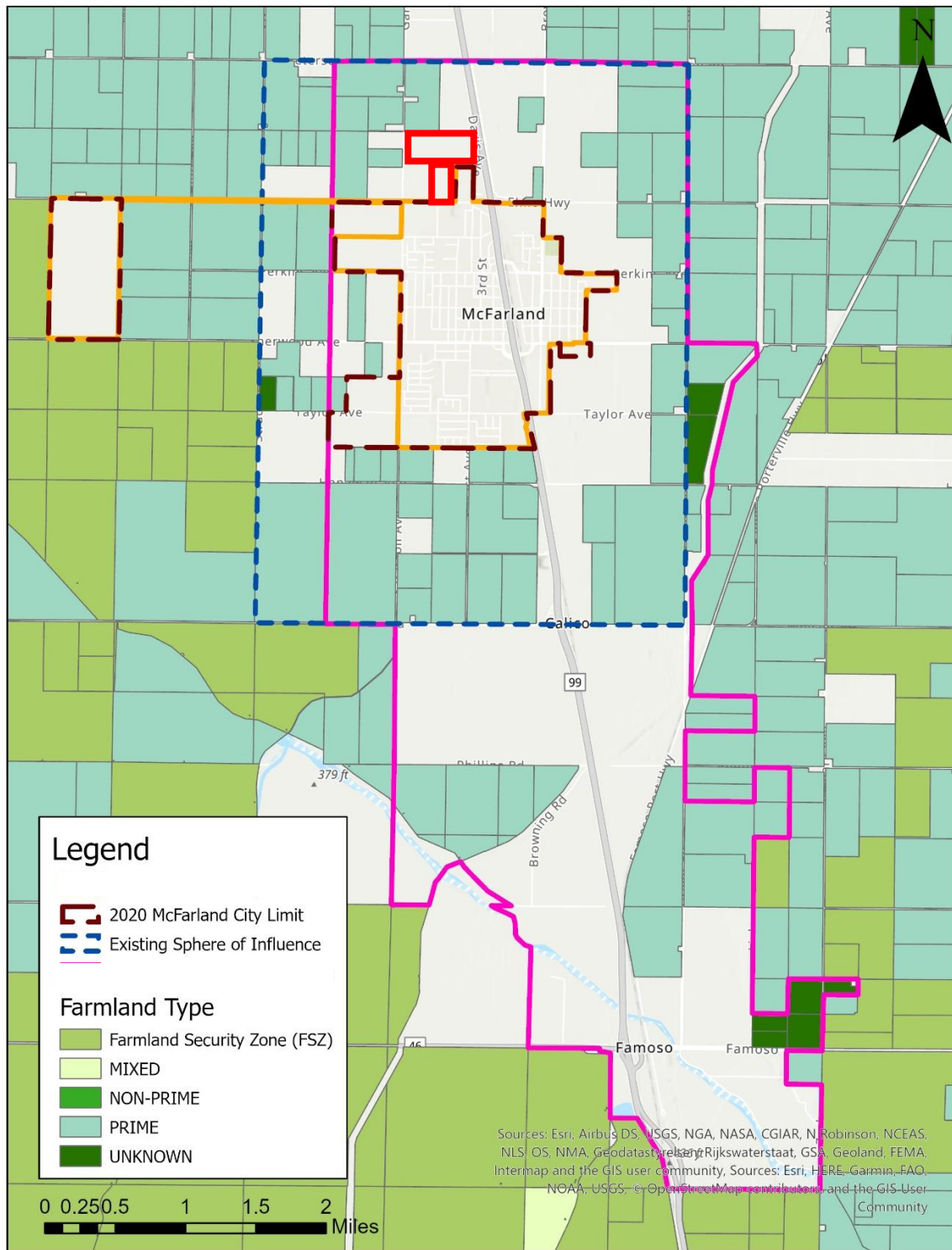
Figure 6: Williamson Act Lands within and around McFarland's Sphere of Influence



Source: Kern County GIS

 **Annexation #21 Area**

Figure 7: Types of Farmland in McFarland's Sphere of Influence



Source: Kern County GIS

 **Annexation #21 Area**

1.9.3 Annexation #21: Distribution of Land Uses

The proposed project is envisioned to be developed within one of the flexible zoning districts defined in the City's Municipal Code. It is anticipated that multiple forms of housing that can meet the needs of households within a range of income groups, a variety of commercial retail, office, and ancillary uses, as well as recreational and entertainment activities may be implemented to be consistent with the provisions of the Municipal Code. However, the exact combination of uses and sizes are to be determined in the future. The pre-zoning has assigned to the parcels McFarland's zoning designations that would become applicable following annexation of the area. This is consistent with the Cortese-Knox-Hertzberg Act (Gov't Code Sections 5600 et seq.), which requires that parcels proposed for annexation are "pre-zoned" prior to annexation.

1.9.4 Compatibility of Proposed Land Uses in Annexation #21 Area with McFarland General Plan

The vision for the proposed development in Annexation #21 Area (which its pre-zoning reflects) will be compatible with the residential and commercial land uses within the part of the city limit that the proposed development project area adjoins. The following are noteworthy:

- Annexation #21 will adjoin existing City boundary thereby avoiding leap-frog development.
- The development site is contiguous with the built-up area of North McFarland. This would limit travel distances for residents between the proposed development and other destinations in the City thereby limiting environmental impacts in the form of energy consumption and pollution related to travel.

Review for intended vs. historic use of land reveal the following:

- Agricultural lands in McFarland are important in that they provide commodities that generate local jobs and income, contribute to the local character of the City, and create habitat for wildlife. McFarland recognizes the economic and cultural importance of agriculture for the community and continues to actively preserve and protect farmland, particularly Williamson Act Parcels.
- Parcels in the Annexation #21 area have in recent years been partially under temporary agricultural use and adjoin other parcels that accommodate housing and other structures related to farming activities. However, the parcels were **neither** under Williamson Act contract, as Figure 6 shows, **nor** are they designated prime farmland, unique farmland, or farmland of statewide importance as Figure 7 shows. Consequently, Annexation #21 parcels have prior intended use for urban development as are other parcels in its immediate vicinity. Therefore, conversion of the parcels to urban uses is consistent with the long-term intent for use of the land to accommodate the needs of a growing population thereby also contributing potentially to alleviating the acute housing shortage in the State.

Reviews for compatibility with the McFarland General Plan reveal the following:

- Annexation #21 adjoins a residential area according to the Land Use Map of the 2040 General Plan. Refer to Figure 2 for the citywide land use map and Figure 4 for a close-up of project area

land use designations under the General Plan. The group of parcels being converted into a **Residential Development Plan** (*Parcels 060-030-08 & 060-030-12*), are to accommodate a variety of uses including residential, commercial, and community uses in addition to an internal network of roads. Development review in the future would assure that land uses would be compatible with each other.

- Annexation #21 Area is wholly outside the 2022 City limits but is within McFarland’s sphere of influence. Refer to Figure 2 and Figure 4. This would require modification to the boundaries of the City limits via the proposed annexation process.
- Since the project area falls within a section of the City’s sphere of influence that already has similar and compatible land use designations, the EIR for the 2040 General Plan covers the area of proposed development.
 - *The development proposal would, however, trigger a need for change to area land use in the General Plan to the appropriate, compatible land uses.*
 - *The circumstances qualify for tiering the environmental documentation for the annexation off the General Plan EIR for a Negative Declaration for the proposed development.*
- The primary land uses intended under the project area’s pre-zoning are consistent with the 2040 McFarland General Plan. Specifically, they are directly compatible with or offer the potential to meet the following policies among others:
 - Policy HO 1.3.1: Accommodate the City’s housing need over the life of the General Plan.
 - Policy HO 1.3.3: Locate new residential developments near amenities such as grocery stores, public parks, and schools.
 - Policy HO 2.2.2: Provide housing alternatives to community residents.
 - Policy HO 3.1.1: Increase affordable housing production.
 - Policy LU 1.1.1: Expand the range of allowable housing types and areas in which they may be built.
 - Program LU 1.2.2.1: Establish strategic mixed-use nodes of commercial and office uses to serve nearby neighborhoods (along Elmo Highway).
 - Policy LU 1.4.1: Preserve open space in new residential developments.
 - Policy LU 2.1.2: Prohibit leapfrog development.
 - Objective CIR 1.5: Provide a supportive environment for active transportation users.
 - Objective CIR 2.2: Improve connections and accessibility for all modes of transportation including walking, bicycling, and public transit.
 - Policy CIR 2.2.2: Improve accessibility for all ages and needs.
 - Objective CIR 3.1: Reduce Vehicle Miles Traveled (VMT).
 - Objective CIR 3.2: Increase pedestrian and bicycle mode share.
 - Policy HTH 2.1.1: Promote alternative modes of transportation for short distance trips.
 - Policy OS 1.1.1: Provide park spaces within a quarter mile of residential neighborhoods.
 - Policy OS 1.2.1: Enhance pedestrian and vehicular access to open space.

- Policy EJ 1.1.1: Address air pollution and its sources.
- Objective 3.2: Link parks, schools, and other public facilities citywide.
- Policy EJ 4.1.1: Promote physically active lifestyles.

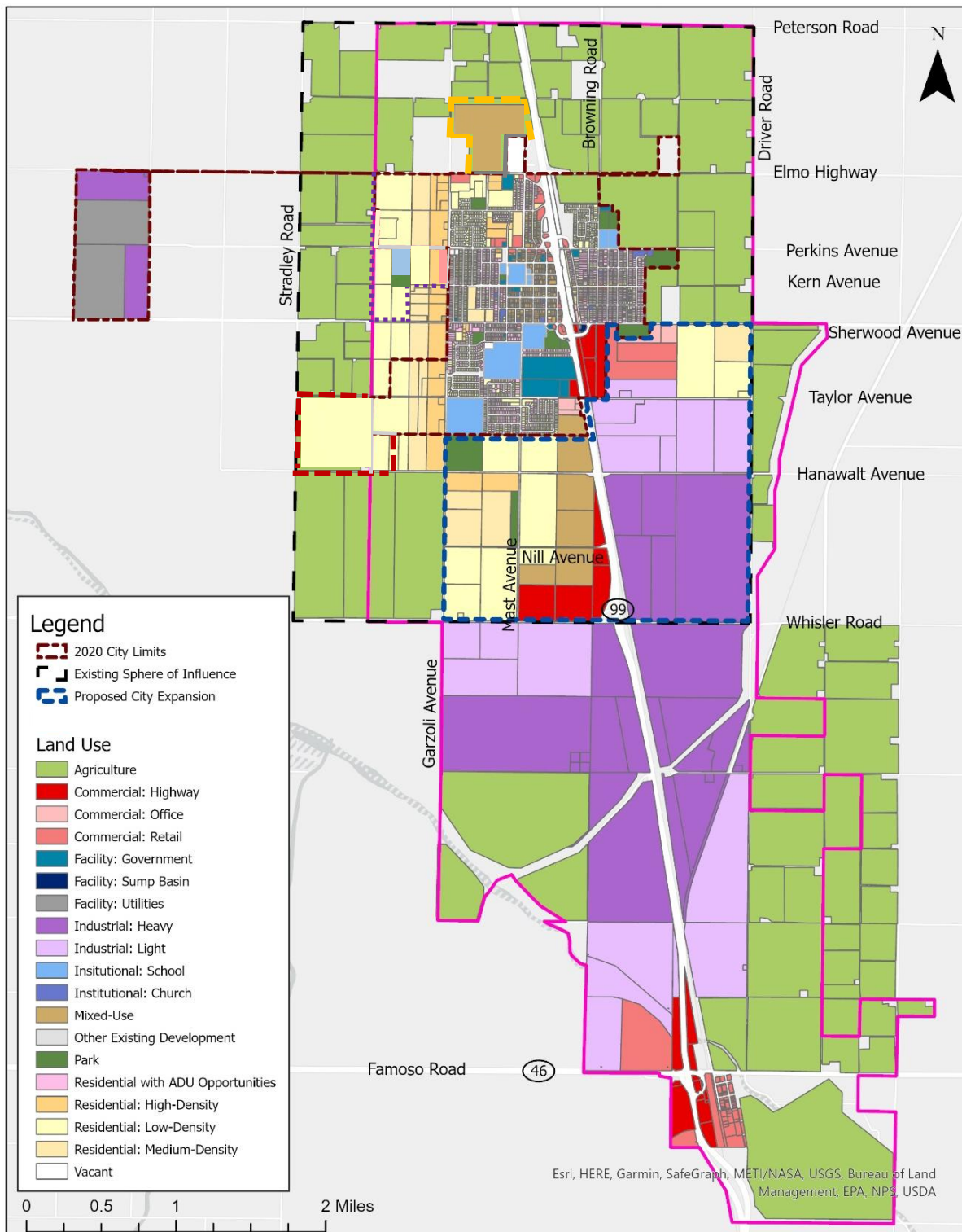
1.9.5 Modifications to City Boundary and Land Uses in Annexation #21 Area

Figure 8 shows the General Plan Land Use Map with two sets of modifications: (a) to City boundaries on the north side to include Annexation #21 Area; and (b) for potential land use designations (tentatively captured as “mixed-use” as a surrogate for the potential future mixture of uses) on affected parcels.

Table 1 identified the key changes to land uses from the original land use map. The following are noteworthy from that table and the modified land use map for the General Plan:

- The parcels of the annexation area were previously under agricultural use. They are modified to tentatively capture the potential mixture of uses.
- Upon the amendment to the General Plan and annexation, the new City boundary would wrap around the Annexation #21 parcels as Figure 8 depicts.

Figure 8: Modified McFarland City Boundary and Land Use on General Plan Land Use Map



- Modified City Boundary for Annexation #19 Area
- Modified City Boundary for Annexation #20 Area
- Modified City Boundary for Annexation #21 Area

1.10. Other Required Agency Approvals

Externally, the City will consult with Kern County LAFCO for approval. Besides LAFCO, no other external agency is required to approve the annexation project.

Internally, pertinent departments of the McFarland city government will conduct reviews of the application in accordance with established procedures of the City and make recommendations to the Planning Commission. Ultimately, the City Council will act with consideration of input from the Planning Commission in giving authorization to initiate annexation.

1.11. Native American Consultation

Consistent with regulations of the State of California (e.g., SB 18, AB 52, et al), the project team initiated consultation with Native American Tribes likely to be traditionally and culturally affiliated with the project area as part of the General Plan EIR process. With assistance from the Native American Heritage Commission, the project team identified nineteen Native American Tribes and contacted each via a letter in 2021. The Appendix to section 1.6 of the Final Program EIR on the 2040 McFarland General Plan includes a list of Tribes contacted and responses received, if any, as well as copies of the letters sent to the Tribes. Overall, responses indicate the project area is outside ancestral homes for which the Tribes did not request consultation.

1.12. Summary Of Environmental Factors Potentially Affected

In accordance with Section 15125 of the CEQA Guidelines, the Program EIR on the 2040 McFarland General Plan analyzed the programmatic and cumulative environmental impacts that would possibly result from the adoption of the 2040 McFarland General Plan, which includes the long-term vision, policies, and programs for housing. This section identifies the required topics of discussion. Subsections of the next section summarize the respective impacts of the proposed Plan under these topics. Specific environmental conditions relate to individual topics and detailed discussion of impacts are available in sections 4.1 through 4.20 of the Final EIR. The topics include the following:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Facilities
- Recreation
- Transportation
- Utilities
- Energy
- Tribal Cultural Resources
- Wildfire
- Mandatory Findings of Significance

2.0 Evaluation of Environmental Impacts

This section presents a summary of the analyses on the potential environmental impacts that may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 1.1 through 1.9) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses, which are listed in increasing order of severity; they are:

1. **No Impact.** Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. **Less than Significant Impact.** The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. **Potentially Significant Unless Mitigated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
4. **Potentially Significant Impact.** Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

The summary tables that follow list the four possible responses in decreasing order of severity for each of the required topics of discussion.

2.1 Aesthetics

Would the proposed plan:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?				X
2. Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

AE – 1: There are no officially designated scenic vistas or viewsheds in the City of McFarland. As a result, the Annexation #21 project (Project) will have **no effect** on scenic vistas.

AE – 2: There are no officially designated State scenic highways in the City of McFarland nor are there any National or California Historic Landmarks in the City. The closest eligible place is the Friant-Kern Canal, which is eligible for National Register of Historic Places (NRPH). The Project will have **no effect** on any scenic highways or historic landmarks.

AE – 3: The proposed developments in the Project would be contiguous to the City and the development review process will assure preservation of the visual character of the City. The Project will have **no negative effect** on the visual character of the City.

AE – 4: Build-out of developments from the Project would create new, but minor sources of glare and light. Any new lighting installed under the Project would increase safety and security for residents and visitors and result in a **less than significant impact**.

2.2 Agricultural Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

AG – 1: Agricultural lands in McFarland are important in that they provide commodities that generate local jobs and income, contribute to the local character of the City, and create habitat for wildlife. While some designated urban land under temporary agricultural use may be converted to urban land uses under the Annexation #21 project (Project), the parcels of land under consideration are not under Williamson Act contract nor are they designated prime farmland, unique farmland, or farmland of statewide importance. Overall, use of the land for its intended urban purpose would result in a **less than significant** effect.

AG – 2: McFarland recognizes the economic and cultural importance of agriculture for the community and continues to actively preserve and protect farmland, particularly, Williamson Act Parcels. Annexation #21 project area is not under contract and thus its conversion to housing in order to accommodate the growing population in the long term would not result in loss of Williamson Act land. Therefore, the Project will have a **less than significant** impact on zoning and Williamson Act Parcels.

AG – 3: There is no forest land or timberland zoned for timberland production within the City of McFarland. The Project will have **no impact** on forest or timberland.

AG – 4: There is no forest land within the City of McFarland. The Project would have **no impact** on the loss of forest land to non-forest use.

AG – 5: Agricultural resources are directly threatened by urban development as well as urban growth. McFarland is committed to preserving its agricultural resources; however, while long term buildout of housing may impact the agricultural environment by changing the activities occurring on adjacent properties, Annexation #21 parcels have prior designation for urban development as are many of the parcels in the immediate vicinity. This would cause the overall impact to be **less than significant**.

2.3 Air Quality

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Conflict or obstruct implementation of the applicable air quality?			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
3. Expose sensitive receptors to substantial pollutant concentrations?			X	
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

AQ– 1: McFarland, like the rest of the San Joaquin Valley area, is in attainment with the federal PM 10 standard, but not with the federal PM 2.5 standard, and the area is not in attainment with state PM 10 or PM 2.5 standards, making the area not in attainment with federal nor with state ozone standards. Features within the Annexation #21 project (Project) promote contiguous growth with intensification of development, thus increasing the use of alternatives to the auto like walking, biking, and transit causing the overall impact to be **less than significant**.

AQ – 2: The SJVAPCD has published two state implementation plans (SIPs) which address ozone and particulate matter, for which the Basin fails to meet attainment standards. Housing Elements are typically considered consistent with SIPs if they do not increase population or VMT above that projected in the Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS). The Project does not exceed these growth assumptions. The SJVAPCD also published a CEQA assistance document, the “Guidance for Assessing and Mitigating Air Quality Impacts” (GAMAQI) which provides specific mitigation measures to be applied to projects in the Basin. Projects in the City, such as subdivisions will undergo project level CEQA review and are subject to the provisions of the GAMAQI. Overall, the Project will have a **less than significant** impact.

AQ – 3: The Project could contribute to the existing violation of several air quality standards or contribute to an existing or projected air quality violation; however, the air basin covers a large region

and includes many large agricultural operations and major urban areas including the City of Fresno. The Project includes several policies and actions that will help to mitigate future air pollutant emissions and protect sensitive residential receptors such as nursing homes. Overall, the Project will have a **less than significant** impact.

AQ- 4: Considering the small size and rural location of the City of McFarland and the separation of incompatible uses, the Project will **not have a significant impact** on the exposure of substantial numbers of people to emissions.

2.4 Biological Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
3. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

BIO- 1: McFarland is home to a few species that have been historically protected under federal and state regulations. Four species that have been on and off the endangered and threatened species lists

over the past years include the Swainson's hawk (*Buteo swainsoni*), Burrowing owl (*Athene cunicularia*), Tricolored Blackbird (*Agelaius tricolor*), and the San Joaquin Kit Fox (*Vulpes macrotis mutica*). Impacts to these species will be mitigated from the federal and state regulations. Furthermore, the Annexation #21 project (Project) does not propose development in existing wildlife or natural habitat areas. While, infill development is prioritized, new development will avoid sensitive areas, and areas of the City that are environmentally sensitive are intended to be preserved resulting in a **less than significant** impact to protected species.

BIO – 2: There are no wetlands or riparian habitats or other sensitive natural communities in McFarland; therefore, the Project will have **no impact** on any riparian habitat or other sensitive natural community.

BIO – 3: The City is nearly surrounded by croplands and Williamson Act lands and the policy is to preserve prime farmland, which controls the development envelope. Otherwise, the regional geography poses low fire risk to McFarland, the City lacks wetlands, forested areas, or other sensitive habitat that might hinder development. While there is a slight potential for interruption of the hydrological cycle with impervious surfaces that come with urban development, the impact will be **less than significant**.

BIO – 4: The Project could result in some impact if new development would interfere with movement of species through corridors, migration patterns, or affect their ability to reach breeding locations, but any impact would be **less than significant**.

BIO – 5: The Project will **not conflict** with any local policies or ordinances protecting biological resources.

BIO – 6: There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that are relevant in this context. Even unforeseen possibilities are considered **less than significant**.

2.5 Cultural: Archeological and Historical Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X
2. Cause a substantial adverse change in the significance of an archeological resource pursuant to 15064.5?			X	
3. Disturb any human remains, including those interred outside of formal cemeteries?			X	

CULT- 1: McFarland does not have any officially designated historic resources leading to a conclusion of **no impact**. Furthermore, the Annexation #21 project (Project) seeks to preserve non-designated historic resources.

CULT – 2: Construction activities associated with buildout of the Project could cause a significant impact to archaeological resources in the plan area by potentially damaging or disturbing as yet undiscovered archaeological deposits through the placement of fill and soil compression. Therefore, the potential for encountering archeological resources could exist in some sections of the City, however the Project overall causes a **less than significant** impact.

CULT – 3: Historically, Native Americans inhabited the region, and historically significant sites within the region have been discovered. There exists the potential of significant impacts if there were unknown sites of human remains discovered during the build-out of the Project. There are no known such sites in key growth areas, resulting in a **less than significant** impact. If any were to be discovered, impacts would both be significant and unavoidable. In the event human remains are discovered during the build-out of the Project, construction must be stopped, and a qualified coroner must be contacted to determine if the remains are of Native American origin. If the coroner makes this determination, the coroner should contact the Native American Heritage Commission within 24 hours.

2.6 Geology and Soils

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X	
2. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?			X	
3. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic related ground failure, including liquefaction?			X	
4. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?			X	
5. Result in substantial soil erosion or the loss of topsoil?			X	
6. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
7. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
8. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	

9. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

X

GEO– 1: Seismic hazard mapping shows that the City has a low seismic hazard potential yet it is at moderate risk for earthquake vulnerability. The closest active fault is six miles west while the closest active and potentially hazardous fault zone is White Wolf Fault Zone, located 55 miles south of McFarland. The White Wolf Fault Zone last erupted in 1952. Therefore, the Annexation #21 project (Project) has a **less than significant** effect.

GEO – 2: Seismic hazard mapping shows that the City has a low seismic hazard potential yet it is at moderate risk for earthquake vulnerability. McFarland has a 25% to 30% chance of experiencing an earthquake greater than magnitude 5.0 within the next 20 years and a 50% to 60% chance of experiencing an earthquake greater than magnitude 5.0 within the next 30 years. Therefore, the Project would place few to no properties in danger of collapse or lives at risk due to ground shaking, causing a **less than significant** impact.

GEO – 3: Liquefaction is the conversion of soil into a fluid-like state. McFarland is not within an area identified as having the potential for liquefaction. Therefore, the probability of loss of life or property due to liquefaction is **less than significant**.

GEO– 4: Earthquake-induced landslide and slope failure occurs when steep slopes composed of weak materials fail because of ground shaking caused by an earthquake. McFarland is not in an area identified as having the potential for earthquake-induced landslide or slope failure. Therefore, the Project will create **less than significant** risk of landslides.

GEO – 5: McFarland’s largest economic sector is agriculture. As most agricultural operations take place outside the built-up area of McFarland, the Project would create **less than significant** loss of topsoil.

GEO – 6: McFarland is not in an area identified as having the potential for earthquake-induced landslide or slope failure or as having the potential for liquefaction. Subsidence typically occurs due to the withdrawal of groundwater, oil, natural gas, or other resource extractive activities. The nearby City of Delano experienced subsidence caused largely by groundwater pumping of the deep aquifer system during the 1950s and 1960s. Although McFarland is at some risk for future ground failure as it is affected by subsidence with seismic ground shaking due to historic water withdrawal, and existing subsidence conditions, the Project’s impact would be **less than significant**.

GEO– 7: Soils susceptible to expansion are high in clay content as they are able to absorb and retain water leading to volume disparities between wet and dry states. The City of McFarland contains sandy soils with little or no clay content (Olive et al., 1989) which will not expand when inundated with water. Therefore, the Project creates **less than significant** risk of loss of life or building damage due to location on expansive soils.

GEO – 8: The City of McFarland relies primarily on the collection and treatment of wastewater through a city-wide sewer system. The City does not rely heavily on the use of septic tanks. In the event that septic tanks are needed to collect wastewater, the nature of the soil in McFarland would adequately support septic tank infrastructure, resulting in a **less than significant** impact.

GEO – 9: McFarland is not known to have paleontological resources. However, construction activities associated with buildout of the Project could result in unearthing paleontological resources.

In anticipation of this slim eventuality, the City of McFarland has adopted the policy that “in the event that archeological or paleontological resource is unearthed or otherwise discovered during construction related activities associated with the Project, all work must be suspended until a qualified archeologist is consulted.” Thus, the Project has a **less than significant** impact.

2.7 Greenhouse Gas Emissions

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs?			X	

GHG – 1: The Annexation #21 project (Project) is envisioned to increase development density which can reduce greenhouse gas emissions resulting in a **less than significant** effect.

GHG – 2: The Project remains consistent with the 2040 General Plan and other relevant policies and plans related to the regulation of GHG emissions. Therefore, the Project results in a **less than significant** impact.

2.8 Hazards and Hazardous Materials

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

HAZ- 1: The transport, use, and disposal of hazardous materials are primarily associated with industry. The Annexation #21 project (Project) focuses primarily on residential, commercial, and entertainment activities and supporting uses so the impact is **less than significant**.

HAZ – 2: Certain industrial and commercial land uses have the potential to create a significant hazard in upset or accident conditions if they involve the use, production, or transport of hazardous materials; however, the Project focuses on retail and service in addition to residential uses resulting in a **less than significant** impact on the environment. Furthermore, this projects is not the type to require CEQA review and mitigation of impacts associated with hazardous materials. In the case that the release of hazardous materials occurs, the City should collaborate with the County, following protocol from the County’s Hazardous Materials Area Plan to carry out a study to evaluate the nature and extent of the contamination, and the potential threat to public health and/or the environment.

HAZ – 3: Most existing and proposed schools are located beyond the quarter-mile threshold from anticipated land uses. The Project focuses on uses that are far from proposed industrial uses resulting in a **less than significant** impact on the environment

HAZ– 4: According to an EnviroStor search conducted in 2019, there were three DTSC cleanup sites within City limits and one cleanup site within the planned annexation south of McFarland. The Project will not change the existing land uses on the contamination sites without mitigation. Additionally, there is a potential for aerially deposited lead (ADL) soil contamination along Highway 99. Projects associated with development along Highway 99 should include soil sampling to test for ADL. Other projects (but not this project) might require CEQA review and mitigation of impacts associated with hazardous materials. Therefore, the Project will create **less than significant** hazard to the public or the environment.

HAZ – 5: While four airports fall within the relative vicinity of McFarland, only three are relatively impactful. Delano Airport’s Sphere of Influence extends south to the border of Elmo Highway, thus providing a constraint to potential development north of that area. However, Delano Municipal Airport (DLO) is an uncontrolled, general aviation airport with a record of low-activity; it primarily serves local light aviation, including flight training and private aircraft, rather than commercial traffic thereby posing little to no conflict with the project area. There is no private airstrip within the Project Area. While no training or other significant military flightpaths cross over McFarland, Edwards Air Force Base, the nearest military installation, has some potential to impact safety in McFarland. Naval Air Warfare Station China Lake could also potentially effect aircraft hazards. The Project will **not impact** airport use.

HAZ – 6: The Project aligns with the General Plan which ensures collaboration with Kern County on the development and implementation of a Disaster and Emergency Preparedness Plan (ERP) as well as supports efforts outlined in the existing McFarland Local Hazard Mitigation Plan. The Project does **not impact** implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

HAZ– 7: McFarland is not included in Local, State or Federal Responsibility Areas or the projected Sphere of Influence within the Fire Hazard Severity Zones. While the City does not lie within a CAL FIRE recognized Fire Hazard Severity Zone, urban structure fires remain a concern and steps to prepare for an emergency will benefit all residents. Additionally, the City of McFarland sits on land designated as Wildland-Urban Interface by the USGS, or the area where significant vegetation or fuel sources lie near human activity. The Sequoia National Forest lies approximately 30 miles to the east of McFarland, and

that eastern half of Kern County qualifies as a significant fuel source and an area of significant fire probability, with many areas falling in a High or Very High Fire Hazard Zone. Although large wildfires are unlikely near McFarland, caution is still warranted due to significant potential fuel sources in the area including agricultural waste, liquid fuel, gaseous accelerants, and other significant local point sources of impact in a city of its size. The Project will expose people or structures, either directly or indirectly to a **less than significant** risk of loss, injury, or death involving wildland fires.

2.9 Hydrology and Water Quality

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
5. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
6. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of			X	

impervious surfaces, in a manner which would impede or redirect flood flows?	
7. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	X
8. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	X

HY– 1: Future development associated with the buildout of the Annexation #21 project (Project) could negatively affect the quality of surface waters. Construction activities, which include grading, excavation, and other earthmoving activities, could expose soils, which can be eroded and deposited into nearby water sources. Increased sedimentation and turbidity from storm water runoff could lead to lower oxygen levels and increased algal growth, which could harm aquatic life. Post-construction impacts to water quality and waste discharge are due to an increase of impervious surfaces creating changes to storm water amount and quality. An increase of impervious surfaces also could lead to an increase of pollutants that enter storm water runoff. Urban runoff can potentially carry oil and grease, metals, sediment, pesticide, and chemical residues from roadways, parking lots, and rooftops, depositing them into nearby waterways. Development from the Project is required to comply with State and local water quality regulations that are designed to protect water quality during construction. Complying with the standards and regulations will prevent the Project from violating any water quality standards related to waste discharge. Therefore, the Project’s impact will be **less than significant**.

HY – 2: The future development in the Project area would result in an increase in impervious surfaces which may interfere with groundwater recharge. However, regulations for stormwater require various measures that aim to improve on-site retention and drainage improvements, which when adhered to should result in a **less than significant** impact.

HY – 3: Development of the Project would involve vegetation removal, earth excavation and grading, and the construction of new structures. These activities could have an impact on the drainage pattern through an increase in erosion from construction activities and an increase in impervious surfaces. However, erosion control measures are to be implemented and regulated for any proposed project greater than one acre resulting in a **less than significant** level. Individual projects are also to mitigate any on-site or off-site erosion impacts.

HY– 4: Build-out of the Project will increase the number of impervious surfaces within the City. Drainage patterns have the potential to be altered through an increase in the rate and volume of stormwater runoff due to the increase in impervious surfaces. McFarland owns nine sump basins for flood and storm control; however, additional sump basins have been identified for future development. This would help to alleviate potential runoff from developments to a **less than significant** level.

HY – 5: An increase in impervious surfaces from the development of the Project could result in an increase in stormwater runoff and pollutants within the stormwater. The increased pollutants include oil

and grease, metals, sediments, and pesticides from the increase in roadways, parking lots, rooftops, and other impervious surfaces. The water quality from stormwater runoff is regulated by the Central Valley Regional Water Quality Control Board (CVWQCB) and the municipal stormwater requirements in the McFarland Storm Drain Master Plan. These requirements and design features aid in offsetting the potential increase in stormwater from increase in impervious surfaces to a **less than significant** level.

HY – 6: An increase in development under the Project could result in alterations to water courses as retention walls, fences, and other structures are situated on land. However, site grading and design guidelines are meant to guard against unnecessary redirection of natural flow patterns, call for creation of retention basins, and preservation of streams and creeks, resulting in an overall **less than significant** impact. Furthermore, individual projects are to undergo project-level analysis to determine if they impede or redirect flood flows and mitigate them, as necessary.

HY– 7: McFarland does not fall within tsunami or seiche zones. However, assessor’s parcel data indicates approximately 457 parcels exist within the 100-year floodplain and 1,081 parcels exist within the 500-year floodplain. These properties account for 55% of homes in McFarland. Approximately 2,380 people live within the 100-year floodplain and 5,540 live within the 500-year floodplain. The Project limits additional residential growth in identified 100-year or 500-year flood plains without appropriate mitigation and the location of this Project is not among them, resulting in a **less than significant** impact.

HY – 8: An increase in development under the Project could increase surface runoff, its pollution, and subsequent degradation of water supply sources. McFarland is in a region with perennial shortage of water and a depleting groundwater aquifer. Growth in people and activities is likely to exacerbate the situation. CVWQCB regulates water quality while Southern San Joaquin Municipal Utility District (SSJMUD) protects and manages groundwater for sustainability ensuring the Project’s impact remains **less than significant**. The Project also remains consistent with SSJMUD’s Sustainable Ground Water Management Plan.

2.10 Land Use and Planning

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Physically divide an established community?			X	
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

LU – 1: The Annexation #21 project (Project) does not include expansion of growth on both sides of Highway 99 which already physically divides the community. To maintain the City’s small-town character and preserve open space, the Project is contiguous to existing development. The proposal in the General Plan to create neighborhood centers and mixed-use arterials, enhanced mobility options for all modes of transportation, and increasing connectivity in the area and throughout the City, would result in a **less than significant** impact.

LU – 2: The Project does **not conflict** with existing land use plans. The Project remains consistent with the 2040 General Plan and updated Zoning Ordinance and Zoning Map.

2.11 Mineral Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, Residential Development Plan, or other land use plan?			X	

MR – 1: Mineral extraction operations do not exist in the City of McFarland, but there are operations within Kern County. The City has restrictions in its municipal code that do not allow mining operations within McFarland. However, expansion in physical development would require extraction of stones, gravel, and sand, which might come from other parts of the region. Therefore, buildout of the Annexation #21 project (Project) could result in a **less than significant** loss of known mineral resources.

MR – 2: As referenced under MR-1, there are no existing mining operations in the City of McFarland. However, the need for building stones, gravel, and sand during expansion in physical development could potentially deplete a local quarry. Therefore, buildout of the Project could result in a **less than significant** loss of a locally-important mineral resource recovery site.

2.12 Noise

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
2. Result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

NOISE– 1: To accommodate future growth, the Annexation #21 project (Project) proposes the conversion of some vacant land to residential facility uses. Noise-sensitive land uses, including open space, public facilities, and residential land uses are proposed outside of normally or clearly acceptable ranges of noise. Furthermore, the proposed land uses do not expose existing sensitive receptors to an unacceptable range of noise. However, with growth in population and activities, there is a chance that noise levels would increase. Therefore, the Project could cause **less than significant** generation of noise levels in excess of the established standards. Additionally, project implementation is to take this issue into consideration and mitigate any potential noise impacts.

NOISE – 2: Ground-borne vibration and noise levels in McFarland are primarily associated with vehicular traffic along SR 99. The railroad is also a significant source of intermittent noise, but its 60 dB contour is entirely contained within the SR 99 60 dB contour. The Project, consistent with the 2040 General Plan,

does not prioritize residential development along SR 99 and within the 60 dB contour. Sensitive land uses are located outside of the unacceptable noise ranges. However, increased activity under the Project could generate additional movement of heavy vehicles that could impact ground vibration. Nevertheless, the Project would **less than significantly** expose people to, or generate, excessive ground-borne vibration or ground-borne noise levels. Furthermore, implementation of the Project is to take this issue into consideration and mitigate any potential noise impacts.

NOISE – 3: There are no aircraft operations, including private airstrip, public airport, or public use airport in the City of McFarland. The closest airport is the Delano Municipal Airport, just over four miles to the north. The 60 dB noise contours calculated for this airport do not extend to McFarland, nor to its planned expansion areas. Therefore, no persons residing or working in the Project area would be exposed to excessive noise levels associated with a private airstrip, public airport, or public use airport, resulting in **no impact**.

2.13 Population and Housing

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

POP– 1: The Annexation #21 project (Project), falls under the 2040 General Plan, which used the cohort-component method of population projection according to State of California guidelines to calculate population growth and number of households. The City of McFarland could need to accommodate up to about 4,500 additional housing units by 2040 in the five targeted key growth areas. This is to meet the needs of natural population increase and those that the target for jobs can induce by 2040 under the General Plan. The City, however, only has to meet a RHNA allocation of 244 units within the 2023-2031 cycle and can accommodate the additional housing units through a combination of infill, mixed-use, and ADU development in the downtown and vicinity plus key housing sites. This Project falls outside one of the key growth areas for new housing but can nevertheless contribute to meeting the allocated need therefore causing **no impact**.

POP – 2: The General Plan can meet population growth and related housing needs through the reoccupation of existing vacant units, redevelopment of existing units in “bad” condition, and developing new units. This Project does not necessitate the displacement of existing housing units, but rather can add to the growth and improvement of the housing stock by constructing new units. It does not involve redeveloping existing units in less than desirable conditions that could displace some occupants even if temporarily. Since the Project would not trigger displacement of people or existing housing units that would necessitate the construction of replacement housing elsewhere, it would have **no impact**.

2.14 Public Facilities

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the following:				
1. Fire protection?			X	
2. Police protection?			X	
3. Schools?			X	
4. Parks?			X	
5. Other public facilities?			X	

PS – 1: McFarland does not lie in any identified fire hazard severity zone. However, the Sequoia National Forest lies approximately 30 miles to the east of McFarland, and that eastern half of Kern County qualifies as a significant fuel source and an area of significant fire probability, with many areas falling in a High or Very High Fire Hazard Severity Zone.

Growth in population and activities have the potential to increase the risk of urban fires which could tax the ability of Fire Protection and Emergency Services. There building standard that the Annexation #21 project (Project) must follow are meant to reduce the risk of fire on houses in McFarland, resulting in a **less than significant** impact.

PS – 2: Population growth has the potential to impact the ability of police services. Currently, the City of McFarland meets the FBI target of one officer per 1,000 residents and with the addition of the project, the City can maintain the standard officer-to-resident ratio. Therefore, the Project would have a **less than significant** impact.

PS – 3: The current teacher to student ratio (1:24) is lower than the national average (1:30). Construction of a new elementary school in 2016 increased facility capacity to 3,804. While the Project

has the potential to increase population, the Project will have a **less than significant** effect on school capacity if it allocates space for additional school facilities.

PS – 4: The Project will have a **less than significant** impact on parks. Refer to the Recreation section (section 2.15) for more details.

PS – 5: The Project has the potential to increase population which would likely increase demand for library services in excess of existing capacity. However, Mitigation PS – 5a in the General Plan EIR accounts for the increased demand and requires the City of McFarland to “Coordinate with Kern County Library to address the specific needs of the community and funding sources required to build library service and other services to meet those needs.” With Mitigation PS – 5a, the Project would have a **less than significant** impact.

2.15 Recreation

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
2. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

REC – 1: There are currently 7 parks and 35 acres of parks in McFarland. While population growth would inevitably require demand for park use, the Annexation #21 project (Project) is expected to dedicate space for additional proposed park land which would serve residents and mitigate overuse of parks to an extent as to result in their deterioration. (This would be consistent with the contents of the General Plan Land Use in the northern parts of the City adjoining Annexation #21.) Therefore, the Project would have a **less than significant** impact.

REC – 2: The Project area is to permit the development of a mixture of residential, commercial, entertainment and supportive land uses which will not require additional recreational facilities beyond what is permitted and therefore will create **no adverse physical impact**.

2.16 Transportation

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
2. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? <i>i.e.</i> , Is VMT exceeding an applicable threshold of significance?			X	
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
4. Result in inadequate emergency access?				X

TRANS – 1: All development under the Annexation #21 project (Project) would be subject to policies, plans, and programs that ensure the performance and safety of users of multiple modal facilities including public transit riders, bicyclists, and pedestrians. For example, all development under the Project would have to comply with the *Complete Streets Act* of 2008 and the *Americans with Disabilities Act* of 1990. The impact of the Project on adopted policies, plans, or programs would therefore be **less than significant**.

TRANS – 2: Potential growth and development as a result of the Project can increase total vehicle miles travelled (VMT). However, anticipated focus of the Project and the keen focus of the General Plan on contiguous and mixed-use development can encourage alternatives to the auto, including non-motorized travel, helping to reduce VMT. Consistent with statewide thresholds of significance, the proposed McFarland General Plan is assessed to produce upwards of a 50 percent reduction in per capita VMT. This is possible because the General Plan includes certain improvements to transportation and land use settings, which are projected to result in lower per capita VMT than existing and other future alternatives including the no project alternative. Therefore, the Project will have a **less than significant** impact on Project generated VMT.

TRANS – 3: All development under the Project would be subject to design and safety standards that are specified within the City of McFarland Municipal Code. The McFarland Municipal Code references, and is subject to, codes established by the State of California that ensure the safety of its citizens. As with current practice, all future roadways would be designed and reviewed in consultation with engineers to determine their compliance with these codes and regulations with regard to hazards and incompatible uses. Therefore, the Project will have **no impact** on hazards due to geometric design.

TRANS – 4: All development under the Project would be subject to design and safety standards, specified under the City of McFarland Municipal Code, which references the California Building Code and portions of the International Fire Code. As with current practice, all future roadways would be designed and reviewed in consultation with engineers to determine their compliance with these codes and regulations with regards to adequate emergency access. Therefore, the Project will have **no impact** on emergency access.

2.17 Utilities

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has (in)adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
5. Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

UTIL – 1: The Annexation #21 project (Project) will result in new growth and infrastructure development in an annexed area of the City of McFarland. This could result in new construction or expansion of storm water drainage facilities. The Annexation #21 area is in the part of the City which does not have a history of major flood events, though it is possible that projected growth could change this as roadway expansion, land use changes and commercial growth and expansion could possibly increase the use of pavement and parking areas. However, programs in the General Plan address infrastructure requirements in order to efficiently capture and divert storm water to reduce the risk of urban flooding for new development and growth of the Project. Increased housing as a result of the Project would also likely require the extension of electric, gas, and wastewater lines as well as telecommunication facilities. However, programs in the General Plan address increased demand for public services and proposed expansion when needed. Therefore, the Project will have a **less than significant** impact.

UTIL – 2: The City has sufficient water supply to serve existing entitlements and resources, but water supply can be a limiting factor to growth. Continuing to monitor water quality is important as the community continues to grow. The current water supply needs to be supplemented by additional sources and continuously monitored for quality to facilitate growth. Additionally, the City of McFarland needs to reduce its water demand regardless of these impacts. Executive Order B-37-16 and Senate Bill X7-7 mandate water demand reduction which can potentially help the City offset demand associated with projected growth. With water conservation policies in the General Plan, the increased water demand as a result of the Project will have a **less than significant** effect on water supply.

UTIL – 3: Projected increase in population and changes in land use would increase demand for the City of McFarland's wastewater treatment facilities and therefore potentially exceed wastewater treatment requirements of the Central Coast Regional Water Quality Control Board, which mandates that all public sanitary sewer systems and treatment facilities comply with State Waste Discharge Order (WDR Order No. 2006-0003-DWQ). There is a planned expansion of the wastewater treatment plant, but due to the pipe size limitation it would only increase capacity for the west side where the Project site is located. The east side has considerably lower capacity for growth, as it is served by only one 8-inch pipe. The General Plan proposed constructing a new facility on the east side of McFarland to accommodate future growth and demand. With the two expansions, the Project would have a **less than significant** effect on wastewater treatment facilities.

UTIL – 4: The Project will result in new growth and infrastructure development in key areas within the City of McFarland and this would increase the need for solid waste collection and disposal. R&F Disposal and Recycling, Inc. would not exceed capacity at buildout. Therefore, the impact would be **less than significant**.

UTIL – 5: Projects in the City, such as subdivisions undergo project level reviews and are subject to the policies in the General Plan to assure compliance with Federal, State, and local regulations and statutes regarding solid waste. Therefore, the Project will have a **less than significant** impact.

2.18 Energy

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

ENE – 1: While the Annexation #21 project (Project) will result in new growth and infrastructure development in key areas within the City of McFarland, focus on contiguous, compact, and infill development can help to prevent excessive consumption of energy. Additionally, the Plan’s efforts to reduce VMT can further reduce energy consumption from transportation related activities. As a result of these progressive actions to conserve energy, per capita natural gas use under the Project can reduce and electricity use can decrease compared to the no project alternative, resulting in a **less than significant** impact.

ENE – 2: All development under the Project would be subject to all applicable renewable energy and energy efficiency plans including federal, state and local regulations. The Project would also be subject to the General Plan policies and programs, which work to help McFarland meet energy conservation standards and goals set by state and local plans. Furthermore, subsequent developments under the Project will undergo City of McFarland Building Department review to ensure they comply with energy conservation standards. Therefore, impact of the Project on adopted policies, plans, or programs would be **less than significant**.

2.19 Tribal Cultural Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in the local Register of Historical Resources as defined in Public Resources Code Section 5020.1(k)?				X
2. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?				X

TRIBE – 1: There are no historic sites, features, places, and cultural landscapes within the City that are listed on the National Register of Historic Places (NRHP). In 2015, McFarland conducted a records search of California Historical Resource Information System (CHRIS) which includes a review of the NRHP, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, the California State Historic Resources Inventory list, and the Office of Historic Preservation (OHP) Historic Property Directory. The records search identified 14 previously conducted studies and 14 cultural resources within the City but not the Annexation #21 project (Project) site and 200-foot buffer. All of the cultural resources are of the

built-environment type and were constructed during the 20th century. Therefore, the Project would have **no impact** on any tribal cultural resources listed on any local or state registry.

TRIBE – 2: A 2015 records search of the California Historical Resource Information System (CHRIS) including a review of the NRHP, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, the California State Historic Resources Inventory list, and the Office of Historic Preservation (OHP) Historic Property Directory identified 14 cultural resources within the City, but not the Annexation #21 project site and 200-foot buffer. However, these resources are all of the built-environment type and were constructed during the 20th century and **will not be impacted** by the Project. Beyond this search, the City reached out to the 19 tribes identified by the Native American Heritage Commission to be historically or culturally associated with the geographic area of the City of McFarland for consultation. McFarland's SOI did not cover any land associated with any of the tribes. Given this information, the lead agency, the City of McFarland, is not aware of any tribal cultural resources that will be impacted by the Project.

2.20 Wildfire

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Substantially impair an adopted Emergency Response Plan or Emergency Evacuation Plan?			X	
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

FIRE – 1: The Annexation #21 project (Project) is a part of the General Plan which includes policies to ensure collaboration with Kern County on the development and implementation of a Disaster and Emergency Preparedness Plan and supports efforts outlined in the existing McFarland Local Hazard Mitigation Plan. Proposed land uses do not interfere with any existing emergency response plans (ERPs). Therefore, the Project will have a **less than significant** impact.

FIRE – 2: According to CAL FIRE, McFarland (and its SOI) does not lie within a Fire Hazard Severity Zone and is at a low risk from fire hazards. The Project, as a result, does not increase exposure of any Project occupants to wildfire spread or wildfire pollutants. While the City does not lie within a CAL FIRE recognized Fire Hazard Severity Zone, urban structure fires and pollutant exposure from nearby higher risk areas outside of McFarland’s SOI remain a concern and steps to prepare for an emergency will benefit all residents. Policies in the General Plan help to mitigate that risk. Overall, the Project will have a **less than significant** impact.

FIRE – 3: As addressed in FIRE-2, McFarland (including its SOI) does not lie within a CAL FIRE designated Fire Hazard Severity Zone and is at low risk of fire hazard. Furthermore, any subsequent subdivisions or development projects required as part of the Project are subject to CEQA review. While the City does

not lie within a CAL FIRE recognized Fire Hazard Severity Zone, urban structure fires remain a concern and steps to mitigate fire risk are still important. Policies in the General Plan help to mitigate that risk. Overall, the Project will have a **less than significant** impact.

FIRE – 4: As addressed in FIRE-2 and 3, McFarland (including its SOI) does not lie within a CAL FIRE designated Fire Hazard Severity Zone and is at low risk of fire hazard. Due to the low risk of fire, there is an exceedingly small likelihood that any wildfire related slope instability, drainage changes, or run off caused by wildfires could occur. Thus, the Project will **less than significantly** impact the risk of downslope or downstream flooding or landslides caused by fire related geological events. While wildfire risk is low in McFarland, urban structure fires remain a concern and steps to mitigate fires risk are still important.

2.21 Mandatory Findings of Significance

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
2. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
3. Have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?				X

From the analyses in the foregoing sections, implementation of proposed land uses within the Annexation #21 Project area (Project) would not result in either limited or cumulative environmental impacts as follows:

MFS-1: It will not reduce fish habitats, threaten to eliminate plant or animal communities, reduce or restrict rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory.

MFS-2: It will not result in impacts that are individually limited, but cumulatively considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

MFS-3: It does not have environmental effects which would cause substantial adverse effects on human beings either directly or indirectly.

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. Project implementation will consider environmental factors and adopt mitigation measures when deemed necessary.

3.0 Certification

3.1 Preparers

On behalf of the City of McFarland, De Lapide & Associates, Inc. prepared the Initial Study for this project.

3.2 Determination

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

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby determined.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or a “potentially significant unless mitigated impact” on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, and nothing further is required.

3.3 De Minimis Fee Determination

Pursuant to Chapter 1706, Statutes of 1990-AB 3158,

It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project pending approval of the No Effect Determination.

[] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

3.4 Environmental Determination

The initial study for this project has been reviewed and the environmental determination, contained in Section 2.0 preceding, is hereby approved.

Megan Snyder, Community Development Director
City of McFarland

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Appendices

Appendix A: Boundaries of Proposed Annexation #21 Area



Appendix B: Aerial View of Existing Land Use in Vicinity of Annexation #21 Area



Appendix C: Permitted Uses in C-0, C-1, and C-2 Zones

C-0 Zones

17.152.030 - Uses permitted in specific zones.

The following uses may be permitted in the zones indicated in this section upon the granting of a conditional use permit.

([Ord. No. 0004-2023](#), § 5, 5-11-23)

17.152.030(1) - C-O zones.

- A. Residential Uses.
 - 1. Community care facility.
- B. Recreation, Entertainment, and Tourist Facilities.
 - 1. Swimming pool, public, indoor only;
 - 2. Tennis club, indoor only.
- C. Commercial Uses.
 - 1. Eating and Drinking Establishments.
 - a. Cafe, or coffee shop.
 - 2. Services.
 - a. Ambulance;
 - b. Placing, storing or maintaining chemical toilets of the type normally transported by semitrailers.
- D. Transportation Facilities.
 - 1. Auto parking garage or lot;
 - 2. Heliport.
- E. Utility and Communications Facilities.
 - 1. Radio, television, microwave, or commercial communications transmitter, receiver, or translator;
 - 2. Utility substation.

F. Institutional Uses.

1. Cemetery, mausoleum, columbarium, or mortuary;
2. Charitable or public service organization;
3. Club or lodge;
4. Convalescent hospital;
5. Crematory, when in conjunction with a cemetery, mausoleum, columbarium, or mortuary;
6. Fire or police station;
7. Hospital;
8. Labor union hall;
9. Post office;
10. Public agency or utility buildings and facilities;
11. Rehabilitation facilities;
12. Sanitarium.

G. Waste Facilities.

1. Community septic disposal system;
2. Sewage treatment plant.

H. Miscellaneous Uses.

1. Day-care center, with extended overnight services;
2. Drainage sump;
3. Flood control facilities;
4. Water treatment plant;
5. Beverage container recycling facilities.

[\(Ord. No. 0004-2023](#), § 5, 5-11-23)

C-1 Zones

17.152.030(2) - C-1 zones.

A. Residential Uses.

1. Community care facility;
2. Condominium;
3. Duplex;
4. Emergency shelter;
5. Fraternity or sorority house;
6. Residential hotel.

B. Recreation, Entertainment, and Tourist Facilities.

1. Golf course;
2. Movie theater, walk-in;
3. Park or playground;
4. Swimming pool, public, outdoor only;
5. Tennis club, outdoor only;
6. Theater, live.

C. Commercial Uses.

1. General Retail Sales.

- a. Nursery, plant;

2. Services.

- a. Ambulance;
- b. Auto wash;
- c. Auto wash, self-service;
- d. Mini-warehouse, for storage of personal household goods, provided there is no outside storage; excludes cargo containers and other temporary storage structures;
- e. Printing, lithography or blueprinting;
- f. Tattoo parlor and body piercing;
- g. Veterinary, including veterinary hospital;
- h. Placing, storing or maintaining chemical toilets of the type normally transported by semitrailers.

- D. Transportation Facilities.
 - 1. Auto parking garage or lot;
 - 2. Heliport.
- E. Utility and Communications Facilities.
 - 1. Radio, television, microwave, or commercial communications transmitter, receiver, or translator.
- F. Institutional Uses.
 - 1. Cemetery, mausoleum, columbarium, or mortuary;
 - 2. Charitable or public service organization;
 - 3. Club or lodge;
 - 4. Convalescent hospital;
 - 5. Crematory, in conjunction with a cemetery, mausoleum, columbarium, or mortuary;
 - 6. Fire or police station;
 - 7. Hospital;
 - 8. Labor union hall;
 - 9. Museum, with outdoor exhibits;
 - 10. Rehabilitation facilities;
 - 11. Sanitarium.
- G. Waste Facilities.
 - 1. Community septic disposal system;
 - 2. Sewage treatment plant;
 - 3. Transfer station, small volume.
- H. Miscellaneous Uses.
 - 1. Day-care center, with extended overnight services;
 - 2. Drainage sump;
 - 3. Flood control facilities;
 - 4. Water treatment plant;
 - 5. Beverage container recycling facilities.

[\(Ord. No. 0004-2023, § 5, 5-11-23\)](#)

C-2 Zones

17.152.030(3) - C-2 zones.

- A. Residential Uses.
 - 1. Residential hotel.
- B. Recreation, Entertainment, and Tourist Facilities.
 - 1. Amusement park;
 - 2. Card room;
 - 3. Movie theater, drive-in;
 - 4. Park or playground;
 - 5. Racetrack or test track, automobile, motorcycle, or horse;
 - 6. Shooting range or gun club;
 - 7. Skateboard arenas, unenclosed;
 - 8. Sports arena, indoor;
 - 9. Sports arena, outdoor;
 - 10. Swimming pool, public;
 - 11. Trade fairs and exhibitions, temporary (fourteen-day maximum), excluding flea markets and swap meets.
- C. Commercial Uses.
 - 1. Services.
 - a. Mini-warehouse, for storage of personal household goods and vehicles, including outside storage;
 - b. Veterinary, including veterinary hospital;
 - c. Advertising sign boards or structures;
 - d. Placing, storing or maintaining chemical toilets of the type normally transported by semitrailers;
- D. Recreational, Entertainment, and Tourist Facilities.
 - 1. Bingo parlor.
- E. Transportation Facilities.
 - 1. Airport, private;
 - 2. Airport, public use;
 - 3. Auto parking garage or lot;
 - 4. Bus depot;
 - 5. Heliport;
 - 6. Taxi depot, including service and storage.

F. Utility and Communications Facilities.

1. Radio, television, microwave, or commercial communications transmitter, receiver, or translator.

G. Waste Facilities.

1. Community septic disposal system;
2. Sewage treatment plant;
3. Transfer station, small volume;
4. Waste-to-energy facility.

H. Institutional Uses.

1. Cemetery, mausoleum, or columbarium;
2. Community or regional correctional and similar involuntary detention facilities;
3. Crematory, when in conjunction with a cemetery, mausoleum, columbarium, or mortuary;
4. Museum, with outdoor exhibits;
5. Zoo.

I. Educational Institutions and Schools.

1. College or university.

J. Miscellaneous Uses.

1. Day-care center, with extended overnight services;
2. Drainage sump;
3. Flea market or swap meet, wholly conducted within an enclosed building;
4. Flea market or swap meet, except within an enclosed building pursuant to subsection 19.32.020(H) of this title;
5. Flood control facilities;
6. Water treatment plant;
7. Automobile trailer courts or camps, house or coach trailers, and public camp grounds;
8. Beverage container recycling facilities.

[\(Ord. No. 0004-2023](#), § 5, 5-11-23)



OWNER	APN	CONSENT
Jose Alberto Duran	060-030-08	
AMM Properties LLC	060-030-12	

Map 5-1: Conceptual Land Use Map

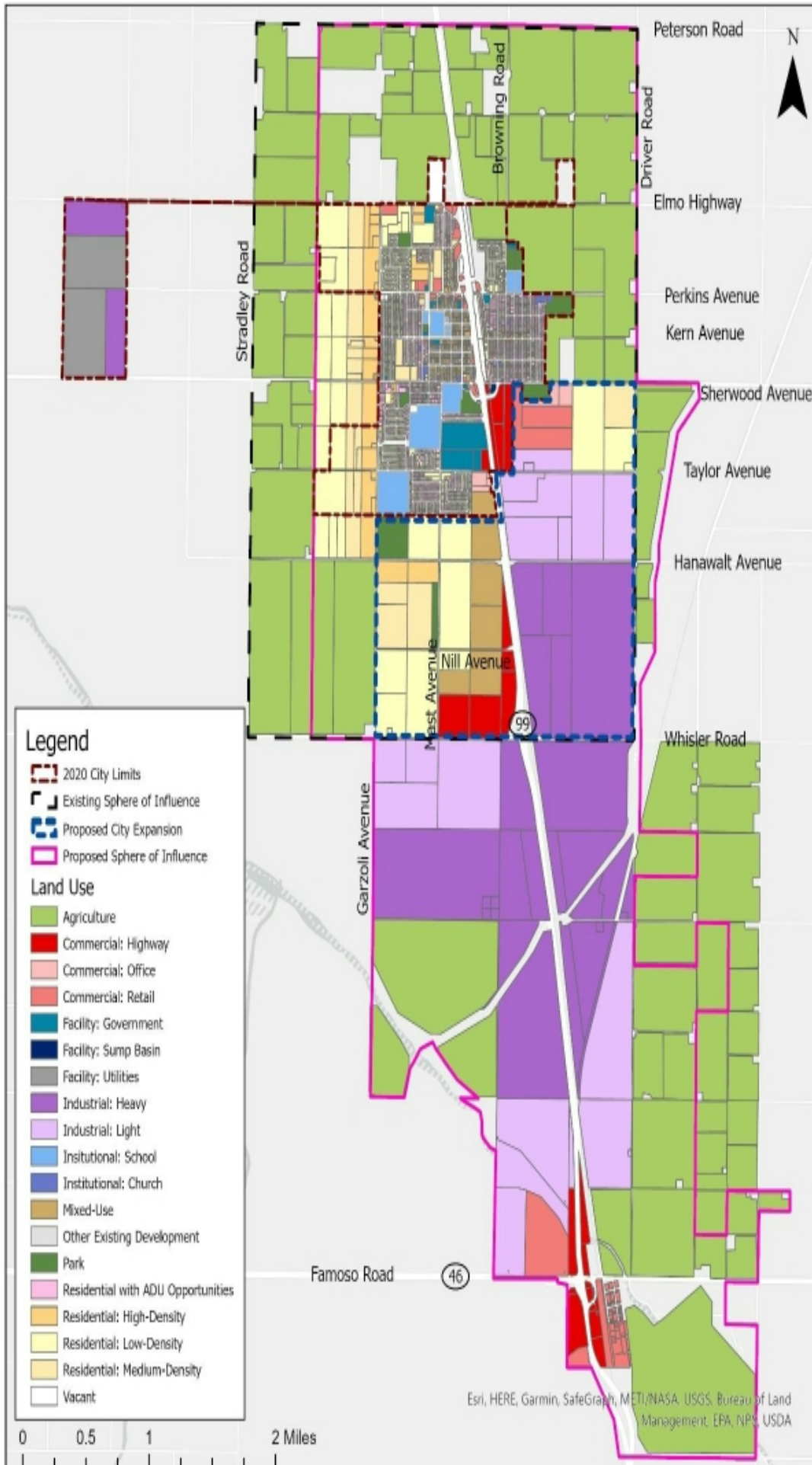


EXHIBIT E

PLAN FOR PROVIDING SERVICES

<u>SERVICES</u>	<u>Agency Which Presently Provides Services</u>	<u>Check Services Which City/District Will Provide</u>		<u>Indicate How Services Provided by City/District will be Financed (i.e., general tax rate or special assessment)</u>
		<u>Upon Annexation</u>	<u>Future Date (Specify)</u>	
Planning	City of McFarland	X		GENERAL FUND
Parks and Rec.	McFarland Parks & Recreation			
Library	Kern County			
Police Protection	City of McFarland	X		GENERAL FUND
Fire Protection	Kern County Fire			
Streets	City of McFarland	X		GENERAL FUND
Construction	City of McFarland	X		GENERAL FUND
Maintenance	City of McFarland	X		GENERAL FUND
Sweeping	City of McFarland	X		GENERAL FUND
Lighting	City of McFarland	X		GENERAL FUND
Flood Control	City of McFarland	X		GENERAL FUND
Sewerage	City of McFarland	X		SEWER FUND
Water	City of McFarland	X		WATER FUND
Other: Refuse	City of McFarland	X		GENERAL FUND WITH CONTRACT WITH CITY'S FRANCHISE HAULER

EXHIBIT E

Please provide the following information, when applicable, only for services which will be provided by the applicant City/District.

<u>Location</u>	<u>Service Level Capacity</u>
Indicate location from which service will be provided (i. e., nearest fire station, library, etc.)	Indicate frequency and availability of service (i. e., street sweeping, response time for emergency services, rec. programs, etc.)

Police	401 W Kern Ave, McFarland CA 93250	24hrs/7days, 8:00-5:00pm Office Hours
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Fire

Parks and Recreation

Library

Streets	401 W Kern Ave, McFarland CA 93250	8:00-5:00pm Office Hours
---------	------------------------------------	--------------------------

Construction/Maintenance

Sweeping

Lighting

Sewer	401 W Kern Ave, McFarland CA 93250	Regular	8:00-5:00pm Office Hours
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Water	401 W Kern Ave, McFarland CA 93250	Regular	8:00-5:00pm Office Hours
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Other: Refuse	401 W Kern Ave, McFarland CA 93250	Regular	8:00-5:00pm Office Hours
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RESOLUTION NO. 2026-4PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA REQUESTING CITY COUNCIL APPROVE THE INITIATION OF PROCEEDINGS FOR ANNEXATION OF TERRITORY TO THE CITY OF MCFARLAND TO BE IDENTIFIED AS ANNEXATION NO. 21

WHEREAS, AMM Properties & Duran Alberto have filed an application proposing consideration of an annexation of the real property described in Exhibit "C" and shown on the map at Exhibit "B" (the "Annexed Area"), both as attached hereto and by this reference made a part hereto pursuant to Section 56654 of the Government Code of the State of California and;

WHEREAS, the Planning Commission recommends the City Council of City has pre-zoned the Annexed Area as shown on Exhibit "C" attached hereto and by this reference made a part hereto; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the State Guidelines Section 15162(a) the lead agency has determined the Initial Study/ Negative Declaration to adequately identify the environmental impacts of the Project as reflected in Exhibit "A" and adopted by the Planning Commission on May, 21, 2026 and is deemed adequate for the annexation; and

WHEREAS, pursuant to Section 15168 of the CEQA Guidelines no further environmental analysis is required; and

WHEREAS, the City has determined that it has sufficient resources to provide adequate public utilities and services to serve the Annexed Area; and

WHEREAS, a plan for providing municipal services within the Annex Area is attached hereto as Exhibit "E" and by reference made a part hereof in accordance with the provisions of Section 56653 of the Government Code and that said plan is consistent with the City's General Plan; and

WHEREAS, this proposal for annexation is made pursuant to the Cortese-Knox- Hertzberg Local Government Reorganization Act of 2000 and it is requested that the proceedings be authorized for annexation in accordance therewith; and

WHEREAS, the reason for the proposed change of organization is that some of the owners of the Annexed Area desire to receive municipal services from the City and have master plans with intentions of developing within the City limits and the City desires to receive tax revenues for the benefits given and to be given to the Annexed Area; and

WHEREAS, the Annexed Area is within and consistent with the City's sphere of influence; and

WHEREAS, the City has received consent to this annexation from all property owners on the Exhibit "B",

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of McFarland that it hereby finds and determines as follows:

1. The foregoing findings and recitals incorporated herein and are true and correct.
2. The City hereby proposes the annexation of the Annexed Area and requests that the Local

Agency Formation Commission conduct proceedings for the proposal pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Sections 56000 et seq.

3. That the names of the officers of the City who are to be furnished with copies of the Executive Officer’s Report and who are to be given mailed Notice of Hearing, if any, are: Diego Viramontes, City Manager, City of McFarland and Brianahi De Leon, Senior City Planner, City of McFarland, all to be notified and sent copies at 401 West Kern Avenue, McFarland, California 93250.
4. The public necessity, general welfare, and good planning practices justify the Project.
5. The Project is compatible with the land use designations and development of surrounding properties and is internally consistent with the McFarland General Plan.

PASSED AND ADOPTED at a special meeting of the Planning Commission of the City of McFarland on May 21, 2026 by the following vote:

	Aye	Nae	Abstain	Absent
David Soto				
Jose Hernandez, Jr.				
Juan Munguia				
Victor Oropeza				
Jim White				

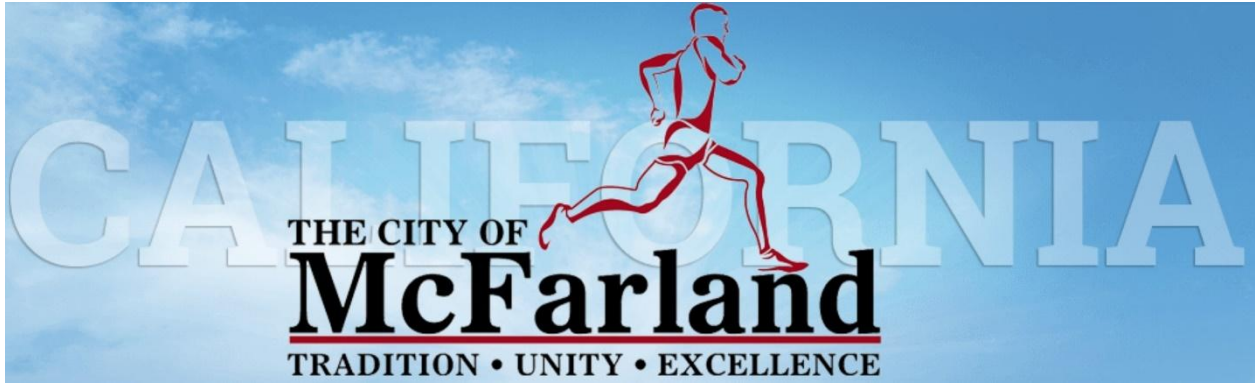
CITY OF MCFARLAND

Jose Hernandez, Chairman

ATTEST:

Erika De La Cruz, City Clerk

I, _____, City Clerk of the City of McFarland, California, DO HEREBY CERTIFY that the foregoing resolution is a true and accurate copy of the Resolution passed and adopted by the City Council of the City of McFarland on the date and by the vote indicated herein.



Initial Study and Negative Declaration for Amendment to General Plan & Annexation #21

City of McFarland

Submitted by the City of McFarland

4/29/2026

Prepared by:

De Lapide & Associates, Inc.

delapide@outlook.com

Acknowledgments

City Council

Saul Ayon, Mayor

Ricardo Cano, Vice Mayor

Anita Gonzalez, Councilmember

Maria Perez, Councilmember

Martin Gutierrez, Councilmember

Planning Commission

David Soto, Commissioner

Jim White, Member

Jose "Jay" Hernandez, Member

Victor Oropeza, Member

Juan Munguia, Member

City Staff

Diego Viramontes, City Manager

Megan Snyder, Community Development Director

Brianahi De Leon, Senior City Planner

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Preamble

The California Office of Planning and Research (OPR) issued the CEQA Technical Advice Series (OPR, December 2004 Edition) to clarify aspects of the California Environmental Quality Act. According to the Technical Advice:

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.

In preparation for the adoption of the 2040 McFarland General Plan, The City of McFarland prepared a Draft Program EIR, filed it with the State Clearinghouse, received comments, addressed the comments, and filed a Final EIR. The 2040 General Plan is separated into thematic elements. All elements must be consistent with each other. Seven elements are required for all General Plans in California, with two further elements required for communities meeting certain criteria that exist in McFarland. Optional elements may also be included and carry the same legal force and status as the required elements. The General Plan includes five optional elements. The fourteen elements are:

- **Required:** Land Use, Circulation, Housing, Safety, Conservation, Open Space, and Noise
- **Required in San Joaquin Valley Air Pollution Control District:** Air Quality
- **Required in Disadvantaged Communities:** Environmental Justice
- **Optional:** Economic Development, Health, Community Design, Public Facilities, and Sustainable Agriculture

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 lay 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 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.

Both the 2040 General Plan and the Final General Plan EIR are available to the General Public. The electronic copies of the documents are accessible at the City's website: www.mcfarlandcity.org; hard copies are available at City Hall.

City of McFarland
401 West Kern Ave.
McFarland, CA 93250

Summary of Project Information

<i>Project Title</i>	General Plan Amendment and Annexation #21, North McFarland
<i>Lead Agency</i>	City of McFarland 401 West Kern Ave. McFarland, CA 93250
<i>Contact Person & Phone</i>	Megan Snyder, Community Development Director 661-792-3091 msnyder@cityofmcfarland.ca.gov
<i>Project Location</i>	Parcels 060-030-08 & 060-030-12 property north of Elmo Hwy., McFarland. Garzoli Avenue demarcates its western boundary and Davis Avenue demarcates its eastern boundary.
<i>Applicant</i>	Benjamin Marin
<i>General Plan Designation</i>	Agricultural use (temporary)
<i>Zoning</i>	Pre-zoning for C-2 (which permits a wide array of uses)
<i>Surrounding Land Use</i>	Residential and commercial (to the south); Agriculture (to the north); other existing developments (to the west and east)
<i>Description of Project</i>	General Plan Amendment and Annexation of Parcels 060-030-08 & 060-030-12 in North McFarland into City limits and conversion of the approximately 126-acre property into a C-2 district, which permits a wide array of land uses.
<i>Other Approving Agencies</i>	Kern County LAFCO
<i>Native American Consultation</i>	With assistance from the Native American Heritage Commission, the City identified and contacted nineteen Native American Tribes in 2021 during preparation of the Program EIR on the 2040 McFarland General Plan. Responses indicate the project area (consisting of the City of McFarland and its sphere of influence) is outside ancestral homes for which the Tribes did not request consultation.
<i>Other Information</i>	Consistent with the CEQA Technical Advice (OPR, December 2004 Edition), this Initial Study & Negative Declaration tiers upon the Program EIR of the 2040 McFarland General Plan.
<i>Compatibility of Project</i>	The annexation of the area, which is contiguous to the City, and the potential mixture of land uses are consistent with the vision and policies of the 2040 McFarland General Plan.

1.0 Project Information

1.1. **Project:** General Plan Amendment and Annexation #21, North McFarland

1.2. **Lead Agency:** City of McFarland, 401 West Kern Ave. McFarland, CA 93250

1.3. **Contact Person & Phone:** Megan Snyder, Community Development Director, 661-792-3091.
msnyder@cityofmcfarland.ca.gov.

1.4. **Project Location:** Within City of McFarland, comprising parcels 060-030-08 & 060-030-12 north of Elmo Hwy., McFarland. 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.

1.5. **Applicant:** Benjamin Marin

1.6. **General Plan Designation:** Agricultural use (temporary)

1.7. **Zoning:** Pre-zoning for C-2 (which permits a wide array of uses)

1.8. Project Location And Setting

1.8.1 The City of McFarland

The City of McFarland sits in the northern section of Kern County within California's Central Valley. **Figure 1** displays the location of McFarland in relation to the State of California and Kern County. The City is located along Highway 99, approximately 25 miles north of Bakersfield and approximately seven miles south of Delano. McFarland's 2022 boundaries encompass approximately three-square miles of land consisting of mostly residential, institutional, and agricultural uses. McFarland's Sphere of Influence and the surrounding area are primarily under agricultural use. **Figure 2** displays the proposed land uses in the 2040 McFarland General Plan.

Figure 1: Location of McFarland within California and Kern County

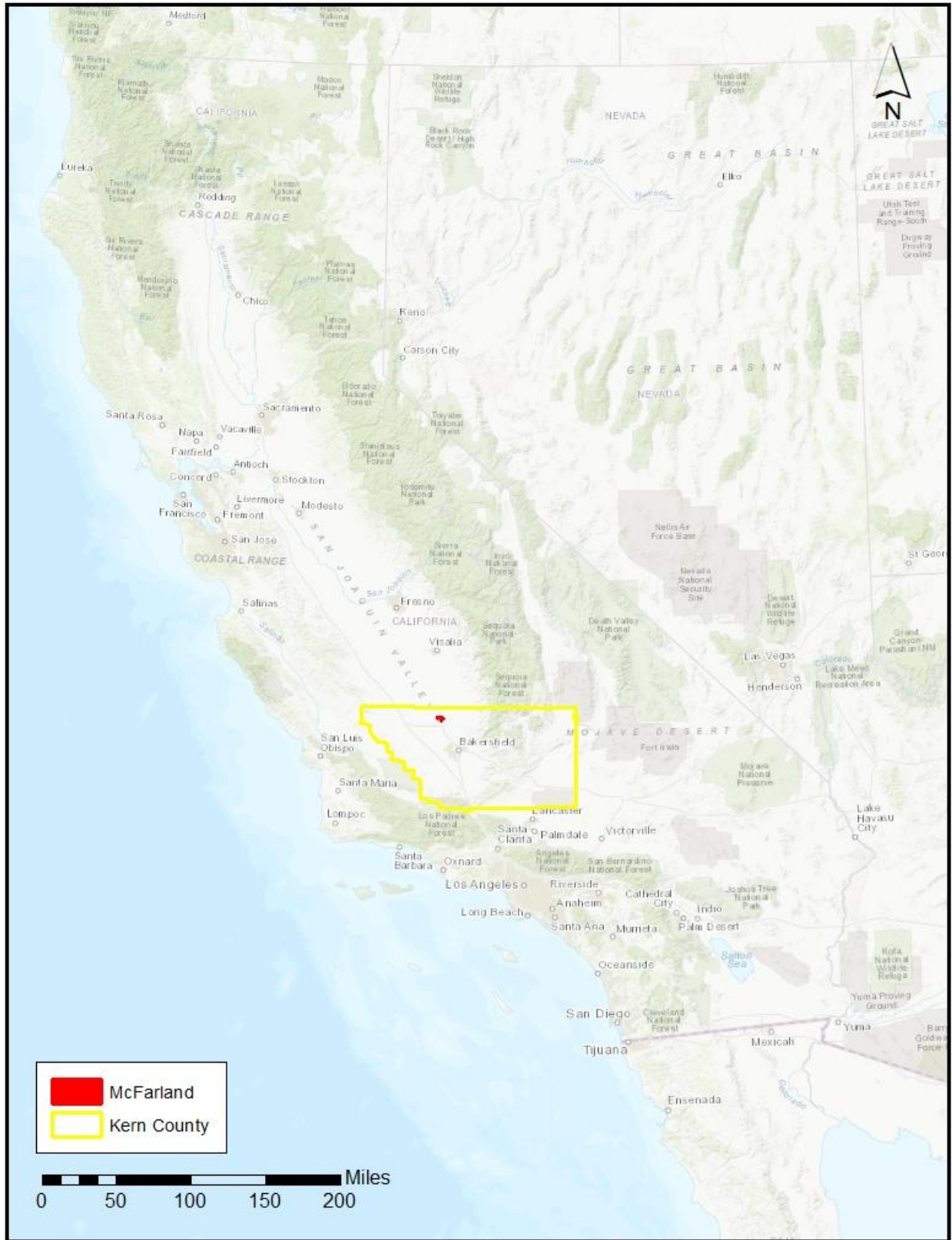
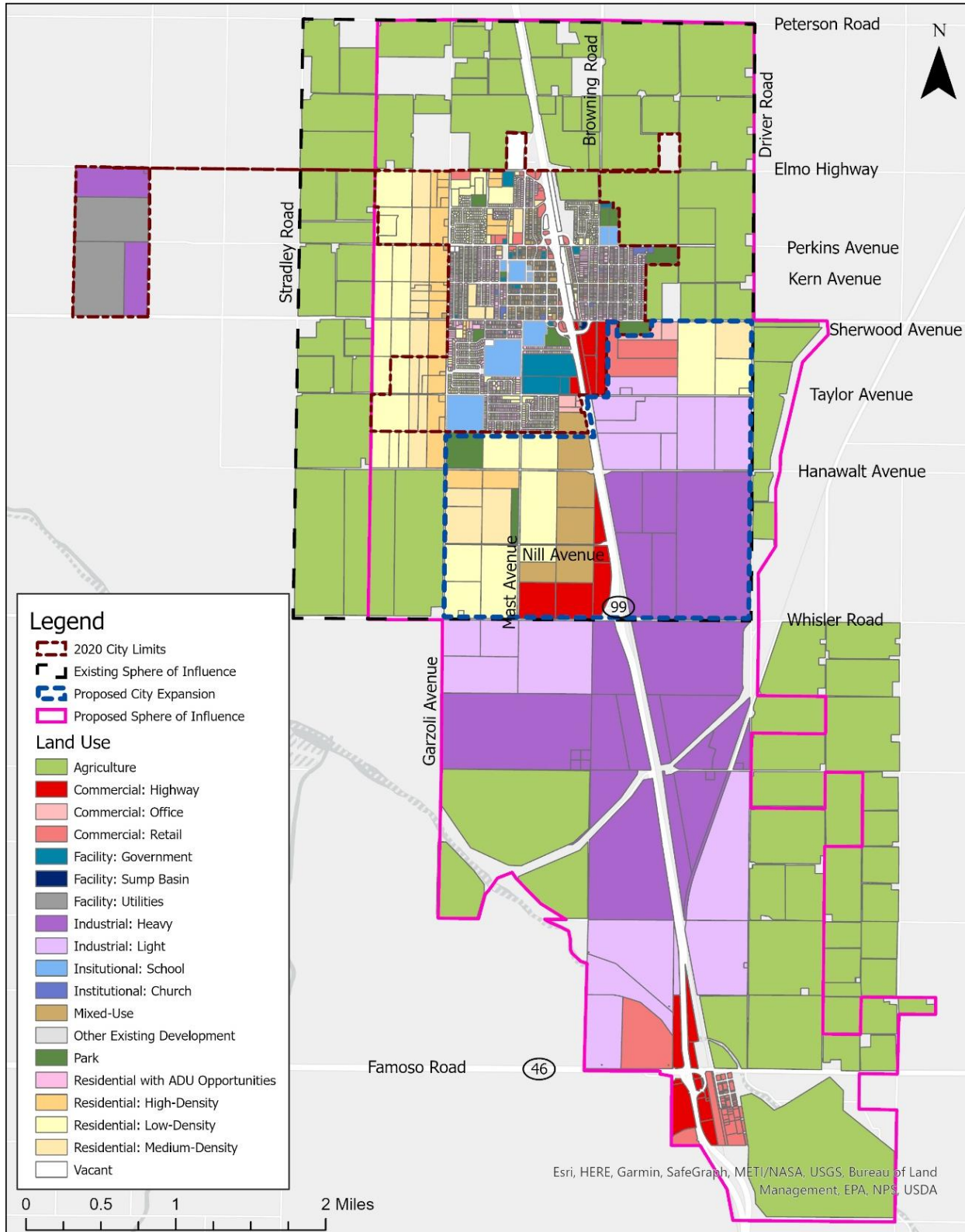


Figure 2: Proposed Land Use in the 2020 McFarland General Plan



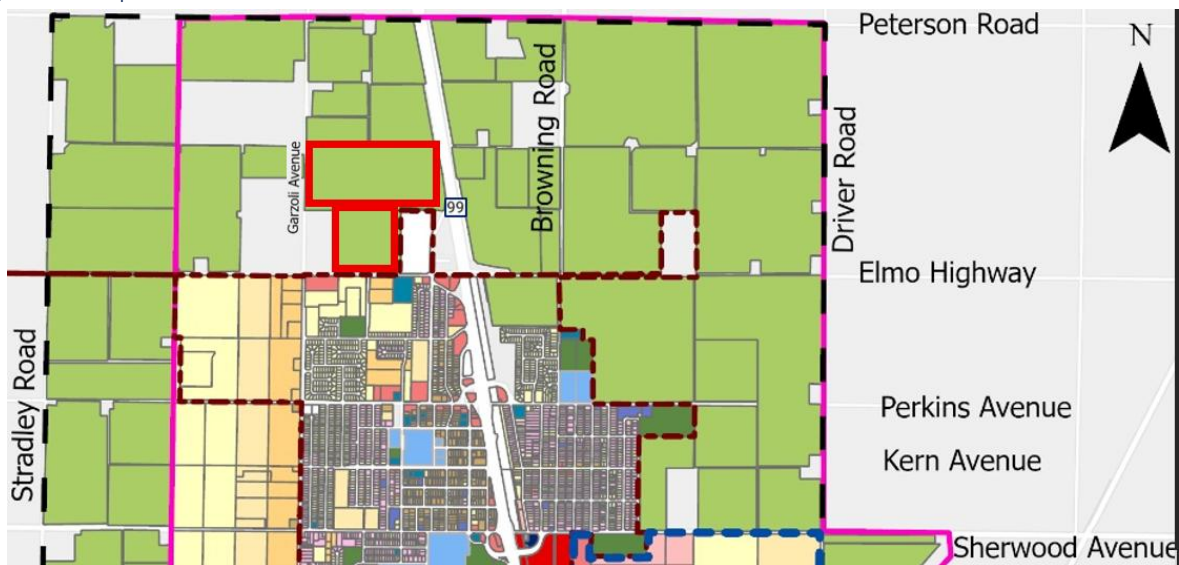
1.8.2 Annexation #21 Project Location

The proposed Annexation #21 area covers two contiguous parcels (060-030-08 & 060-030-12) north of Elmo Hwy., McFarland. Elmo Hwy marks the boundary of the area on the south, with Garzoli Ave on the west, and Davis Avenue on the east. Davis Avenue is a western frontage road that is adjacent to SR 99. The project area is right outside the City limits, but within McFarland’s sphere of influence. **Figure 3** (also showing as Appendix A) identifies the location of the annexation area on the northern edge of the City. **Figure 4** identifies land use proposals under the General Plan within the Residential Development Plan area. The General Plan designates one of the parcels for temporary agricultural use pending future need to expand the City limits into that part of its sphere of influence as Figure 4 and Figure 2 show. Figure 2 also shows a complete legend for land use designations under the General Plan.

Figure 3: Location of Annexation #21 Area in McFarland



Figure 4: Proposed General Plan Land Use in Annexation #21 Area



1.9. Project Description

1.9.1 Annexation #21: Multi-Use Development Plan Proposal

The project involves a general plan amendment and annexation into City limits of contiguous parcels 060-030-08 & 060-030-12 in North McFarland. The development proposal is to consolidate the two parcels (outlined in Figure 3 and Figure 4) into a Multi-Use Development Plan area with a wide array of permitted land uses under the C-2 designation. **Figure 4** shows that portions of the southern and eastern boundaries of Annexation #21 area adjoin McFarland City limits. Appendix B is an aerial view depicting existing uses of land in the vicinity of the project area.

1.9.2 Annexation #21: Parcels and Land Use Designations

Figure 5 is a copy of the Assessor's Map for the parcels that constitute the Annexation #21 area. **Figure 6** confirms that the parcels are not under Williamson Act contract. Their use for agriculture was therefore temporary, pending the expansion of the City into those parcels intended for future urban development. **Figure 7** reveals further that the parcels were not designated prime farmland, unique farmland, or farmland of statewide importance.

The proposed project area covers approximately 124.26 gross acres. **Table 1** is the list of Assessor's parcels within the proposed annexation area. The table also shows the original (temporary) land use designations and the modified land uses under pre-zoning of parcels 060-030-08 & 060-030-12. Overall, there is good consistency in land use designations between the original (which was only temporary) and modified uses on the parcels. The most noticeable change is the conversion of future urban land under temporary agricultural use into urban land under the C-2 zoning designation.

The designation, C-2, refers to a "Commercial Zone", but the municipal code also permits a mixture of uses with multi-family residential at 16 to 24 dwelling units per acre in such zones. Chapter 17 of the McFarland Municipal Code identifies a wide array of permitted land uses in C-2 zoning districts (17.80.020) as follows:

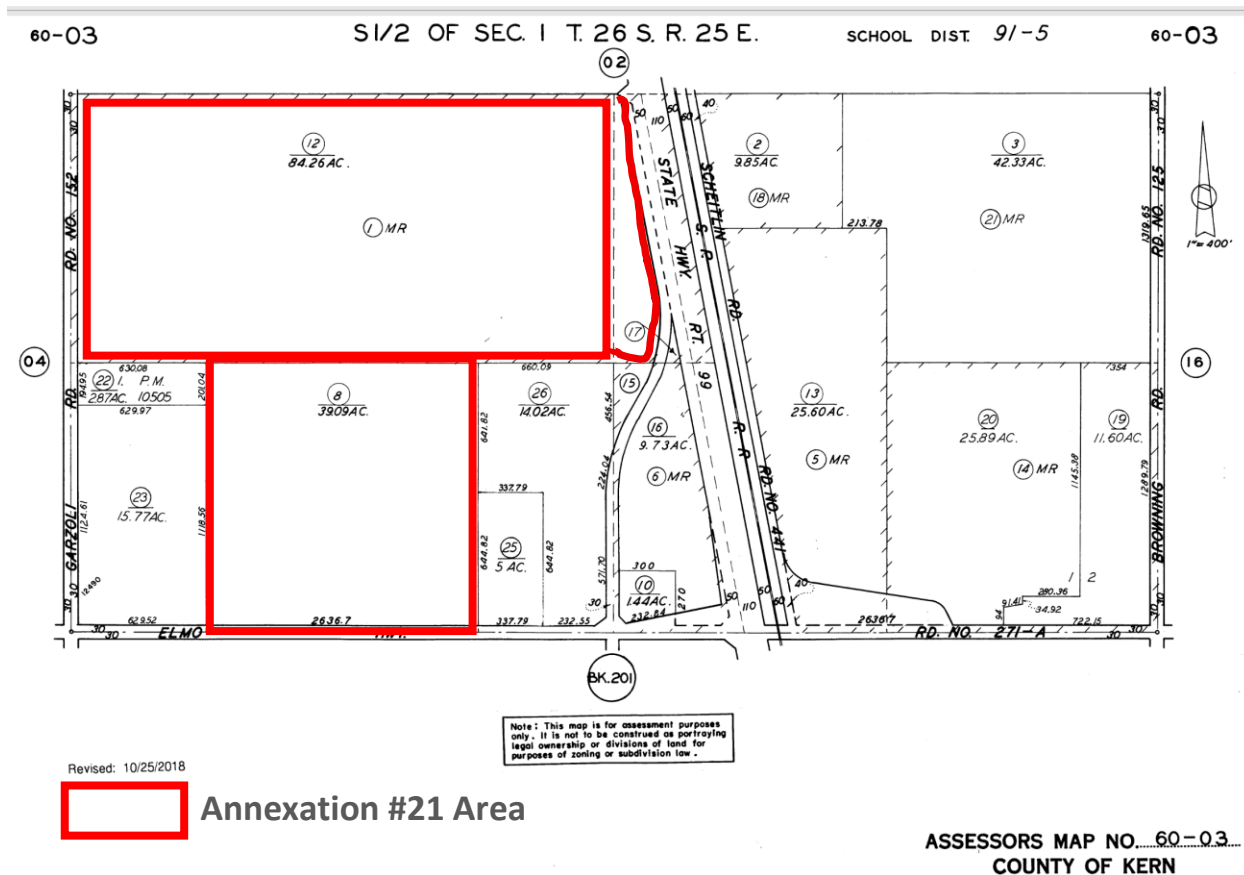
- A. Any use permitted in the C-0 and C-1 zones, which include versions of the land use categories listed next in item B of this list.
- B. Many subcategories of the following land use categories:
 1. Residential uses (including community care facility; condominium; duplex; emergency shelter; fraternity or sorority house; residential hotel).
 2. Recreation, Entertainment, and Tourist Facilities
 3. Commercial uses
 4. Institutional uses
 5. Miscellaneous uses (which include day-care, storage, and parking, among others).
- C. Accessory buildings
- D. Emergency shelters.

Appendix C has additional details covering the list of uses permitted under the C-0, C-1, and C-2 districts.

Table 1: List of Parcels with Modified Land Uses and Sizes in Annexation #21 Area

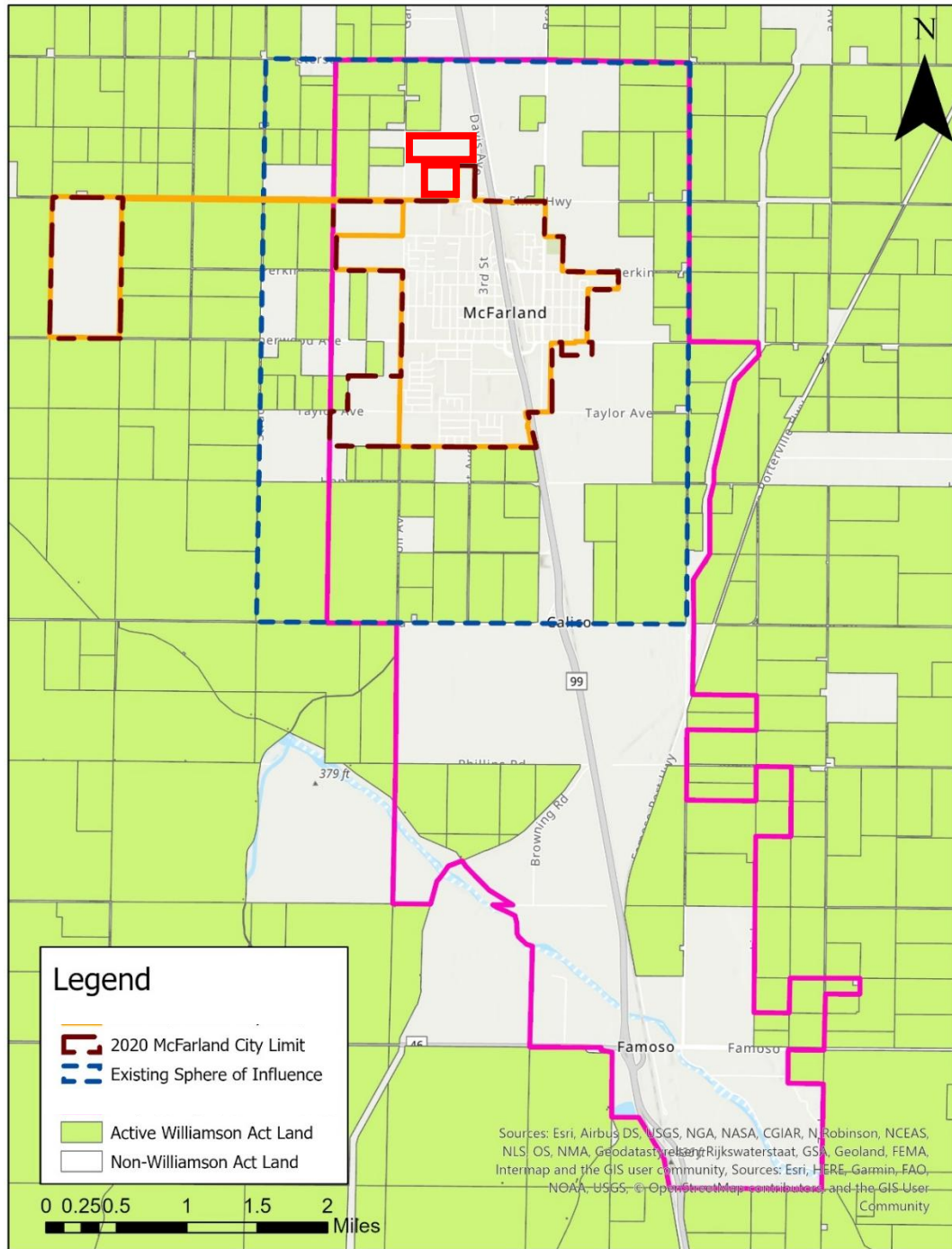
Assessor's Parcel Number (APN)	Acreage	General Plan Land Use Designation [Temporary]	General Plan Land Use Designation [Amended for Annexation #21]	Pre-Zoning
060-030-08	39.09	Agriculture	General Commercial	C-2
060-030-12	84.26	Agriculture	General Commercial	C-2
Total	123.35	<i>Acreage includes future internal road rights-of-way</i>		
Boundary Roads	0.96	<i>Acreage of adjoining boundary road right-of-way (Davis Ave.)</i>		
Grand Total	124.26	<i>Acreage includes adjoining boundary road right-of-way</i>		

Figure 5: Assessor's Parcels in Annexation #21 Area



Source: Kern County GIS

Figure 6: Williamson Act Lands within and around McFarland's Sphere of Influence

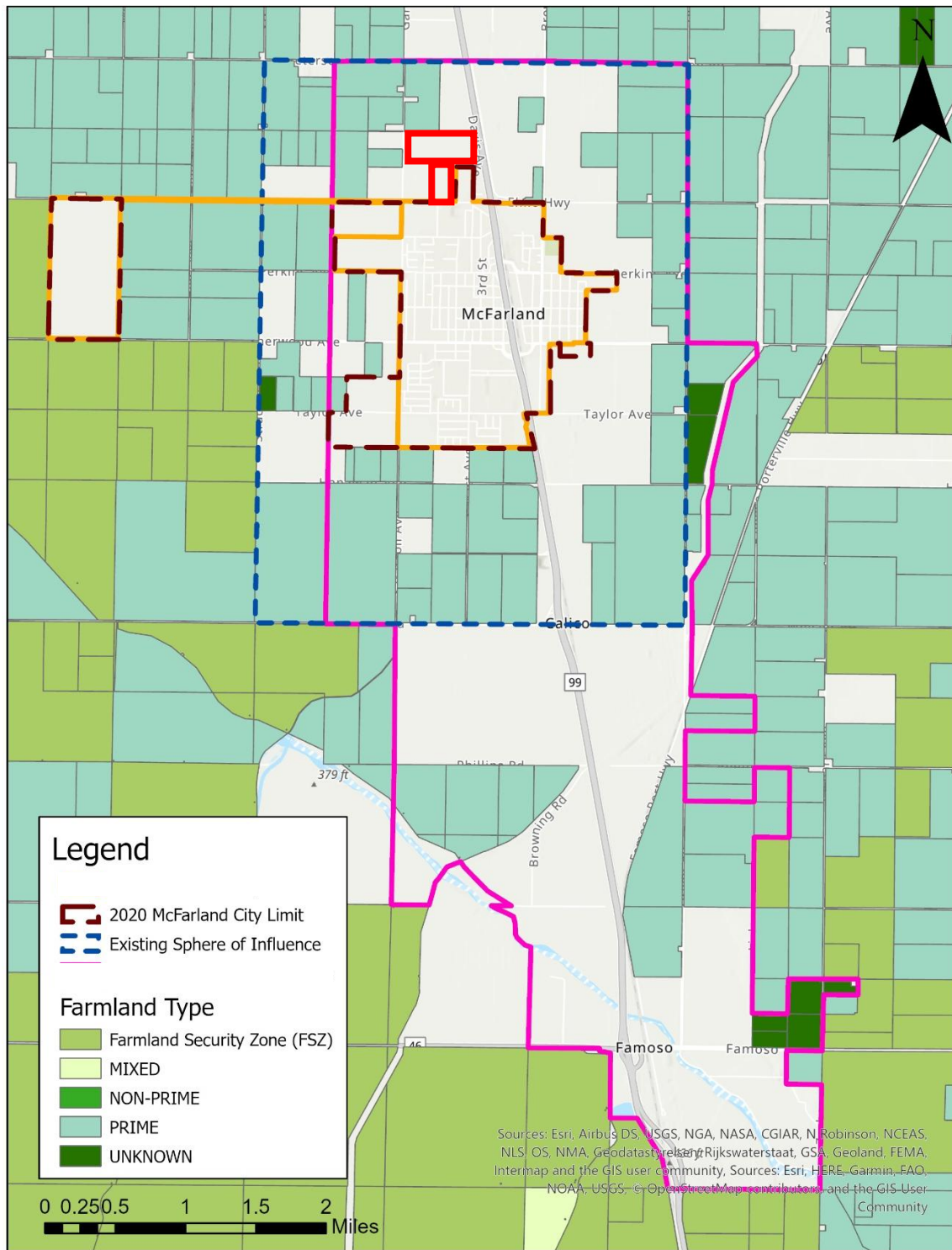


Source: Kern County GIS



Annexation #21 Area

Figure 7: Types of Farmland in McFarland's Sphere of Influence



Source: Kern County GIS

 **Annexation #21 Area**

1.9.3 Annexation #21: Distribution of Land Uses

The proposed project is envisioned to be developed within one of the flexible zoning districts defined in the City's Municipal Code. It is anticipated that multiple forms of housing that can meet the needs of households within a range of income groups, a variety of commercial retail, office, and ancillary uses, as well as recreational and entertainment activities may be implemented to be consistent with the provisions of the Municipal Code. However, the exact combination of uses and sizes are to be determined in the future. The pre-zoning has assigned to the parcels McFarland's zoning designations that would become applicable following annexation of the area. This is consistent with the Cortese-Knox-Hertzberg Act (Gov't Code Sections 5600 et seq.), which requires that parcels proposed for annexation are "pre-zoned" prior to annexation.

1.9.4 Compatibility of Proposed Land Uses in Annexation #21 Area with McFarland General Plan

The vision for the proposed development in Annexation #21 Area (which its pre-zoning reflects) will be compatible with the residential and commercial land uses within the part of the city limit that the proposed development project area adjoins. The following are noteworthy:

- Annexation #21 will adjoin existing City boundary thereby avoiding leap-frog development.
- The development site is contiguous with the built-up area of North McFarland. This would limit travel distances for residents between the proposed development and other destinations in the City thereby limiting environmental impacts in the form of energy consumption and pollution related to travel.

Review for intended vs. historic use of land reveal the following:

- Agricultural lands in McFarland are important in that they provide commodities that generate local jobs and income, contribute to the local character of the City, and create habitat for wildlife. McFarland recognizes the economic and cultural importance of agriculture for the community and continues to actively preserve and protect farmland, particularly Williamson Act Parcels.
- Parcels in the Annexation #21 area have in recent years been partially under temporary agricultural use and adjoin other parcels that accommodate housing and other structures related to farming activities. However, the parcels were **neither** under Williamson Act contract, as Figure 6 shows, **nor** are they designated prime farmland, unique farmland, or farmland of statewide importance as Figure 7 shows. Consequently, Annexation #21 parcels have prior intended use for urban development as are other parcels in its immediate vicinity. Therefore, conversion of the parcels to urban uses is consistent with the long-term intent for use of the land to accommodate the needs of a growing population thereby also contributing potentially to alleviating the acute housing shortage in the State.

Reviews for compatibility with the McFarland General Plan reveal the following:

- Annexation #21 adjoins a residential area according to the Land Use Map of the 2040 General Plan. Refer to Figure 2 for the citywide land use map and Figure 4 for a close-up of project area

land use designations under the General Plan. The group of parcels being converted into a **Residential Development Plan** (*Parcels 060-030-08 & 060-030-12*), are to accommodate a variety of uses including residential, commercial, and community uses in addition to an internal network of roads. Development review in the future would assure that land uses would be compatible with each other.

- Annexation #21 Area is wholly outside the 2022 City limits but is within McFarland’s sphere of influence. Refer to Figure 2 and Figure 4. This would require modification to the boundaries of the City limits via the proposed annexation process.
- Since the project area falls within a section of the City’s sphere of influence that already has similar and compatible land use designations, the EIR for the 2040 General Plan covers the area of proposed development.
 - *The development proposal would, however, trigger a need for change to area land use in the General Plan to the appropriate, compatible land uses.*
 - *The circumstances qualify for tiering the environmental documentation for the annexation off the General Plan EIR for a Negative Declaration for the proposed development.*
- The primary land uses intended under the project area’s pre-zoning are consistent with the 2040 McFarland General Plan. Specifically, they are directly compatible with or offer the potential to meet the following policies among others:
 - Policy HO 1.3.1: Accommodate the City’s housing need over the life of the General Plan.
 - Policy HO 1.3.3: Locate new residential developments near amenities such as grocery stores, public parks, and schools.
 - Policy HO 2.2.2: Provide housing alternatives to community residents.
 - Policy HO 3.1.1: Increase affordable housing production.
 - Policy LU 1.1.1: Expand the range of allowable housing types and areas in which they may be built.
 - Program LU 1.2.2.1: Establish strategic mixed-use nodes of commercial and office uses to serve nearby neighborhoods (along Elmo Highway).
 - Policy LU 1.4.1: Preserve open space in new residential developments.
 - Policy LU 2.1.2: Prohibit leapfrog development.
 - Objective CIR 1.5: Provide a supportive environment for active transportation users.
 - Objective CIR 2.2: Improve connections and accessibility for all modes of transportation including walking, bicycling, and public transit.
 - Policy CIR 2.2.2: Improve accessibility for all ages and needs.
 - Objective CIR 3.1: Reduce Vehicle Miles Traveled (VMT).
 - Objective CIR 3.2: Increase pedestrian and bicycle mode share.
 - Policy HTH 2.1.1: Promote alternative modes of transportation for short distance trips.
 - Policy OS 1.1.1: Provide park spaces within a quarter mile of residential neighborhoods.
 - Policy OS 1.2.1: Enhance pedestrian and vehicular access to open space.

- Policy EJ 1.1.1: Address air pollution and its sources.
- Objective 3.2: Link parks, schools, and other public facilities citywide.
- Policy EJ 4.1.1: Promote physically active lifestyles.

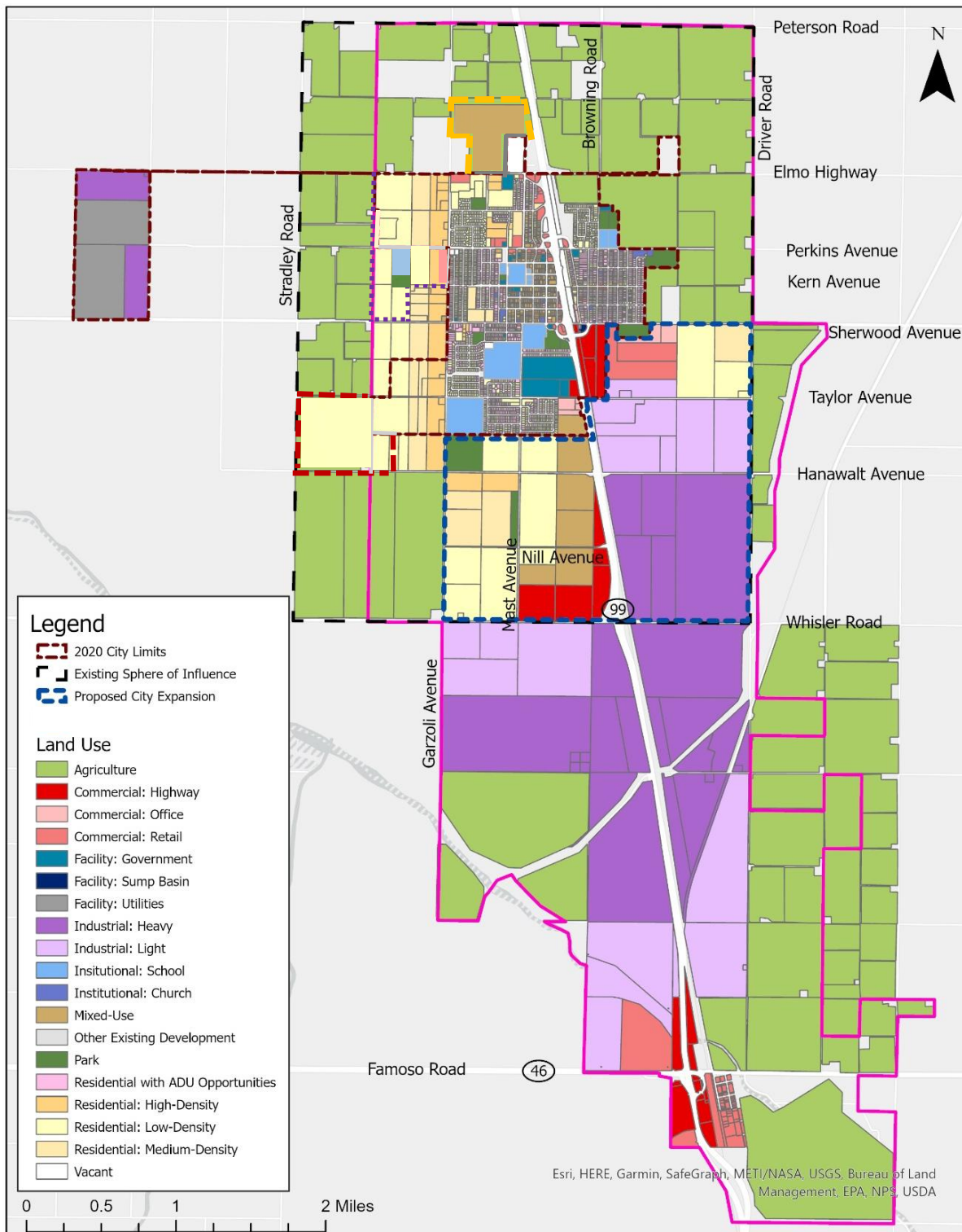
1.9.5 Modifications to City Boundary and Land Uses in Annexation #21 Area

Figure 8 shows the General Plan Land Use Map with two sets of modifications: (a) to City boundaries on the north side to include Annexation #21 Area; and (b) for potential land use designations (tentatively captured as “mixed-use” as a surrogate for the potential future mixture of uses) on affected parcels.

Table 1 identified the key changes to land uses from the original land use map. The following are noteworthy from that table and the modified land use map for the General Plan:

- The parcels of the annexation area were previously under agricultural use. They are modified to tentatively capture the potential mixture of uses.
- Upon the amendment to the General Plan and annexation, the new City boundary would wrap around the Annexation #21 parcels as Figure 8 depicts.

Figure 8: Modified McFarland City Boundary and Land Use on General Plan Land Use Map



- Modified City Boundary for Annexation #19 Area
- Modified City Boundary for Annexation #20 Area
- Modified City Boundary for Annexation #21 Area

1.10. Other Required Agency Approvals

Externally, the City will consult with Kern County LAFCO for approval. Besides LAFCO, no other external agency is required to approve the annexation project.

Internally, pertinent departments of the McFarland city government will conduct reviews of the application in accordance with established procedures of the City and make recommendations to the Planning Commission. Ultimately, the City Council will act with consideration of input from the Planning Commission in giving authorization to initiate annexation.

1.11. Native American Consultation

Consistent with regulations of the State of California (e.g., SB 18, AB 52, et al), the project team initiated consultation with Native American Tribes likely to be traditionally and culturally affiliated with the project area as part of the General Plan EIR process. With assistance from the Native American Heritage Commission, the project team identified nineteen Native American Tribes and contacted each via a letter in 2021. The Appendix to section 1.6 of the Final Program EIR on the 2040 McFarland General Plan includes a list of Tribes contacted and responses received, if any, as well as copies of the letters sent to the Tribes. Overall, responses indicate the project area is outside ancestral homes for which the Tribes did not request consultation.

1.12. Summary Of Environmental Factors Potentially Affected

In accordance with Section 15125 of the CEQA Guidelines, the Program EIR on the 2040 McFarland General Plan analyzed the programmatic and cumulative environmental impacts that would possibly result from the adoption of the 2040 McFarland General Plan, which includes the long-term vision, policies, and programs for housing. This section identifies the required topics of discussion. Subsections of the next section summarize the respective impacts of the proposed Plan under these topics. Specific environmental conditions relate to individual topics and detailed discussion of impacts are available in sections 4.1 through 4.20 of the Final EIR. The topics include the following:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Facilities
- Recreation
- Transportation
- Utilities
- Energy
- Tribal Cultural Resources
- Wildfire
- Mandatory Findings of Significance

2.0 Evaluation of Environmental Impacts

This section presents a summary of the analyses on the potential environmental impacts that may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 1.1 through 1.9) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses, which are listed in increasing order of severity; they are:

1. **No Impact.** Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. **Less than Significant Impact.** The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. **Potentially Significant Unless Mitigated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
4. **Potentially Significant Impact.** Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

The summary tables that follow list the four possible responses in decreasing order of severity for each of the required topics of discussion.

2.1 Aesthetics

Would the proposed plan:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?				X
2. Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

AE – 1: There are no officially designated scenic vistas or viewsheds in the City of McFarland. As a result, the Annexation #21 project (Project) will have **no effect** on scenic vistas.

AE – 2: There are no officially designated State scenic highways in the City of McFarland nor are there any National or California Historic Landmarks in the City. The closest eligible place is the Friant-Kern Canal, which is eligible for National Register of Historic Places (NRPH). The Project will have **no effect** on any scenic highways or historic landmarks.

AE – 3: The proposed developments in the Project would be contiguous to the City and the development review process will assure preservation of the visual character of the City. The Project will have **no negative effect** on the visual character of the City.

AE – 4: Build-out of developments from the Project would create new, but minor sources of glare and light. Any new lighting installed under the Project would increase safety and security for residents and visitors and result in a **less than significant impact**.

2.2 Agricultural Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

AG – 1: Agricultural lands in McFarland are important in that they provide commodities that generate local jobs and income, contribute to the local character of the City, and create habitat for wildlife. While some designated urban land under temporary agricultural use may be converted to urban land uses under the Annexation #21 project (Project), the parcels of land under consideration are not under Williamson Act contract nor are they designated prime farmland, unique farmland, or farmland of statewide importance. Overall, use of the land for its intended urban purpose would result in a **less than significant** effect.

AG – 2: McFarland recognizes the economic and cultural importance of agriculture for the community and continues to actively preserve and protect farmland, particularly, Williamson Act Parcels. Annexation #21 project area is not under contract and thus its conversion to housing in order to accommodate the growing population in the long term would not result in loss of Williamson Act land. Therefore, the Project will have a **less than significant** impact on zoning and Williamson Act Parcels.

AG – 3: There is no forest land or timberland zoned for timberland production within the City of McFarland. The Project will have **no impact** on forest or timberland.

AG – 4: There is no forest land within the City of McFarland. The Project would have **no impact** on the loss of forest land to non-forest use.

AG – 5: Agricultural resources are directly threatened by urban development as well as urban growth. McFarland is committed to preserving its agricultural resources; however, while long term buildout of housing may impact the agricultural environment by changing the activities occurring on adjacent properties, Annexation #21 parcels have prior designation for urban development as are many of the parcels in the immediate vicinity. This would cause the overall impact to be **less than significant**.

2.3 Air Quality

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Conflict or obstruct implementation of the applicable air quality?			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
3. Expose sensitive receptors to substantial pollutant concentrations?			X	
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

AQ– 1: McFarland, like the rest of the San Joaquin Valley area, is in attainment with the federal PM 10 standard, but not with the federal PM 2.5 standard, and the area is not in attainment with state PM 10 or PM 2.5 standards, making the area not in attainment with federal nor with state ozone standards. Features within the Annexation #21 project (Project) promote contiguous growth with intensification of development, thus increasing the use of alternatives to the auto like walking, biking, and transit causing the overall impact to be **less than significant**.

AQ – 2: The SJVAPCD has published two state implementation plans (SIPs) which address ozone and particulate matter, for which the Basin fails to meet attainment standards. Housing Elements are typically considered consistent with SIPs if they do not increase population or VMT above that projected in the Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS). The Project does not exceed these growth assumptions. The SJVAPCD also published a CEQA assistance document, the “Guidance for Assessing and Mitigating Air Quality Impacts” (GAMAQI) which provides specific mitigation measures to be applied to projects in the Basin. Projects in the City, such as subdivisions will undergo project level CEQA review and are subject to the provisions of the GAMAQI. Overall, the Project will have a **less than significant** impact.

AQ – 3: The Project could contribute to the existing violation of several air quality standards or contribute to an existing or projected air quality violation; however, the air basin covers a large region

and includes many large agricultural operations and major urban areas including the City of Fresno. The Project includes several policies and actions that will help to mitigate future air pollutant emissions and protect sensitive residential receptors such as nursing homes. Overall, the Project will have a **less than significant** impact.

AQ- 4: Considering the small size and rural location of the City of McFarland and the separation of incompatible uses, the Project will **not have a significant impact** on the exposure of substantial numbers of people to emissions.

2.4 Biological Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
3. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

BIO- 1: McFarland is home to a few species that have been historically protected under federal and state regulations. Four species that have been on and off the endangered and threatened species lists

over the past years include the Swainson's hawk (*Buteo swainsoni*), Burrowing owl (*Athene cunicularia*), Tricolored Blackbird (*Agelaius tricolor*), and the San Joaquin Kit Fox (*Vulpes macrotis mutica*). Impacts to these species will be mitigated from the federal and state regulations. Furthermore, the Annexation #21 project (Project) does not propose development in existing wildlife or natural habitat areas. While, infill development is prioritized, new development will avoid sensitive areas, and areas of the City that are environmentally sensitive are intended to be preserved resulting in a **less than significant** impact to protected species.

BIO – 2: There are no wetlands or riparian habitats or other sensitive natural communities in McFarland; therefore, the Project will have **no impact** on any riparian habitat or other sensitive natural community.

BIO – 3: The City is nearly surrounded by croplands and Williamson Act lands and the policy is to preserve prime farmland, which controls the development envelope. Otherwise, the regional geography poses low fire risk to McFarland, the City lacks wetlands, forested areas, or other sensitive habitat that might hinder development. While there is a slight potential for interruption of the hydrological cycle with impervious surfaces that come with urban development, the impact will be **less than significant**.

BIO – 4: The Project could result in some impact if new development would interfere with movement of species through corridors, migration patterns, or affect their ability to reach breeding locations, but any impact would be **less than significant**.

BIO – 5: The Project will **not conflict** with any local policies or ordinances protecting biological resources.

BIO – 6: There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that are relevant in this context. Even unforeseen possibilities are considered **less than significant**.

2.5 Cultural: Archeological and Historical Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X
2. Cause a substantial adverse change in the significance of an archeological resource pursuant to 15064.5?			X	
3. Disturb any human remains, including those interred outside of formal cemeteries?			X	

CULT– 1: McFarland does not have any officially designated historic resources leading to a conclusion of **no impact**. Furthermore, the Annexation #21 project (Project) seeks to preserve non-designated historic resources.

CULT – 2: Construction activities associated with buildout of the Project could cause a significant impact to archaeological resources in the plan area by potentially damaging or disturbing as yet undiscovered archaeological deposits through the placement of fill and soil compression. Therefore, the potential for encountering archeological resources could exist in some sections of the City, however the Project overall causes a **less than significant** impact.

CULT – 3: Historically, Native Americans inhabited the region, and historically significant sites within the region have been discovered. There exists the potential of significant impacts if there were unknown sites of human remains discovered during the build-out of the Project. There are no known such sites in key growth areas, resulting in a **less than significant** impact. If any were to be discovered, impacts would both be significant and unavoidable. In the event human remains are discovered during the build-out of the Project, construction must be stopped, and a qualified coroner must be contacted to determine if the remains are of Native American origin. If the coroner makes this determination, the coroner should contact the Native American Heritage Commission within 24 hours.

2.6 Geology and Soils

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X	
2. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?			X	
3. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic related ground failure, including liquefaction?			X	
4. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?			X	
5. Result in substantial soil erosion or the loss of topsoil?			X	
6. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
7. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
8. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	

9. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

X

GEO– 1: Seismic hazard mapping shows that the City has a low seismic hazard potential yet it is at moderate risk for earthquake vulnerability. The closest active fault is six miles west while the closest active and potentially hazardous fault zone is White Wolf Fault Zone, located 55 miles south of McFarland. The White Wolf Fault Zone last erupted in 1952. Therefore, the Annexation #21 project (Project) has a **less than significant** effect.

GEO – 2: Seismic hazard mapping shows that the City has a low seismic hazard potential yet it is at moderate risk for earthquake vulnerability. McFarland has a 25% to 30% chance of experiencing an earthquake greater than magnitude 5.0 within the next 20 years and a 50% to 60% chance of experiencing an earthquake greater than magnitude 5.0 within the next 30 years. Therefore, the Project would place few to no properties in danger of collapse or lives at risk due to ground shaking, causing a **less than significant** impact.

GEO – 3: Liquefaction is the conversion of soil into a fluid-like state. McFarland is not within an area identified as having the potential for liquefaction. Therefore, the probability of loss of life or property due to liquefaction is **less than significant**.

GEO– 4: Earthquake-induced landslide and slope failure occurs when steep slopes composed of weak materials fail because of ground shaking caused by an earthquake. McFarland is not in an area identified as having the potential for earthquake-induced landslide or slope failure. Therefore, the Project will create **less than significant** risk of landslides.

GEO – 5: McFarland’s largest economic sector is agriculture. As most agricultural operations take place outside the built-up area of McFarland, the Project would create **less than significant** loss of topsoil.

GEO – 6: McFarland is not in an area identified as having the potential for earthquake-induced landslide or slope failure or as having the potential for liquefaction. Subsidence typically occurs due to the withdrawal of groundwater, oil, natural gas, or other resource extractive activities. The nearby City of Delano experienced subsidence caused largely by groundwater pumping of the deep aquifer system during the 1950s and 1960s. Although McFarland is at some risk for future ground failure as it is affected by subsidence with seismic ground shaking due to historic water withdrawal, and existing subsidence conditions, the Project’s impact would be **less than significant**.

GEO– 7: Soils susceptible to expansion are high in clay content as they are able to absorb and retain water leading to volume disparities between wet and dry states. The City of McFarland contains sandy soils with little or no clay content (Olive et al., 1989) which will not expand when inundated with water. Therefore, the Project creates **less than significant** risk of loss of life or building damage due to location on expansive soils.

GEO – 8: The City of McFarland relies primarily on the collection and treatment of wastewater through a city-wide sewer system. The City does not rely heavily on the use of septic tanks. In the event that septic tanks are needed to collect wastewater, the nature of the soil in McFarland would adequately support septic tank infrastructure, resulting in a **less than significant** impact.

GEO – 9: McFarland is not known to have paleontological resources. However, construction activities associated with buildout of the Project could result in unearthing paleontological resources.

In anticipation of this slim eventuality, the City of McFarland has adopted the policy that “in the event that archeological or paleontological resource is unearthed or otherwise discovered during construction related activities associated with the Project, all work must be suspended until a qualified archeologist is consulted.” Thus, the Project has a **less than significant** impact.

2.7 Greenhouse Gas Emissions

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs?			X	

GHG – 1: The Annexation #21 project (Project) is envisioned to increase development density which can reduce greenhouse gas emissions resulting in a **less than significant** effect.

GHG – 2: The Project remains consistent with the 2040 General Plan and other relevant policies and plans related to the regulation of GHG emissions. Therefore, the Project results in a **less than significant** impact.

2.8 Hazards and Hazardous Materials

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

HAZ- 1: The transport, use, and disposal of hazardous materials are primarily associated with industry. The Annexation #21 project (Project) focuses primarily on residential, commercial, and entertainment activities and supporting uses so the impact is **less than significant**.

HAZ – 2: Certain industrial and commercial land uses have the potential to create a significant hazard in upset or accident conditions if they involve the use, production, or transport of hazardous materials; however, the Project focuses on retail and service in addition to residential uses resulting in a **less than significant** impact on the environment. Furthermore, this projects is not the type to require CEQA review and mitigation of impacts associated with hazardous materials. In the case that the release of hazardous materials occurs, the City should collaborate with the County, following protocol from the County’s Hazardous Materials Area Plan to carry out a study to evaluate the nature and extent of the contamination, and the potential threat to public health and/or the environment.

HAZ – 3: Most existing and proposed schools are located beyond the quarter-mile threshold from anticipated land uses. The Project focuses on uses that are far from proposed industrial uses resulting in a **less than significant** impact on the environment

HAZ– 4: According to an EnviroStor search conducted in 2019, there were three DTSC cleanup sites within City limits and one cleanup site within the planned annexation south of McFarland. The Project will not change the existing land uses on the contamination sites without mitigation. Additionally, there is a potential for aerially deposited lead (ADL) soil contamination along Highway 99. Projects associated with development along Highway 99 should include soil sampling to test for ADL. Other projects (but not this project) might require CEQA review and mitigation of impacts associated with hazardous materials. Therefore, the Project will create **less than significant** hazard to the public or the environment.

HAZ – 5: While four airports fall within the relative vicinity of McFarland, only three are relatively impactful. Delano Airport’s Sphere of Influence extends south to the border of Elmo Highway, thus providing a constraint to potential development north of that area. However, Delano Municipal Airport (DLO) is an uncontrolled, general aviation airport with a record of low-activity; it primarily serves local light aviation, including flight training and private aircraft, rather than commercial traffic thereby posing little to no conflict with the project area. There is no private airstrip within the Project Area. While no training or other significant military flightpaths cross over McFarland, Edwards Air Force Base, the nearest military installation, has some potential to impact safety in McFarland. Naval Air Warfare Station China Lake could also potentially effect aircraft hazards. The Project will **not impact** airport use.

HAZ – 6: The Project aligns with the General Plan which ensures collaboration with Kern County on the development and implementation of a Disaster and Emergency Preparedness Plan (ERP) as well as supports efforts outlined in the existing McFarland Local Hazard Mitigation Plan. The Project does **not impact** implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

HAZ– 7: McFarland is not included in Local, State or Federal Responsibility Areas or the projected Sphere of Influence within the Fire Hazard Severity Zones. While the City does not lie within a CAL FIRE recognized Fire Hazard Severity Zone, urban structure fires remain a concern and steps to prepare for an emergency will benefit all residents. Additionally, the City of McFarland sits on land designated as Wildland-Urban Interface by the USGS, or the area where significant vegetation or fuel sources lie near human activity. The Sequoia National Forest lies approximately 30 miles to the east of McFarland, and

that eastern half of Kern County qualifies as a significant fuel source and an area of significant fire probability, with many areas falling in a High or Very High Fire Hazard Zone. Although large wildfires are unlikely near McFarland, caution is still warranted due to significant potential fuel sources in the area including agricultural waste, liquid fuel, gaseous accelerants, and other significant local point sources of impact in a city of its size. The Project will expose people or structures, either directly or indirectly to a **less than significant** risk of loss, injury, or death involving wildland fires.

2.9 Hydrology and Water Quality

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
5. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
6. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of			X	

impervious surfaces, in a manner which would impede or redirect flood flows?	
7. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	X
8. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	X

HY– 1: Future development associated with the buildout of the Annexation #21 project (Project) could negatively affect the quality of surface waters. Construction activities, which include grading, excavation, and other earthmoving activities, could expose soils, which can be eroded and deposited into nearby water sources. Increased sedimentation and turbidity from storm water runoff could lead to lower oxygen levels and increased algal growth, which could harm aquatic life. Post-construction impacts to water quality and waste discharge are due to an increase of impervious surfaces creating changes to storm water amount and quality. An increase of impervious surfaces also could lead to an increase of pollutants that enter storm water runoff. Urban runoff can potentially carry oil and grease, metals, sediment, pesticide, and chemical residues from roadways, parking lots, and rooftops, depositing them into nearby waterways. Development from the Project is required to comply with State and local water quality regulations that are designed to protect water quality during construction. Complying with the standards and regulations will prevent the Project from violating any water quality standards related to waste discharge. Therefore, the Project’s impact will be **less than significant**.

HY – 2: The future development in the Project area would result in an increase in impervious surfaces which may interfere with groundwater recharge. However, regulations for stormwater require various measures that aim to improve on-site retention and drainage improvements, which when adhered to should result in a **less than significant** impact.

HY – 3: Development of the Project would involve vegetation removal, earth excavation and grading, and the construction of new structures. These activities could have an impact on the drainage pattern through an increase in erosion from construction activities and an increase in impervious surfaces. However, erosion control measures are to be implemented and regulated for any proposed project greater than one acre resulting in a **less than significant** level. Individual projects are also to mitigate any on-site or off-site erosion impacts.

HY– 4: Build-out of the Project will increase the number of impervious surfaces within the City. Drainage patterns have the potential to be altered through an increase in the rate and volume of stormwater runoff due to the increase in impervious surfaces. McFarland owns nine sump basins for flood and storm control; however, additional sump basins have been identified for future development. This would help to alleviate potential runoff from developments to a **less than significant** level.

HY – 5: An increase in impervious surfaces from the development of the Project could result in an increase in stormwater runoff and pollutants within the stormwater. The increased pollutants include oil

and grease, metals, sediments, and pesticides from the increase in roadways, parking lots, rooftops, and other impervious surfaces. The water quality from stormwater runoff is regulated by the Central Valley Regional Water Quality Control Board (CVWQCB) and the municipal stormwater requirements in the McFarland Storm Drain Master Plan. These requirements and design features aid in offsetting the potential increase in stormwater from increase in impervious surfaces to a **less than significant** level.

HY – 6: An increase in development under the Project could result in alterations to water courses as retention walls, fences, and other structures are situated on land. However, site grading and design guidelines are meant to guard against unnecessary redirection of natural flow patterns, call for creation of retention basins, and preservation of streams and creeks, resulting in an overall **less than significant** impact. Furthermore, individual projects are to undergo project-level analysis to determine if they impede or redirect flood flows and mitigate them, as necessary.

HY– 7: McFarland does not fall within tsunami or seiche zones. However, assessor’s parcel data indicates approximately 457 parcels exist within the 100-year floodplain and 1,081 parcels exist within the 500-year floodplain. These properties account for 55% of homes in McFarland. Approximately 2,380 people live within the 100-year floodplain and 5,540 live within the 500-year floodplain. The Project limits additional residential growth in identified 100-year or 500-year flood plains without appropriate mitigation and the location of this Project in not among them, resulting in a **less than significant** impact.

HY – 8: An increase in development under the Project could increase surface runoff, its pollution, and subsequent degradation of water supply sources. McFarland is in a region with perennial shortage of water and a depleting groundwater aquifer. Growth in people and activities is likely to exacerbate the situation. CVWQCB regulates water quality while Southern San Joaquin Municipal Utility District (SSJMUD) protects and manages groundwater for sustainability ensuring the Project’s impact remains **less than significant**. The Project also remains consistent with SSJMUD’s Sustainable Ground Water Management Plan.

2.10 Land Use and Planning

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Physically divide an established community?			X	
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

LU – 1: The Annexation #21 project (Project) does not include expansion of growth on both sides of Highway 99 which already physically divides the community. To maintain the City’s small-town character and preserve open space, the Project is contiguous to existing development. The proposal in the General Plan to create neighborhood centers and mixed-use arterials, enhanced mobility options for all modes of transportation, and increasing connectivity in the area and throughout the City, would result in a **less than significant** impact.

LU – 2: The Project does **not conflict** with existing land use plans. The Project remains consistent with the 2040 General Plan and updated Zoning Ordinance and Zoning Map.

2.11 Mineral Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, Residential Development Plan, or other land use plan?			X	

MR – 1: Mineral extraction operations do not exist in the City of McFarland, but there are operations within Kern County. The City has restrictions in its municipal code that do not allow mining operations within McFarland. However, expansion in physical development would require extraction of stones, gravel, and sand, which might come from other parts of the region. Therefore, buildout of the Annexation #21 project (Project) could result in a **less than significant** loss of known mineral resources.

MR – 2: As referenced under MR-1, there are no existing mining operations in the City of McFarland. However, the need for building stones, gravel, and sand during expansion in physical development could potentially deplete a local quarry. Therefore, buildout of the Project could result in a **less than significant** loss of a locally-important mineral resource recovery site.

2.12 Noise

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
2. Result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

NOISE– 1: To accommodate future growth, the Annexation #21 project (Project) proposes the conversion of some vacant land to residential facility uses. Noise-sensitive land uses, including open space, public facilities, and residential land uses are proposed outside of normally or clearly acceptable ranges of noise. Furthermore, the proposed land uses do not expose existing sensitive receptors to an unacceptable range of noise. However, with growth in population and activities, there is a chance that noise levels would increase. Therefore, the Project could cause **less than significant** generation of noise levels in excess of the established standards. Additionally, project implementation is to take this issue into consideration and mitigate any potential noise impacts.

NOISE – 2: Ground-borne vibration and noise levels in McFarland are primarily associated with vehicular traffic along SR 99. The railroad is also a significant source of intermittent noise, but its 60 dB contour is entirely contained within the SR 99 60 dB contour. The Project, consistent with the 2040 General Plan,

does not prioritize residential development along SR 99 and within the 60 dB contour. Sensitive land uses are located outside of the unacceptable noise ranges. However, increased activity under the Project could generate additional movement of heavy vehicles that could impact ground vibration. Nevertheless, the Project would **less than significantly** expose people to, or generate, excessive ground-borne vibration or ground-borne noise levels. Furthermore, implementation of the Project is to take this issue into consideration and mitigate any potential noise impacts.

NOISE – 3: There are no aircraft operations, including private airstrip, public airport, or public use airport in the City of McFarland. The closest airport is the Delano Municipal Airport, just over four miles to the north. The 60 dB noise contours calculated for this airport do not extend to McFarland, nor to its planned expansion areas. Therefore, no persons residing or working in the Project area would be exposed to excessive noise levels associated with a private airstrip, public airport, or public use airport, resulting in **no impact**.

2.13 Population and Housing

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

POP– 1: The Annexation #21 project (Project), falls under the 2040 General Plan, which used the cohort-component method of population projection according to State of California guidelines to calculate population growth and number of households. The City of McFarland could need to accommodate up to about 4,500 additional housing units by 2040 in the five targeted key growth areas. This is to meet the needs of natural population increase and those that the target for jobs can induce by 2040 under the General Plan. The City, however, only has to meet a RHNA allocation of 244 units within the 2023-2031 cycle and can accommodate the additional housing units through a combination of infill, mixed-use, and ADU development in the downtown and vicinity plus key housing sites. This Project falls outside one of the key growth areas for new housing but can nevertheless contribute to meeting the allocated need therefore causing **no impact**.

POP – 2: The General Plan can meet population growth and related housing needs through the reoccupation of existing vacant units, redevelopment of existing units in “bad” condition, and developing new units. This Project does not necessitate the displacement of existing housing units, but rather can add to the growth and improvement of the housing stock by constructing new units. It does not involve redeveloping existing units in less than desirable conditions that could displace some occupants even if temporarily. Since the Project would not trigger displacement of people or existing housing units that would necessitate the construction of replacement housing elsewhere, it would have **no impact**.

2.14 Public Facilities

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the following:				
1. Fire protection?			X	
2. Police protection?			X	
3. Schools?			X	
4. Parks?			X	
5. Other public facilities?			X	

PS – 1: McFarland does not lie in any identified fire hazard severity zone. However, the Sequoia National Forest lies approximately 30 miles to the east of McFarland, and that eastern half of Kern County qualifies as a significant fuel source and an area of significant fire probability, with many areas falling in a High or Very High Fire Hazard Severity Zone.

Growth in population and activities have the potential to increase the risk of urban fires which could tax the ability of Fire Protection and Emergency Services. There building standard that the Annexation #21 project (Project) must follow are meant to reduce the risk of fire on houses in McFarland, resulting in a **less than significant** impact.

PS – 2: Population growth has the potential to impact the ability of police services. Currently, the City of McFarland meets the FBI target of one officer per 1,000 residents and with the addition of the project, the City can maintain the standard officer-to-resident ratio. Therefore, the Project would have a **less than significant** impact.

PS – 3: The current teacher to student ratio (1:24) is lower than the national average (1:30). Construction of a new elementary school in 2016 increased facility capacity to 3,804. While the Project

has the potential to increase population, the Project will have a **less than significant** effect on school capacity if it allocates space for additional school facilities.

PS – 4: The Project will have a **less than significant** impact on parks. Refer to the Recreation section (section 2.15) for more details.

PS – 5: The Project has the potential to increase population which would likely increase demand for library services in excess of existing capacity. However, Mitigation PS – 5a in the General Plan EIR accounts for the increased demand and requires the City of McFarland to “Coordinate with Kern County Library to address the specific needs of the community and funding sources required to build library service and other services to meet those needs.” With Mitigation PS – 5a, the Project would have a **less than significant** impact.

2.15 Recreation

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
2. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

REC – 1: There are currently 7 parks and 35 acres of parks in McFarland. While population growth would inevitably require demand for park use, the Annexation #21 project (Project) is expected to dedicate space for additional proposed park land which would serve residents and mitigate overuse of parks to an extent as to result in their deterioration. (This would be consistent with the contents of the General Plan Land Use in the northern parts of the City adjoining Annexation #21.) Therefore, the Project would have a **less than significant** impact.

REC – 2: The Project area is to permit the development of a mixture of residential, commercial, entertainment and supportive land uses which will not require additional recreational facilities beyond what is permitted and therefore will create **no adverse physical impact**.

2.16 Transportation

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
2. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? <i>i.e.</i> , Is VMT exceeding an applicable threshold of significance?			X	
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
4. Result in inadequate emergency access?				X

TRANS – 1: All development under the Annexation #21 project (Project) would be subject to policies, plans, and programs that ensure the performance and safety of users of multiple modal facilities including public transit riders, bicyclists, and pedestrians. For example, all development under the Project would have to comply with the *Complete Streets Act* of 2008 and the *Americans with Disabilities Act* of 1990. The impact of the Project on adopted policies, plans, or programs would therefore be **less than significant**.

TRANS – 2: Potential growth and development as a result of the Project can increase total vehicle miles travelled (VMT). However, anticipated focus of the Project and the keen focus of the General Plan on contiguous and mixed-use development can encourage alternatives to the auto, including non-motorized travel, helping to reduce VMT. Consistent with statewide thresholds of significance, the proposed McFarland General Plan is assessed to produce upwards of a 50 percent reduction in per capita VMT. This is possible because the General Plan includes certain improvements to transportation and land use settings, which are projected to result in lower per capita VMT than existing and other future alternatives including the no project alternative. Therefore, the Project will have a **less than significant** impact on Project generated VMT.

TRANS – 3: All development under the Project would be subject to design and safety standards that are specified within the City of McFarland Municipal Code. The McFarland Municipal Code references, and is subject to, codes established by the State of California that ensure the safety of its citizens. As with current practice, all future roadways would be designed and reviewed in consultation with engineers to determine their compliance with these codes and regulations with regard to hazards and incompatible uses. Therefore, the Project will have **no impact** on hazards due to geometric design.

TRANS – 4: All development under the Project would be subject to design and safety standards, specified under the City of McFarland Municipal Code, which references the California Building Code and portions of the International Fire Code. As with current practice, all future roadways would be designed and reviewed in consultation with engineers to determine their compliance with these codes and regulations with regards to adequate emergency access. Therefore, the Project will have **no impact** on emergency access.

2.17 Utilities

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has (in)adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
5. Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

UTIL – 1: The Annexation #21 project (Project) will result in new growth and infrastructure development in an annexed area of the City of McFarland. This could result in new construction or expansion of storm water drainage facilities. The Annexation #21 area is in the part of the City which does not have a history of major flood events, though it is possible that projected growth could change this as roadway expansion, land use changes and commercial growth and expansion could possibly increase the use of pavement and parking areas. However, programs in the General Plan address infrastructure requirements in order to efficiently capture and divert storm water to reduce the risk of urban flooding for new development and growth of the Project. Increased housing as a result of the Project would also likely require the extension of electric, gas, and wastewater lines as well as telecommunication facilities. However, programs in the General Plan address increased demand for public services and proposed expansion when needed. Therefore, the Project will have a **less than significant** impact.

UTIL – 2: The City has sufficient water supply to serve existing entitlements and resources, but water supply can be a limiting factor to growth. Continuing to monitor water quality is important as the community continues to grow. The current water supply needs to be supplemented by additional sources and continuously monitored for quality to facilitate growth. Additionally, the City of McFarland needs to reduce its water demand regardless of these impacts. Executive Order B-37-16 and Senate Bill X7-7 mandate water demand reduction which can potentially help the City offset demand associated with projected growth. With water conservation policies in the General Plan, the increased water demand as a result of the Project will have a **less than significant** effect on water supply.

UTIL – 3: Projected increase in population and changes in land use would increase demand for the City of McFarland's wastewater treatment facilities and therefore potentially exceed wastewater treatment requirements of the Central Coast Regional Water Quality Control Board, which mandates that all public sanitary sewer systems and treatment facilities comply with State Waste Discharge Order (WDR Order No. 2006-0003-DWQ). There is a planned expansion of the wastewater treatment plant, but due to the pipe size limitation it would only increase capacity for the west side where the Project site is located. The east side has considerably lower capacity for growth, as it is served by only one 8-inch pipe. The General Plan proposed constructing a new facility on the east side of McFarland to accommodate future growth and demand. With the two expansions, the Project would have a **less than significant** effect on wastewater treatment facilities.

UTIL – 4: The Project will result in new growth and infrastructure development in key areas within the City of McFarland and this would increase the need for solid waste collection and disposal. R&F Disposal and Recycling, Inc. would not exceed capacity at buildout. Therefore, the impact would be **less than significant**.

UTIL – 5: Projects in the City, such as subdivisions undergo project level reviews and are subject to the policies in the General Plan to assure compliance with Federal, State, and local regulations and statutes regarding solid waste. Therefore, the Project will have a **less than significant** impact.

2.18 Energy

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

ENE – 1: While the Annexation #21 project (Project) will result in new growth and infrastructure development in key areas within the City of McFarland, focus on contiguous, compact, and infill development can help to prevent excessive consumption of energy. Additionally, the Plan’s efforts to reduce VMT can further reduce energy consumption from transportation related activities. As a result of these progressive actions to conserve energy, per capita natural gas use under the Project can reduce and electricity use can decrease compared to the no project alternative, resulting in a **less than significant** impact.

ENE – 2: All development under the Project would be subject to all applicable renewable energy and energy efficiency plans including federal, state and local regulations. The Project would also be subject to the General Plan policies and programs, which work to help McFarland meet energy conservation standards and goals set by state and local plans. Furthermore, subsequent developments under the Project will undergo City of McFarland Building Department review to ensure they comply with energy conservation standards. Therefore, impact of the Project on adopted policies, plans, or programs would be **less than significant**.

2.19 Tribal Cultural Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in the local Register of Historical Resources as defined in Public Resources Code Section 5020.1(k)?				X
2. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?				X

TRIBE – 1: There are no historic sites, features, places, and cultural landscapes within the City that are listed on the National Register of Historic Places (NRHP). In 2015, McFarland conducted a records search of California Historical Resource Information System (CHRIS) which includes a review of the NRHP, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, the California State Historic Resources Inventory list, and the Office of Historic Preservation (OHP) Historic Property Directory. The records search identified 14 previously conducted studies and 14 cultural resources within the City but not the Annexation #21 project (Project) site and 200-foot buffer. All of the cultural resources are of the

built-environment type and were constructed during the 20th century. Therefore, the Project would have **no impact** on any tribal cultural resources listed on any local or state registry.

TRIBE – 2: A 2015 records search of the California Historical Resource Information System (CHRIS) including a review of the NRHP, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, the California State Historic Resources Inventory list, and the Office of Historic Preservation (OHP) Historic Property Directory identified 14 cultural resources within the City, but not the Annexation #21 project site and 200-foot buffer. However, these resources are all of the built-environment type and were constructed during the 20th century and **will not be impacted** by the Project. Beyond this search, the City reached out to the 19 tribes identified by the Native American Heritage Commission to be historically or culturally associated with the geographic area of the City of McFarland for consultation. McFarland's SOI did not cover any land associated with any of the tribes. Given this information, the lead agency, the City of McFarland, is not aware of any tribal cultural resources that will be impacted by the Project.

2.20 Wildfire

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Substantially impair an adopted Emergency Response Plan or Emergency Evacuation Plan?			X	
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

FIRE – 1: The Annexation #21 project (Project) is a part of the General Plan which includes policies to ensure collaboration with Kern County on the development and implementation of a Disaster and Emergency Preparedness Plan and supports efforts outlined in the existing McFarland Local Hazard Mitigation Plan. Proposed land uses do not interfere with any existing emergency response plans (ERPs). Therefore, the Project will have a **less than significant** impact.

FIRE – 2: According to CAL FIRE, McFarland (and its SOI) does not lie within a Fire Hazard Severity Zone and is at a low risk from fire hazards. The Project, as a result, does not increase exposure of any Project occupants to wildfire spread or wildfire pollutants. While the City does not lie within a CAL FIRE recognized Fire Hazard Severity Zone, urban structure fires and pollutant exposure from nearby higher risk areas outside of McFarland’s SOI remain a concern and steps to prepare for an emergency will benefit all residents. Policies in the General Plan help to mitigate that risk. Overall, the Project will have a **less than significant** impact.

FIRE – 3: As addressed in FIRE-2, McFarland (including its SOI) does not lie within a CAL FIRE designated Fire Hazard Severity Zone and is at low risk of fire hazard. Furthermore, any subsequent subdivisions or development projects required as part of the Project are subject to CEQA review. While the City does

not lie within a CAL FIRE recognized Fire Hazard Severity Zone, urban structure fires remain a concern and steps to mitigate fire risk are still important. Policies in the General Plan help to mitigate that risk. Overall, the Project will have a **less than significant** impact.

FIRE – 4: As addressed in FIRE-2 and 3, McFarland (including its SOI) does not lie within a CAL FIRE designated Fire Hazard Severity Zone and is at low risk of fire hazard. Due to the low risk of fire, there is an exceedingly small likelihood that any wildfire related slope instability, drainage changes, or run off caused by wildfires could occur. Thus, the Project will **less than significantly** impact the risk of downslope or downstream flooding or landslides caused by fire related geological events. While wildfire risk is low in McFarland, urban structure fires remain a concern and steps to mitigate fires risk are still important.

2.21 Mandatory Findings of Significance

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
2. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
3. Have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?				X

From the analyses in the foregoing sections, implementation of proposed land uses within the Annexation #21 Project area (Project) would not result in either limited or cumulative environmental impacts as follows:

MFS-1: It will not reduce fish habitats, threaten to eliminate plant or animal communities, reduce or restrict rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory.

MFS-2: It will not result in impacts that are individually limited, but cumulatively considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

MFS-3: It does not have environmental effects which would cause substantial adverse effects on human beings either directly or indirectly.

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. Project implementation will consider environmental factors and adopt mitigation measures when deemed necessary.

3.0 Certification

3.1 Preparers

On behalf of the City of McFarland, De Lapide & Associates, Inc. prepared the Initial Study for this project.

3.2 Determination

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

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby determined.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or a “potentially significant unless mitigated impact” on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, and nothing further is required.

3.3 De Minimis Fee Determination

Pursuant to Chapter 1706, Statutes of 1990-AB 3158,

It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project pending approval of the No Effect Determination.

[] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

3.4 Environmental Determination

The initial study for this project has been reviewed and the environmental determination, contained in Section 2.0 preceding, is hereby approved.

Megan Snyder, Community Development Director
City of McFarland

References

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Appendices

Appendix A: Boundaries of Proposed Annexation #21 Area



Appendix B: Aerial View of Existing Land Use in Vicinity of Annexation #21 Area



Appendix C: Permitted Uses in C-0, C-1, and C-2 Zones

C-0 Zones

17.152.030 - Uses permitted in specific zones.

The following uses may be permitted in the zones indicated in this section upon the granting of a conditional use permit.

([Ord. No. 0004-2023](#), § 5, 5-11-23)

17.152.030(1) - C-O zones.

- A. Residential Uses.
 - 1. Community care facility.
- B. Recreation, Entertainment, and Tourist Facilities.
 - 1. Swimming pool, public, indoor only;
 - 2. Tennis club, indoor only.
- C. Commercial Uses.
 - 1. Eating and Drinking Establishments.
 - a. Cafe, or coffee shop.
 - 2. Services.
 - a. Ambulance;
 - b. Placing, storing or maintaining chemical toilets of the type normally transported by semitrailers.
- D. Transportation Facilities.
 - 1. Auto parking garage or lot;
 - 2. Heliport.
- E. Utility and Communications Facilities.
 - 1. Radio, television, microwave, or commercial communications transmitter, receiver, or translator;
 - 2. Utility substation.

F. Institutional Uses.

1. Cemetery, mausoleum, columbarium, or mortuary;
2. Charitable or public service organization;
3. Club or lodge;
4. Convalescent hospital;
5. Crematory, when in conjunction with a cemetery, mausoleum, columbarium, or mortuary;
6. Fire or police station;
7. Hospital;
8. Labor union hall;
9. Post office;
10. Public agency or utility buildings and facilities;
11. Rehabilitation facilities;
12. Sanitarium.

G. Waste Facilities.

1. Community septic disposal system;
2. Sewage treatment plant.

H. Miscellaneous Uses.

1. Day-care center, with extended overnight services;
2. Drainage sump;
3. Flood control facilities;
4. Water treatment plant;
5. Beverage container recycling facilities.

[\(Ord. No. 0004-2023](#), § 5, 5-11-23)

C-1 Zones

17.152.030(2) - C-1 zones.

A. Residential Uses.

1. Community care facility;
2. Condominium;
3. Duplex;
4. Emergency shelter;
5. Fraternity or sorority house;
6. Residential hotel.

B. Recreation, Entertainment, and Tourist Facilities.

1. Golf course;
2. Movie theater, walk-in;
3. Park or playground;
4. Swimming pool, public, outdoor only;
5. Tennis club, outdoor only;
6. Theater, live.

C. Commercial Uses.

1. General Retail Sales.

- a. Nursery, plant;

2. Services.

- a. Ambulance;
- b. Auto wash;
- c. Auto wash, self-service;
- d. Mini-warehouse, for storage of personal household goods, provided there is no outside storage; excludes cargo containers and other temporary storage structures;
- e. Printing, lithography or blueprinting;
- f. Tattoo parlor and body piercing;
- g. Veterinary, including veterinary hospital;
- h. Placing, storing or maintaining chemical toilets of the type normally transported by semitrailers.

- D. Transportation Facilities.
 - 1. Auto parking garage or lot;
 - 2. Heliport.
- E. Utility and Communications Facilities.
 - 1. Radio, television, microwave, or commercial communications transmitter, receiver, or translator.
- F. Institutional Uses.
 - 1. Cemetery, mausoleum, columbarium, or mortuary;
 - 2. Charitable or public service organization;
 - 3. Club or lodge;
 - 4. Convalescent hospital;
 - 5. Crematory, in conjunction with a cemetery, mausoleum, columbarium, or mortuary;
 - 6. Fire or police station;
 - 7. Hospital;
 - 8. Labor union hall;
 - 9. Museum, with outdoor exhibits;
 - 10. Rehabilitation facilities;
 - 11. Sanitarium.
- G. Waste Facilities.
 - 1. Community septic disposal system;
 - 2. Sewage treatment plant;
 - 3. Transfer station, small volume.
- H. Miscellaneous Uses.
 - 1. Day-care center, with extended overnight services;
 - 2. Drainage sump;
 - 3. Flood control facilities;
 - 4. Water treatment plant;
 - 5. Beverage container recycling facilities.

[\(Ord. No. 0004-2023, § 5, 5-11-23\)](#)

C-2 Zones

17.152.030(3) - C-2 zones.

- A. Residential Uses.
 - 1. Residential hotel.
- B. Recreation, Entertainment, and Tourist Facilities.
 - 1. Amusement park;
 - 2. Card room;
 - 3. Movie theater, drive-in;
 - 4. Park or playground;
 - 5. Racetrack or test track, automobile, motorcycle, or horse;
 - 6. Shooting range or gun club;
 - 7. Skateboard arenas, unenclosed;
 - 8. Sports arena, indoor;
 - 9. Sports arena, outdoor;
 - 10. Swimming pool, public;
 - 11. Trade fairs and exhibitions, temporary (fourteen-day maximum), excluding flea markets and swap meets.
- C. Commercial Uses.
 - 1. Services.
 - a. Mini-warehouse, for storage of personal household goods and vehicles, including outside storage;
 - b. Veterinary, including veterinary hospital;
 - c. Advertising sign boards or structures;
 - d. Placing, storing or maintaining chemical toilets of the type normally transported by semitrailers;
- D. Recreational, Entertainment, and Tourist Facilities.
 - 1. Bingo parlor.
- E. Transportation Facilities.
 - 1. Airport, private;
 - 2. Airport, public use;
 - 3. Auto parking garage or lot;
 - 4. Bus depot;
 - 5. Heliport;
 - 6. Taxi depot, including service and storage.

F. Utility and Communications Facilities.

1. Radio, television, microwave, or commercial communications transmitter, receiver, or translator.

G. Waste Facilities.

1. Community septic disposal system;
2. Sewage treatment plant;
3. Transfer station, small volume;
4. Waste-to-energy facility.

H. Institutional Uses.

1. Cemetery, mausoleum, or columbarium;
2. Community or regional correctional and similar involuntary detention facilities;
3. Crematory, when in conjunction with a cemetery, mausoleum, columbarium, or mortuary;
4. Museum, with outdoor exhibits;
5. Zoo.

I. Educational Institutions and Schools.

1. College or university.

J. Miscellaneous Uses.

1. Day-care center, with extended overnight services;
2. Drainage sump;
3. Flea market or swap meet, wholly conducted within an enclosed building;
4. Flea market or swap meet, except within an enclosed building pursuant to subsection 19.32.020(H) of this title;
5. Flood control facilities;
6. Water treatment plant;
7. Automobile trailer courts or camps, house or coach trailers, and public camp grounds;
8. Beverage container recycling facilities.

[\(Ord. No. 0004-2023](#), § 5, 5-11-23)



OWNER	APN	CONSENT
Jose Alberto Duran	060-030-08	
AMM Properties LLC	060-030-12	

EXHIBIT 'B'

ANNEXATION NO. ---- TO THE CITY OF MCFARLAND

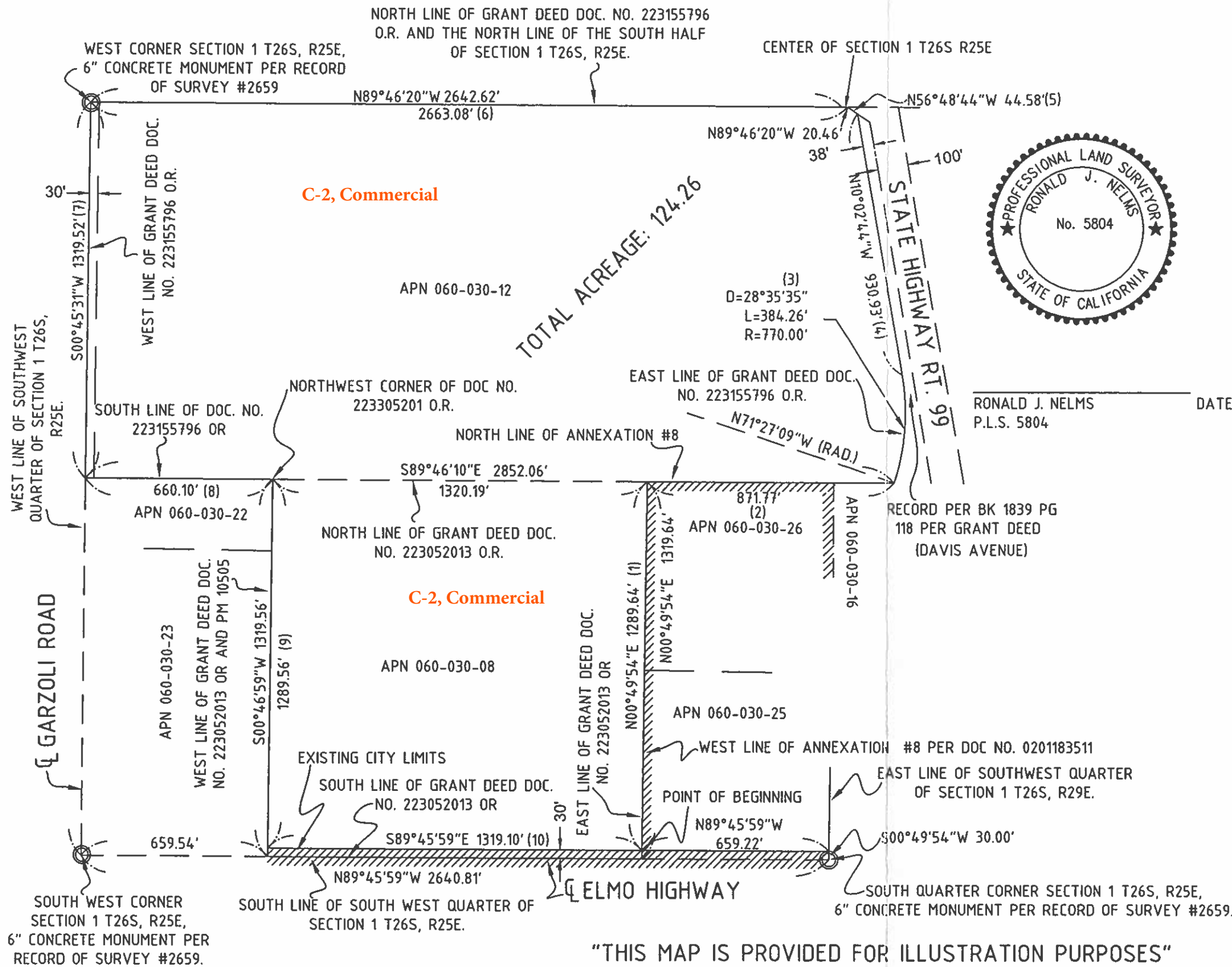
BEING A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 1, TOWNSHIP 26 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, CONTAINING 124.26 ACRES

AREA ANNEXED
 APN 060-030-12=85.19 ACRES
 APN 060-030-08=39.07 ACRES
 TOTAL : 124.26

BASIS OF BEARINGS:
 ALL BEARINGS AND DISTANCES SHOWN ARE RECORD OR CALCULATED FROM RECORD, PER RECORD OF SURVEY RECORDED IN BOOK 24, PAGE 97 WAS USED FOR THIS MAP

PREPARED BY:
 NELMS SURVEYING, INC.
 332 E. NORRIS ROAD - SUITE 4
 BAKERSFIELD, CA. 93308
 (661) 399-9006
 JOB#253459

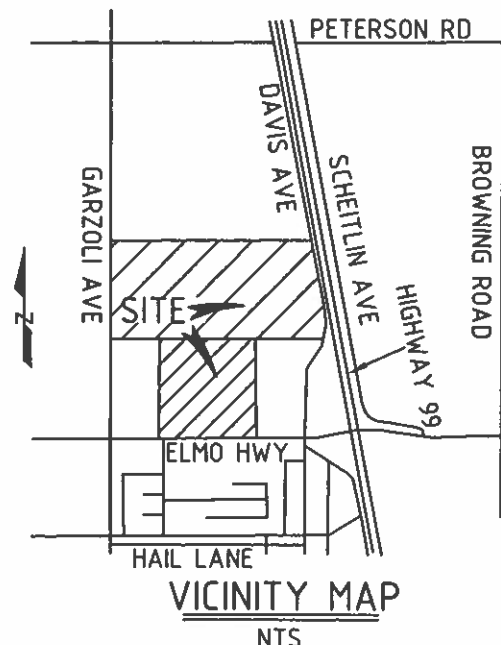
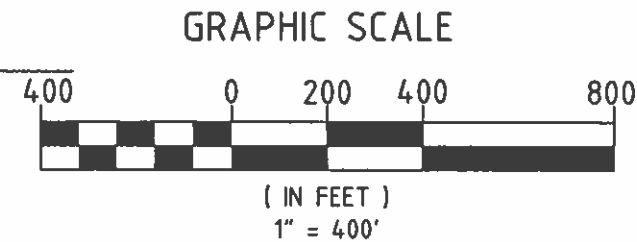
PREPARED FOR:
 BENJAMIN MARIN
 P.O BOX 12222
 BAKERSFIELD CA 93389



RONALD J. NELMS
 P.L.S. 5804

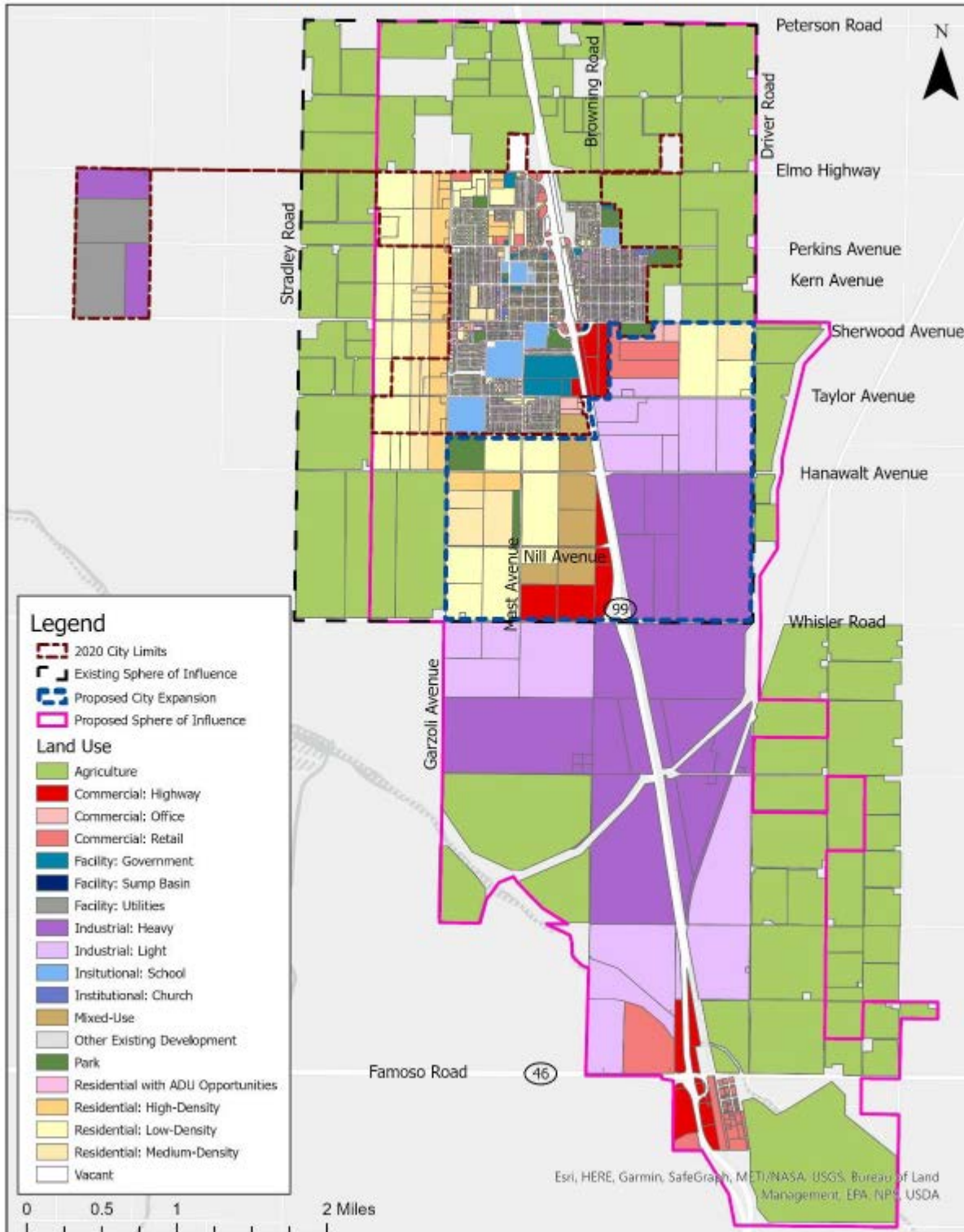
DATE: _____

- LEGEND:**
- PROPOSED LIMITS OF ANNEXATION
 - ////// EXISTING CITY LIMITS
 - PG PAGE
 - BK BOOK
 - OR OFFICIAL RECORD
 - PM PARCEL MAP
 - DOC DOCUMENT
 - ⊙ MONUMENT AS NOTED



"THIS MAP IS PROVIDED FOR ILLUSTRATION PURPOSES"

Map 5-1: Conceptual Land Use Map



RESOLUTION NO. 2026-5PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA REQUESTING CITY COUNCIL APPROVE THE INITIAL STUDY AND NEGATIVE DECLARATION SHOWN IN EXHIBIT "A" AND PREPARED FOR GENERAL PLAN AMENDMENT (GPA 2026-2) AS REFLECTED IN EXHIBIT "B"

WHEREAS, AMM Properties & Duran Alberto filed an application for GPA 2026-2 requesting an amendment to the General Plan Land Use Map. AMM Properties & Duran Alberto's request is on approximately 124.26 acres generally located North of Elmo Highway, East of Garzoli Avenue, and West of the 99-Hwy; and

WHEREAS, the project is a request to change the General Plan designation on the approximately 124.26 net acres from Agriculture to Commercial; and

WHEREAS, the project sites are located on Assessor's Parcel Number 600-301-2002 and 600-300-8010 as depicted in Exhibit "B"; and

WHEREAS, said applications have been made in the form and manner prescribed by Title 17 Zoning of the McFarland Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the State Guidelines Section 15162(a) the lead agency has determined the Initial Study/Negative Declaration to adequately identify the environmental impacts of the Project as reflected in Exhibit "A"; and

WHEREAS, the applicant is proposing to amend the City of McFarland Zoning Map by pre-zoning approximately 124.26 acres generally bound by the North of the City's limit, on the East of Garzoli Avenue, and to the West of Hwy-99; and

WHEREAS, the City Council, through its Clerk, did set Thursday May 21st, at the hour of 6:00PM in the Council Chambers located at 103 W. Sherwood Avenue, McFarland, California as the time and place for General Plan Amendment (GPA 2026-2); and

WHEREAS, a Notice of Public Hearing was given in a manner provided in Title 17 of the McFarland Municipal Code and said public hearing was duly and timely conducted, during which the proposal was explained by a representative of the Planning Department and all person's desiring were duly heard; and

WHEREAS, the City Council considered both written and oral testimony on the proposed General Plan Amendment (GPA 2026-2), Initial Study/Negative Declaration,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of McFarland that it hereby finds and determines as follows:

1. The foregoing recitals are true and correct.
2. All provisions of CEQA, the State Guidelines have been followed. Staff determined that the previously adopted Initial Study/ Negative Declaration adequately addressed the environmental impacts of the Project.
3. That pursuant to the State CEQA Guidelines the project will not result in new impacts that were not identified in the Initial study/Negative Declaration.
4. The public necessity, general welfare, and good planning practices justify the Project.

5. The Project is compatible with the land use designations and development of surrounding properties and is internally consistent with the McFarland General Plan.
6. Any decision by the City Council of the City of McFarland shall have the final legislative authority to either approve or deny the proposed General Plan Amendment.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of McFarland on May 21, 2026 by the following vote:

	Aye	Nae	Abstain	Absent
David Soto				
Jose Hernandez				
Juan Munguia				
Victor Oropeza				
Jim White				

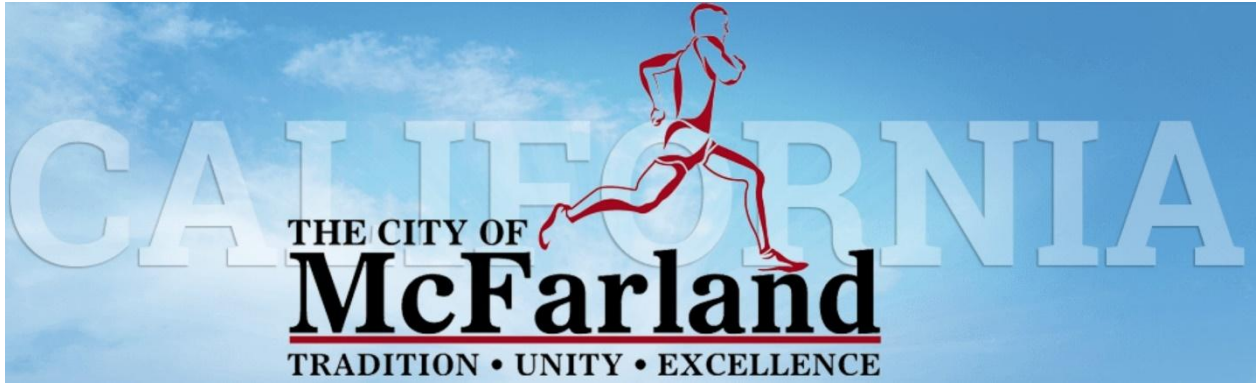
CITY OF MCFARLAND

Jose Hernandez, Chairman

ATTEST:

Erika De La Cruz, City Clerk

I, _____, City Clerk of the City of McFarland, California, DO HEREBY CERTIFY that the foregoing resolution is a true and accurate copy of the Resolution passed and adopted by the City Council of the City of McFarland on the date and by the vote indicated herein.



Initial Study and Negative Declaration for Amendment to General Plan & Annexation #21

City of McFarland

Submitted by the City of McFarland

4/29/2026

Prepared by:

De Lapide & Associates, Inc.

delapide@outlook.com

Acknowledgments

City Council

Saul Ayon, Mayor

Ricardo Cano, Vice Mayor

Anita Gonzalez, Councilmember

Maria Perez, Councilmember

Martin Gutierrez, Councilmember

Planning Commission

David Soto, Commissioner

Jim White, Member

Jose "Jay" Hernandez, Member

Victor Oropeza, Member

Juan Munguia, Member

City Staff

Diego Viramontes, City Manager

Megan Snyder, Community Development Director

Brianahi De Leon, Senior City Planner

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Preamble

The California Office of Planning and Research (OPR) issued the CEQA Technical Advice Series (OPR, December 2004 Edition) to clarify aspects of the California Environmental Quality Act. According to the Technical Advice:

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.

In preparation for the adoption of the 2040 McFarland General Plan, The City of McFarland prepared a Draft Program EIR, filed it with the State Clearinghouse, received comments, addressed the comments, and filed a Final EIR. The 2040 General Plan is separated into thematic elements. All elements must be consistent with each other. Seven elements are required for all General Plans in California, with two further elements required for communities meeting certain criteria that exist in McFarland. Optional elements may also be included and carry the same legal force and status as the required elements. The General Plan includes five optional elements. The fourteen elements are:

- **Required:** Land Use, Circulation, Housing, Safety, Conservation, Open Space, and Noise
- **Required in San Joaquin Valley Air Pollution Control District:** Air Quality
- **Required in Disadvantaged Communities:** Environmental Justice
- **Optional:** Economic Development, Health, Community Design, Public Facilities, and Sustainable Agriculture

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 lay 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 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.

Both the 2040 General Plan and the Final General Plan EIR are available to the General Public. The electronic copies of the documents are accessible at the City's website: www.mcfarlandcity.org; hard copies are available at City Hall.

City of McFarland
401 West Kern Ave.
McFarland, CA 93250

Summary of Project Information

<i>Project Title</i>	General Plan Amendment and Annexation #21, North McFarland
<i>Lead Agency</i>	City of McFarland 401 West Kern Ave. McFarland, CA 93250
<i>Contact Person & Phone</i>	Megan Snyder, Community Development Director 661-792-3091 msnyder@cityofmcfarland.ca.gov
<i>Project Location</i>	Parcels 060-030-08 & 060-030-12 property north of Elmo Hwy., McFarland. Garzoli Avenue demarcates its western boundary and Davis Avenue demarcates its eastern boundary.
<i>Applicant</i>	Benjamin Marin
<i>General Plan Designation</i>	Agricultural use (temporary)
<i>Zoning</i>	Pre-zoning for C-2 (which permits a wide array of uses)
<i>Surrounding Land Use</i>	Residential and commercial (to the south); Agriculture (to the north); other existing developments (to the west and east)
<i>Description of Project</i>	General Plan Amendment and Annexation of Parcels 060-030-08 & 060-030-12 in North McFarland into City limits and conversion of the approximately 126-acre property into a C-2 district, which permits a wide array of land uses.
<i>Other Approving Agencies</i>	Kern County LAFCO
<i>Native American Consultation</i>	With assistance from the Native American Heritage Commission, the City identified and contacted nineteen Native American Tribes in 2021 during preparation of the Program EIR on the 2040 McFarland General Plan. Responses indicate the project area (consisting of the City of McFarland and its sphere of influence) is outside ancestral homes for which the Tribes did not request consultation.
<i>Other Information</i>	Consistent with the CEQA Technical Advice (OPR, December 2004 Edition), this Initial Study & Negative Declaration tiers upon the Program EIR of the 2040 McFarland General Plan.
<i>Compatibility of Project</i>	The annexation of the area, which is contiguous to the City, and the potential mixture of land uses are consistent with the vision and policies of the 2040 McFarland General Plan.

1.0 Project Information

1.1. **Project:** General Plan Amendment and Annexation #21, North McFarland

1.2. **Lead Agency:** City of McFarland, 401 West Kern Ave. McFarland, CA 93250

1.3. **Contact Person & Phone:** Megan Snyder, Community Development Director, 661-792-3091.
msnyder@cityofmcfarland.ca.gov.

1.4. **Project Location:** Within City of McFarland, comprising parcels 060-030-08 & 060-030-12 north of Elmo Hwy., McFarland. 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.

1.5. **Applicant:** Benjamin Marin

1.6. **General Plan Designation:** Agricultural use (temporary)

1.7. **Zoning:** Pre-zoning for C-2 (which permits a wide array of uses)

1.8. Project Location And Setting

1.8.1 The City of McFarland

The City of McFarland sits in the northern section of Kern County within California's Central Valley. **Figure 1** displays the location of McFarland in relation to the State of California and Kern County. The City is located along Highway 99, approximately 25 miles north of Bakersfield and approximately seven miles south of Delano. McFarland's 2022 boundaries encompass approximately three-square miles of land consisting of mostly residential, institutional, and agricultural uses. McFarland's Sphere of Influence and the surrounding area are primarily under agricultural use. **Figure 2** displays the proposed land uses in the 2040 McFarland General Plan.

Figure 1: Location of McFarland within California and Kern County

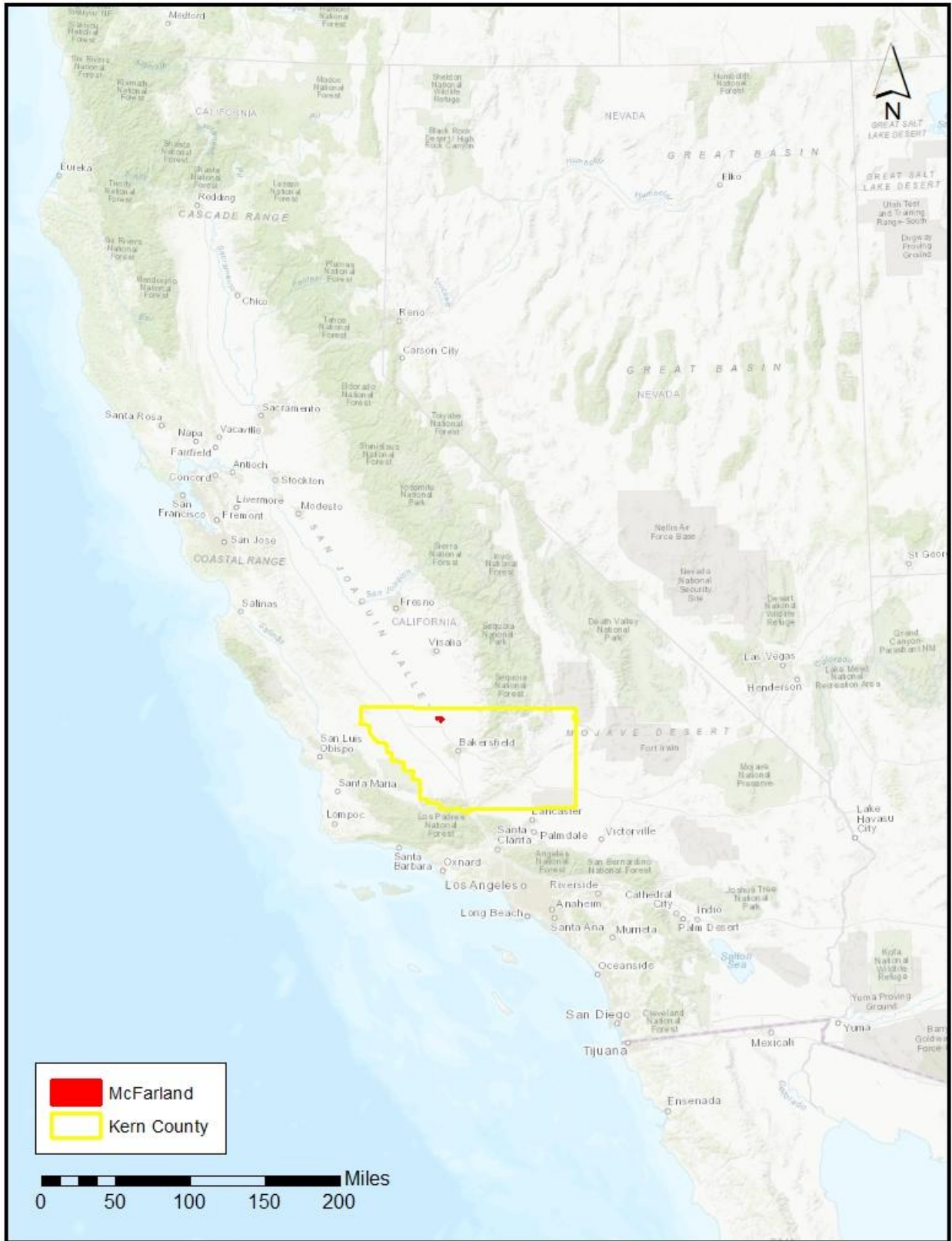
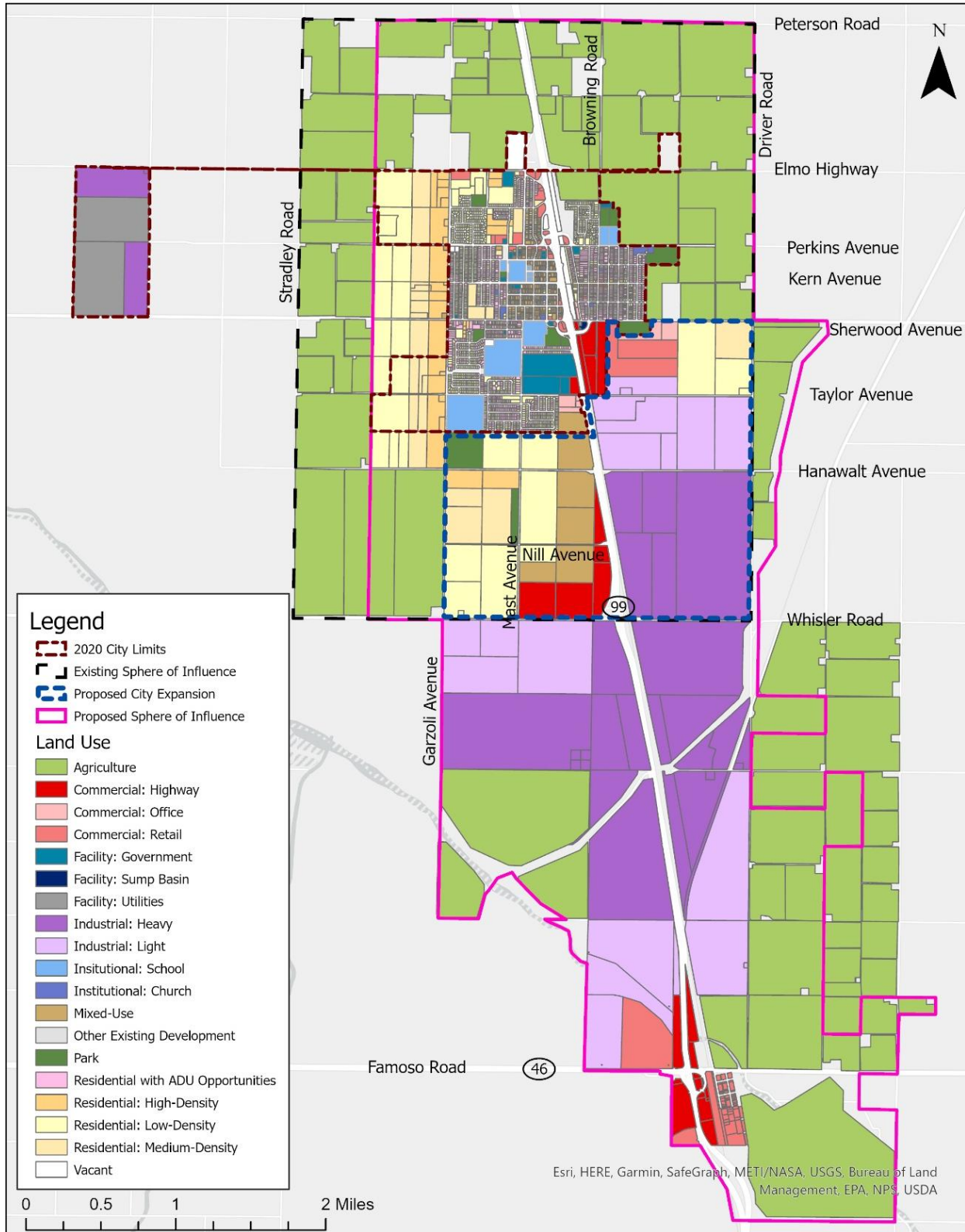


Figure 2: Proposed Land Use in the 2040 McFarland General Plan



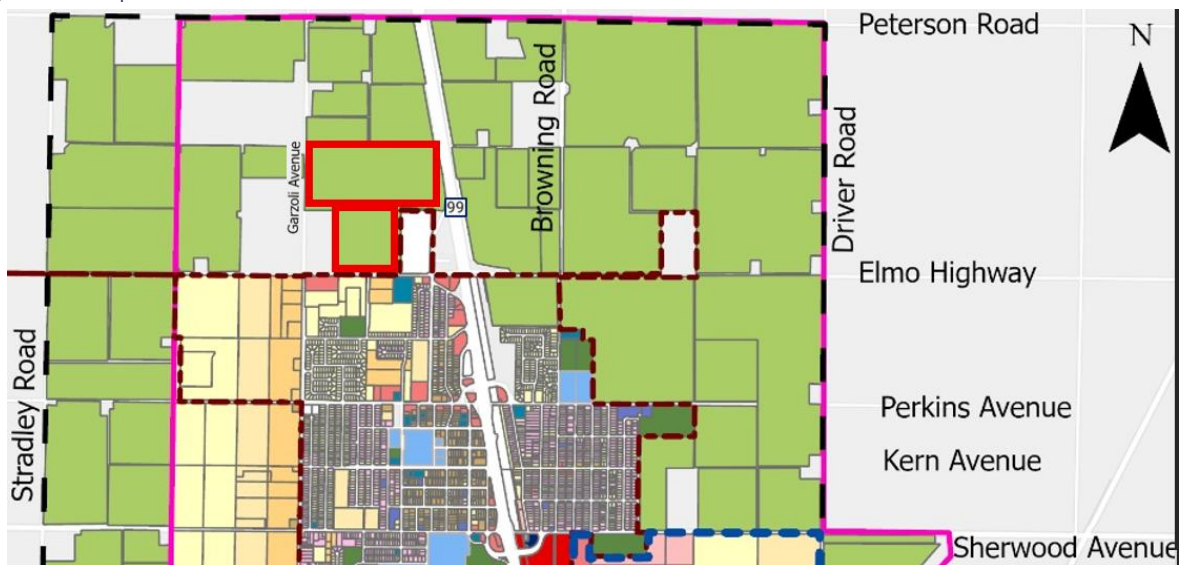
1.8.2 Annexation #21 Project Location

The proposed Annexation #21 area covers two contiguous parcels (060-030-08 & 060-030-12) north of Elmo Hwy., McFarland. Elmo Hwy marks the boundary of the area on the south, with Garzoli Ave on the west, and Davis Avenue on the east. Davis Avenue is a western frontage road that is adjacent to SR 99. The project area is right outside the City limits, but within McFarland's sphere of influence. **Figure 3** (also showing as Appendix A) identifies the location of the annexation area on the northern edge of the City. **Figure 4** identifies land use proposals under the General Plan within the Residential Development Plan area. The General Plan designates one of the parcels for temporary agricultural use pending future need to expand the City limits into that part of its sphere of influence as Figure 4 and Figure 2 show. Figure 2 also shows a complete legend for land use designations under the General Plan.

Figure 3: Location of Annexation #21 Area in McFarland



Figure 4: Proposed General Plan Land Use in Annexation #21 Area



1.9. Project Description

1.9.1 Annexation #21: Multi-Use Development Plan Proposal

The project involves a general plan amendment and annexation into City limits of contiguous parcels 060-030-08 & 060-030-12 in North McFarland. The development proposal is to consolidate the two parcels (outlined in Figure 3 and Figure 4) into a Multi-Use Development Plan area with a wide array of permitted land uses under the C-2 designation. **Figure 4** shows that portions of the southern and eastern boundaries of Annexation #21 area adjoin McFarland City limits. Appendix B is an aerial view depicting existing uses of land in the vicinity of the project area.

1.9.2 Annexation #21: Parcels and Land Use Designations

Figure 5 is a copy of the Assessor's Map for the parcels that constitute the Annexation #21 area. **Figure 6** confirms that the parcels are not under Williamson Act contract. Their use for agriculture was therefore temporary, pending the expansion of the City into those parcels intended for future urban development. **Figure 7** reveals further that the parcels were not designated prime farmland, unique farmland, or farmland of statewide importance.

The proposed project area covers approximately 124.26 gross acres. **Table 1** is the list of Assessor's parcels within the proposed annexation area. The table also shows the original (temporary) land use designations and the modified land uses under pre-zoning of parcels 060-030-08 & 060-030-12. Overall, there is good consistency in land use designations between the original (which was only temporary) and modified uses on the parcels. The most noticeable change is the conversion of future urban land under temporary agricultural use into urban land under the C-2 zoning designation.

The designation, C-2, refers to a "Commercial Zone", but the municipal code also permits a mixture of uses with multi-family residential at 16 to 24 dwelling units per acre in such zones. Chapter 17 of the McFarland Municipal Code identifies a wide array of permitted land uses in C-2 zoning districts (17.80.020) as follows:

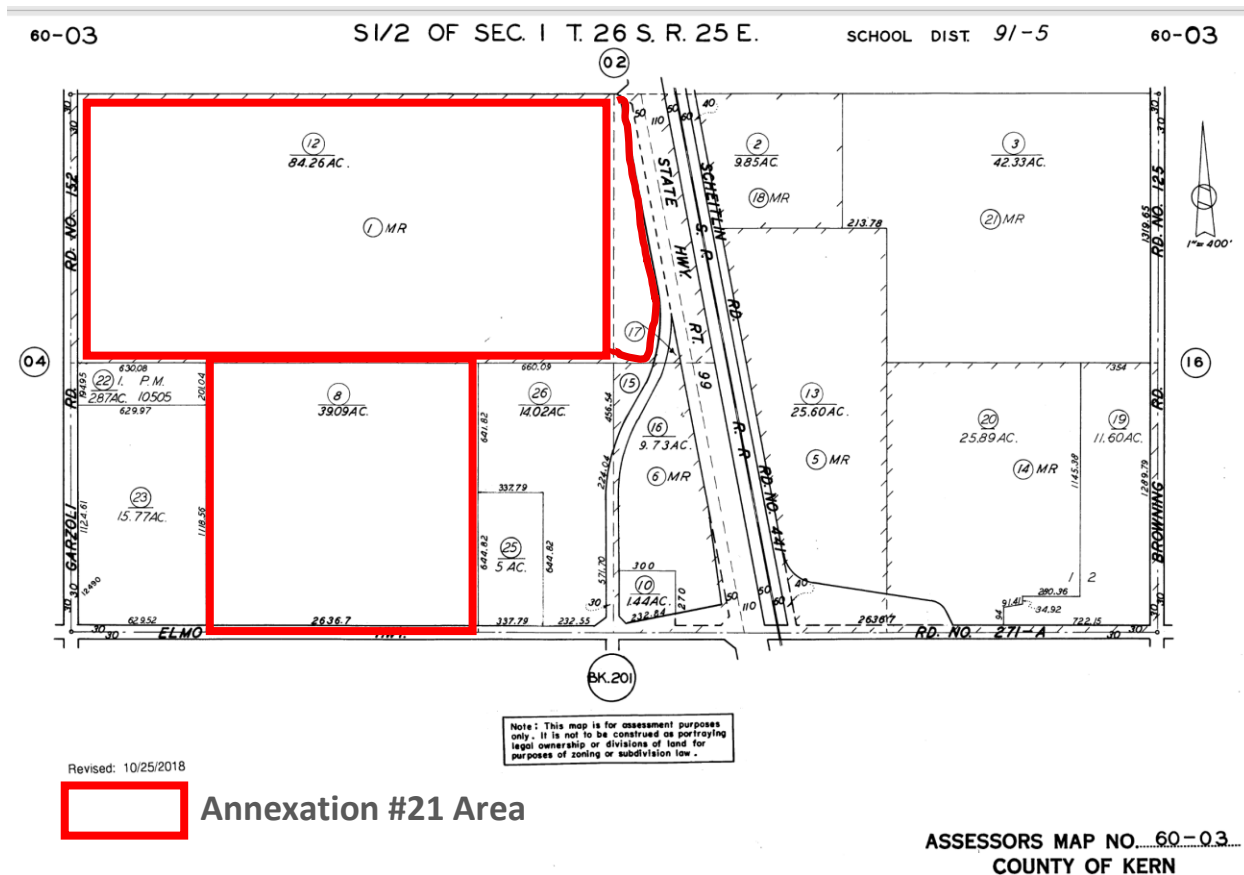
- A. Any use permitted in the C-0 and C-1 zones, which include versions of the land use categories listed next in item B of this list.
- B. Many subcategories of the following land use categories:
 1. Residential uses (including community care facility; condominium; duplex; emergency shelter; fraternity or sorority house; residential hotel).
 2. Recreation, Entertainment, and Tourist Facilities
 3. Commercial uses
 4. Institutional uses
 5. Miscellaneous uses (which include day-care, storage, and parking, among others).
- C. Accessory buildings
- D. Emergency shelters.

Appendix C has additional details covering the list of uses permitted under the C-0, C-1, and C-2 districts.

Table 1: List of Parcels with Modified Land Uses and Sizes in Annexation #21 Area

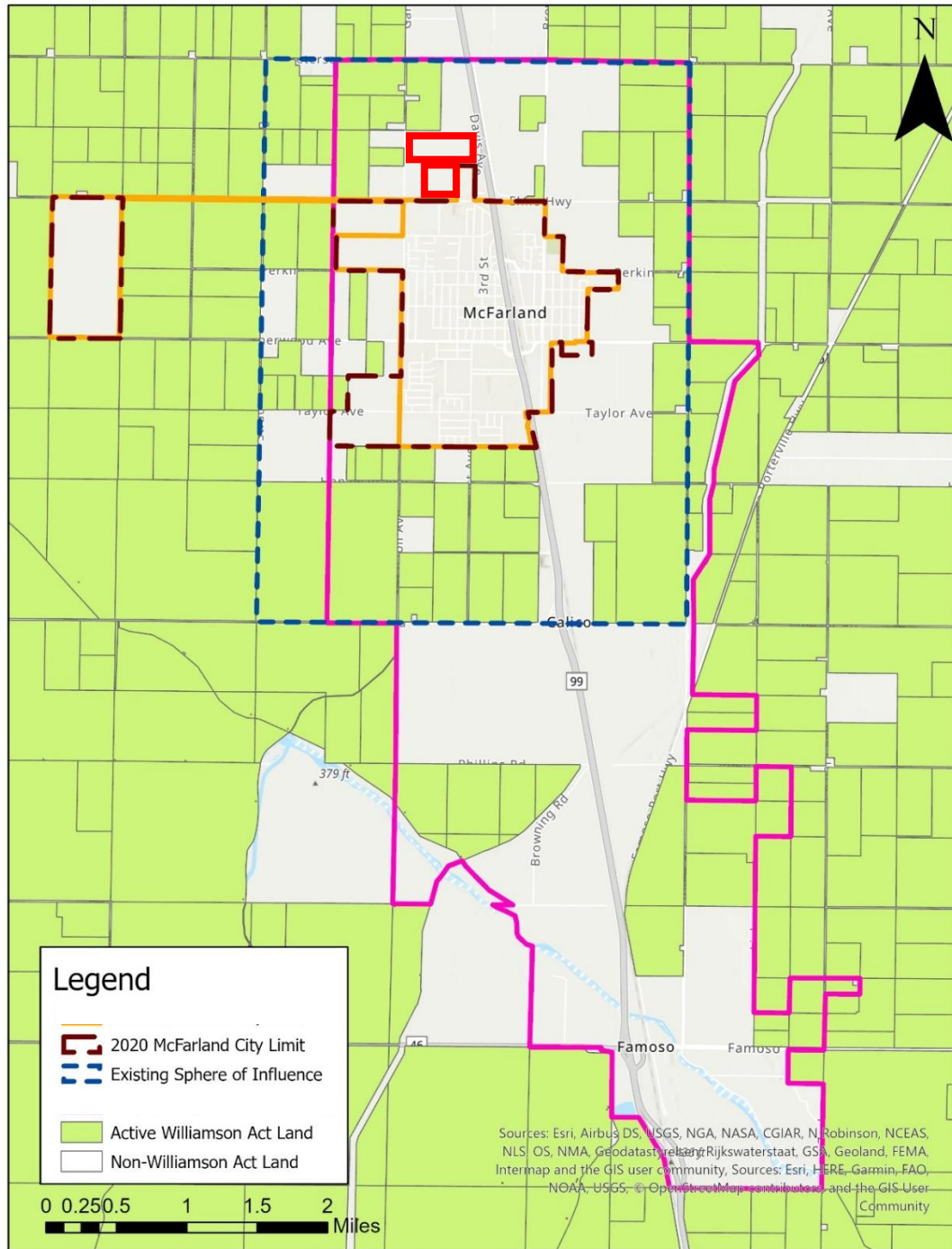
Assessor's Parcel Number (APN)	Acreage	General Plan Land Use Designation [Temporary]	General Plan Land Use Designation [Amended for Annexation #21]	Pre-Zoning
060-030-08	39.09	Agriculture	General Commercial	C-2
060-030-12	84.26	Agriculture	General Commercial	C-2
Total	123.35	<i>Acreage includes future internal road rights-of-way</i>		
Boundary Roads	0.96	<i>Acreage of adjoining boundary road right-of-way (Davis Ave.)</i>		
Grand Total	124.26	<i>Acreage includes adjoining boundary road right-of-way</i>		

Figure 5: Assessor's Parcels in Annexation #21 Area



Source: Kern County GIS

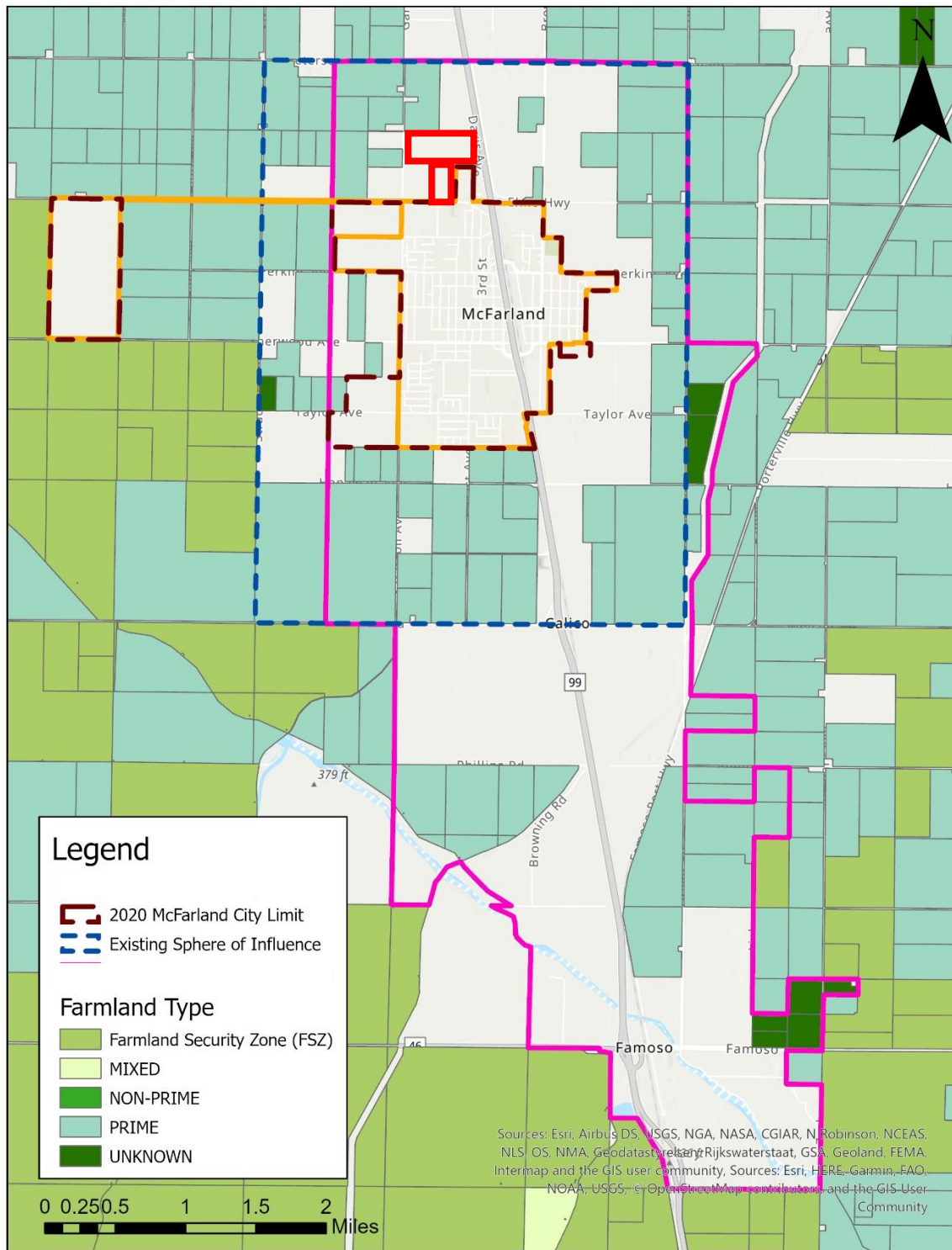
Figure 6: Williamson Act Lands within and around McFarland's Sphere of Influence



Source: Kern County GIS

 **Annexation #21 Area**

Figure 7: Types of Farmland in McFarland's Sphere of Influence



Source: Kern County GIS

 **Annexation #21 Area**

1.9.3 Annexation #21: Distribution of Land Uses

The proposed project is envisioned to be developed within one of the flexible zoning districts defined in the City's Municipal Code. It is anticipated that multiple forms of housing that can meet the needs of households within a range of income groups, a variety of commercial retail, office, and ancillary uses, as well as recreational and entertainment activities may be implemented to be consistent with the provisions of the Municipal Code. However, the exact combination of uses and sizes are to be determined in the future. The pre-zoning has assigned to the parcels McFarland's zoning designations that would become applicable following annexation of the area. This is consistent with the Cortese-Knox-Hertzberg Act (Gov't Code Sections 5600 et seq.), which requires that parcels proposed for annexation are "pre-zoned" prior to annexation.

1.9.4 Compatibility of Proposed Land Uses in Annexation #21 Area with McFarland General Plan

The vision for the proposed development in Annexation #21 Area (which its pre-zoning reflects) will be compatible with the residential and commercial land uses within the part of the city limit that the proposed development project area adjoins. The following are noteworthy:

- Annexation #21 will adjoin existing City boundary thereby avoiding leap-frog development.
- The development site is contiguous with the built-up area of North McFarland. This would limit travel distances for residents between the proposed development and other destinations in the City thereby limiting environmental impacts in the form of energy consumption and pollution related to travel.

Review for intended vs. historic use of land reveal the following:

- Agricultural lands in McFarland are important in that they provide commodities that generate local jobs and income, contribute to the local character of the City, and create habitat for wildlife. McFarland recognizes the economic and cultural importance of agriculture for the community and continues to actively preserve and protect farmland, particularly Williamson Act Parcels.
- Parcels in the Annexation #21 area have in recent years been partially under temporary agricultural use and adjoin other parcels that accommodate housing and other structures related to farming activities. However, the parcels were **neither** under Williamson Act contract, as Figure 6 shows, **nor** are they designated prime farmland, unique farmland, or farmland of statewide importance as Figure 7 shows. Consequently, Annexation #21 parcels have prior intended use for urban development as are other parcels in its immediate vicinity. Therefore, conversion of the parcels to urban uses is consistent with the long-term intent for use of the land to accommodate the needs of a growing population thereby also contributing potentially to alleviating the acute housing shortage in the State.

Reviews for compatibility with the McFarland General Plan reveal the following:

- Annexation #21 adjoins a residential area according to the Land Use Map of the 2040 General Plan. Refer to Figure 2 for the citywide land use map and Figure 4 for a close-up of project area

land use designations under the General Plan. The group of parcels being converted into a **Residential Development Plan** (*Parcels 060-030-08 & 060-030-12*), are to accommodate a variety of uses including residential, commercial, and community uses in addition to an internal network of roads. Development review in the future would assure that land uses would be compatible with each other.

- Annexation #21 Area is wholly outside the 2022 City limits but is within McFarland’s sphere of influence. Refer to Figure 2 and Figure 4. This would require modification to the boundaries of the City limits via the proposed annexation process.
- Since the project area falls within a section of the City’s sphere of influence that already has similar and compatible land use designations, the EIR for the 2040 General Plan covers the area of proposed development.
 - *The development proposal would, however, trigger a need for change to area land use in the General Plan to the appropriate, compatible land uses.*
 - *The circumstances qualify for tiering the environmental documentation for the annexation off the General Plan EIR for a Negative Declaration for the proposed development.*
- The primary land uses intended under the project area’s pre-zoning are consistent with the 2040 McFarland General Plan. Specifically, they are directly compatible with or offer the potential to meet the following policies among others:
 - Policy HO 1.3.1: Accommodate the City’s housing need over the life of the General Plan.
 - Policy HO 1.3.3: Locate new residential developments near amenities such as grocery stores, public parks, and schools.
 - Policy HO 2.2.2: Provide housing alternatives to community residents.
 - Policy HO 3.1.1: Increase affordable housing production.
 - Policy LU 1.1.1: Expand the range of allowable housing types and areas in which they may be built.
 - Program LU 1.2.2.1: Establish strategic mixed-use nodes of commercial and office uses to serve nearby neighborhoods (along Elmo Highway).
 - Policy LU 1.4.1: Preserve open space in new residential developments.
 - Policy LU 2.1.2: Prohibit leapfrog development.
 - Objective CIR 1.5: Provide a supportive environment for active transportation users.
 - Objective CIR 2.2: Improve connections and accessibility for all modes of transportation including walking, bicycling, and public transit.
 - Policy CIR 2.2.2: Improve accessibility for all ages and needs.
 - Objective CIR 3.1: Reduce Vehicle Miles Traveled (VMT).
 - Objective CIR 3.2: Increase pedestrian and bicycle mode share.
 - Policy HTH 2.1.1: Promote alternative modes of transportation for short distance trips.
 - Policy OS 1.1.1: Provide park spaces within a quarter mile of residential neighborhoods.
 - Policy OS 1.2.1: Enhance pedestrian and vehicular access to open space.

- Policy EJ 1.1.1: Address air pollution and its sources.
- Objective 3.2: Link parks, schools, and other public facilities citywide.
- Policy EJ 4.1.1: Promote physically active lifestyles.

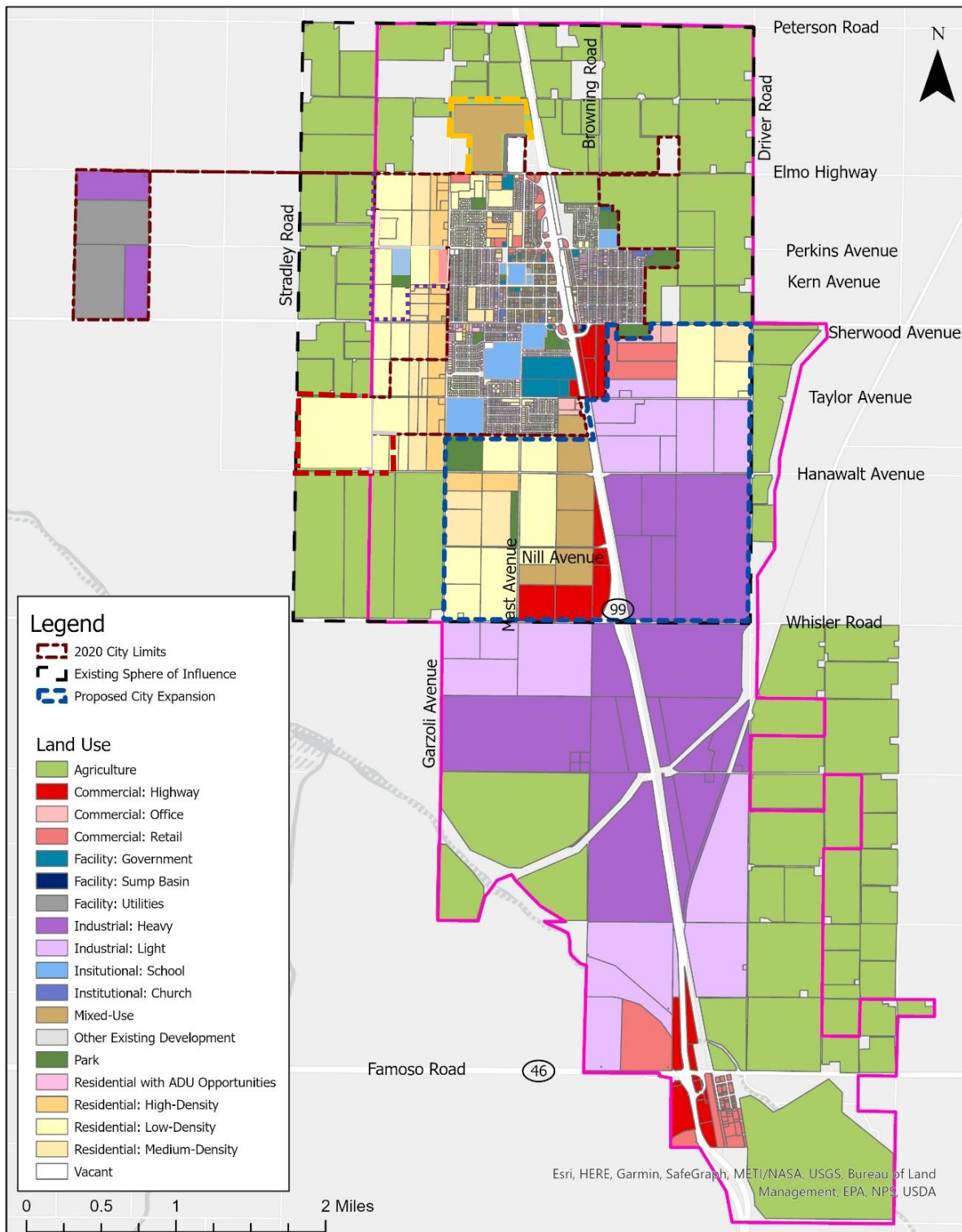
1.9.5 Modifications to City Boundary and Land Uses in Annexation #21 Area

Figure 8 shows the General Plan Land Use Map with two sets of modifications: (a) to City boundaries on the north side to include Annexation #21 Area; and (b) for potential land use designations (tentatively captured as “mixed-use” as a surrogate for the potential future mixture of uses) on affected parcels.

Table 1 identified the key changes to land uses from the original land use map. The following are noteworthy from that table and the modified land use map for the General Plan:

- The parcels of the annexation area were previously under agricultural use. They are modified to tentatively capture the potential mixture of uses.
- Upon the amendment to the General Plan and annexation, the new City boundary would wrap around the Annexation #21 parcels as Figure 8 depicts.

Figure 8: Modified McFarland City Boundary and Land Use on General Plan Land Use Map



- ⋯ Modified City Boundary for Annexation #19 Area
- Modified City Boundary for Annexation #20 Area
- Modified City Boundary for Annexation #21 Area

1.10. Other Required Agency Approvals

Externally, the City will consult with Kern County LAFCO for approval. Besides LAFCO, no other external agency is required to approve the annexation project.

Internally, pertinent departments of the McFarland city government will conduct reviews of the application in accordance with established procedures of the City and make recommendations to the Planning Commission. Ultimately, the City Council will act with consideration of input from the Planning Commission in giving authorization to initiate annexation.

1.11. Native American Consultation

Consistent with regulations of the State of California (e.g., SB 18, AB 52, et al), the project team initiated consultation with Native American Tribes likely to be traditionally and culturally affiliated with the project area as part of the General Plan EIR process. With assistance from the Native American Heritage Commission, the project team identified nineteen Native American Tribes and contacted each via a letter in 2021. The Appendix to section 1.6 of the Final Program EIR on the 2040 McFarland General Plan includes a list of Tribes contacted and responses received, if any, as well as copies of the letters sent to the Tribes. Overall, responses indicate the project area is outside ancestral homes for which the Tribes did not request consultation.

1.12. Summary Of Environmental Factors Potentially Affected

In accordance with Section 15125 of the CEQA Guidelines, the Program EIR on the 2040 McFarland General Plan analyzed the programmatic and cumulative environmental impacts that would possibly result from the adoption of the 2040 McFarland General Plan, which includes the long-term vision, policies, and programs for housing. This section identifies the required topics of discussion. Subsections of the next section summarize the respective impacts of the proposed Plan under these topics. Specific environmental conditions relate to individual topics and detailed discussion of impacts are available in sections 4.1 through 4.20 of the Final EIR. The topics include the following:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Facilities
- Recreation
- Transportation
- Utilities
- Energy
- Tribal Cultural Resources
- Wildfire
- Mandatory Findings of Significance

2.0 Evaluation of Environmental Impacts

This section presents a summary of the analyses on the potential environmental impacts that may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 1.1 through 1.9) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses, which are listed in increasing order of severity; they are:

1. **No Impact.** Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. **Less than Significant Impact.** The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. **Potentially Significant Unless Mitigated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
4. **Potentially Significant Impact.** Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

The summary tables that follow list the four possible responses in decreasing order of severity for each of the required topics of discussion.

2.1 Aesthetics

Would the proposed plan:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?				X
2. Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

AE – 1: There are no officially designated scenic vistas or viewsheds in the City of McFarland. As a result, the Annexation #21 project (Project) will have **no effect** on scenic vistas.

AE – 2: There are no officially designated State scenic highways in the City of McFarland nor are there any National or California Historic Landmarks in the City. The closest eligible place is the Friant-Kern Canal, which is eligible for National Register of Historic Places (NRPH). The Project will have **no effect** on any scenic highways or historic landmarks.

AE – 3: The proposed developments in the Project would be contiguous to the City and the development review process will assure preservation of the visual character of the City. The Project will have **no negative effect** on the visual character of the City.

AE – 4: Build-out of developments from the Project would create new, but minor sources of glare and light. Any new lighting installed under the Project would increase safety and security for residents and visitors and result in a **less than significant impact**.

2.2 Agricultural Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

AG – 1: Agricultural lands in McFarland are important in that they provide commodities that generate local jobs and income, contribute to the local character of the City, and create habitat for wildlife. While some designated urban land under temporary agricultural use may be converted to urban land uses under the Annexation #21 project (Project), the parcels of land under consideration are not under Williamson Act contract nor are they designated prime farmland, unique farmland, or farmland of statewide importance. Overall, use of the land for its intended urban purpose would result in a **less than significant** effect.

AG – 2: McFarland recognizes the economic and cultural importance of agriculture for the community and continues to actively preserve and protect farmland, particularly, Williamson Act Parcels. Annexation #21 project area is not under contract and thus its conversion to housing in order to accommodate the growing population in the long term would not result in loss of Williamson Act land. Therefore, the Project will have a **less than significant** impact on zoning and Williamson Act Parcels.

AG – 3: There is no forest land or timberland zoned for timberland production within the City of McFarland. The Project will have **no impact** on forest or timberland.

AG – 4: There is no forest land within the City of McFarland. The Project would have **no impact** on the loss of forest land to non-forest use.

AG – 5: Agricultural resources are directly threatened by urban development as well as urban growth. McFarland is committed to preserving its agricultural resources; however, while long term buildout of housing may impact the agricultural environment by changing the activities occurring on adjacent properties, Annexation #21 parcels have prior designation for urban development as are many of the parcels in the immediate vicinity. This would cause the overall impact to be **less than significant**.

2.3 Air Quality

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Conflict or obstruct implementation of the applicable air quality?			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
3. Expose sensitive receptors to substantial pollutant concentrations?			X	
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

AQ– 1: McFarland, like the rest of the San Joaquin Valley area, is in attainment with the federal PM 10 standard, but not with the federal PM 2.5 standard, and the area is not in attainment with state PM 10 or PM 2.5 standards, making the area not in attainment with federal nor with state ozone standards. Features within the Annexation #21 project (Project) promote contiguous growth with intensification of development, thus increasing the use of alternatives to the auto like walking, biking, and transit causing the overall impact to be **less than significant**.

AQ – 2: The SJVAPCD has published two state implementation plans (SIPs) which address ozone and particulate matter, for which the Basin fails to meet attainment standards. Housing Elements are typically considered consistent with SIPs if they do not increase population or VMT above that projected in the Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS). The Project does not exceed these growth assumptions. The SJVAPCD also published a CEQA assistance document, the “Guidance for Assessing and Mitigating Air Quality Impacts” (GAMAQI) which provides specific mitigation measures to be applied to projects in the Basin. Projects in the City, such as subdivisions will undergo project level CEQA review and are subject to the provisions of the GAMAQI. Overall, the Project will have a **less than significant** impact.

AQ – 3: The Project could contribute to the existing violation of several air quality standards or contribute to an existing or projected air quality violation; however, the air basin covers a large region

and includes many large agricultural operations and major urban areas including the City of Fresno. The Project includes several policies and actions that will help to mitigate future air pollutant emissions and protect sensitive residential receptors such as nursing homes. Overall, the Project will have a **less than significant** impact.

AQ- 4: Considering the small size and rural location of the City of McFarland and the separation of incompatible uses, the Project will **not have a significant impact** on the exposure of substantial numbers of people to emissions.

2.4 Biological Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
3. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

BIO- 1: McFarland is home to a few species that have been historically protected under federal and state regulations. Four species that have been on and off the endangered and threatened species lists

over the past years include the Swainson's hawk (*Buteo swainsoni*), Burrowing owl (*Athene cunicularia*), Tricolored Blackbird (*Agelaius tricolor*), and the San Joaquin Kit Fox (*Vulpes macrotis mutica*). Impacts to these species will be mitigated from the federal and state regulations. Furthermore, the Annexation #21 project (Project) does not propose development in existing wildlife or natural habitat areas. While, infill development is prioritized, new development will avoid sensitive areas, and areas of the City that are environmentally sensitive are intended to be preserved resulting in a **less than significant** impact to protected species.

BIO – 2: There are no wetlands or riparian habitats or other sensitive natural communities in McFarland; therefore, the Project will have **no impact** on any riparian habitat or other sensitive natural community.

BIO – 3: The City is nearly surrounded by croplands and Williamson Act lands and the policy is to preserve prime farmland, which controls the development envelope. Otherwise, the regional geography poses low fire risk to McFarland, the City lacks wetlands, forested areas, or other sensitive habitat that might hinder development. While there is a slight potential for interruption of the hydrological cycle with impervious surfaces that come with urban development, the impact will be **less than significant**.

BIO – 4: The Project could result in some impact if new development would interfere with movement of species through corridors, migration patterns, or affect their ability to reach breeding locations, but any impact would be **less than significant**.

BIO – 5: The Project will **not conflict** with any local policies or ordinances protecting biological resources.

BIO – 6: There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that are relevant in this context. Even unforeseen possibilities are considered **less than significant**.

2.5 Cultural: Archeological and Historical Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X
2. Cause a substantial adverse change in the significance of an archeological resource pursuant to 15064.5?			X	
3. Disturb any human remains, including those interred outside of formal cemeteries?			X	

CULT– 1: McFarland does not have any officially designated historic resources leading to a conclusion of **no impact**. Furthermore, the Annexation #21 project (Project) seeks to preserve non-designated historic resources.

CULT – 2: Construction activities associated with buildout of the Project could cause a significant impact to archaeological resources in the plan area by potentially damaging or disturbing as yet undiscovered archaeological deposits through the placement of fill and soil compression. Therefore, the potential for encountering archeological resources could exist in some sections of the City, however the Project overall causes a **less than significant** impact.

CULT – 3: Historically, Native Americans inhabited the region, and historically significant sites within the region have been discovered. There exists the potential of significant impacts if there were unknown sites of human remains discovered during the build-out of the Project. There are no known such sites in key growth areas, resulting in a **less than significant** impact. If any were to be discovered, impacts would both be significant and unavoidable. In the event human remains are discovered during the build-out of the Project, construction must be stopped, and a qualified coroner must be contacted to determine if the remains are of Native American origin. If the coroner makes this determination, the coroner should contact the Native American Heritage Commission within 24 hours.

2.6 Geology and Soils

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X	
2. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?			X	
3. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic related ground failure, including liquefaction?			X	
4. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?			X	
5. Result in substantial soil erosion or the loss of topsoil?			X	
6. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
7. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
8. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	

9. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

X

GEO– 1: Seismic hazard mapping shows that the City has a low seismic hazard potential yet it is at moderate risk for earthquake vulnerability. The closest active fault is six miles west while the closest active and potentially hazardous fault zone is White Wolf Fault Zone, located 55 miles south of McFarland. The White Wolf Fault Zone last erupted in 1952. Therefore, the Annexation #21 project (Project) has a **less than significant** effect.

GEO – 2: Seismic hazard mapping shows that the City has a low seismic hazard potential yet it is at moderate risk for earthquake vulnerability. McFarland has a 25% to 30% chance of experiencing an earthquake greater than magnitude 5.0 within the next 20 years and a 50% to 60% chance of experiencing an earthquake greater than magnitude 5.0 within the next 30 years. Therefore, the Project would place few to no properties in danger of collapse or lives at risk due to ground shaking, causing a **less than significant** impact.

GEO – 3: Liquefaction is the conversion of soil into a fluid-like state. McFarland is not within an area identified as having the potential for liquefaction. Therefore, the probability of loss of life or property due to liquefaction is **less than significant**.

GEO– 4: Earthquake-induced landslide and slope failure occurs when steep slopes composed of weak materials fail because of ground shaking caused by an earthquake. McFarland is not in an area identified as having the potential for earthquake-induced landslide or slope failure. Therefore, the Project will create **less than significant** risk of landslides.

GEO – 5: McFarland’s largest economic sector is agriculture. As most agricultural operations take place outside the built-up area of McFarland, the Project would create **less than significant** loss of topsoil.

GEO – 6: McFarland is not in an area identified as having the potential for earthquake-induced landslide or slope failure or as having the potential for liquefaction. Subsidence typically occurs due to the withdrawal of groundwater, oil, natural gas, or other resource extractive activities. The nearby City of Delano experienced subsidence caused largely by groundwater pumping of the deep aquifer system during the 1950s and 1960s. Although McFarland is at some risk for future ground failure as it is affected by subsidence with seismic ground shaking due to historic water withdrawal, and existing subsidence conditions, the Project’s impact would be **less than significant**.

GEO– 7: Soils susceptible to expansion are high in clay content as they are able to absorb and retain water leading to volume disparities between wet and dry states. The City of McFarland contains sandy soils with little or no clay content (Olive et al., 1989) which will not expand when inundated with water. Therefore, the Project creates **less than significant** risk of loss of life or building damage due to location on expansive soils.

GEO – 8: The City of McFarland relies primarily on the collection and treatment of wastewater through a city-wide sewer system. The City does not rely heavily on the use of septic tanks. In the event that septic tanks are needed to collect wastewater, the nature of the soil in McFarland would adequately support septic tank infrastructure, resulting in a **less than significant** impact.

GEO – 9: McFarland is not known to have paleontological resources. However, construction activities associated with buildout of the Project could result in unearthing paleontological resources.

In anticipation of this slim eventuality, the City of McFarland has adopted the policy that “in the event that archeological or paleontological resource is unearthed or otherwise discovered during construction related activities associated with the Project, all work must be suspended until a qualified archeologist is consulted.” Thus, the Project has a **less than significant** impact.

2.7 Greenhouse Gas Emissions

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs?			X	

GHG – 1: The Annexation #21 project (Project) is envisioned to increase development density which can reduce greenhouse gas emissions resulting in a **less than significant** effect.

GHG – 2: The Project remains consistent with the 2040 General Plan and other relevant policies and plans related to the regulation of GHG emissions. Therefore, the Project results in a **less than significant** impact.

2.8 Hazards and Hazardous Materials

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

HAZ- 1: The transport, use, and disposal of hazardous materials are primarily associated with industry. The Annexation #21 project (Project) focuses primarily on residential, commercial, and entertainment activities and supporting uses so the impact is **less than significant**.

HAZ – 2: Certain industrial and commercial land uses have the potential to create a significant hazard in upset or accident conditions if they involve the use, production, or transport of hazardous materials; however, the Project focuses on retail and service in addition to residential uses resulting in a **less than significant** impact on the environment. Furthermore, this projects is not the type to require CEQA review and mitigation of impacts associated with hazardous materials. In the case that the release of hazardous materials occurs, the City should collaborate with the County, following protocol from the County’s Hazardous Materials Area Plan to carry out a study to evaluate the nature and extent of the contamination, and the potential threat to public health and/or the environment.

HAZ – 3: Most existing and proposed schools are located beyond the quarter-mile threshold from anticipated land uses. The Project focuses on uses that are far from proposed industrial uses resulting in a **less than significant** impact on the environment

HAZ– 4: According to an EnviroStor search conducted in 2019, there were three DTSC cleanup sites within City limits and one cleanup site within the planned annexation south of McFarland. The Project will not change the existing land uses on the contamination sites without mitigation. Additionally, there is a potential for aerially deposited lead (ADL) soil contamination along Highway 99. Projects associated with development along Highway 99 should include soil sampling to test for ADL. Other projects (but not this project) might require CEQA review and mitigation of impacts associated with hazardous materials. Therefore, the Project will create **less than significant** hazard to the public or the environment.

HAZ – 5: While four airports fall within the relative vicinity of McFarland, only three are relatively impactful. Delano Airport’s Sphere of Influence extends south to the border of Elmo Highway, thus providing a constraint to potential development north of that area. However, Delano Municipal Airport (DLO) is an uncontrolled, general aviation airport with a record of low-activity; it primarily serves local light aviation, including flight training and private aircraft, rather than commercial traffic thereby posing little to no conflict with the project area. There is no private airstrip within the Project Area. While no training or other significant military flightpaths cross over McFarland, Edwards Air Force Base, the nearest military installation, has some potential to impact safety in McFarland. Naval Air Warfare Station China Lake could also potentially effect aircraft hazards. The Project will **not impact** airport use.

HAZ – 6: The Project aligns with the General Plan which ensures collaboration with Kern County on the development and implementation of a Disaster and Emergency Preparedness Plan (ERP) as well as supports efforts outlined in the existing McFarland Local Hazard Mitigation Plan. The Project does **not impact** implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

HAZ– 7: McFarland is not included in Local, State or Federal Responsibility Areas or the projected Sphere of Influence within the Fire Hazard Severity Zones. While the City does not lie within a CAL FIRE recognized Fire Hazard Severity Zone, urban structure fires remain a concern and steps to prepare for an emergency will benefit all residents. Additionally, the City of McFarland sits on land designated as Wildland-Urban Interface by the USGS, or the area where significant vegetation or fuel sources lie near human activity. The Sequoia National Forest lies approximately 30 miles to the east of McFarland, and

that eastern half of Kern County qualifies as a significant fuel source and an area of significant fire probability, with many areas falling in a High or Very High Fire Hazard Zone. Although large wildfires are unlikely near McFarland, caution is still warranted due to significant potential fuel sources in the area including agricultural waste, liquid fuel, gaseous accelerants, and other significant local point sources of impact in a city of its size. The Project will expose people or structures, either directly or indirectly to a **less than significant** risk of loss, injury, or death involving wildland fires.

2.9 Hydrology and Water Quality

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
5. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
6. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of			X	

impervious surfaces, in a manner which would impede or redirect flood flows?	
7. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	X
8. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	X

HY– 1: Future development associated with the buildout of the Annexation #21 project (Project) could negatively affect the quality of surface waters. Construction activities, which include grading, excavation, and other earthmoving activities, could expose soils, which can be eroded and deposited into nearby water sources. Increased sedimentation and turbidity from storm water runoff could lead to lower oxygen levels and increased algal growth, which could harm aquatic life. Post-construction impacts to water quality and waste discharge are due to an increase of impervious surfaces creating changes to storm water amount and quality. An increase of impervious surfaces also could lead to an increase of pollutants that enter storm water runoff. Urban runoff can potentially carry oil and grease, metals, sediment, pesticide, and chemical residues from roadways, parking lots, and rooftops, depositing them into nearby waterways. Development from the Project is required to comply with State and local water quality regulations that are designed to protect water quality during construction. Complying with the standards and regulations will prevent the Project from violating any water quality standards related to waste discharge. Therefore, the Project’s impact will be **less than significant**.

HY – 2: The future development in the Project area would result in an increase in impervious surfaces which may interfere with groundwater recharge. However, regulations for stormwater require various measures that aim to improve on-site retention and drainage improvements, which when adhered to should result in a **less than significant** impact.

HY – 3: Development of the Project would involve vegetation removal, earth excavation and grading, and the construction of new structures. These activities could have an impact on the drainage pattern through an increase in erosion from construction activities and an increase in impervious surfaces. However, erosion control measures are to be implemented and regulated for any proposed project greater than one acre resulting in a **less than significant** level. Individual projects are also to mitigate any on-site or off-site erosion impacts.

HY– 4: Build-out of the Project will increase the number of impervious surfaces within the City. Drainage patterns have the potential to be altered through an increase in the rate and volume of stormwater runoff due to the increase in impervious surfaces. McFarland owns nine sump basins for flood and storm control; however, additional sump basins have been identified for future development. This would help to alleviate potential runoff from developments to a **less than significant** level.

HY – 5: An increase in impervious surfaces from the development of the Project could result in an increase in stormwater runoff and pollutants within the stormwater. The increased pollutants include oil

and grease, metals, sediments, and pesticides from the increase in roadways, parking lots, rooftops, and other impervious surfaces. The water quality from stormwater runoff is regulated by the Central Valley Regional Water Quality Control Board (CVWQCB) and the municipal stormwater requirements in the McFarland Storm Drain Master Plan. These requirements and design features aid in offsetting the potential increase in stormwater from increase in impervious surfaces to a **less than significant** level.

HY – 6: An increase in development under the Project could result in alterations to water courses as retention walls, fences, and other structures are situated on land. However, site grading and design guidelines are meant to guard against unnecessary redirection of natural flow patterns, call for creation of retention basins, and preservation of streams and creeks, resulting in an overall **less than significant** impact. Furthermore, individual projects are to undergo project-level analysis to determine if they impede or redirect flood flows and mitigate them, as necessary.

HY– 7: McFarland does not fall within tsunami or seiche zones. However, assessor’s parcel data indicates approximately 457 parcels exist within the 100-year floodplain and 1,081 parcels exist within the 500-year floodplain. These properties account for 55% of homes in McFarland. Approximately 2,380 people live within the 100-year floodplain and 5,540 live within the 500-year floodplain. The Project limits additional residential growth in identified 100-year or 500-year flood plains without appropriate mitigation and the location of this Project is not among them, resulting in a **less than significant** impact.

HY – 8: An increase in development under the Project could increase surface runoff, its pollution, and subsequent degradation of water supply sources. McFarland is in a region with perennial shortage of water and a depleting groundwater aquifer. Growth in people and activities is likely to exacerbate the situation. CVWQCB regulates water quality while Southern San Joaquin Municipal Utility District (SSJMUD) protects and manages groundwater for sustainability ensuring the Project’s impact remains **less than significant**. The Project also remains consistent with SSJMUD’s Sustainable Ground Water Management Plan.

2.10 Land Use and Planning

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Physically divide an established community?			X	
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

LU – 1: The Annexation #21 project (Project) does not include expansion of growth on both sides of Highway 99 which already physically divides the community. To maintain the City’s small-town character and preserve open space, the Project is contiguous to existing development. The proposal in the General Plan to create neighborhood centers and mixed-use arterials, enhanced mobility options for all modes of transportation, and increasing connectivity in the area and throughout the City, would result in a **less than significant** impact.

LU – 2: The Project does **not conflict** with existing land use plans. The Project remains consistent with the 2040 General Plan and updated Zoning Ordinance and Zoning Map.

2.11 Mineral Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, Residential Development Plan, or other land use plan?			X	

MR – 1: Mineral extraction operations do not exist in the City of McFarland, but there are operations within Kern County. The City has restrictions in its municipal code that do not allow mining operations within McFarland. However, expansion in physical development would require extraction of stones, gravel, and sand, which might come from other parts of the region. Therefore, buildout of the Annexation #21 project (Project) could result in a **less than significant** loss of known mineral resources.

MR – 2: As referenced under MR-1, there are no existing mining operations in the City of McFarland. However, the need for building stones, gravel, and sand during expansion in physical development could potentially deplete a local quarry. Therefore, buildout of the Project could result in a **less than significant** loss of a locally-important mineral resource recovery site.

2.12 Noise

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
2. Result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

NOISE– 1: To accommodate future growth, the Annexation #21 project (Project) proposes the conversion of some vacant land to residential facility uses. Noise-sensitive land uses, including open space, public facilities, and residential land uses are proposed outside of normally or clearly acceptable ranges of noise. Furthermore, the proposed land uses do not expose existing sensitive receptors to an unacceptable range of noise. However, with growth in population and activities, there is a chance that noise levels would increase. Therefore, the Project could cause **less than significant** generation of noise levels in excess of the established standards. Additionally, project implementation is to take this issue into consideration and mitigate any potential noise impacts.

NOISE – 2: Ground-borne vibration and noise levels in McFarland are primarily associated with vehicular traffic along SR 99. The railroad is also a significant source of intermittent noise, but its 60 dB contour is entirely contained within the SR 99 60 dB contour. The Project, consistent with the 2040 General Plan,

does not prioritize residential development along SR 99 and within the 60 dB contour. Sensitive land uses are located outside of the unacceptable noise ranges. However, increased activity under the Project could generate additional movement of heavy vehicles that could impact ground vibration. Nevertheless, the Project would **less than significantly** expose people to, or generate, excessive ground-borne vibration or ground-borne noise levels. Furthermore, implementation of the Project is to take this issue into consideration and mitigate any potential noise impacts.

NOISE – 3: There are no aircraft operations, including private airstrip, public airport, or public use airport in the City of McFarland. The closest airport is the Delano Municipal Airport, just over four miles to the north. The 60 dB noise contours calculated for this airport do not extend to McFarland, nor to its planned expansion areas. Therefore, no persons residing or working in the Project area would be exposed to excessive noise levels associated with a private airstrip, public airport, or public use airport, resulting in **no impact**.

2.13 Population and Housing

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

POP– 1: The Annexation #21 project (Project), falls under the 2040 General Plan, which used the cohort-component method of population projection according to State of California guidelines to calculate population growth and number of households. The City of McFarland could need to accommodate up to about 4,500 additional housing units by 2040 in the five targeted key growth areas. This is to meet the needs of natural population increase and those that the target for jobs can induce by 2040 under the General Plan. The City, however, only has to meet a RHNA allocation of 244 units within the 2023-2031 cycle and can accommodate the additional housing units through a combination of infill, mixed-use, and ADU development in the downtown and vicinity plus key housing sites. This Project falls outside one of the key growth areas for new housing but can nevertheless contribute to meeting the allocated need therefore causing **no impact**.

POP – 2: The General Plan can meet population growth and related housing needs through the reoccupation of existing vacant units, redevelopment of existing units in “bad” condition, and developing new units. This Project does not necessitate the displacement of existing housing units, but rather can add to the growth and improvement of the housing stock by constructing new units. It does not involve redeveloping existing units in less than desirable conditions that could displace some occupants even if temporarily. Since the Project would not trigger displacement of people or existing housing units that would necessitate the construction of replacement housing elsewhere, it would have **no impact**.

2.14 Public Facilities

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the following:				
1. Fire protection?			X	
2. Police protection?			X	
3. Schools?			X	
4. Parks?			X	
5. Other public facilities?			X	

PS – 1: McFarland does not lie in any identified fire hazard severity zone. However, the Sequoia National Forest lies approximately 30 miles to the east of McFarland, and that eastern half of Kern County qualifies as a significant fuel source and an area of significant fire probability, with many areas falling in a High or Very High Fire Hazard Severity Zone.

Growth in population and activities have the potential to increase the risk of urban fires which could tax the ability of Fire Protection and Emergency Services. There building standard that the Annexation #21 project (Project) must follow are meant to reduce the risk of fire on houses in McFarland, resulting in a **less than significant** impact.

PS – 2: Population growth has the potential to impact the ability of police services. Currently, the City of McFarland meets the FBI target of one officer per 1,000 residents and with the addition of the project, the City can maintain the standard officer-to-resident ratio. Therefore, the Project would have a **less than significant** impact.

PS – 3: The current teacher to student ratio (1:24) is lower than the national average (1:30). Construction of a new elementary school in 2016 increased facility capacity to 3,804. While the Project

has the potential to increase population, the Project will have a **less than significant** effect on school capacity if it allocates space for additional school facilities.

PS – 4: The Project will have a **less than significant** impact on parks. Refer to the Recreation section (section 2.15) for more details.

PS – 5: The Project has the potential to increase population which would likely increase demand for library services in excess of existing capacity. However, Mitigation PS – 5a in the General Plan EIR accounts for the increased demand and requires the City of McFarland to “Coordinate with Kern County Library to address the specific needs of the community and funding sources required to build library service and other services to meet those needs.” With Mitigation PS – 5a, the Project would have a **less than significant** impact.

2.15 Recreation

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
2. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

REC – 1: There are currently 7 parks and 35 acres of parks in McFarland. While population growth would inevitably require demand for park use, the Annexation #21 project (Project) is expected to dedicate space for additional proposed park land which would serve residents and mitigate overuse of parks to an extent as to result in their deterioration. (This would be consistent with the contents of the General Plan Land Use in the northern parts of the City adjoining Annexation #21.) Therefore, the Project would have a **less than significant** impact.

REC – 2: The Project area is to permit the development of a mixture of residential, commercial, entertainment and supportive land uses which will not require additional recreational facilities beyond what is permitted and therefore will create **no adverse physical impact**.

2.16 Transportation

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
2. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? <i>i.e., Is VMT exceeding an applicable threshold of significance?</i>			X	
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
4. Result in inadequate emergency access?				X

TRANS – 1: All development under the Annexation #21 project (Project) would be subject to policies, plans, and programs that ensure the performance and safety of users of multiple modal facilities including public transit riders, bicyclists, and pedestrians. For example, all development under the Project would have to comply with the *Complete Streets Act* of 2008 and the *Americans with Disabilities Act* of 1990. The impact of the Project on adopted policies, plans, or programs would therefore be **less than significant**.

TRANS – 2: Potential growth and development as a result of the Project can increase total vehicle miles travelled (VMT). However, anticipated focus of the Project and the keen focus of the General Plan on contiguous and mixed-use development can encourage alternatives to the auto, including non-motorized travel, helping to reduce VMT. Consistent with statewide thresholds of significance, the proposed McFarland General Plan is assessed to produce upwards of a 50 percent reduction in per capita VMT. This is possible because the General Plan includes certain improvements to transportation and land use settings, which are projected to result in lower per capita VMT than existing and other future alternatives including the no project alternative. Therefore, the Project will have a **less than significant** impact on Project generated VMT.

TRANS – 3: All development under the Project would be subject to design and safety standards that are specified within the City of McFarland Municipal Code. The McFarland Municipal Code references, and is subject to, codes established by the State of California that ensure the safety of its citizens. As with current practice, all future roadways would be designed and reviewed in consultation with engineers to determine their compliance with these codes and regulations with regard to hazards and incompatible uses. Therefore, the Project will have **no impact** on hazards due to geometric design.

TRANS – 4: All development under the Project would be subject to design and safety standards, specified under the City of McFarland Municipal Code, which references the California Building Code and portions of the International Fire Code. As with current practice, all future roadways would be designed and reviewed in consultation with engineers to determine their compliance with these codes and regulations with regards to adequate emergency access. Therefore, the Project will have **no impact** on emergency access.

2.17 Utilities

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has (in)adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
5. Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

UTIL – 1: The Annexation #21 project (Project) will result in new growth and infrastructure development in an annexed area of the City of McFarland. This could result in new construction or expansion of storm water drainage facilities. The Annexation #21 area is in the part of the City which does not have a history of major flood events, though it is possible that projected growth could change this as roadway expansion, land use changes and commercial growth and expansion could possibly increase the use of pavement and parking areas. However, programs in the General Plan address infrastructure requirements in order to efficiently capture and divert storm water to reduce the risk of urban flooding for new development and growth of the Project. Increased housing as a result of the Project would also likely require the extension of electric, gas, and wastewater lines as well as telecommunication facilities. However, programs in the General Plan address increased demand for public services and proposed expansion when needed. Therefore, the Project will have a **less than significant** impact.

UTIL – 2: The City has sufficient water supply to serve existing entitlements and resources, but water supply can be a limiting factor to growth. Continuing to monitor water quality is important as the community continues to grow. The current water supply needs to be supplemented by additional sources and continuously monitored for quality to facilitate growth. Additionally, the City of McFarland needs to reduce its water demand regardless of these impacts. Executive Order B-37-16 and Senate Bill X7-7 mandate water demand reduction which can potentially help the City offset demand associated with projected growth. With water conservation policies in the General Plan, the increased water demand as a result of the Project will have a **less than significant** effect on water supply.

UTIL – 3: Projected increase in population and changes in land use would increase demand for the City of McFarland's wastewater treatment facilities and therefore potentially exceed wastewater treatment requirements of the Central Coast Regional Water Quality Control Board, which mandates that all public sanitary sewer systems and treatment facilities comply with State Waste Discharge Order (WDR Order No. 2006-0003-DWQ). There is a planned expansion of the wastewater treatment plant, but due to the pipe size limitation it would only increase capacity for the west side where the Project site is located. The east side has considerably lower capacity for growth, as it is served by only one 8-inch pipe. The General Plan proposed constructing a new facility on the east side of McFarland to accommodate future growth and demand. With the two expansions, the Project would have a **less than significant** effect on wastewater treatment facilities.

UTIL – 4: The Project will result in new growth and infrastructure development in key areas within the City of McFarland and this would increase the need for solid waste collection and disposal. R&F Disposal and Recycling, Inc. would not exceed capacity at buildout. Therefore, the impact would be **less than significant**.

UTIL – 5: Projects in the City, such as subdivisions undergo project level reviews and are subject to the policies in the General Plan to assure compliance with Federal, State, and local regulations and statutes regarding solid waste. Therefore, the Project will have a **less than significant** impact.

2.18 Energy

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

ENE – 1: While the Annexation #21 project (Project) will result in new growth and infrastructure development in key areas within the City of McFarland, focus on contiguous, compact, and infill development can help to prevent excessive consumption of energy. Additionally, the Plan’s efforts to reduce VMT can further reduce energy consumption from transportation related activities. As a result of these progressive actions to conserve energy, per capita natural gas use under the Project can reduce and electricity use can decrease compared to the no project alternative, resulting in a **less than significant** impact.

ENE – 2: All development under the Project would be subject to all applicable renewable energy and energy efficiency plans including federal, state and local regulations. The Project would also be subject to the General Plan policies and programs, which work to help McFarland meet energy conservation standards and goals set by state and local plans. Furthermore, subsequent developments under the Project will undergo City of McFarland Building Department review to ensure they comply with energy conservation standards. Therefore, impact of the Project on adopted policies, plans, or programs would be **less than significant**.

2.19 Tribal Cultural Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in the local Register of Historical Resources as defined in Public Resources Code Section 5020.1(k)?				X
2. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?				X

TRIBE – 1: There are no historic sites, features, places, and cultural landscapes within the City that are listed on the National Register of Historic Places (NRHP). In 2015, McFarland conducted a records search of California Historical Resource Information System (CHRIS) which includes a review of the NRHP, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, the California State Historic Resources Inventory list, and the Office of Historic Preservation (OHP) Historic Property Directory. The records search identified 14 previously conducted studies and 14 cultural resources within the City but not the Annexation #21 project (Project) site and 200-foot buffer. All of the cultural resources are of the

built-environment type and were constructed during the 20th century. Therefore, the Project would have **no impact** on any tribal cultural resources listed on any local or state registry.

TRIBE – 2: A 2015 records search of the California Historical Resource Information System (CHRIS) including a review of the NRHP, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, the California State Historic Resources Inventory list, and the Office of Historic Preservation (OHP) Historic Property Directory identified 14 cultural resources within the City, but not the Annexation #21 project site and 200-foot buffer. However, these resources are all of the built-environment type and were constructed during the 20th century and **will not be impacted** by the Project. Beyond this search, the City reached out to the 19 tribes identified by the Native American Heritage Commission to be historically or culturally associated with the geographic area of the City of McFarland for consultation. McFarland's SOI did not cover any land associated with any of the tribes. Given this information, the lead agency, the City of McFarland, is not aware of any tribal cultural resources that will be impacted by the Project.

2.20 Wildfire

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Substantially impair an adopted Emergency Response Plan or Emergency Evacuation Plan?			X	
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

FIRE – 1: The Annexation #21 project (Project) is a part of the General Plan which includes policies to ensure collaboration with Kern County on the development and implementation of a Disaster and Emergency Preparedness Plan and supports efforts outlined in the existing McFarland Local Hazard Mitigation Plan. Proposed land uses do not interfere with any existing emergency response plans (ERPs). Therefore, the Project will have a **less than significant** impact.

FIRE – 2: According to CAL FIRE, McFarland (and its SOI) does not lie within a Fire Hazard Severity Zone and is at a low risk from fire hazards. The Project, as a result, does not increase exposure of any Project occupants to wildfire spread or wildfire pollutants. While the City does not lie within a CAL FIRE recognized Fire Hazard Severity Zone, urban structure fires and pollutant exposure from nearby higher risk areas outside of McFarland’s SOI remain a concern and steps to prepare for an emergency will benefit all residents. Policies in the General Plan help to mitigate that risk. Overall, the Project will have a **less than significant** impact.

FIRE – 3: As addressed in FIRE-2, McFarland (including its SOI) does not lie within a CAL FIRE designated Fire Hazard Severity Zone and is at low risk of fire hazard. Furthermore, any subsequent subdivisions or development projects required as part of the Project are subject to CEQA review. While the City does

not lie within a CAL FIRE recognized Fire Hazard Severity Zone, urban structure fires remain a concern and steps to mitigate fire risk are still important. Policies in the General Plan help to mitigate that risk. Overall, the Project will have a **less than significant** impact.

FIRE – 4: As addressed in FIRE-2 and 3, McFarland (including its SOI) does not lie within a CAL FIRE designated Fire Hazard Severity Zone and is at low risk of fire hazard. Due to the low risk of fire, there is an exceedingly small likelihood that any wildfire related slope instability, drainage changes, or run off caused by wildfires could occur. Thus, the Project will **less than significantly** impact the risk of downslope or downstream flooding or landslides caused by fire related geological events. While wildfire risk is low in McFarland, urban structure fires remain a concern and steps to mitigate fires risk are still important.

2.21 Mandatory Findings of Significance

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
2. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
3. Have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?				X

From the analyses in the foregoing sections, implementation of proposed land uses within the Annexation #21 Project area (Project) would not result in either limited or cumulative environmental impacts as follows:

MFS-1: It will not reduce fish habitats, threaten to eliminate plant or animal communities, reduce or restrict rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory.

MFS-2: It will not result in impacts that are individually limited, but cumulatively considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

MFS-3: It does not have environmental effects which would cause substantial adverse effects on human beings either directly or indirectly.

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. Project implementation will consider environmental factors and adopt mitigation measures when deemed necessary.

3.0 Certification

3.1 Preparers

On behalf of the City of McFarland, De Lapide & Associates, Inc. prepared the Initial Study for this project.

3.2 Determination

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

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby determined.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or a “potentially significant unless mitigated impact” on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, and nothing further is required.

3.3 De Minimis Fee Determination

Pursuant to Chapter 1706, Statutes of 1990-AB 3158,

It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project pending approval of the No Effect Determination.

[] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

3.4 Environmental Determination

The initial study for this project has been reviewed and the environmental determination, contained in Section 2.0 preceding, is hereby approved.

Megan Snyder, Community Development Director
City of McFarland

References

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Appendices

Appendix A: Boundaries of Proposed Annexation #21 Area



Appendix B: Aerial View of Existing Land Use in Vicinity of Annexation #21 Area



Appendix C: Permitted Uses in C-0, C-1, and C-2 Zones

C-0 Zones

17.152.030 - Uses permitted in specific zones.

The following uses may be permitted in the zones indicated in this section upon the granting of a conditional use permit.

([Ord. No. 0004-2023](#), § 5, 5-11-23)

17.152.030(1) - C-O zones.

- A. Residential Uses.
 - 1. Community care facility.
- B. Recreation, Entertainment, and Tourist Facilities.
 - 1. Swimming pool, public, indoor only;
 - 2. Tennis club, indoor only.
- C. Commercial Uses.
 - 1. Eating and Drinking Establishments.
 - a. Cafe, or coffee shop.
 - 2. Services.
 - a. Ambulance;
 - b. Placing, storing or maintaining chemical toilets of the type normally transported by semitrailers.
- D. Transportation Facilities.
 - 1. Auto parking garage or lot;
 - 2. Heliport.
- E. Utility and Communications Facilities.
 - 1. Radio, television, microwave, or commercial communications transmitter, receiver, or translator;
 - 2. Utility substation.

F. Institutional Uses.

1. Cemetery, mausoleum, columbarium, or mortuary;
2. Charitable or public service organization;
3. Club or lodge;
4. Convalescent hospital;
5. Crematory, when in conjunction with a cemetery, mausoleum, columbarium, or mortuary;
6. Fire or police station;
7. Hospital;
8. Labor union hall;
9. Post office;
10. Public agency or utility buildings and facilities;
11. Rehabilitation facilities;
12. Sanitarium.

G. Waste Facilities.

1. Community septic disposal system;
2. Sewage treatment plant.

H. Miscellaneous Uses.

1. Day-care center, with extended overnight services;
2. Drainage sump;
3. Flood control facilities;
4. Water treatment plant;
5. Beverage container recycling facilities.

[\(Ord. No. 0004-2023](#), § 5, 5-11-23)

C-1 Zones

17.152.030(2) - C-1 zones.

A. Residential Uses.

1. Community care facility;
2. Condominium;
3. Duplex;
4. Emergency shelter;
5. Fraternity or sorority house;
6. Residential hotel.

B. Recreation, Entertainment, and Tourist Facilities.

1. Golf course;
2. Movie theater, walk-in;
3. Park or playground;
4. Swimming pool, public, outdoor only;
5. Tennis club, outdoor only;
6. Theater, live.

C. Commercial Uses.

1. General Retail Sales.

- a. Nursery, plant;

2. Services.

- a. Ambulance;
- b. Auto wash;
- c. Auto wash, self-service;
- d. Mini-warehouse, for storage of personal household goods, provided there is no outside storage; excludes cargo containers and other temporary storage structures;
- e. Printing, lithography or blueprinting;
- f. Tattoo parlor and body piercing;
- g. Veterinary, including veterinary hospital;
- h. Placing, storing or maintaining chemical toilets of the type normally transported by semitrailers.

- D. Transportation Facilities.
 - 1. Auto parking garage or lot;
 - 2. Heliport.
- E. Utility and Communications Facilities.
 - 1. Radio, television, microwave, or commercial communications transmitter, receiver, or translator.
- F. Institutional Uses.
 - 1. Cemetery, mausoleum, columbarium, or mortuary;
 - 2. Charitable or public service organization;
 - 3. Club or lodge;
 - 4. Convalescent hospital;
 - 5. Crematory, in conjunction with a cemetery, mausoleum, columbarium, or mortuary;
 - 6. Fire or police station;
 - 7. Hospital;
 - 8. Labor union hall;
 - 9. Museum, with outdoor exhibits;
 - 10. Rehabilitation facilities;
 - 11. Sanitarium.
- G. Waste Facilities.
 - 1. Community septic disposal system;
 - 2. Sewage treatment plant;
 - 3. Transfer station, small volume.
- H. Miscellaneous Uses.
 - 1. Day-care center, with extended overnight services;
 - 2. Drainage sump;
 - 3. Flood control facilities;
 - 4. Water treatment plant;
 - 5. Beverage container recycling facilities.

[\(Ord. No. 0004-2023, § 5, 5-11-23\)](#)

C-2 Zones

17.152.030(3) - C-2 zones.

- A. Residential Uses.
 - 1. Residential hotel.
- B. Recreation, Entertainment, and Tourist Facilities.
 - 1. Amusement park;
 - 2. Card room;
 - 3. Movie theater, drive-in;
 - 4. Park or playground;
 - 5. Racetrack or test track, automobile, motorcycle, or horse;
 - 6. Shooting range or gun club;
 - 7. Skateboard arenas, unenclosed;
 - 8. Sports arena, indoor;
 - 9. Sports arena, outdoor;
 - 10. Swimming pool, public;
 - 11. Trade fairs and exhibitions, temporary (fourteen-day maximum), excluding flea markets and swap meets.
- C. Commercial Uses.
 - 1. Services.
 - a. Mini-warehouse, for storage of personal household goods and vehicles, including outside storage;
 - b. Veterinary, including veterinary hospital;
 - c. Advertising sign boards or structures;
 - d. Placing, storing or maintaining chemical toilets of the type normally transported by semitrailers;
- D. Recreational, Entertainment, and Tourist Facilities.
 - 1. Bingo parlor.
- E. Transportation Facilities.
 - 1. Airport, private;
 - 2. Airport, public use;
 - 3. Auto parking garage or lot;
 - 4. Bus depot;
 - 5. Heliport;
 - 6. Taxi depot, including service and storage.

F. Utility and Communications Facilities.

1. Radio, television, microwave, or commercial communications transmitter, receiver, or translator.

G. Waste Facilities.

1. Community septic disposal system;
2. Sewage treatment plant;
3. Transfer station, small volume;
4. Waste-to-energy facility.

H. Institutional Uses.

1. Cemetery, mausoleum, or columbarium;
2. Community or regional correctional and similar involuntary detention facilities;
3. Crematory, when in conjunction with a cemetery, mausoleum, columbarium, or mortuary;
4. Museum, with outdoor exhibits;
5. Zoo.

I. Educational Institutions and Schools.

1. College or university.

J. Miscellaneous Uses.

1. Day-care center, with extended overnight services;
2. Drainage sump;
3. Flea market or swap meet, wholly conducted within an enclosed building;
4. Flea market or swap meet, except within an enclosed building pursuant to subsection 19.32.020(H) of this title;
5. Flood control facilities;
6. Water treatment plant;
7. Automobile trailer courts or camps, house or coach trailers, and public camp grounds;
8. Beverage container recycling facilities.

[\(Ord. No. 0004-2023](#), § 5, 5-11-23)



OWNER	APN	CONSENT
Jose Alberto Duran	060-030-08	
AMM Properties LLC	060-030-12	

Map 5-1: Conceptual Land Use Map

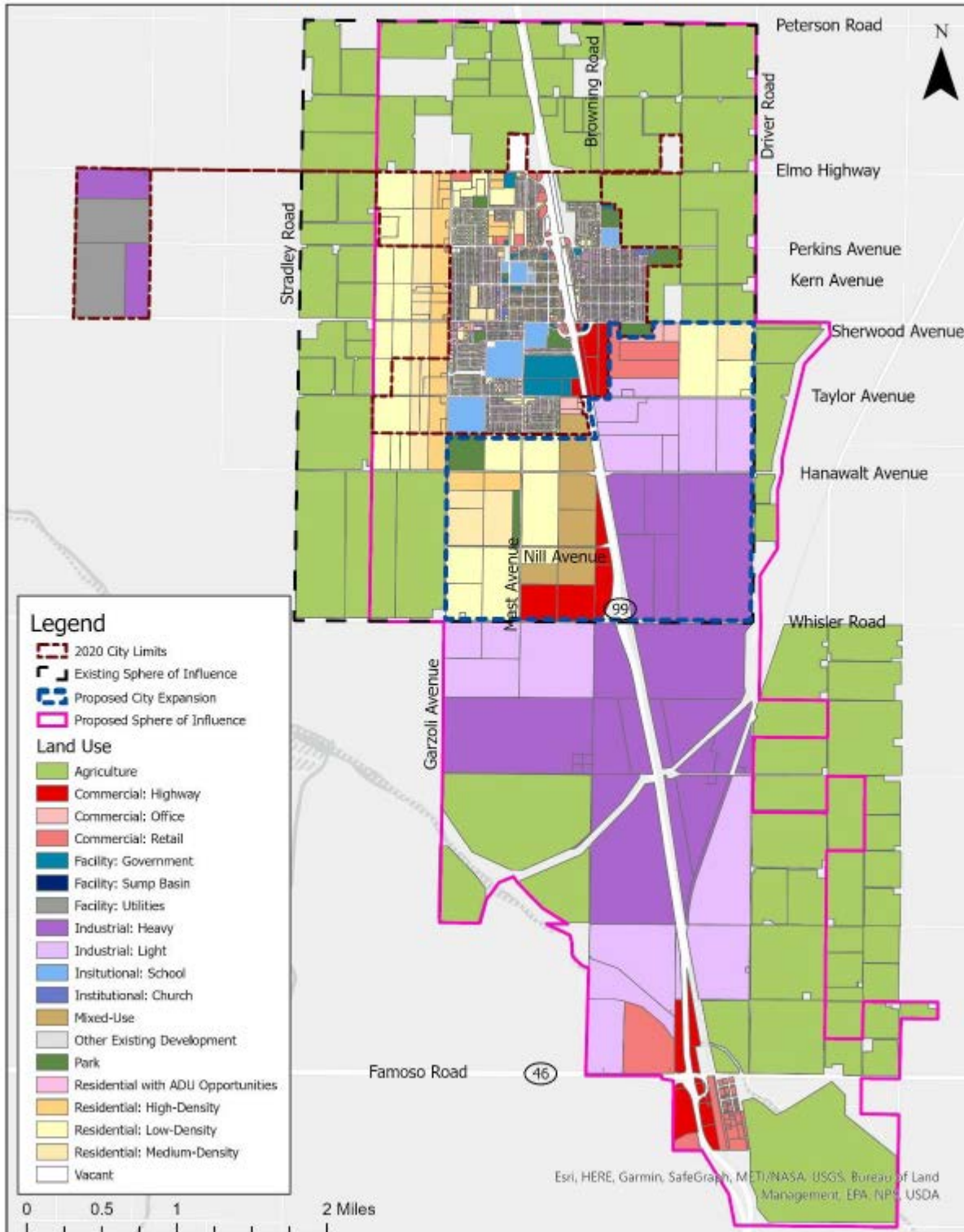


EXHIBIT E

PLAN FOR PROVIDING SERVICES

<u>SERVICES</u>	<u>Agency Which Presently Provides Services</u>	<u>Check Services Which City/District Will Provide</u>		<u>Indicate How Services Provided by City/District will be Financed (i.e., general tax rate or special assessment)</u>
		<u>Upon Annexation</u>	<u>Future Date (Specify)</u>	
Planning	City of McFarland	X		GENERAL FUND
Parks and Rec.	McFarland Parks & Recreation			
Library	Kern County			
Police Protection	City of McFarland	X		GENERAL FUND
Fire Protection	Kern County Fire			
Streets	City of McFarland	X		GENERAL FUND
Construction	City of McFarland	X		GENERAL FUND
Maintenance	City of McFarland	X		GENERAL FUND
Sweeping	City of McFarland	X		GENERAL FUND
Lighting	City of McFarland	X		GENERAL FUND
Flood Control	City of McFarland	X		GENERAL FUND
Sewerage	City of McFarland	X		SEWER FUND
Water	City of McFarland	X		WATER FUND
Other: Refuse	City of McFarland	X		GENERAL FUND WITH CONTRACT WITH CITY'S FRANCHISE HAULER

EXHIBIT E

Please provide the following information, when applicable, only for services which will be provided by the applicant City/District.

	<u>Location</u>		<u>Service Level Capacity</u>
	Indicate location from which service will be provided (i. e., nearest fire station, library, etc.)		Indicate frequency and availability of service (i. e., street sweeping, response time for emergency services, rec. programs, etc.)
Police	401 W Kern Ave, McFarland CA 93250		24hrs/7days, 8:00-5:00pm Office Hours
Fire			
Parks and Recreation			
Library			
Streets	401 W Kern Ave, McFarland CA 93250		8:00-5:00pm Office Hours
Construction/Maintenance			
Sweeping			
Lighting			
Sewer	401 W Kern Ave, McFarland CA 93250	Regular	8:00-5:00pm Office Hours
Water	401 W Kern Ave, McFarland CA 93250	Regular	8:00-5:00pm Office Hours
Other: Refuse	401 W Kern Ave, McFarland CA 93250	Regular	8:00-5:00pm Office Hours



City of McFarland

Planning Commission Meeting

STAFF REPORT

Agenda Item No. c.
Section: PUBLIC HEARINGS
Meeting Date: May 21, 2026

TO: Honorable Mayor and Council Members

FROM: Diego Viramontes, City Manager
Brianahi De Leon, Senior City Planner

SUBJECT: Approval of Resolution No. 2026-7PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL AMEND THE OFFICIAL ZONING MAP FOR ASSESSOR'S PARCELS 060-030-12 AND 060-030-08

SUMMARY:

FINANCIAL IMPACT:

RECOMMENDATION:

ATTACHMENTS:

1. EXHIBIT A - ENVIRONMENTAL STUDY
2. EXHIBIT B - SITE PROPOSAL
3. EXHIBIT C - PRE-ZONING MAP
4. EXHIBIT D - LAND USE MAP
5. EXHIBIT E - PLAN FOR SERVICES

RESOLUTION NO. 2026-7PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL AMEND THE OFFICIAL ZONING MAP FOR ASSESSOR'S PARCELS 060-030-12 AND 060-030-08

WHEREAS, AMM Properties & Duran Alberto filed an application proposing to amend the City of McFarland zoning map by pre-zoning approximately 124.26 acres generally bound by the West of Garzoli Avenue, North of Elmo Highway and East of Highway-99; and

WHEREAS, the Pre-Zoning will incorporate Commercial (C-2); and

WHEREAS, the Pre-Zoning Map will include Assessor Parcel Number's 060-030-12 and 060-030-08; and

WHEREAS, the City of McFarland Zoning Map is hereby amended as reflected in Exhibit "A" and attached hereto and by this reference made a part hereof,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of McFarland that it hereby finds and determines as follows:

1. The foregoing recitals are true and correct.
2. Pursuant to the California Environmental Quality Act (CEQA), the State Guidelines Section 15162(a) the lead agency prepared an Initial Study/ Negative Declaration to adequately identify the environmental impacts of the Project.
3. The public necessity, general welfare, and good planning practices justify the project.
4. The City hereby proposes the annexation of the Annexed area and requests that the Local Agency Formation Commission conduct proceedings for the proposal pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Government Code Sections 56000 et seq.

PASSED AND ADOPTED at a special meeting of the Planning Commission of the City of McFarland on May 21, 2026 by the following vote:

	Aye	Nae	Abstain	Absent
David Soto				
Jose Hernandez				
Juan Munguia				
Victor Oropeza				
Jim White				

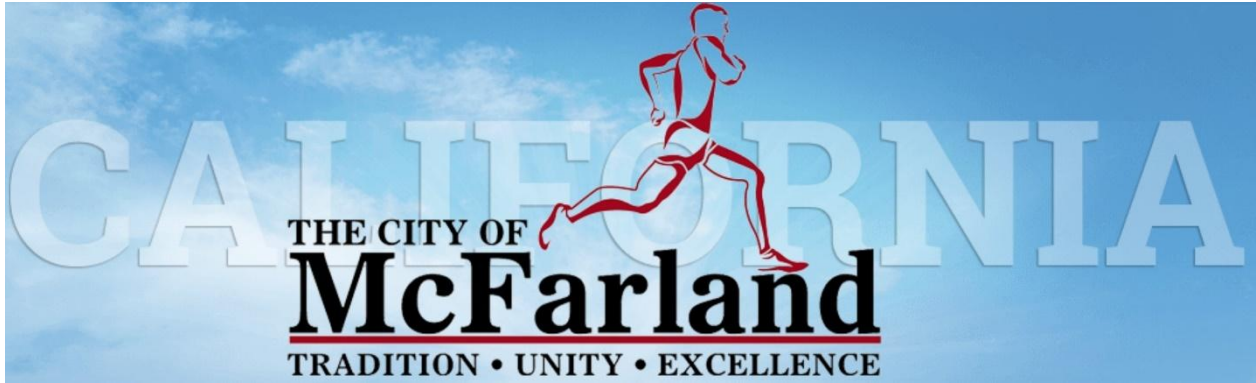
CITY OF MCFARLAND

Chairman Jose Hernandez

ATTEST:

Erika De La Cruz, City Clerk

I, _____, City Clerk of the City of McFarland, California, DO HEREBY CERTIFY that the foregoing resolution is a true and accurate copy of the Resolution passed and adopted by the City Council of the City of McFarland on the date and by the vote indicated herein.



Initial Study and Negative Declaration for Amendment to General Plan & Annexation #21

City of McFarland

Submitted by the City of McFarland

4/29/2026

Prepared by:

De Lapide & Associates, Inc.

delapide@outlook.com

Acknowledgments

City Council

Saul Ayon, Mayor

Ricardo Cano, Vice Mayor

Anita Gonzalez, Councilmember

Maria Perez, Councilmember

Martin Gutierrez, Councilmember

Planning Commission

David Soto, Commissioner

Jim White, Member

Jose "Jay" Hernandez, Member

Victor Oropeza, Member

Juan Munguia, Member

City Staff

Diego Viramontes, City Manager

Megan Snyder, Community Development Director

Brianahi De Leon, Senior City Planner

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Preamble

The California Office of Planning and Research (OPR) issued the CEQA Technical Advice Series (OPR, December 2004 Edition) to clarify aspects of the California Environmental Quality Act. According to the Technical Advice:

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.

In preparation for the adoption of the 2040 McFarland General Plan, The City of McFarland prepared a Draft Program EIR, filed it with the State Clearinghouse, received comments, addressed the comments, and filed a Final EIR. The 2040 General Plan is separated into thematic elements. All elements must be consistent with each other. Seven elements are required for all General Plans in California, with two further elements required for communities meeting certain criteria that exist in McFarland. Optional elements may also be included and carry the same legal force and status as the required elements. The General Plan includes five optional elements. The fourteen elements are:

- **Required:** Land Use, Circulation, Housing, Safety, Conservation, Open Space, and Noise
- **Required in San Joaquin Valley Air Pollution Control District:** Air Quality
- **Required in Disadvantaged Communities:** Environmental Justice
- **Optional:** Economic Development, Health, Community Design, Public Facilities, and Sustainable Agriculture

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 lay 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 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.

Both the 2040 General Plan and the Final General Plan EIR are available to the General Public. The electronic copies of the documents are accessible at the City's website: www.mcfarlandcity.org; hard copies are available at City Hall.

City of McFarland
401 West Kern Ave.
McFarland, CA 93250

Summary of Project Information

<i>Project Title</i>	General Plan Amendment and Annexation #21, North McFarland
<i>Lead Agency</i>	City of McFarland 401 West Kern Ave. McFarland, CA 93250
<i>Contact Person & Phone</i>	Megan Snyder, Community Development Director 661-792-3091 msnyder@cityofmcfarland.ca.gov
<i>Project Location</i>	Parcels 060-030-08 & 060-030-12 property north of Elmo Hwy., McFarland. Garzoli Avenue demarcates its western boundary and Davis Avenue demarcates its eastern boundary.
<i>Applicant</i>	Benjamin Marin
<i>General Plan Designation</i>	Agricultural use (temporary)
<i>Zoning</i>	Pre-zoning for C-2 (which permits a wide array of uses)
<i>Surrounding Land Use</i>	Residential and commercial (to the south); Agriculture (to the north); other existing developments (to the west and east)
<i>Description of Project</i>	General Plan Amendment and Annexation of Parcels 060-030-08 & 060-030-12 in North McFarland into City limits and conversion of the approximately 126-acre property into a C-2 district, which permits a wide array of land uses.
<i>Other Approving Agencies</i>	Kern County LAFCO
<i>Native American Consultation</i>	With assistance from the Native American Heritage Commission, the City identified and contacted nineteen Native American Tribes in 2021 during preparation of the Program EIR on the 2040 McFarland General Plan. Responses indicate the project area (consisting of the City of McFarland and its sphere of influence) is outside ancestral homes for which the Tribes did not request consultation.
<i>Other Information</i>	Consistent with the CEQA Technical Advice (OPR, December 2004 Edition), this Initial Study & Negative Declaration tiers upon the Program EIR of the 2040 McFarland General Plan.
<i>Compatibility of Project</i>	The annexation of the area, which is contiguous to the City, and the potential mixture of land uses are consistent with the vision and policies of the 2040 McFarland General Plan.

1.0 Project Information

1.1. **Project:** General Plan Amendment and Annexation #21, North McFarland

1.2. **Lead Agency:** City of McFarland, 401 West Kern Ave. McFarland, CA 93250

1.3. **Contact Person & Phone:** Megan Snyder, Community Development Director, 661-792-3091.
msnyder@cityofmcfarland.ca.gov.

1.4. **Project Location:** Within City of McFarland, comprising parcels 060-030-08 & 060-030-12 north of Elmo Hwy., McFarland. 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.

1.5. **Applicant:** Benjamin Marin

1.6. **General Plan Designation:** Agricultural use (temporary)

1.7. **Zoning:** Pre-zoning for C-2 (which permits a wide array of uses)

1.8. Project Location And Setting

1.8.1 The City of McFarland

The City of McFarland sits in the northern section of Kern County within California's Central Valley. **Figure 1** displays the location of McFarland in relation to the State of California and Kern County. The City is located along Highway 99, approximately 25 miles north of Bakersfield and approximately seven miles south of Delano. McFarland's 2022 boundaries encompass approximately three-square miles of land consisting of mostly residential, institutional, and agricultural uses. McFarland's Sphere of Influence and the surrounding area are primarily under agricultural use. **Figure 2** displays the proposed land uses in the 2040 McFarland General Plan.

Figure 1: Location of McFarland within California and Kern County

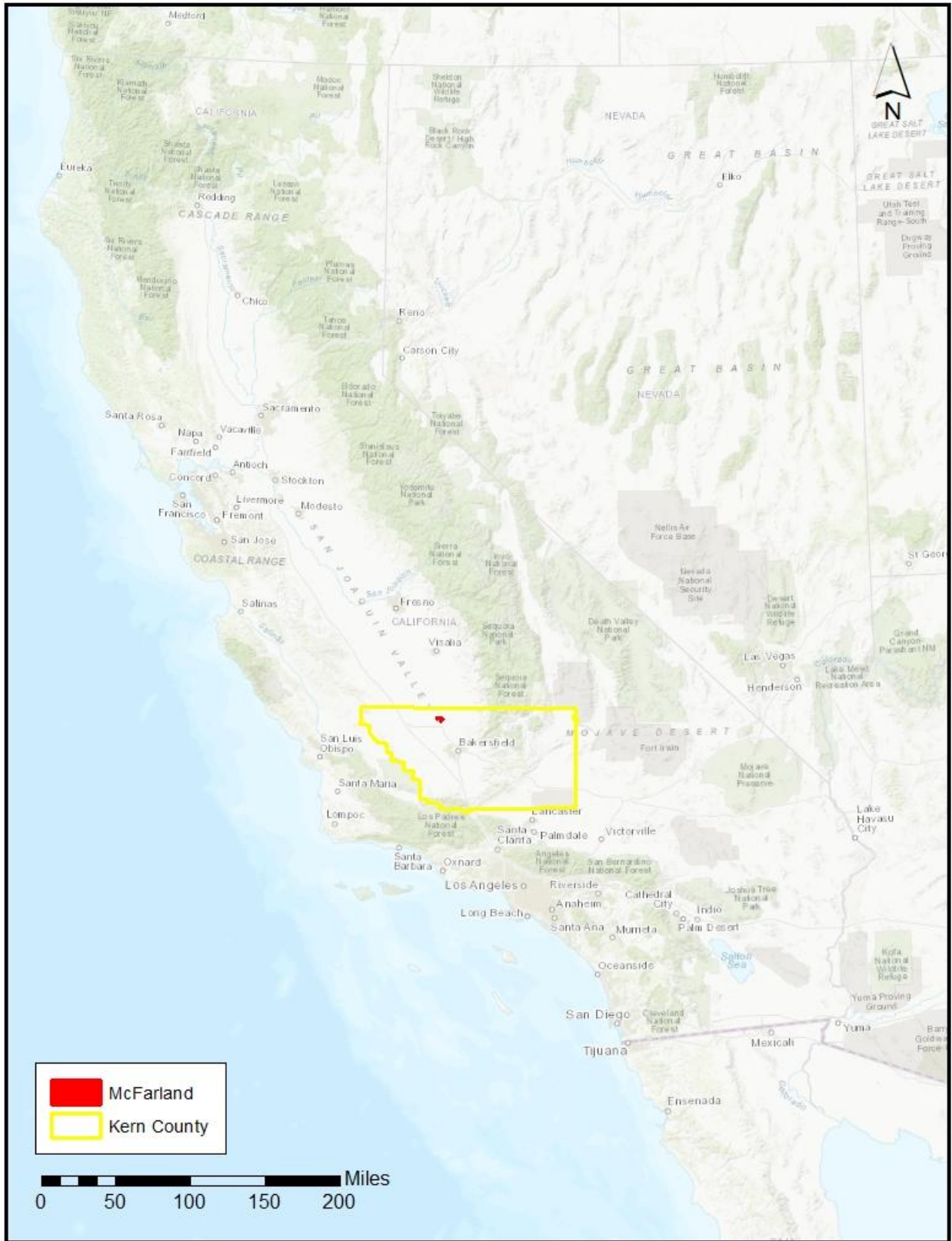
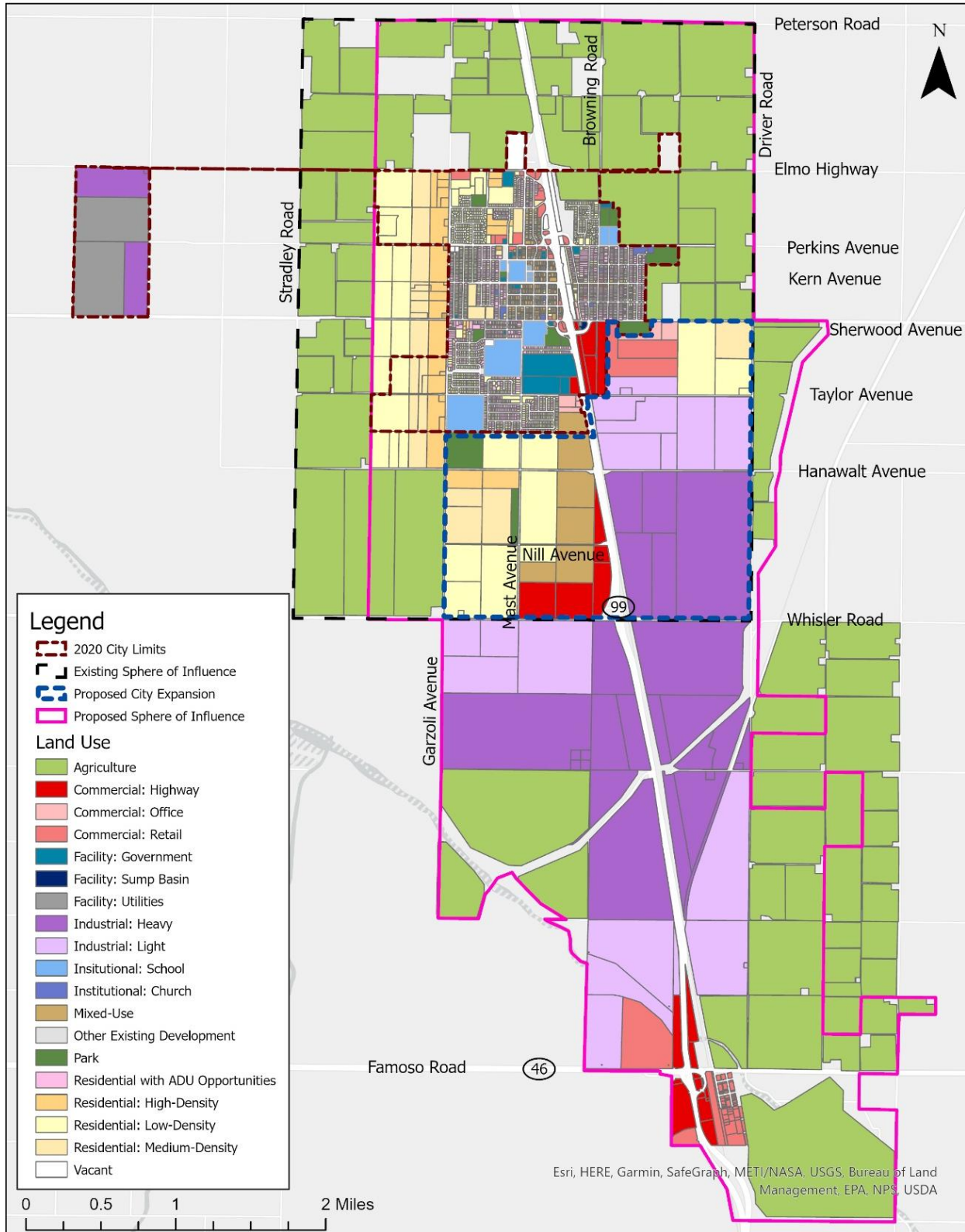


Figure 2: Proposed Land Use in the 2020 McFarland General Plan



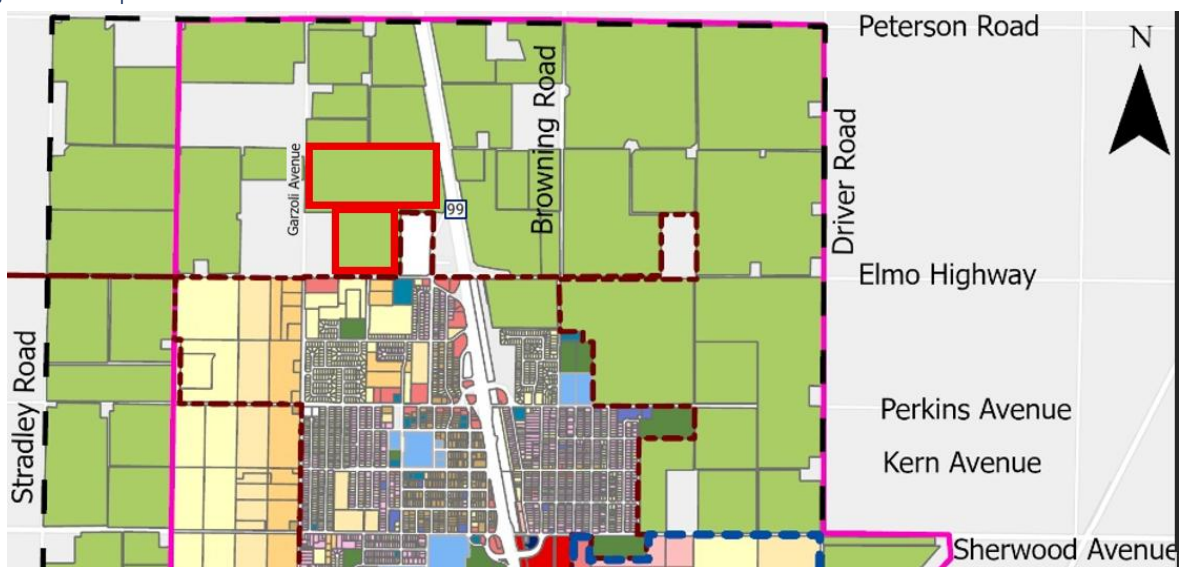
1.8.2 Annexation #21 Project Location

The proposed Annexation #21 area covers two contiguous parcels (060-030-08 & 060-030-12) north of Elmo Hwy., McFarland. Elmo Hwy marks the boundary of the area on the south, with Garzoli Ave on the west, and Davis Avenue on the east. Davis Avenue is a western frontage road that is adjacent to SR 99. The project area is right outside the City limits, but within McFarland's sphere of influence. **Figure 3** (also showing as Appendix A) identifies the location of the annexation area on the northern edge of the City. **Figure 4** identifies land use proposals under the General Plan within the Residential Development Plan area. The General Plan designates one of the parcels for temporary agricultural use pending future need to expand the City limits into that part of its sphere of influence as Figure 4 and Figure 2 show. Figure 2 also shows a complete legend for land use designations under the General Plan.

Figure 3: Location of Annexation #21 Area in McFarland



Figure 4: Proposed General Plan Land Use in Annexation #21 Area



1.9. Project Description

1.9.1 Annexation #21: Multi-Use Development Plan Proposal

The project involves a general plan amendment and annexation into City limits of contiguous parcels 060-030-08 & 060-030-12 in North McFarland. The development proposal is to consolidate the two parcels (outlined in Figure 3 and Figure 4) into a Multi-Use Development Plan area with a wide array of permitted land uses under the C-2 designation. **Figure 4** shows that portions of the southern and eastern boundaries of Annexation #21 area adjoin McFarland City limits. Appendix B is an aerial view depicting existing uses of land in the vicinity of the project area.

1.9.2 Annexation #21: Parcels and Land Use Designations

Figure 5 is a copy of the Assessor's Map for the parcels that constitute the Annexation #21 area. **Figure 6** confirms that the parcels are not under Williamson Act contract. Their use for agriculture was therefore temporary, pending the expansion of the City into those parcels intended for future urban development. **Figure 7** reveals further that the parcels were not designated prime farmland, unique farmland, or farmland of statewide importance.

The proposed project area covers approximately 124.26 gross acres. **Table 1** is the list of Assessor's parcels within the proposed annexation area. The table also shows the original (temporary) land use designations and the modified land uses under pre-zoning of parcels 060-030-08 & 060-030-12. Overall, there is good consistency in land use designations between the original (which was only temporary) and modified uses on the parcels. The most noticeable change is the conversion of future urban land under temporary agricultural use into urban land under the C-2 zoning designation.

The designation, C-2, refers to a "Commercial Zone", but the municipal code also permits a mixture of uses with multi-family residential at 16 to 24 dwelling units per acre in such zones. Chapter 17 of the McFarland Municipal Code identifies a wide array of permitted land uses in C-2 zoning districts (17.80.020) as follows:

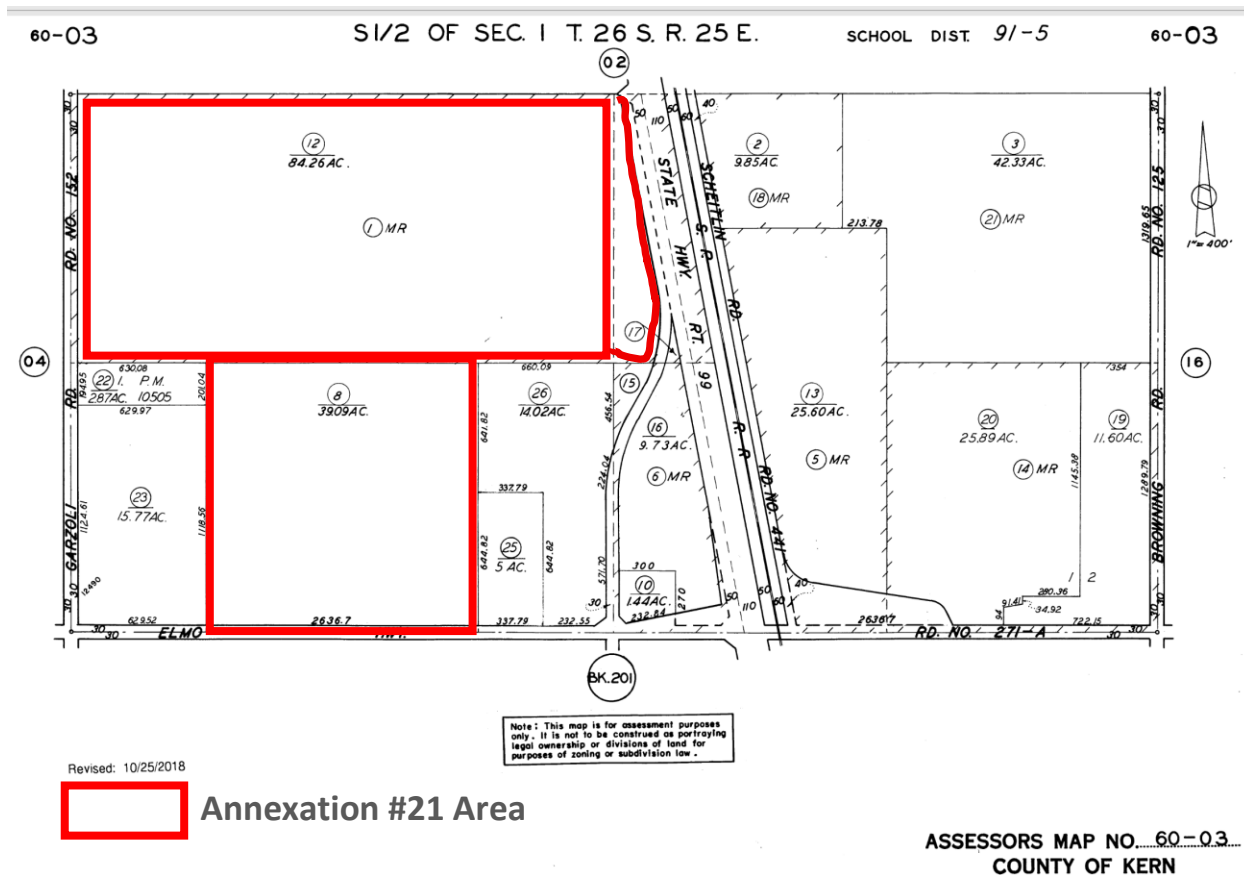
- A. Any use permitted in the C-0 and C-1 zones, which include versions of the land use categories listed next in item B of this list.
- B. Many subcategories of the following land use categories:
 1. Residential uses (including community care facility; condominium; duplex; emergency shelter; fraternity or sorority house; residential hotel).
 2. Recreation, Entertainment, and Tourist Facilities
 3. Commercial uses
 4. Institutional uses
 5. Miscellaneous uses (which include day-care, storage, and parking, among others).
- C. Accessory buildings
- D. Emergency shelters.

Appendix C has additional details covering the list of uses permitted under the C-0, C-1, and C-2 districts.

Table 1: List of Parcels with Modified Land Uses and Sizes in Annexation #21 Area

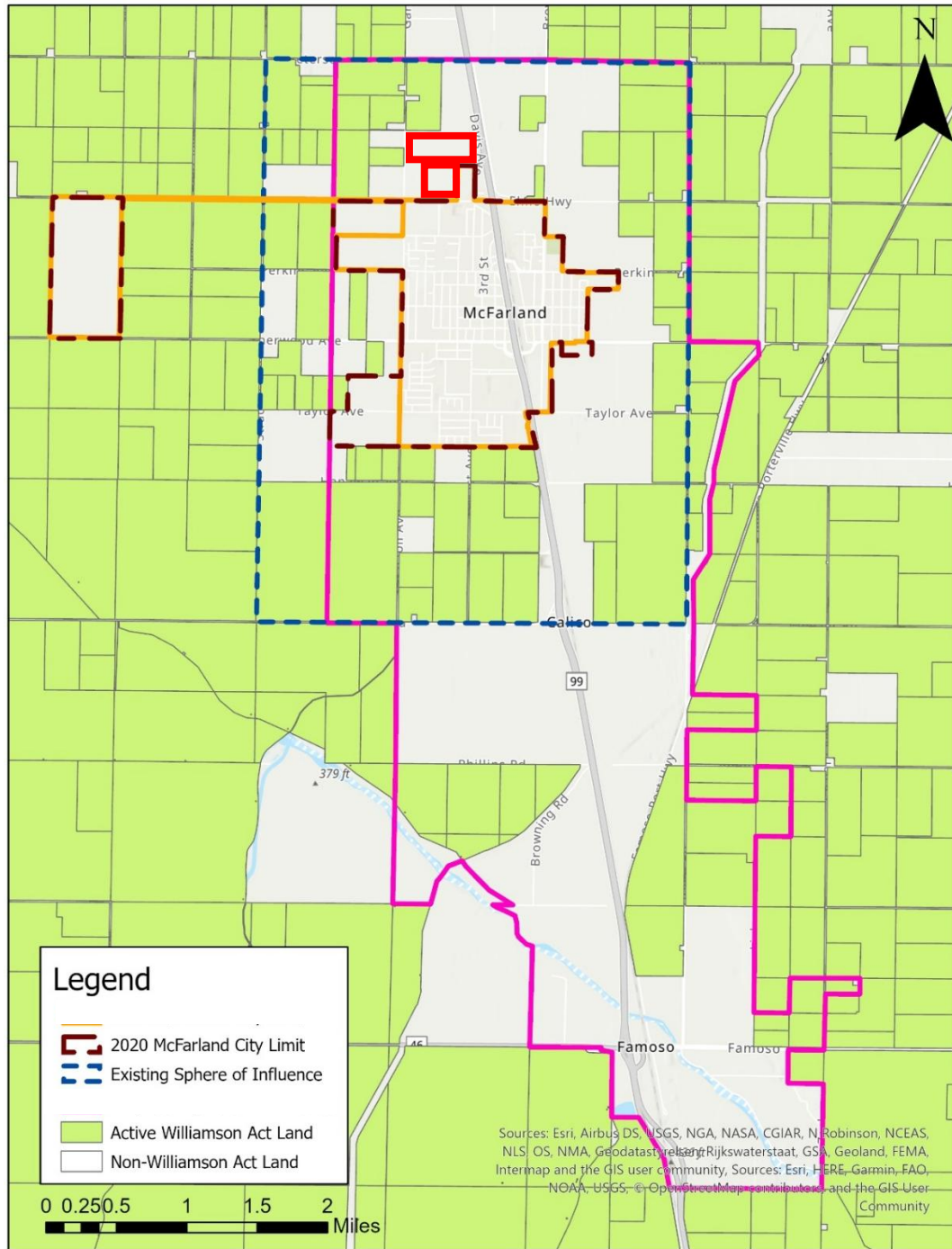
Assessor's Parcel Number (APN)	Acreage	General Plan Land Use Designation [Temporary]	General Plan Land Use Designation [Amended for Annexation #21]	Pre-Zoning
060-030-08	39.09	Agriculture	General Commercial	C-2
060-030-12	84.26	Agriculture	General Commercial	C-2
Total	123.35	<i>Acreage includes future internal road rights-of-way</i>		
Boundary Roads	0.96	<i>Acreage of adjoining boundary road right-of-way (Davis Ave.)</i>		
Grand Total	124.26	<i>Acreage includes adjoining boundary road right-of-way</i>		

Figure 5: Assessor's Parcels in Annexation #21 Area



Source: Kern County GIS

Figure 6: Williamson Act Lands within and around McFarland's Sphere of Influence

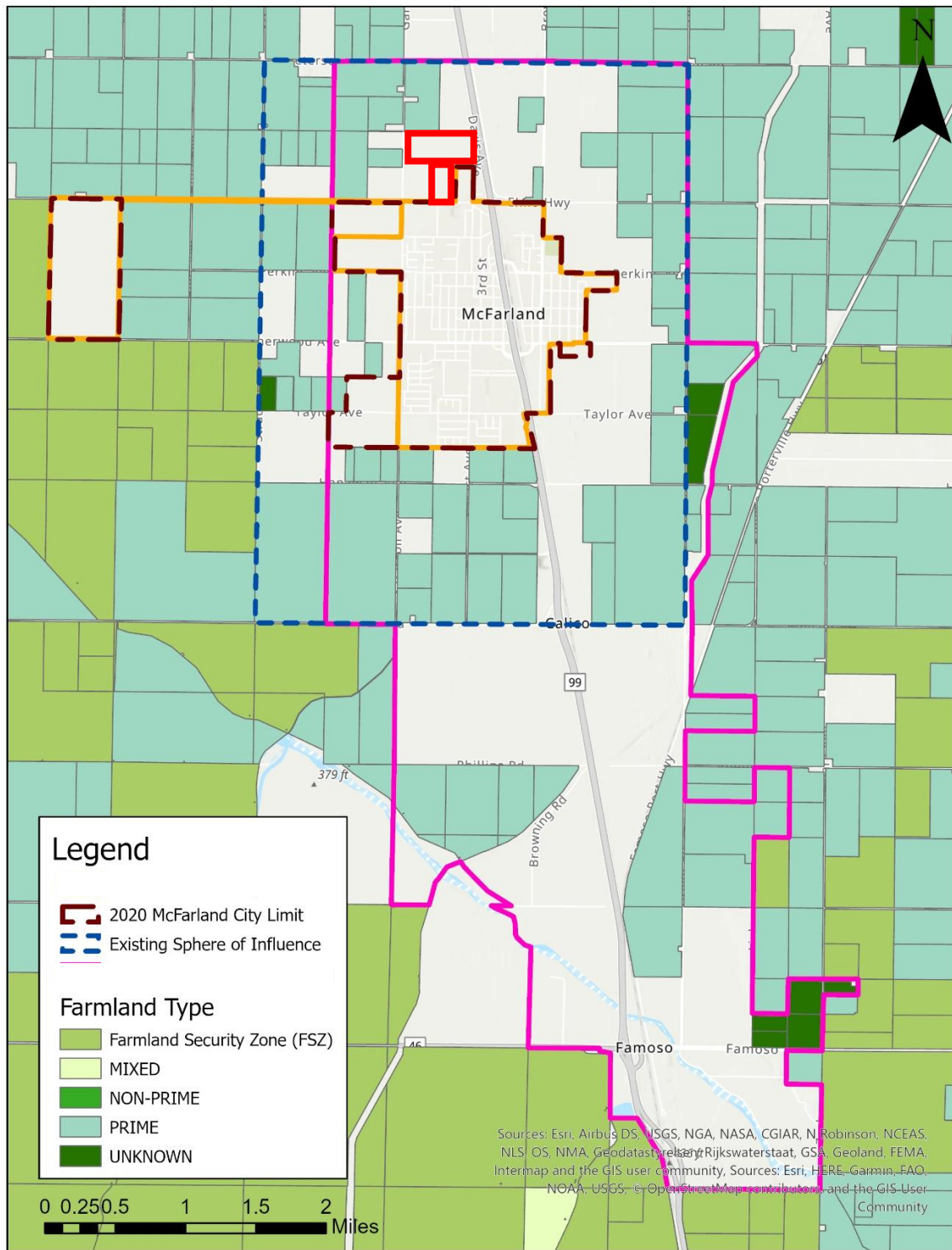


Source: Kern County GIS



Annexation #21 Area

Figure 7: Types of Farmland in McFarland's Sphere of Influence



Source: Kern County GIS

 **Annexation #21 Area**

1.9.3 Annexation #21: Distribution of Land Uses

The proposed project is envisioned to be developed within one of the flexible zoning districts defined in the City's Municipal Code. It is anticipated that multiple forms of housing that can meet the needs of households within a range of income groups, a variety of commercial retail, office, and ancillary uses, as well as recreational and entertainment activities may be implemented to be consistent with the provisions of the Municipal Code. However, the exact combination of uses and sizes are to be determined in the future. The pre-zoning has assigned to the parcels McFarland's zoning designations that would become applicable following annexation of the area. This is consistent with the Cortese-Knox-Hertzberg Act (Gov't Code Sections 5600 et seq.), which requires that parcels proposed for annexation are "pre-zoned" prior to annexation.

1.9.4 Compatibility of Proposed Land Uses in Annexation #21 Area with McFarland General Plan

The vision for the proposed development in Annexation #21 Area (which its pre-zoning reflects) will be compatible with the residential and commercial land uses within the part of the city limit that the proposed development project area adjoins. The following are noteworthy:

- Annexation #21 will adjoin existing City boundary thereby avoiding leap-frog development.
- The development site is contiguous with the built-up area of North McFarland. This would limit travel distances for residents between the proposed development and other destinations in the City thereby limiting environmental impacts in the form of energy consumption and pollution related to travel.

Review for intended vs. historic use of land reveal the following:

- Agricultural lands in McFarland are important in that they provide commodities that generate local jobs and income, contribute to the local character of the City, and create habitat for wildlife. McFarland recognizes the economic and cultural importance of agriculture for the community and continues to actively preserve and protect farmland, particularly Williamson Act Parcels.
- Parcels in the Annexation #21 area have in recent years been partially under temporary agricultural use and adjoin other parcels that accommodate housing and other structures related to farming activities. However, the parcels were **neither** under Williamson Act contract, as Figure 6 shows, **nor** are they designated prime farmland, unique farmland, or farmland of statewide importance as Figure 7 shows. Consequently, Annexation #21 parcels have prior intended use for urban development as are other parcels in its immediate vicinity. Therefore, conversion of the parcels to urban uses is consistent with the long-term intent for use of the land to accommodate the needs of a growing population thereby also contributing potentially to alleviating the acute housing shortage in the State.

Reviews for compatibility with the McFarland General Plan reveal the following:

- Annexation #21 adjoins a residential area according to the Land Use Map of the 2040 General Plan. Refer to Figure 2 for the citywide land use map and Figure 4 for a close-up of project area

land use designations under the General Plan. The group of parcels being converted into a **Residential Development Plan** (*Parcels 060-030-08 & 060-030-12*), are to accommodate a variety of uses including residential, commercial, and community uses in addition to an internal network of roads. Development review in the future would assure that land uses would be compatible with each other.

- Annexation #21 Area is wholly outside the 2022 City limits but is within McFarland’s sphere of influence. Refer to Figure 2 and Figure 4. This would require modification to the boundaries of the City limits via the proposed annexation process.
- Since the project area falls within a section of the City’s sphere of influence that already has similar and compatible land use designations, the EIR for the 2040 General Plan covers the area of proposed development.
 - *The development proposal would, however, trigger a need for change to area land use in the General Plan to the appropriate, compatible land uses.*
 - *The circumstances qualify for tiering the environmental documentation for the annexation off the General Plan EIR for a Negative Declaration for the proposed development.*
- The primary land uses intended under the project area’s pre-zoning are consistent with the 2040 McFarland General Plan. Specifically, they are directly compatible with or offer the potential to meet the following policies among others:
 - Policy HO 1.3.1: Accommodate the City’s housing need over the life of the General Plan.
 - Policy HO 1.3.3: Locate new residential developments near amenities such as grocery stores, public parks, and schools.
 - Policy HO 2.2.2: Provide housing alternatives to community residents.
 - Policy HO 3.1.1: Increase affordable housing production.
 - Policy LU 1.1.1: Expand the range of allowable housing types and areas in which they may be built.
 - Program LU 1.2.2.1: Establish strategic mixed-use nodes of commercial and office uses to serve nearby neighborhoods (along Elmo Highway).
 - Policy LU 1.4.1: Preserve open space in new residential developments.
 - Policy LU 2.1.2: Prohibit leapfrog development.
 - Objective CIR 1.5: Provide a supportive environment for active transportation users.
 - Objective CIR 2.2: Improve connections and accessibility for all modes of transportation including walking, bicycling, and public transit.
 - Policy CIR 2.2.2: Improve accessibility for all ages and needs.
 - Objective CIR 3.1: Reduce Vehicle Miles Traveled (VMT).
 - Objective CIR 3.2: Increase pedestrian and bicycle mode share.
 - Policy HTH 2.1.1: Promote alternative modes of transportation for short distance trips.
 - Policy OS 1.1.1: Provide park spaces within a quarter mile of residential neighborhoods.
 - Policy OS 1.2.1: Enhance pedestrian and vehicular access to open space.

- Policy EJ 1.1.1: Address air pollution and its sources.
- Objective 3.2: Link parks, schools, and other public facilities citywide.
- Policy EJ 4.1.1: Promote physically active lifestyles.

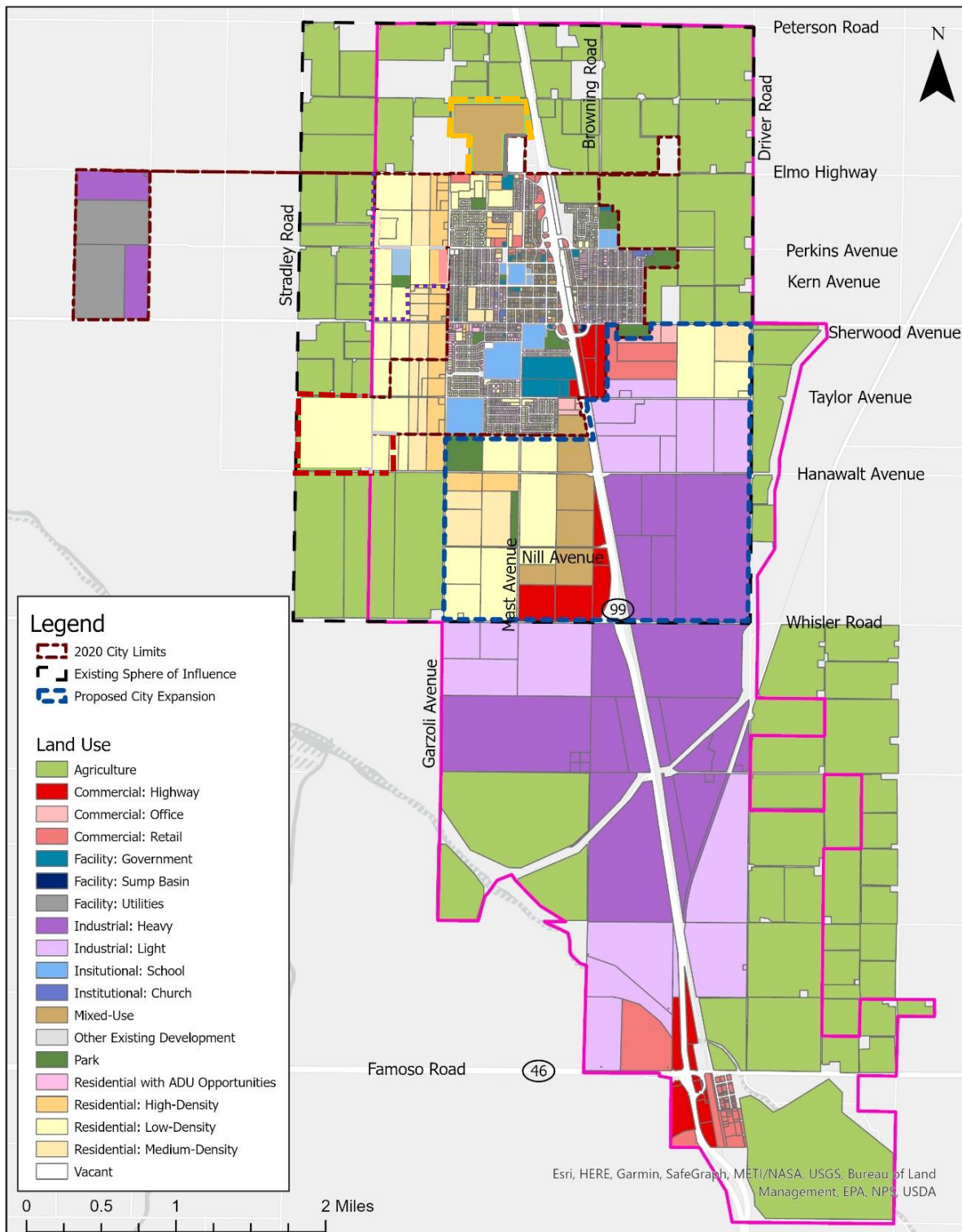
1.9.5 Modifications to City Boundary and Land Uses in Annexation #21 Area

Figure 8 shows the General Plan Land Use Map with two sets of modifications: (a) to City boundaries on the north side to include Annexation #21 Area; and (b) for potential land use designations (tentatively captured as “mixed-use” as a surrogate for the potential future mixture of uses) on affected parcels.

Table 1 identified the key changes to land uses from the original land use map. The following are noteworthy from that table and the modified land use map for the General Plan:

- The parcels of the annexation area were previously under agricultural use. They are modified to tentatively capture the potential mixture of uses.
- Upon the amendment to the General Plan and annexation, the new City boundary would wrap around the Annexation #21 parcels as Figure 8 depicts.

Figure 8: Modified McFarland City Boundary and Land Use on General Plan Land Use Map



- Modified City Boundary for Annexation #19 Area
- Modified City Boundary for Annexation #20 Area
- Modified City Boundary for Annexation #21 Area

1.10. Other Required Agency Approvals

Externally, the City will consult with Kern County LAFCO for approval. Besides LAFCO, no other external agency is required to approve the annexation project.

Internally, pertinent departments of the McFarland city government will conduct reviews of the application in accordance with established procedures of the City and make recommendations to the Planning Commission. Ultimately, the City Council will act with consideration of input from the Planning Commission in giving authorization to initiate annexation.

1.11. Native American Consultation

Consistent with regulations of the State of California (e.g., SB 18, AB 52, et al), the project team initiated consultation with Native American Tribes likely to be traditionally and culturally affiliated with the project area as part of the General Plan EIR process. With assistance from the Native American Heritage Commission, the project team identified nineteen Native American Tribes and contacted each via a letter in 2021. The Appendix to section 1.6 of the Final Program EIR on the 2040 McFarland General Plan includes a list of Tribes contacted and responses received, if any, as well as copies of the letters sent to the Tribes. Overall, responses indicate the project area is outside ancestral homes for which the Tribes did not request consultation.

1.12. Summary Of Environmental Factors Potentially Affected

In accordance with Section 15125 of the CEQA Guidelines, the Program EIR on the 2040 McFarland General Plan analyzed the programmatic and cumulative environmental impacts that would possibly result from the adoption of the 2040 McFarland General Plan, which includes the long-term vision, policies, and programs for housing. This section identifies the required topics of discussion. Subsections of the next section summarize the respective impacts of the proposed Plan under these topics. Specific environmental conditions relate to individual topics and detailed discussion of impacts are available in sections 4.1 through 4.20 of the Final EIR. The topics include the following:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Facilities
- Recreation
- Transportation
- Utilities
- Energy
- Tribal Cultural Resources
- Wildfire
- Mandatory Findings of Significance

2.0 Evaluation of Environmental Impacts

This section presents a summary of the analyses on the potential environmental impacts that may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 1.1 through 1.9) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses, which are listed in increasing order of severity; they are:

1. **No Impact.** Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. **Less than Significant Impact.** The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. **Potentially Significant Unless Mitigated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
4. **Potentially Significant Impact.** Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

The summary tables that follow list the four possible responses in decreasing order of severity for each of the required topics of discussion.

2.1 Aesthetics

Would the proposed plan:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista?				X
2. Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
3. In non-urbanized area, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

AE – 1: There are no officially designated scenic vistas or viewsheds in the City of McFarland. As a result, the Annexation #21 project (Project) will have **no effect** on scenic vistas.

AE – 2: There are no officially designated State scenic highways in the City of McFarland nor are there any National or California Historic Landmarks in the City. The closest eligible place is the Friant-Kern Canal, which is eligible for National Register of Historic Places (NRPH). The Project will have **no effect** on any scenic highways or historic landmarks.

AE – 3: The proposed developments in the Project would be contiguous to the City and the development review process will assure preservation of the visual character of the City. The Project will have **no negative effect** on the visual character of the City.

AE – 4: Build-out of developments from the Project would create new, but minor sources of glare and light. Any new lighting installed under the Project would increase safety and security for residents and visitors and result in a **less than significant impact**.

2.2 Agricultural Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
4. Result in the loss of forest land or conversion of forest land to non-forest use?				X
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

AG – 1: Agricultural lands in McFarland are important in that they provide commodities that generate local jobs and income, contribute to the local character of the City, and create habitat for wildlife. While some designated urban land under temporary agricultural use may be converted to urban land uses under the Annexation #21 project (Project), the parcels of land under consideration are not under Williamson Act contract nor are they designated prime farmland, unique farmland, or farmland of statewide importance. Overall, use of the land for its intended urban purpose would result in a **less than significant** effect.

AG – 2: McFarland recognizes the economic and cultural importance of agriculture for the community and continues to actively preserve and protect farmland, particularly, Williamson Act Parcels. Annexation #21 project area is not under contract and thus its conversion to housing in order to accommodate the growing population in the long term would not result in loss of Williamson Act land. Therefore, the Project will have a **less than significant** impact on zoning and Williamson Act Parcels.

AG – 3: There is no forest land or timberland zoned for timberland production within the City of McFarland. The Project will have **no impact** on forest or timberland.

AG – 4: There is no forest land within the City of McFarland. The Project would have **no impact** on the loss of forest land to non-forest use.

AG – 5: Agricultural resources are directly threatened by urban development as well as urban growth. McFarland is committed to preserving its agricultural resources; however, while long term buildout of housing may impact the agricultural environment by changing the activities occurring on adjacent properties, Annexation #21 parcels have prior designation for urban development as are many of the parcels in the immediate vicinity. This would cause the overall impact to be **less than significant**.

2.3 Air Quality

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Conflict or obstruct implementation of the applicable air quality?			X	
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
3. Expose sensitive receptors to substantial pollutant concentrations?			X	
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

AQ– 1: McFarland, like the rest of the San Joaquin Valley area, is in attainment with the federal PM 10 standard, but not with the federal PM 2.5 standard, and the area is not in attainment with state PM 10 or PM 2.5 standards, making the area not in attainment with federal nor with state ozone standards. Features within the Annexation #21 project (Project) promote contiguous growth with intensification of development, thus increasing the use of alternatives to the auto like walking, biking, and transit causing the overall impact to be **less than significant**.

AQ – 2: The SJVAPCD has published two state implementation plans (SIPs) which address ozone and particulate matter, for which the Basin fails to meet attainment standards. Housing Elements are typically considered consistent with SIPs if they do not increase population or VMT above that projected in the Regional Transportation Plan/ Sustainable Communities Strategy (RTP/SCS). The Project does not exceed these growth assumptions. The SJVAPCD also published a CEQA assistance document, the “Guidance for Assessing and Mitigating Air Quality Impacts” (GAMAQI) which provides specific mitigation measures to be applied to projects in the Basin. Projects in the City, such as subdivisions will undergo project level CEQA review and are subject to the provisions of the GAMAQI. Overall, the Project will have a **less than significant** impact.

AQ – 3: The Project could contribute to the existing violation of several air quality standards or contribute to an existing or projected air quality violation; however, the air basin covers a large region

and includes many large agricultural operations and major urban areas including the City of Fresno. The Project includes several policies and actions that will help to mitigate future air pollutant emissions and protect sensitive residential receptors such as nursing homes. Overall, the Project will have a **less than significant** impact.

AQ- 4: Considering the small size and rural location of the City of McFarland and the separation of incompatible uses, the Project will **not have a significant impact** on the exposure of substantial numbers of people to emissions.

2.4 Biological Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
3. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

BIO– 1: McFarland is home to a few species that have been historically protected under federal and state regulations. Four species that have been on and off the endangered and threatened species lists

over the past years include the Swainson's hawk (*Buteo swainsoni*), Burrowing owl (*Athene cunicularia*), Tricolored Blackbird (*Agelaius tricolor*), and the San Joaquin Kit Fox (*Vulpes macrotis mutica*). Impacts to these species will be mitigated from the federal and state regulations. Furthermore, the Annexation #21 project (Project) does not propose development in existing wildlife or natural habitat areas. While, infill development is prioritized, new development will avoid sensitive areas, and areas of the City that are environmentally sensitive are intended to be preserved resulting in a **less than significant** impact to protected species.

BIO – 2: There are no wetlands or riparian habitats or other sensitive natural communities in McFarland; therefore, the Project will have **no impact** on any riparian habitat or other sensitive natural community.

BIO – 3: The City is nearly surrounded by croplands and Williamson Act lands and the policy is to preserve prime farmland, which controls the development envelope. Otherwise, the regional geography poses low fire risk to McFarland, the City lacks wetlands, forested areas, or other sensitive habitat that might hinder development. While there is a slight potential for interruption of the hydrological cycle with impervious surfaces that come with urban development, the impact will be **less than significant**.

BIO – 4: The Project could result in some impact if new development would interfere with movement of species through corridors, migration patterns, or affect their ability to reach breeding locations, but any impact would be **less than significant**.

BIO – 5: The Project will **not conflict** with any local policies or ordinances protecting biological resources.

BIO – 6: There are no adopted Habitat Conservation Plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans that are relevant in this context. Even unforeseen possibilities are considered **less than significant**.

2.5 Cultural: Archeological and Historical Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?				X
2. Cause a substantial adverse change in the significance of an archeological resource pursuant to 15064.5?			X	
3. Disturb any human remains, including those interred outside of formal cemeteries?			X	

CULT– 1: McFarland does not have any officially designated historic resources leading to a conclusion of **no impact**. Furthermore, the Annexation #21 project (Project) seeks to preserve non-designated historic resources.

CULT – 2: Construction activities associated with buildout of the Project could cause a significant impact to archaeological resources in the plan area by potentially damaging or disturbing as yet undiscovered archaeological deposits through the placement of fill and soil compression. Therefore, the potential for encountering archeological resources could exist in some sections of the City, however the Project overall causes a **less than significant** impact.

CULT – 3: Historically, Native Americans inhabited the region, and historically significant sites within the region have been discovered. There exists the potential of significant impacts if there were unknown sites of human remains discovered during the build-out of the Project. There are no known such sites in key growth areas, resulting in a **less than significant** impact. If any were to be discovered, impacts would both be significant and unavoidable. In the event human remains are discovered during the build-out of the Project, construction must be stopped, and a qualified coroner must be contacted to determine if the remains are of Native American origin. If the coroner makes this determination, the coroner should contact the Native American Heritage Commission within 24 hours.

2.6 Geology and Soils

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?			X	
2. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?			X	
3. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic related ground failure, including liquefaction?			X	
4. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?			X	
5. Result in substantial soil erosion or the loss of topsoil?			X	
6. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?			X	
7. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
8. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X	

9. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?

X

GEO– 1: Seismic hazard mapping shows that the City has a low seismic hazard potential yet it is at moderate risk for earthquake vulnerability. The closest active fault is six miles west while the closest active and potentially hazardous fault zone is White Wolf Fault Zone, located 55 miles south of McFarland. The White Wolf Fault Zone last erupted in 1952. Therefore, the Annexation #21 project (Project) has a **less than significant** effect.

GEO – 2: Seismic hazard mapping shows that the City has a low seismic hazard potential yet it is at moderate risk for earthquake vulnerability. McFarland has a 25% to 30% chance of experiencing an earthquake greater than magnitude 5.0 within the next 20 years and a 50% to 60% chance of experiencing an earthquake greater than magnitude 5.0 within the next 30 years. Therefore, the Project would place few to no properties in danger of collapse or lives at risk due to ground shaking, causing a **less than significant** impact.

GEO – 3: Liquefaction is the conversion of soil into a fluid-like state. McFarland is not within an area identified as having the potential for liquefaction. Therefore, the probability of loss of life or property due to liquefaction is **less than significant**.

GEO– 4: Earthquake-induced landslide and slope failure occurs when steep slopes composed of weak materials fail because of ground shaking caused by an earthquake. McFarland is not in an area identified as having the potential for earthquake-induced landslide or slope failure. Therefore, the Project will create **less than significant** risk of landslides.

GEO – 5: McFarland’s largest economic sector is agriculture. As most agricultural operations take place outside the built-up area of McFarland, the Project would create **less than significant** loss of topsoil.

GEO – 6: McFarland is not in an area identified as having the potential for earthquake-induced landslide or slope failure or as having the potential for liquefaction. Subsidence typically occurs due to the withdrawal of groundwater, oil, natural gas, or other resource extractive activities. The nearby City of Delano experienced subsidence caused largely by groundwater pumping of the deep aquifer system during the 1950s and 1960s. Although McFarland is at some risk for future ground failure as it is affected by subsidence with seismic ground shaking due to historic water withdrawal, and existing subsidence conditions, the Project’s impact would be **less than significant**.

GEO– 7: Soils susceptible to expansion are high in clay content as they are able to absorb and retain water leading to volume disparities between wet and dry states. The City of McFarland contains sandy soils with little or no clay content (Olive et al., 1989) which will not expand when inundated with water. Therefore, the Project creates **less than significant** risk of loss of life or building damage due to location on expansive soils.

GEO – 8: The City of McFarland relies primarily on the collection and treatment of wastewater through a city-wide sewer system. The City does not rely heavily on the use of septic tanks. In the event that septic tanks are needed to collect wastewater, the nature of the soil in McFarland would adequately support septic tank infrastructure, resulting in a **less than significant** impact.

GEO – 9: McFarland is not known to have paleontological resources. However, construction activities associated with buildout of the Project could result in unearthing paleontological resources.

In anticipation of this slim eventuality, the City of McFarland has adopted the policy that “in the event that archeological or paleontological resource is unearthed or otherwise discovered during construction related activities associated with the Project, all work must be suspended until a qualified archeologist is consulted.” Thus, the Project has a **less than significant** impact.

2.7 Greenhouse Gas Emissions

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
2. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emission of GHGs?			X	

GHG – 1: The Annexation #21 project (Project) is envisioned to increase development density which can reduce greenhouse gas emissions resulting in a **less than significant** effect.

GHG – 2: The Project remains consistent with the 2040 General Plan and other relevant policies and plans related to the regulation of GHG emissions. Therefore, the Project results in a **less than significant** impact.

2.8 Hazards and Hazardous Materials

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

HAZ- 1: The transport, use, and disposal of hazardous materials are primarily associated with industry. The Annexation #21 project (Project) focuses primarily on residential, commercial, and entertainment activities and supporting uses so the impact is **less than significant**.

HAZ – 2: Certain industrial and commercial land uses have the potential to create a significant hazard in upset or accident conditions if they involve the use, production, or transport of hazardous materials; however, the Project focuses on retail and service in addition to residential uses resulting in a **less than significant** impact on the environment. Furthermore, this projects is not the type to require CEQA review and mitigation of impacts associated with hazardous materials. In the case that the release of hazardous materials occurs, the City should collaborate with the County, following protocol from the County’s Hazardous Materials Area Plan to carry out a study to evaluate the nature and extent of the contamination, and the potential threat to public health and/or the environment.

HAZ – 3: Most existing and proposed schools are located beyond the quarter-mile threshold from anticipated land uses. The Project focuses on uses that are far from proposed industrial uses resulting in a **less than significant** impact on the environment

HAZ– 4: According to an EnviroStor search conducted in 2019, there were three DTSC cleanup sites within City limits and one cleanup site within the planned annexation south of McFarland. The Project will not change the existing land uses on the contamination sites without mitigation. Additionally, there is a potential for aerially deposited lead (ADL) soil contamination along Highway 99. Projects associated with development along Highway 99 should include soil sampling to test for ADL. Other projects (but not this project) might require CEQA review and mitigation of impacts associated with hazardous materials. Therefore, the Project will create **less than significant** hazard to the public or the environment.

HAZ – 5: While four airports fall within the relative vicinity of McFarland, only three are relatively impactful. Delano Airport’s Sphere of Influence extends south to the border of Elmo Highway, thus providing a constraint to potential development north of that area. However, Delano Municipal Airport (DLO) is an uncontrolled, general aviation airport with a record of low-activity; it primarily serves local light aviation, including flight training and private aircraft, rather than commercial traffic thereby posing little to no conflict with the project area. There is no private airstrip within the Project Area. While no training or other significant military flightpaths cross over McFarland, Edwards Air Force Base, the nearest military installation, has some potential to impact safety in McFarland. Naval Air Warfare Station China Lake could also potentially effect aircraft hazards. The Project will **not impact** airport use.

HAZ – 6: The Project aligns with the General Plan which ensures collaboration with Kern County on the development and implementation of a Disaster and Emergency Preparedness Plan (ERP) as well as supports efforts outlined in the existing McFarland Local Hazard Mitigation Plan. The Project does **not impact** implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

HAZ– 7: McFarland is not included in Local, State or Federal Responsibility Areas or the projected Sphere of Influence within the Fire Hazard Severity Zones. While the City does not lie within a CAL FIRE recognized Fire Hazard Severity Zone, urban structure fires remain a concern and steps to prepare for an emergency will benefit all residents. Additionally, the City of McFarland sits on land designated as Wildland-Urban Interface by the USGS, or the area where significant vegetation or fuel sources lie near human activity. The Sequoia National Forest lies approximately 30 miles to the east of McFarland, and

that eastern half of Kern County qualifies as a significant fuel source and an area of significant fire probability, with many areas falling in a High or Very High Fire Hazard Zone. Although large wildfires are unlikely near McFarland, caution is still warranted due to significant potential fuel sources in the area including agricultural waste, liquid fuel, gaseous accelerants, and other significant local point sources of impact in a city of its size. The Project will expose people or structures, either directly or indirectly to a **less than significant** risk of loss, injury, or death involving wildland fires.

2.9 Hydrology and Water Quality

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
4. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
5. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
6. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of			X	

impervious surfaces, in a manner which would impede or redirect flood flows?	
7. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	X
8. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	X

HY– 1: Future development associated with the buildout of the Annexation #21 project (Project) could negatively affect the quality of surface waters. Construction activities, which include grading, excavation, and other earthmoving activities, could expose soils, which can be eroded and deposited into nearby water sources. Increased sedimentation and turbidity from storm water runoff could lead to lower oxygen levels and increased algal growth, which could harm aquatic life. Post-construction impacts to water quality and waste discharge are due to an increase of impervious surfaces creating changes to storm water amount and quality. An increase of impervious surfaces also could lead to an increase of pollutants that enter storm water runoff. Urban runoff can potentially carry oil and grease, metals, sediment, pesticide, and chemical residues from roadways, parking lots, and rooftops, depositing them into nearby waterways. Development from the Project is required to comply with State and local water quality regulations that are designed to protect water quality during construction. Complying with the standards and regulations will prevent the Project from violating any water quality standards related to waste discharge. Therefore, the Project’s impact will be **less than significant**.

HY – 2: The future development in the Project area would result in an increase in impervious surfaces which may interfere with groundwater recharge. However, regulations for stormwater require various measures that aim to improve on-site retention and drainage improvements, which when adhered to should result in a **less than significant** impact.

HY – 3: Development of the Project would involve vegetation removal, earth excavation and grading, and the construction of new structures. These activities could have an impact on the drainage pattern through an increase in erosion from construction activities and an increase in impervious surfaces. However, erosion control measures are to be implemented and regulated for any proposed project greater than one acre resulting in a **less than significant** level. Individual projects are also to mitigate any on-site or off-site erosion impacts.

HY– 4: Build-out of the Project will increase the number of impervious surfaces within the City. Drainage patterns have the potential to be altered through an increase in the rate and volume of stormwater runoff due to the increase in impervious surfaces. McFarland owns nine sump basins for flood and storm control; however, additional sump basins have been identified for future development. This would help to alleviate potential runoff from developments to a **less than significant** level.

HY – 5: An increase in impervious surfaces from the development of the Project could result in an increase in stormwater runoff and pollutants within the stormwater. The increased pollutants include oil

and grease, metals, sediments, and pesticides from the increase in roadways, parking lots, rooftops, and other impervious surfaces. The water quality from stormwater runoff is regulated by the Central Valley Regional Water Quality Control Board (CVWQCB) and the municipal stormwater requirements in the McFarland Storm Drain Master Plan. These requirements and design features aid in offsetting the potential increase in stormwater from increase in impervious surfaces to a **less than significant** level.

HY – 6: An increase in development under the Project could result in alterations to water courses as retention walls, fences, and other structures are situated on land. However, site grading and design guidelines are meant to guard against unnecessary redirection of natural flow patterns, call for creation of retention basins, and preservation of streams and creeks, resulting in an overall **less than significant** impact. Furthermore, individual projects are to undergo project-level analysis to determine if they impede or redirect flood flows and mitigate them, as necessary.

HY– 7: McFarland does not fall within tsunami or seiche zones. However, assessor’s parcel data indicates approximately 457 parcels exist within the 100-year floodplain and 1,081 parcels exist within the 500-year floodplain. These properties account for 55% of homes in McFarland. Approximately 2,380 people live within the 100-year floodplain and 5,540 live within the 500-year floodplain. The Project limits additional residential growth in identified 100-year or 500-year flood plains without appropriate mitigation and the location of this Project is not among them, resulting in a **less than significant** impact.

HY – 8: An increase in development under the Project could increase surface runoff, its pollution, and subsequent degradation of water supply sources. McFarland is in a region with perennial shortage of water and a depleting groundwater aquifer. Growth in people and activities is likely to exacerbate the situation. CVWQCB regulates water quality while Southern San Joaquin Municipal Utility District (SSJMUD) protects and manages groundwater for sustainability ensuring the Project’s impact remains **less than significant**. The Project also remains consistent with SSJMUD’s Sustainable Ground Water Management Plan.

2.10 Land Use and Planning

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Physically divide an established community?			X	
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

LU – 1: The Annexation #21 project (Project) does not include expansion of growth on both sides of Highway 99 which already physically divides the community. To maintain the City’s small-town character and preserve open space, the Project is contiguous to existing development. The proposal in the General Plan to create neighborhood centers and mixed-use arterials, enhanced mobility options for all modes of transportation, and increasing connectivity in the area and throughout the City, would result in a **less than significant** impact.

LU – 2: The Project does **not conflict** with existing land use plans. The Project remains consistent with the 2040 General Plan and updated Zoning Ordinance and Zoning Map.

2.11 Mineral Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, Residential Development Plan, or other land use plan?			X	

MR – 1: Mineral extraction operations do not exist in the City of McFarland, but there are operations within Kern County. The City has restrictions in its municipal code that do not allow mining operations within McFarland. However, expansion in physical development would require extraction of stones, gravel, and sand, which might come from other parts of the region. Therefore, buildout of the Annexation #21 project (Project) could result in a **less than significant** loss of known mineral resources.

MR – 2: As referenced under MR-1, there are no existing mining operations in the City of McFarland. However, the need for building stones, gravel, and sand during expansion in physical development could potentially deplete a local quarry. Therefore, buildout of the Project could result in a **less than significant** loss of a locally-important mineral resource recovery site.

2.12 Noise

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
2. Result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			X	
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

NOISE– 1: To accommodate future growth, the Annexation #21 project (Project) proposes the conversion of some vacant land to residential facility uses. Noise-sensitive land uses, including open space, public facilities, and residential land uses are proposed outside of normally or clearly acceptable ranges of noise. Furthermore, the proposed land uses do not expose existing sensitive receptors to an unacceptable range of noise. However, with growth in population and activities, there is a chance that noise levels would increase. Therefore, the Project could cause **less than significant** generation of noise levels in excess of the established standards. Additionally, project implementation is to take this issue into consideration and mitigate any potential noise impacts.

NOISE – 2: Ground-borne vibration and noise levels in McFarland are primarily associated with vehicular traffic along SR 99. The railroad is also a significant source of intermittent noise, but its 60 dB contour is entirely contained within the SR 99 60 dB contour. The Project, consistent with the 2040 General Plan,

does not prioritize residential development along SR 99 and within the 60 dB contour. Sensitive land uses are located outside of the unacceptable noise ranges. However, increased activity under the Project could generate additional movement of heavy vehicles that could impact ground vibration. Nevertheless, the Project would **less than significantly** expose people to, or generate, excessive ground-borne vibration or ground-borne noise levels. Furthermore, implementation of the Project is to take this issue into consideration and mitigate any potential noise impacts.

NOISE – 3: There are no aircraft operations, including private airstrip, public airport, or public use airport in the City of McFarland. The closest airport is the Delano Municipal Airport, just over four miles to the north. The 60 dB noise contours calculated for this airport do not extend to McFarland, nor to its planned expansion areas. Therefore, no persons residing or working in the Project area would be exposed to excessive noise levels associated with a private airstrip, public airport, or public use airport, resulting in **no impact**.

2.13 Population and Housing

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

POP– 1: The Annexation #21 project (Project), falls under the 2040 General Plan, which used the cohort-component method of population projection according to State of California guidelines to calculate population growth and number of households. The City of McFarland could need to accommodate up to about 4,500 additional housing units by 2040 in the five targeted key growth areas. This is to meet the needs of natural population increase and those that the target for jobs can induce by 2040 under the General Plan. The City, however, only has to meet a RHNA allocation of 244 units within the 2023-2031 cycle and can accommodate the additional housing units through a combination of infill, mixed-use, and ADU development in the downtown and vicinity plus key housing sites. This Project falls outside one of the key growth areas for new housing but can nevertheless contribute to meeting the allocated need therefore causing **no impact**.

POP – 2: The General Plan can meet population growth and related housing needs through the reoccupation of existing vacant units, redevelopment of existing units in “bad” condition, and developing new units. This Project does not necessitate the displacement of existing housing units, but rather can add to the growth and improvement of the housing stock by constructing new units. It does not involve redeveloping existing units in less than desirable conditions that could displace some occupants even if temporarily. Since the Project would not trigger displacement of people or existing housing units that would necessitate the construction of replacement housing elsewhere, it would have **no impact**.

2.14 Public Facilities

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the following:				
1. Fire protection?			X	
2. Police protection?			X	
3. Schools?			X	
4. Parks?			X	
5. Other public facilities?			X	

PS – 1: McFarland does not lie in any identified fire hazard severity zone. However, the Sequoia National Forest lies approximately 30 miles to the east of McFarland, and that eastern half of Kern County qualifies as a significant fuel source and an area of significant fire probability, with many areas falling in a High or Very High Fire Hazard Severity Zone.

Growth in population and activities have the potential to increase the risk of urban fires which could tax the ability of Fire Protection and Emergency Services. There building standard that the Annexation #21 project (Project) must follow are meant to reduce the risk of fire on houses in McFarland, resulting in a **less than significant** impact.

PS – 2: Population growth has the potential to impact the ability of police services. Currently, the City of McFarland meets the FBI target of one officer per 1,000 residents and with the addition of the project, the City can maintain the standard officer-to-resident ratio. Therefore, the Project would have a **less than significant** impact.

PS – 3: The current teacher to student ratio (1:24) is lower than the national average (1:30). Construction of a new elementary school in 2016 increased facility capacity to 3,804. While the Project

has the potential to increase population, the Project will have a **less than significant** effect on school capacity if it allocates space for additional school facilities.

PS – 4: The Project will have a **less than significant** impact on parks. Refer to the Recreation section (section 2.15) for more details.

PS – 5: The Project has the potential to increase population which would likely increase demand for library services in excess of existing capacity. However, Mitigation PS – 5a in the General Plan EIR accounts for the increased demand and requires the City of McFarland to “Coordinate with Kern County Library to address the specific needs of the community and funding sources required to build library service and other services to meet those needs.” With Mitigation PS – 5a, the Project would have a **less than significant** impact.

2.15 Recreation

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
2. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

REC – 1: There are currently 7 parks and 35 acres of parks in McFarland. While population growth would inevitably require demand for park use, the Annexation #21 project (Project) is expected to dedicate space for additional proposed park land which would serve residents and mitigate overuse of parks to an extent as to result in their deterioration. (This would be consistent with the contents of the General Plan Land Use in the northern parts of the City adjoining Annexation #21.) Therefore, the Project would have a **less than significant** impact.

REC – 2: The Project area is to permit the development of a mixture of residential, commercial, entertainment and supportive land uses which will not require additional recreational facilities beyond what is permitted and therefore will create **no adverse physical impact**.

2.16 Transportation

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?			X	
2. Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)? <i>i.e.</i> , Is VMT exceeding an applicable threshold of significance?			X	
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
4. Result in inadequate emergency access?				X

TRANS – 1: All development under the Annexation #21 project (Project) would be subject to policies, plans, and programs that ensure the performance and safety of users of multiple modal facilities including public transit riders, bicyclists, and pedestrians. For example, all development under the Project would have to comply with the *Complete Streets Act* of 2008 and the *Americans with Disabilities Act* of 1990. The impact of the Project on adopted policies, plans, or programs would therefore be **less than significant**.

TRANS – 2: Potential growth and development as a result of the Project can increase total vehicle miles travelled (VMT). However, anticipated focus of the Project and the keen focus of the General Plan on contiguous and mixed-use development can encourage alternatives to the auto, including non-motorized travel, helping to reduce VMT. Consistent with statewide thresholds of significance, the proposed McFarland General Plan is assessed to produce upwards of a 50 percent reduction in per capita VMT. This is possible because the General Plan includes certain improvements to transportation and land use settings, which are projected to result in lower per capita VMT than existing and other future alternatives including the no project alternative. Therefore, the Project will have a **less than significant** impact on Project generated VMT.

TRANS – 3: All development under the Project would be subject to design and safety standards that are specified within the City of McFarland Municipal Code. The McFarland Municipal Code references, and is subject to, codes established by the State of California that ensure the safety of its citizens. As with current practice, all future roadways would be designed and reviewed in consultation with engineers to determine their compliance with these codes and regulations with regard to hazards and incompatible uses. Therefore, the Project will have **no impact** on hazards due to geometric design.

TRANS – 4: All development under the Project would be subject to design and safety standards, specified under the City of McFarland Municipal Code, which references the California Building Code and portions of the International Fire Code. As with current practice, all future roadways would be designed and reviewed in consultation with engineers to determine their compliance with these codes and regulations with regards to adequate emergency access. Therefore, the Project will have **no impact** on emergency access.

2.17 Utilities

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has (in)adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
5. Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

UTIL – 1: The Annexation #21 project (Project) will result in new growth and infrastructure development in an annexed area of the City of McFarland. This could result in new construction or expansion of storm water drainage facilities. The Annexation #21 area is in the part of the City which does not have a history of major flood events, though it is possible that projected growth could change this as roadway expansion, land use changes and commercial growth and expansion could possibly increase the use of pavement and parking areas. However, programs in the General Plan address infrastructure requirements in order to efficiently capture and divert storm water to reduce the risk of urban flooding for new development and growth of the Project. Increased housing as a result of the Project would also likely require the extension of electric, gas, and wastewater lines as well as telecommunication facilities. However, programs in the General Plan address increased demand for public services and proposed expansion when needed. Therefore, the Project will have a **less than significant** impact.

UTIL – 2: The City has sufficient water supply to serve existing entitlements and resources, but water supply can be a limiting factor to growth. Continuing to monitor water quality is important as the community continues to grow. The current water supply needs to be supplemented by additional sources and continuously monitored for quality to facilitate growth. Additionally, the City of McFarland needs to reduce its water demand regardless of these impacts. Executive Order B-37-16 and Senate Bill X7-7 mandate water demand reduction which can potentially help the City offset demand associated with projected growth. With water conservation policies in the General Plan, the increased water demand as a result of the Project will have a **less than significant** effect on water supply.

UTIL – 3: Projected increase in population and changes in land use would increase demand for the City of McFarland's wastewater treatment facilities and therefore potentially exceed wastewater treatment requirements of the Central Coast Regional Water Quality Control Board, which mandates that all public sanitary sewer systems and treatment facilities comply with State Waste Discharge Order (WDR Order No. 2006-0003-DWQ). There is a planned expansion of the wastewater treatment plant, but due to the pipe size limitation it would only increase capacity for the west side where the Project site is located. The east side has considerably lower capacity for growth, as it is served by only one 8-inch pipe. The General Plan proposed constructing a new facility on the east side of McFarland to accommodate future growth and demand. With the two expansions, the Project would have a **less than significant** effect on wastewater treatment facilities.

UTIL – 4: The Project will result in new growth and infrastructure development in key areas within the City of McFarland and this would increase the need for solid waste collection and disposal. R&F Disposal and Recycling, Inc. would not exceed capacity at buildout. Therefore, the impact would be **less than significant**.

UTIL – 5: Projects in the City, such as subdivisions undergo project level reviews and are subject to the policies in the General Plan to assure compliance with Federal, State, and local regulations and statutes regarding solid waste. Therefore, the Project will have a **less than significant** impact.

2.18 Energy

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

ENE – 1: While the Annexation #21 project (Project) will result in new growth and infrastructure development in key areas within the City of McFarland, focus on contiguous, compact, and infill development can help to prevent excessive consumption of energy. Additionally, the Plan’s efforts to reduce VMT can further reduce energy consumption from transportation related activities. As a result of these progressive actions to conserve energy, per capita natural gas use under the Project can reduce and electricity use can decrease compared to the no project alternative, resulting in a **less than significant** impact.

ENE – 2: All development under the Project would be subject to all applicable renewable energy and energy efficiency plans including federal, state and local regulations. The Project would also be subject to the General Plan policies and programs, which work to help McFarland meet energy conservation standards and goals set by state and local plans. Furthermore, subsequent developments under the Project will undergo City of McFarland Building Department review to ensure they comply with energy conservation standards. Therefore, impact of the Project on adopted policies, plans, or programs would be **less than significant**.

2.19 Tribal Cultural Resources

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in the local Register of Historical Resources as defined in Public Resources Code Section 5020.1(k)?				X
2. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?				X

TRIBE – 1: There are no historic sites, features, places, and cultural landscapes within the City that are listed on the National Register of Historic Places (NRHP). In 2015, McFarland conducted a records search of California Historical Resource Information System (CHRIS) which includes a review of the NRHP, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, the California State Historic Resources Inventory list, and the Office of Historic Preservation (OHP) Historic Property Directory. The records search identified 14 previously conducted studies and 14 cultural resources within the City but not the Annexation #21 project (Project) site and 200-foot buffer. All of the cultural resources are of the

built-environment type and were constructed during the 20th century. Therefore, the Project would have **no impact** on any tribal cultural resources listed on any local or state registry.

TRIBE – 2: A 2015 records search of the California Historical Resource Information System (CHRIS) including a review of the NRHP, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, the California State Historic Resources Inventory list, and the Office of Historic Preservation (OHP) Historic Property Directory identified 14 cultural resources within the City, but not the Annexation #21 project site and 200-foot buffer. However, these resources are all of the built-environment type and were constructed during the 20th century and **will not be impacted** by the Project. Beyond this search, the City reached out to the 19 tribes identified by the Native American Heritage Commission to be historically or culturally associated with the geographic area of the City of McFarland for consultation. McFarland's SOI did not cover any land associated with any of the tribes. Given this information, the lead agency, the City of McFarland, is not aware of any tribal cultural resources that will be impacted by the Project.

2.20 Wildfire

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Substantially impair an adopted Emergency Response Plan or Emergency Evacuation Plan?			X	
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

FIRE – 1: The Annexation #21 project (Project) is a part of the General Plan which includes policies to ensure collaboration with Kern County on the development and implementation of a Disaster and Emergency Preparedness Plan and supports efforts outlined in the existing McFarland Local Hazard Mitigation Plan. Proposed land uses do not interfere with any existing emergency response plans (ERPs). Therefore, the Project will have a **less than significant** impact.

FIRE – 2: According to CAL FIRE, McFarland (and its SOI) does not lie within a Fire Hazard Severity Zone and is at a low risk from fire hazards. The Project, as a result, does not increase exposure of any Project occupants to wildfire spread or wildfire pollutants. While the City does not lie within a CAL FIRE recognized Fire Hazard Severity Zone, urban structure fires and pollutant exposure from nearby higher risk areas outside of McFarland’s SOI remain a concern and steps to prepare for an emergency will benefit all residents. Policies in the General Plan help to mitigate that risk. Overall, the Project will have a **less than significant** impact.

FIRE – 3: As addressed in FIRE-2, McFarland (including its SOI) does not lie within a CAL FIRE designated Fire Hazard Severity Zone and is at low risk of fire hazard. Furthermore, any subsequent subdivisions or development projects required as part of the Project are subject to CEQA review. While the City does

not lie within a CAL FIRE recognized Fire Hazard Severity Zone, urban structure fires remain a concern and steps to mitigate fire risk are still important. Policies in the General Plan help to mitigate that risk. Overall, the Project will have a **less than significant** impact.

FIRE – 4: As addressed in FIRE-2 and 3, McFarland (including its SOI) does not lie within a CAL FIRE designated Fire Hazard Severity Zone and is at low risk of fire hazard. Due to the low risk of fire, there is an exceedingly small likelihood that any wildfire related slope instability, drainage changes, or run off caused by wildfires could occur. Thus, the Project will **less than significantly** impact the risk of downslope or downstream flooding or landslides caused by fire related geological events. While wildfire risk is low in McFarland, urban structure fires remain a concern and steps to mitigate fires risk are still important.

2.21 Mandatory Findings of Significance

Would The Proposed Plan	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range, of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				X
2. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
3. Have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?				X

From the analyses in the foregoing sections, implementation of proposed land uses within the Annexation #21 Project area (Project) would not result in either limited or cumulative environmental impacts as follows:

MFS-1: It will not reduce fish habitats, threaten to eliminate plant or animal communities, reduce or restrict rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory.

MFS-2: It will not result in impacts that are individually limited, but cumulatively considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

MFS-3: It does not have environmental effects which would cause substantial adverse effects on human beings either directly or indirectly.

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. Project implementation will consider environmental factors and adopt mitigation measures when deemed necessary.

3.0 Certification

3.1 Preparers

On behalf of the City of McFarland, De Lapide & Associates, Inc. prepared the Initial Study for this project.

3.2 Determination

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

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby determined.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or a “potentially significant unless mitigated impact” on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, and nothing further is required.

3.3 De Minimis Fee Determination

Pursuant to Chapter 1706, Statutes of 1990-AB 3158,

It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project pending approval of the No Effect Determination.

[] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

3.4 Environmental Determination

The initial study for this project has been reviewed and the environmental determination, contained in Section 2.0 preceding, is hereby approved.

Megan Snyder, Community Development Director
City of McFarland

References

California Office of Planning and Research, **CEQA Technical Advice Series**, December 2004 Edition. Accessible at: https://opr.ca.gov/docs/MND_Publication_2004.pdf

City of McFarland. 2021, **2040 General Plan**. Available at:
<https://www.mcfarlandcity.org/DocumentCenter/View/3020/Final-General-Plan--2021pdf>

City of McFarland. 2021, **FINAL ENVIRONMENTAL IMPACT REPORT on McFarland 2040 General Plan**, SCH # 2021040288. Accessible via:
https://www.mcfarlandcity.org/DocumentCenter/View/2302/Vol3_DEIR_05-16-2021

City of McFarland. 2021, **Background Report for the 2040 General Plan**. Available at:
https://www.mcfarlandcity.org/DocumentCenter/View/2301/Vol1_McFarland-Draft-General-Plan_May-2021

City of McFarland. 2021, **Sustainable Agriculture Element**. Available at:
https://www.mcfarlandcity.org/DocumentCenter/View/3021/Vol-AG_Sustainable-Agriculture-Element_v2pdf

Appendices

Appendix A: Boundaries of Proposed Annexation #21 Area



Appendix B: Aerial View of Existing Land Use in Vicinity of Annexation #21 Area



Appendix C: Permitted Uses in C-0, C-1, and C-2 Zones

C-0 Zones

17.152.030 - Uses permitted in specific zones.

The following uses may be permitted in the zones indicated in this section upon the granting of a conditional use permit.

[\(Ord. No. 0004-2023](#), § 5, 5-11-23)

17.152.030(1) - C-O zones.

- A. Residential Uses.
 - 1. Community care facility.
- B. Recreation, Entertainment, and Tourist Facilities.
 - 1. Swimming pool, public, indoor only;
 - 2. Tennis club, indoor only.
- C. Commercial Uses.
 - 1. Eating and Drinking Establishments.
 - a. Cafe, or coffee shop.
 - 2. Services.
 - a. Ambulance;
 - b. Placing, storing or maintaining chemical toilets of the type normally transported by semitrailers.
- D. Transportation Facilities.
 - 1. Auto parking garage or lot;
 - 2. Heliport.
- E. Utility and Communications Facilities.
 - 1. Radio, television, microwave, or commercial communications transmitter, receiver, or translator;
 - 2. Utility substation.

F. Institutional Uses.

1. Cemetery, mausoleum, columbarium, or mortuary;
2. Charitable or public service organization;
3. Club or lodge;
4. Convalescent hospital;
5. Crematory, when in conjunction with a cemetery, mausoleum, columbarium, or mortuary;
6. Fire or police station;
7. Hospital;
8. Labor union hall;
9. Post office;
10. Public agency or utility buildings and facilities;
11. Rehabilitation facilities;
12. Sanitarium.

G. Waste Facilities.

1. Community septic disposal system;
2. Sewage treatment plant.

H. Miscellaneous Uses.

1. Day-care center, with extended overnight services;
2. Drainage sump;
3. Flood control facilities;
4. Water treatment plant;
5. Beverage container recycling facilities.

[\(Ord. No. 0004-2023](#), § 5, 5-11-23)

C-1 Zones

17.152.030(2) - C-1 zones.

A. Residential Uses.

1. Community care facility;
2. Condominium;
3. Duplex;
4. Emergency shelter;
5. Fraternity or sorority house;
6. Residential hotel.

B. Recreation, Entertainment, and Tourist Facilities.

1. Golf course;
2. Movie theater, walk-in;
3. Park or playground;
4. Swimming pool, public, outdoor only;
5. Tennis club, outdoor only;
6. Theater, live.

C. Commercial Uses.

1. General Retail Sales.

- a. Nursery, plant;

2. Services.

- a. Ambulance;
- b. Auto wash;
- c. Auto wash, self-service;
- d. Mini-warehouse, for storage of personal household goods, provided there is no outside storage; excludes cargo containers and other temporary storage structures;
- e. Printing, lithography or blueprinting;
- f. Tattoo parlor and body piercing;
- g. Veterinary, including veterinary hospital;
- h. Placing, storing or maintaining chemical toilets of the type normally transported by semitrailers.

- D. Transportation Facilities.
 - 1. Auto parking garage or lot;
 - 2. Heliport.
- E. Utility and Communications Facilities.
 - 1. Radio, television, microwave, or commercial communications transmitter, receiver, or translator.
- F. Institutional Uses.
 - 1. Cemetery, mausoleum, columbarium, or mortuary;
 - 2. Charitable or public service organization;
 - 3. Club or lodge;
 - 4. Convalescent hospital;
 - 5. Crematory, in conjunction with a cemetery, mausoleum, columbarium, or mortuary;
 - 6. Fire or police station;
 - 7. Hospital;
 - 8. Labor union hall;
 - 9. Museum, with outdoor exhibits;
 - 10. Rehabilitation facilities;
 - 11. Sanitarium.
- G. Waste Facilities.
 - 1. Community septic disposal system;
 - 2. Sewage treatment plant;
 - 3. Transfer station, small volume.
- H. Miscellaneous Uses.
 - 1. Day-care center, with extended overnight services;
 - 2. Drainage sump;
 - 3. Flood control facilities;
 - 4. Water treatment plant;
 - 5. Beverage container recycling facilities.

[\(Ord. No. 0004-2023, § 5, 5-11-23\)](#)

C-2 Zones

17.152.030(3) - C-2 zones.

- A. Residential Uses.
 - 1. Residential hotel.
- B. Recreation, Entertainment, and Tourist Facilities.
 - 1. Amusement park;
 - 2. Card room;
 - 3. Movie theater, drive-in;
 - 4. Park or playground;
 - 5. Racetrack or test track, automobile, motorcycle, or horse;
 - 6. Shooting range or gun club;
 - 7. Skateboard arenas, unenclosed;
 - 8. Sports arena, indoor;
 - 9. Sports arena, outdoor;
 - 10. Swimming pool, public;
 - 11. Trade fairs and exhibitions, temporary (fourteen-day maximum), excluding flea markets and swap meets.
- C. Commercial Uses.
 - 1. Services.
 - a. Mini-warehouse, for storage of personal household goods and vehicles, including outside storage;
 - b. Veterinary, including veterinary hospital;
 - c. Advertising sign boards or structures;
 - d. Placing, storing or maintaining chemical toilets of the type normally transported by semitrailers;
- D. Recreational, Entertainment, and Tourist Facilities.
 - 1. Bingo parlor.
- E. Transportation Facilities.
 - 1. Airport, private;
 - 2. Airport, public use;
 - 3. Auto parking garage or lot;
 - 4. Bus depot;
 - 5. Heliport;
 - 6. Taxi depot, including service and storage.

F. Utility and Communications Facilities.

1. Radio, television, microwave, or commercial communications transmitter, receiver, or translator.

G. Waste Facilities.

1. Community septic disposal system;
2. Sewage treatment plant;
3. Transfer station, small volume;
4. Waste-to-energy facility.

H. Institutional Uses.

1. Cemetery, mausoleum, or columbarium;
2. Community or regional correctional and similar involuntary detention facilities;
3. Crematory, when in conjunction with a cemetery, mausoleum, columbarium, or mortuary;
4. Museum, with outdoor exhibits;
5. Zoo.

I. Educational Institutions and Schools.

1. College or university.

J. Miscellaneous Uses.

1. Day-care center, with extended overnight services;
2. Drainage sump;
3. Flea market or swap meet, wholly conducted within an enclosed building;
4. Flea market or swap meet, except within an enclosed building pursuant to subsection 19.32.020(H) of this title;
5. Flood control facilities;
6. Water treatment plant;
7. Automobile trailer courts or camps, house or coach trailers, and public camp grounds;
8. Beverage container recycling facilities.

[\(Ord. No. 0004-2023](#), § 5, 5-11-23)



OWNER	APN	CONSENT
Jose Alberto Duran	060-030-08	
AMM Properties LLC	060-030-12	

EXHIBIT 'B'

ANNEXATION NO. ---- TO THE CITY OF MCFARLAND

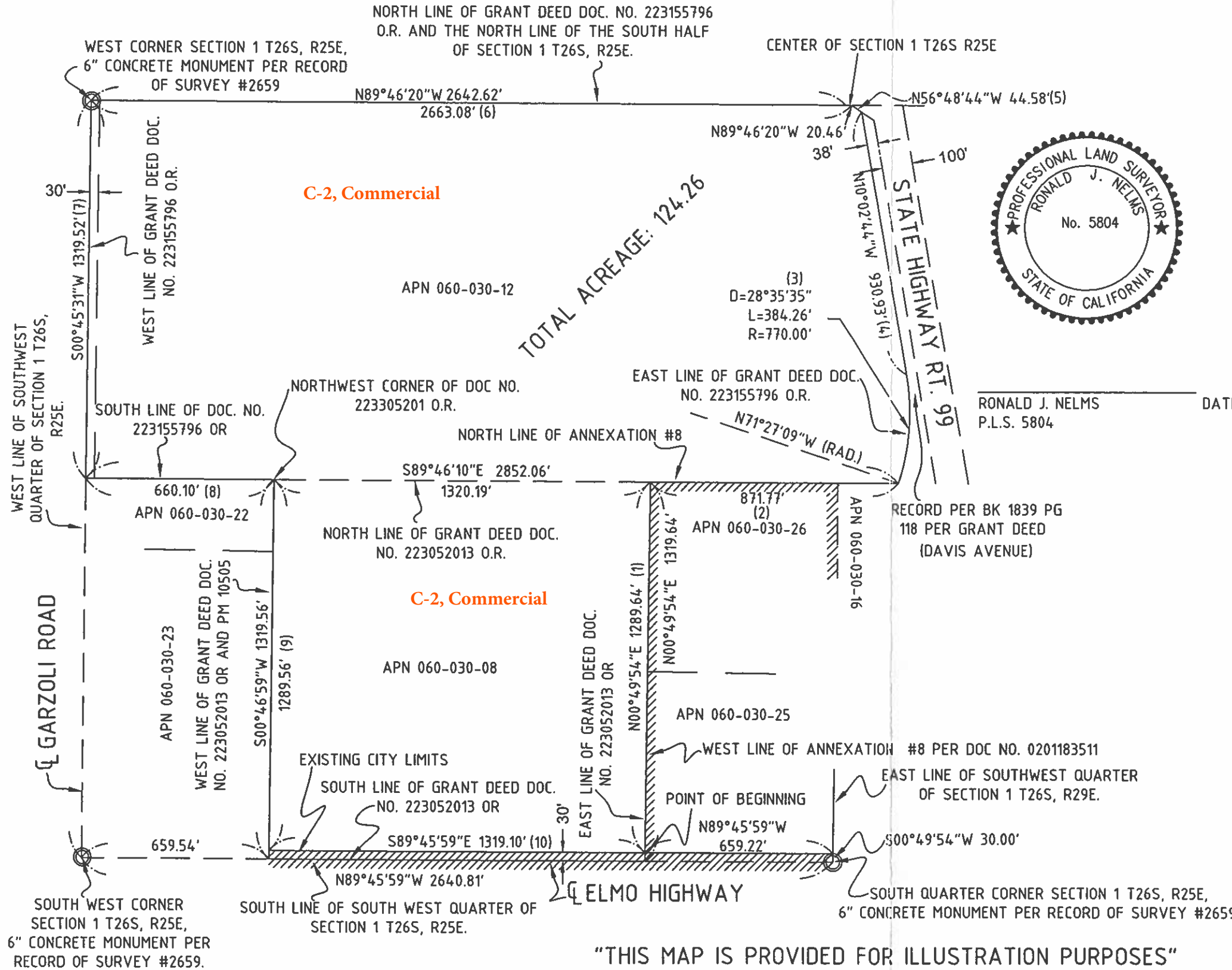
BEING A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 1, TOWNSHIP 26 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE UNINCORPORATED AREA OF THE COUNTY OF KERN, STATE OF CALIFORNIA, CONTAINING 124.26 ACRES

AREA ANNEXED
 APN 060-030-12=85.19 ACRES
 APN 060-030-08=39.07 ACRES
 TOTAL : 124.26

BASIS OF BEARINGS:
 ALL BEARINGS AND DISTANCES SHOWN ARE RECORD OR CALCULATED FROM RECORD, PER RECORD OF SURVEY RECORDED IN BOOK 24, PAGE 97 WAS USED FOR THIS MAP

PREPARED BY:
 NELMS SURVEYING, INC.
 332 E. NORRIS ROAD - SUITE 4
 BAKERSFIELD, CA. 93308
 (661) 399-9006
 JOB#253459

PREPARED FOR:
 BENJAMIN MARIN
 P.O BOX 12222
 BAKERSFIELD CA 93389

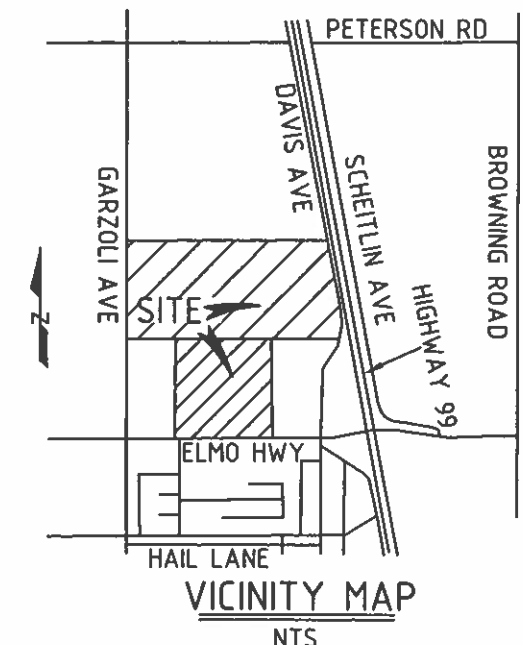
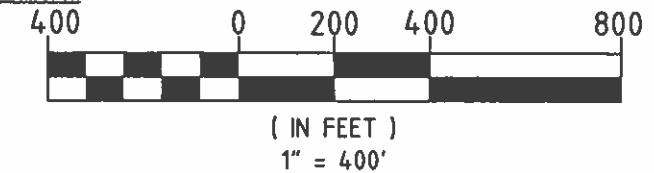


RONALD J. NELMS
 P.L.S. 5804

DATE: _____

- LEGEND:**
- PROPOSED LIMITS OF ANNEXATION
 - ////// EXISTING CITY LIMITS
 - PG PAGE
 - BK BOOK
 - OR OFFICIAL RECORD
 - PM PARCEL MAP
 - DOC DOCUMENT
 - ⊙ MONUMENT AS NOTED

GRAPHIC SCALE



"THIS MAP IS PROVIDED FOR ILLUSTRATION PURPOSES"

Map 5-1: Conceptual Land Use Map

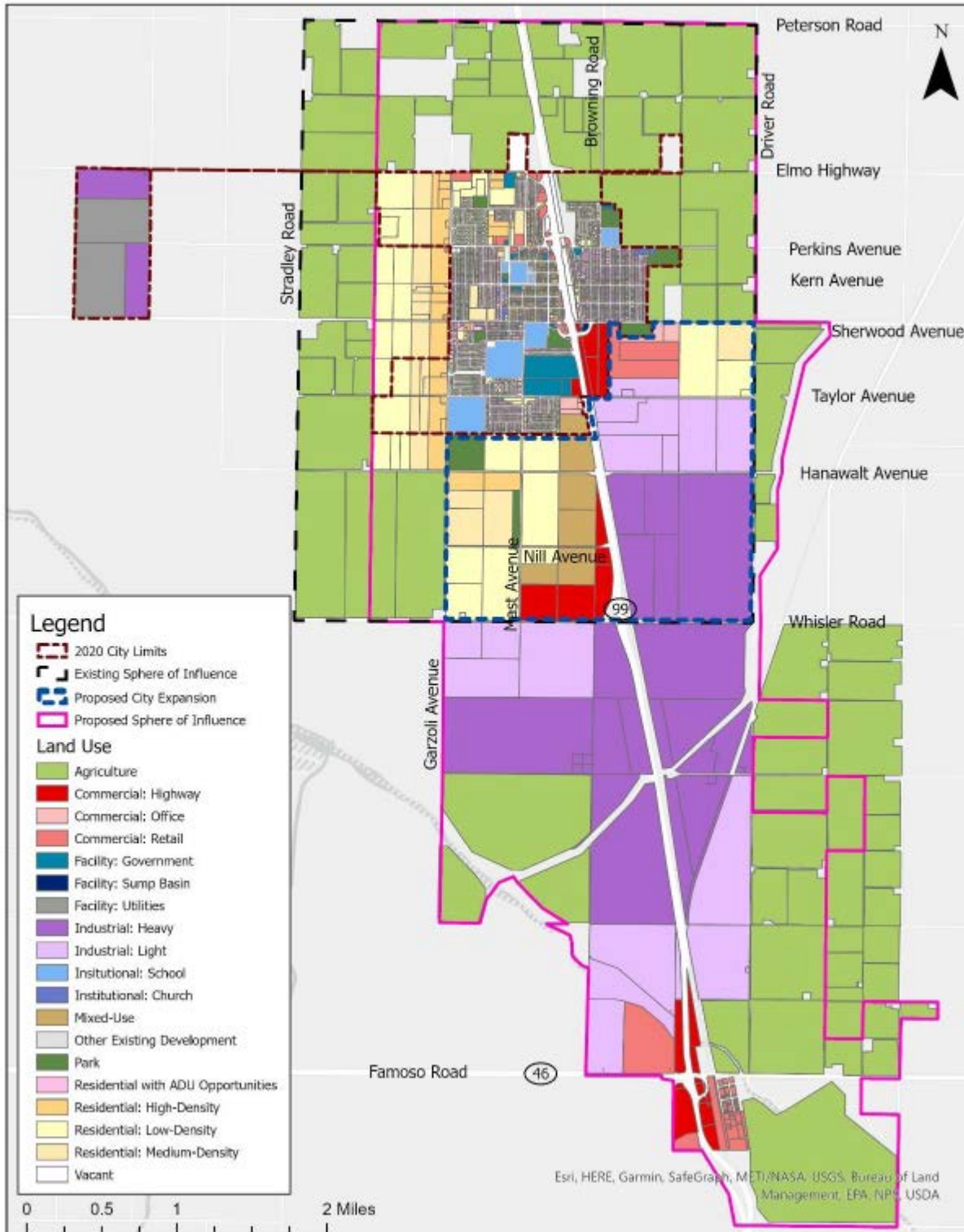


EXHIBIT E

PLAN FOR PROVIDING SERVICES

<u>SERVICES</u>	<u>Agency Which Presently Provides Services</u>	<u>Check Services Which City/District Will Provide</u>		<u>Indicate How Services Provided by City/District will be Financed (i.e., general tax rate or special assessment)</u>
		<u>Upon Annexation</u>	<u>Future Date (Specify)</u>	
Planning	City of McFarland	X		GENERAL FUND
Parks and Rec.	McFarland Parks & Recreation			
Library	Kern County			
Police Protection	City of McFarland	X		GENERAL FUND
Fire Protection	Kern County Fire			
Streets	City of McFarland	X		GENERAL FUND
Construction	City of McFarland	X		GENERAL FUND
Maintenance	City of McFarland	X		GENERAL FUND
Sweeping	City of McFarland	X		GENERAL FUND
Lighting	City of McFarland	X		GENERAL FUND
Flood Control	City of McFarland	X		GENERAL FUND
Sewerage	City of McFarland	X		SEWER FUND
Water	City of McFarland	X		WATER FUND
Other: Refuse	City of McFarland	X		GENERAL FUND WITH CONTRACT WITH CITY'S FRANCHISE HAULER

EXHIBIT E

Please provide the following information, when applicable, only for services which will be provided by the applicant City/District.

	<u>Location</u>		<u>Service Level Capacity</u>
	Indicate location from which service will be provided (i. e., nearest fire station, library, etc.)		Indicate frequency and availability of service (i. e., street sweeping, response time for emergency services, rec. programs, etc.)
Police	401 W Kern Ave, McFarland CA 93250		24hrs/7days, 8:00-5:00pm Office Hours
Fire			
Parks and Recreation			
Library			
Streets	401 W Kern Ave, McFarland CA 93250		8:00-5:00pm Office Hours
Construction/Maintenance			
Sweeping			
Lighting			
Sewer	401 W Kern Ave, McFarland CA 93250	Regular	8:00-5:00pm Office Hours
Water	401 W Kern Ave, McFarland CA 93250	Regular	8:00-5:00pm Office Hours
Other: Refuse	401 W Kern Ave, McFarland CA 93250	Regular	8:00-5:00pm Office Hours



City of McFarland

Planning Commission Meeting

STAFF REPORT

Agenda Item No. 3.
Section: PUBLIC HEARINGS
Meeting Date: May 21, 2026

TO: Honorable Planning Commissioners

FROM: Diego Viramontes, City Manager
Brianahi De Leon, Senior City Planner

SUBJECT: Approval of Resolution No. 2026-6PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA APPROVING HOME OCCUPATION 2026-001 AT 315 7TH STREET

SUMMARY:

City staff received a proposal request for a Home Occupation by Melissa Lara. The Home Occupation would allow for the establishment of a Cottage Food Licensed Bakery at 315 7th street (APN: 200-300-05). Lara's proposal would include producing baked goods such as brownies, cookies, and chocolate-covered treats. The Community Development Department reviewed the application and has found it to be appropriate if approved with the conditions proposed by the City of McFarland.

FINANCIAL IMPACT:

No financial impact

RECOMMENDATION:

Staff recommends that the Planning Commission receive any further public testimony, review the proposal, and motion for adoption of Resolution No. 2026-66. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING CONDITIONAL USE PERMIT 2026-01 AND A CONDITIONAL HOME OCCUPATION PERMIT 2026-001 TO ALLOW FOR THE OPERATION OF A HOME OCCUPATION AT 310 4TH STREET.

ATTACHMENTS:

1. Attachment 1: Site Map
2. Attachment 2: Conditions of Approval
3. Attachment 3: Public Notice

RESOLUTION NO. 2026-6PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA APPROVING HOME OCCUPATION 2026-001 AT 315 7TH STREET

WHEREAS, Melissa Lara has filed an application for Home Occupation to operate a proposed cottage food licensed bakery at a home at 315 7th Street; and

WHEREAS, the project location is generally located South of W. Kern Avenue, West of 7th Street, and North of California Avenue and located West of hwy-99 referenced in Exhibit A; and

WHEREAS, the project site is located on Assessor's Parcel Number 200-300-05; and

WHEREAS, said cottage food licensed business ran by Melissa Lara shall operate Monday through Saturday 12 PM to 7 PM, strictly by appointment; and

WHEREAS, it has been determined that Home Occupation 2026-001 are exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3) the General Rule; and

WHEREAS, the City Council, through its clerk, did set Thursday, May 21, 2026, at the hour of 6:00 p.m. in the Council Chambers located at 103 W. Sherwood Ave, McFarland California as the time and place for approval of the recordation of Resolution No. 2026-6, Home Occupation 2026-001; and

WHEREAS, the City Council considered all written and oral testimony on Resolution 2026-6,

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of McFarland that it hereby finds and determines as follows:

1. The foregoing recitals are true and correct.
2. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) the General Rule.
 - a. The Home Occupation granted shall be subject to conditions as will ensure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the zone in which the subject property is located.
 - b. The granting of the Conditional Use Permit and Home Occupation will not be detrimental to public health, safety, convenience, and welfare or injurious to property improvements in the vicinity where the property is located.
 - c. The Home Occupation does not allow a use or activity which is not expressly authorized by the regulations governing the subject parcel. The proposed barber station is allowed if granted along with a Home Occupation Permit, business license.
3. Conditional Use Permit and Home Occupation 2026-001 is hereby approved, subject to the conditions in exhibit B.
4. Conditional Use Permit and Home Occupation 2026-001 will not be detrimental to the health, safety and welfare of the citizens of McFarland.
5. Any decision by the City Commission shall be final unless within fifteen (15) days of the date of the decision, unless the applicant or any other person appeals the City Council decision in the matter set forth in Section 17.148.100(b) of the McFarland Municipal Code.

PASSED AND ADOPTED at a special meeting of the Planning Commission of the City of McFarland on May 21, 2026 by the following vote:

	Aye	Nae	Abstain	Absent
David Soto				
Jose Hernandez				
Juan Munguia				
Victor Oropeza				
Jim White				

CITY OF MCFARLAND

 Jose Hernandez, Chairman

ATTEST:

 Erika De La Cruz, City Clerk

I, _____, City Clerk of the City of McFarland, California, DO HEREBY CERTIFY that the foregoing resolution is a true and accurate copy of the Resolution passed and adopted by the City Council of the City of McFarland on the date and by the vote indicated herein.

Site Map



Conditions of Approval

PART A – PROJECT INFORMATION

1. Assessor's Parcel Number 200-300-05

2. Job Address: 315 7th Street

3. Existing General Plan: Residential

4. Existing Zoning: R-1 / Single Family Residential

5. Project Description: Allow for the operation of an cottage kitchen at the property located above.

PART B – CONDITIONS OF APPROVAL

The conditions of approval are based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety and welfare of the community, and recommended conditions for development that are not essential to the health, safety and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Conditions of approval may be appealed within fifteen (15) calendar days from the date of the approval. However, conditions based on the City of McFarland Municipal Code are mandatory and may be modified by variance, provided findings pursuant to the McFarland Municipal Code Section 17.148 can be made. Should an appeal of a mandatory condition of approval be received, an application for a variance and the associated fee must be submitted for consideration.

GENERAL CONDITIONS AND REQUIREMENTS

- 1) No uses of land, buildings, or structures other than those specifically approved pursuant to this special permit or previously approved permits shall be submitted.
- 2) Any proposed changes to the operation of the proposed business shall require review by the City of McFarland Planning Commission.
- 3) No door-to-door sales.
- 4) Proposed business shall not have any on-site sales. Services shall be delivered and conducted at the venue locations.
- 5) Hours of operation will be Monday-Saturday 12PM-7PM. Hours of operation will be based on client needs and by appointment.
- 6) Business shall not be seen or heard from outside the home.
- 7) There shall be no displays or advertising signs on the premises.
- 8) There shall be no signs other than the address and name of the resident.
- 9) There shall not be advertising which identifies the home occupation by street name.
- 10) Applicant must apply and obtain a City of McFarland Business License, Kern County Health Permit, and a Kern County Cottage Food Operations Permit.
- 11) The home occupation shall be confined completely to one room located within the dwelling. It shall not occupy more than twenty-five percent of the gross area of one floor of the residence. No portion of any garage, carport, or other accessory structure shall be

used for home occupation purposes, other than for storage which does not impair required parking in the garage.

- 12) Only one vehicle no larger than a three-fourth-ton truck may be used by the occupant directly or indirectly in connection with a home occupation.
- 13) Subject to Municipal Code 17.153.070, no external alterations or construction features can be made to accommodate a home occupation, nor can any change be made which would change the fire rating of the structure or the fire district in which the structure is located.
- 14) There shall be no use or storage of material or mechanical equipment, either indoor or outdoor, not recognized as being part of a normal household or hobby use.
- 15) Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises. Utility consumption shall not exceed normal residential usage.
- 16) No home occupation use shall create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare, or electrical interference or other hazards or nuisances.
- 17) Employees engaged in the home occupation shall only be members of the resident family and shall be occupants of the dwelling. No outside employees.
- 18) The home occupation shall not require the services of commercial carrier freight deliveries at the site in a frequency greater than what is normally found in a residential area.
- 19) The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the land use district in which it is located.

20) No business license shall be issued until a home occupation permit is obtained, pursuant to the municipal code.

21) A home occupation permit is not transferable.

22) There shall be no more than one home occupation in any dwelling unit.

23) If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal of a home occupation permit.

NOTICE OF PUBLIC HEARING

Home Occupation for APN 200-300-05 at City Council Chambers (103 W Sherwood Ave, McFarland)

Notice is hereby given that the Planning Commission of the City of McFarland will conduct a public hearing, at which time you may be heard to consider the following:

Consideration and Adoption of a Resolution Recommending the City Council of the City of McFarland Approve the proposed Home Occupation requested for the property located West of 7th St. and South of W. Kern Ave. (APN: 200-300-05).

Regular McFarland Planning Commission Public Hearing Information

Date: May 21, 2026

Time: 6:00 PM

Place: City of McFarland Council Chambers, 103 W. Sherwood Avenue, McFarland, CA 93250

Join on-line: Facebook Webpage at:
<https://www.facebook.com/cityofmcfarland/>

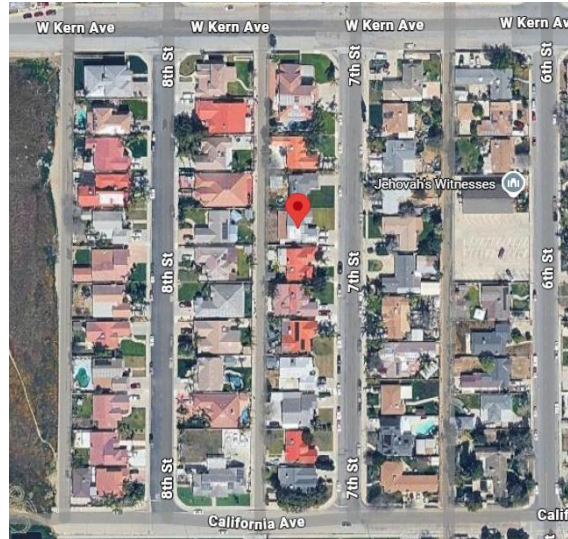
These meetings shall be held in person at the City of McFarland Council Chambers, located at 103 W. Sherwood Avenue, McFarland, CA 93250. Additionally, these meetings shall be broadcasted for listening and/or viewing purposes only via Facebook. To access the meetings for viewing or listening purposes only, please use the following information:

(via web for listening purposes only)

Join on-line: Facebook webpage
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Members of the public are encouraged to participate by providing public comment at the meetings. The agenda of the Regular McFarland Planning Commission Meeting will be posted at least 72 hours prior to the meeting. The agenda of the Regular City Council Meeting will be posted at least 72 hours prior to the meeting. The meeting the agendas will be posted at <https://www.mcfarlandcity.org/AgendaCenter>. Please check the agendas for any modifications to how the meetings may be conducted and for ways in which the public can participate.

Description of the Project: Home Occupation is a request by Melissa Lara to allow for the establishment of her home bakery business. Community Development Department has reviewed her application and proposal for a Home Occupation. The department has found it to be appropriate if approved with the conditions proposed by the City of McFarland. Business will entail of a cottage licensed business and no door-to-door, or in-person sales will be conducted. No sound, smell, or visibility of the occupation will be seen or heard beyond the premise.



Additional information on the proposed project and proposed environmental finding may be obtained from the City of McFarland, City Hall, 401 W. Kern Avenue, McFarland, CA 93250, or the City's web site at www.mcfarlandcity.org.

Environmental Determination: The proposed Site Plan is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 150661 (b)(3). This project meets all of these conditions.

Section 150661 therefore it is categorically exempt in the "Common Sense" which states, "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

As such, no further assessment is required.

All persons interested in this topic who have questions, would like to provide feedback, or who have comments are invited to attend. If you challenge the approval or denial of these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk, at or prior to, the public hearing. Address any communications or comments regarding the project to Erika De La Cruz, City Clerk, at 401 W. Kern Avenue, McFarland, CA 93250, (661) 792-3091, edelacruz@cityofmcfarland.ca.gov