

**CITY OF MCFARLAND
PLANNING COMMISSION AGENDA**

**SPECIAL MEETING
CITY COUNCIL CHAMBERS
103 W. SHERWOOD AVE, MCFARLAND, CA**

**September 6, 2023
6:00 PM**

In Person Meeting

How to submit public comments:

The meetings of the Planning Commission and all municipal entities, commissions, and boards (“the City”) 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.

Americans with Disabilities Act:

In compliance with the ADA, if you need special assistance to participate in a city meeting or other services offered by the City, please contact the City Clerk’s office, at (661) 792-3091 ext. 2135. Notification of at least 48 hours prior to the meeting, or time when services are needed, will assist the city staff in assuring those reasonable arrangements can be made to provide accessibility to the meeting or services.

CALL TO ORDER: Chairman Marco Martinez

ROLL CALL:

Chairman, Marco Martinez
Vice Chairman, Jose Hernandez Jr.
Commissioner, Jose “Jay” Hernandez
Commissioner, Luis Sarabia
Commissioner, Jim White

PLEDGE OF ALLEGIANCE

INVOCATION

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 falvarado@mcfarlandcity.org . Subject to availability, notifying at least 48 hours before will usually enable the City to make arrangements.

PRESENTATIONS

None

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.

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.

None

PUBLIC HEARINGS:

1. It Is Recommended That the Planning Commission Conduct a Public Hearing to Receive Public Input Regarding RESOLUTION NO. 2023-0004 PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND RECOMMENDING CITY COUNCIL APPROVE MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT (GPA 2023-01) AND PRE-ZONING FOR ANNEXATION #19.
 - Staff Report
 - a. Open Public Hearing and Receive Public Testimony;
 - b. Close Public Hearing;
 - c. Motion to adopt RESOLUTION NO. 2023-0004 PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND RECOMMENDING CITY COUNCIL APPROVE MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT (GPA 2023-01) AND PRE-ZONING FOR ANNEXATION #19.

PLANNING DISCUSSION ITEMS:

None

COMMISSIONER COMMENTS:

On their own initiative, commission members may make an announcement or a report on their own activities. they may ask a question for clarification, make referral to staff, or take action to have staff place a matter of business on a future agenda (government code section 54954.2(a)).

ADJOURNMENT:

This Is to Certify This Agenda Was Posted at McFarland City Hall on August 31, 2023.

/s/Paul Saldana

Paul Saldana, Community Development Director

The Next Regular Planning Commission Meeting: October 17, 2023.

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 ext. 2135 at least 48 hours prior to the meeting to make reasonable arrangements to ensure accessibility to this meeting.

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.



PLANNING COMMISSION STAFF REPORT
September 6, 2023

TO: Chair and Planning Commissioners
FROM: Paul Saldana
 Community Development Director
 Brianahi De Leon
 City Planner

DATE: September 14, 2023

| Agenda Item | |
|-------------------------|---|
| Presentation | |
| Consent | |
| Unfinished Business | |
| New Business | |
| Public Hearing | x |
| Other | |
| Action Requested | |
| Ordinance | |
| Resolution | x |
| Motion | |
| Other | |

PROJECT DESCRIPTION: Initial Study and Mitigated Negative Declaration, General Plan Amendment (GPA 2023-01) and Pre-Zoning Ordinance for Annexation 19.

ENVIRONMENTAL DOCUMENT: Initial Study and Mitigated Negative Declaration

APPLICANT: Neil Mandrin – Milicic Farming LLC

SECTION:

STAFF RECOMMENDATION

The staff recommends the Planning Commission to consider and adopt the resolution recommending City Council approve the Initial Study and Mitigated Negative Declaration, General Plan Amendment (GPA 2023-01) adoption of Pre-Zoning Ordinance.

PROJECT DESCRIPTION

The City of McFarland received an application from Milicic Farming LLC requesting an amendment to the General Plan Land Use Map for their parcel at APN: 060-420-14. Milicic Farming LLC’s request is on approximately 8 acres generally located West of Garzoli Avenue, South of Perkins Avenue, and West of the 99-Highway. Their request is to change the General Plan designation from Mixed-Use and High Density Residential to Commercial. This request also includes amending the McFarland Zoning Map by pre-zoning 53 acres that includes the 8 acres previously mentioned. The Pre-Zoning will incorporate Commercial (C-2), Residential (R-1, R-2, and R-4), and Institution (School). The City of McFarland reviewed the application and initiated an Initial Study that resulted in the preparation of a Mitigated Negative Declaration. Applicant’s request comes with enthusiasm for a future

annexation as letters of intent for commercial and residential development have come to him from well-known business names.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the City prepared an Initial Study/ Mitigated Negative Declaration (IS/MND) for the project. This IS/MND has been completed and is to be approved alongside the GPA 2023-01, Pre-Zoning Ordinance 2023, and approve initiation of proceedings for Annexation 19.

FINDINGS

Applicant's request is a part in the applicant's request for an approximately 53-acre annexation.

Attachment 1 – Resolution No. 2023-0004 PC

RESOLUTION NO. 2023-0004 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND RECOMMENDING CITY COUNCIL APPROVE MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT (GPA 2023-01) AND PRE-ZONING FOR ANNEXATION #19.

WHEREAS, Milicic Farming LLC have filed an application for GPA 2023-01 requesting an amendment to the General Plan Land Use Map. Milicic Farming LLC's request is on approximately 8 acres generally located West of Garzoli Avenue, South of Perkins Avenue, and West of the 99-Hwy; and

WHEREAS, the project is a request to change the General Plan designation on the approximately 8 acres from Mixed-Use and High Density Residential to Commercial; and

WHEREAS, the project sites are located on Assessor's Parcel Number 060-420-14 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 prepared an Initial Study/Mitigated 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 53 acres generally bound by the west of the City's limit, on the West of Garzoli Avenue and to the South of Perkins Avenue. The Pre-Zoning will incorporate Commercial (C-2), Residential (R-1, R-2, and R-4), and Institution (school); and

WHEREAS, the Planning Commission, through its clerk, did set Tuesday September 4th, at the hour of 6:00 p.m. in the Council Chambers located at 103 W. Sherwood Avenue, McFarland California as the time and place for the Planning Commission of the City of McFarland to consider the approval of the recommendation for the City council to adopt the Initial Study/Mitigated Negative Declaration, GPA 2023-01, and Pre-Zoning ; 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 Planning Commission considered both written and oral testimony on the prepared Initial Study/Mitigated Negative Declaration, proposed General Plan Amendment 2023-01, and Pre-Zoning, and

NOW THEREFORE BE IT RESOLVED, by the Planning Commission 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 Initial Study/ Mitigated 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/Mitigated 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 Planning Commission shall be final unless within fifteen (15) days of the date of the decision unless the applicant or any other person appeals the Planning Commission decision in the matter set forth in Section 17.148.100(b) of the McFarland Municipal Code.

I hereby certify that the foregoing is a full, true and correct copy of the resolution of the Planning Commission of the City of McFarland at a meeting held on Tuesday, September 4, 2023, moved by _____ and seconded by _____ duly adopted and passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BY ORDER OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND.

Attest:

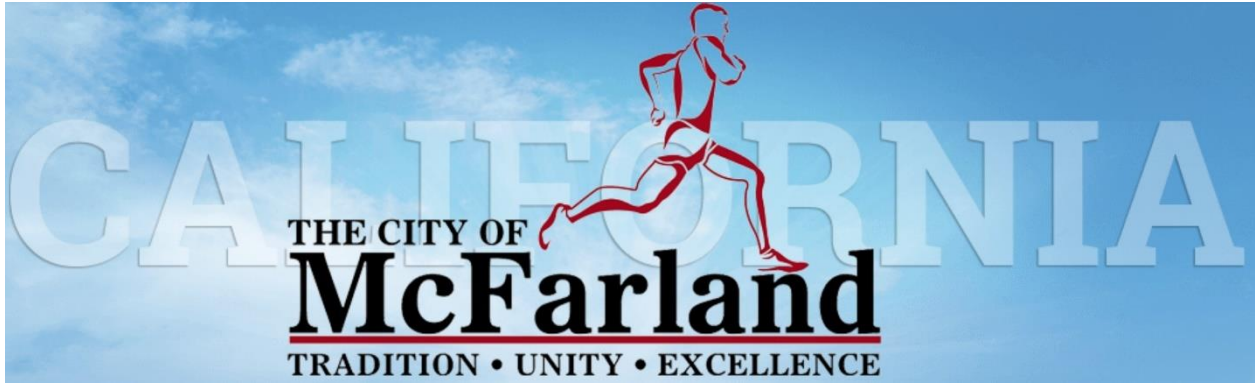
Approved:

Paul Saldana
Community Development Director

Marco Martinez
Chairman

EXHIBIT A

Initial Study and Mitigated Negative Declaration



Initial Study and Negative Declaration for Amendment to General Plan & Annexation #19

City of McFarland

Submitted by the City of McFarland

7/25/2023

Prepared by:

De Lapide & Associates, Inc.

delapide@outlook.com

Acknowledgments

City Council

Saul Ayon, Mayor

Ricardo Cano, Vice Mayor

Amador Ayon, Councilmember

Anita Gonzalez, Councilmember

Maria Perez, Councilmember

Planning Commission

Jose Hernandez, Chair

Luis Sarabia, Commissioner

Marco Martinez, Commissioner

Jimmie White, Commissioner

Jose L. Hernandez, Commissioner

City Staff

Kenny Williams, City Manager

Paul M. Saldana, CECD, 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 of the Milicic property in west McFarland into City limits. The development application for Annexation #19 involves multiple parcels bound by Sherwood Ave on the south, Perkins Ave on the north, and Garzoli Ave on the east, right outside the City limits, but within McFarland's sphere of influence. The General Plan designates the parcels for residential land use in the future. The initial development proposal is to consolidate the parcels into a specific plan for multiple uses of predominantly housing supported by a park, a school, and a neighborhood commercial area.

Consistent with the Technical Advice, this Initial Study & Negative Declaration tiers upon the Program EIR of the General Plan. Annexation Area #19 is within a residential area according to the Land Use Map of the 2040 General Plan. Its development proposals are consistent with the land use designations in the General Plan and the specific plan 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 #19, West McFarland |
| <i>Lead Agency</i> | City of McFarland 401 West Kern Ave. McFarland, CA 93250 |
| <i>Contact Person & Phone</i> | Paul M. Saldana, CECD, Community Development Director 661-792-3091 psaldana@mcfarlandcity.org |
| <i>Project Location</i> | Milicic property west of Garzoli Ave., McFarland. Bound by Sherwood Ave on the south, Perkins Ave on the north, and Garzoli Ave on the east |
| <i>Applicant</i> | Steve and Natalie Milicic |
| <i>General Plan Designation</i> | Varies (high, medium, and low density residential) |
| <i>Zoning</i> | Varies (pre-zoning for residential [R-1, R-2, and R-4], parks, school, and commercial uses) |
| <i>Surrounding Land Use</i> | Residential (to the north, south, and east) |
| <i>Description of Project</i> | General Plan Amendment and Annexation of Milicic property in west McFarland into City limits and conversion of the approximately 100-acre property into a specific plan area with predominantly housing (on about two-thirds of the acreage) supported by a park, a school, and a neighborhood-serving commercial area (which together would cover about a third of the acreage) in addition to a network of internal roads. |
| <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 proposed primary residential land use and its complementary and compatible land uses of a school, a park, and a commercial area 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 #19, West McFarland

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

1.3. **Contact Person & Phone:** Paul M. Saldana, CEcD, Community Development Director, 661-792-3091. psaldana@mcfarlandcity.org

1.4. **Project Location:** City of McFarland - Milicic property west of Garzoli Ave., McFarland. Bound by Sherwood Ave on the south, Perkins Ave on the north, and Garzoli Ave on the east

1.5. **Applicant:** Steve and Natalie Milicic

1.6. **General Plan Designation:** Varies (high, medium, and low density residential)

1.7. **Zoning:** Varies (pre-zoning for residential [R-1, R-2, and R-4], parks, school, and commercial uses)

1.8. Project Location And Setting

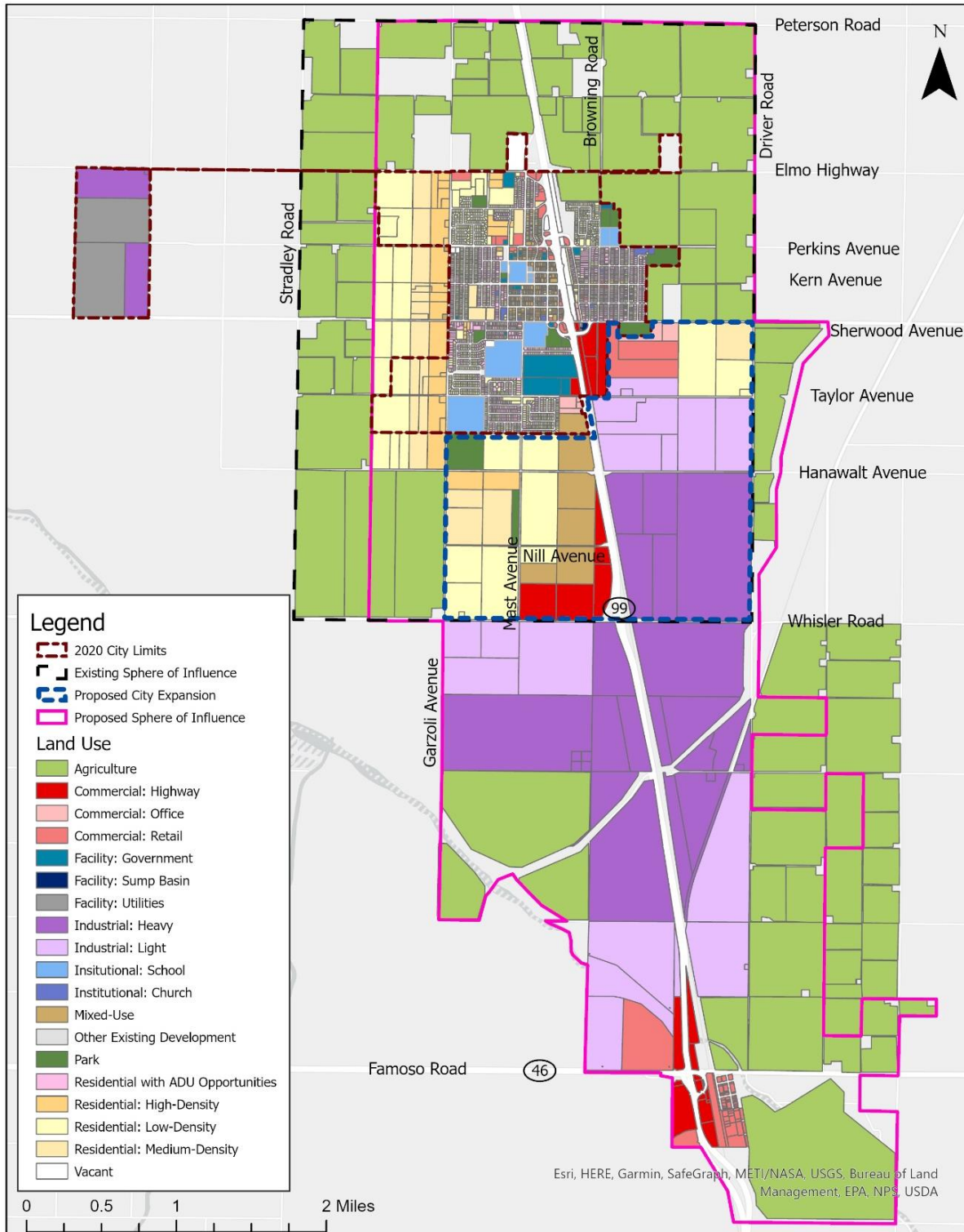
1.8.1 The City of McFarland

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 #19 Project Location

The location of the Annexation #19 development project covers multiple contiguous parcels bound by Sherwood Ave on the south, Perkins Ave on the north, and Garzoli Ave on the east, right outside the City limits, but within McFarland's sphere of influence. The General Plan designates the parcels for residential land use in the future as Figure 2 shows. **Figure 3** identifies the location of the annexation area on the western edge of the City. **Figure 4** identifies land use proposals under the General Plan within the specific plan area. Figure 2 shows a complete legend for land use designations under the General Plan.

Figure 3: Location of Annexation #19 Area in McFarland

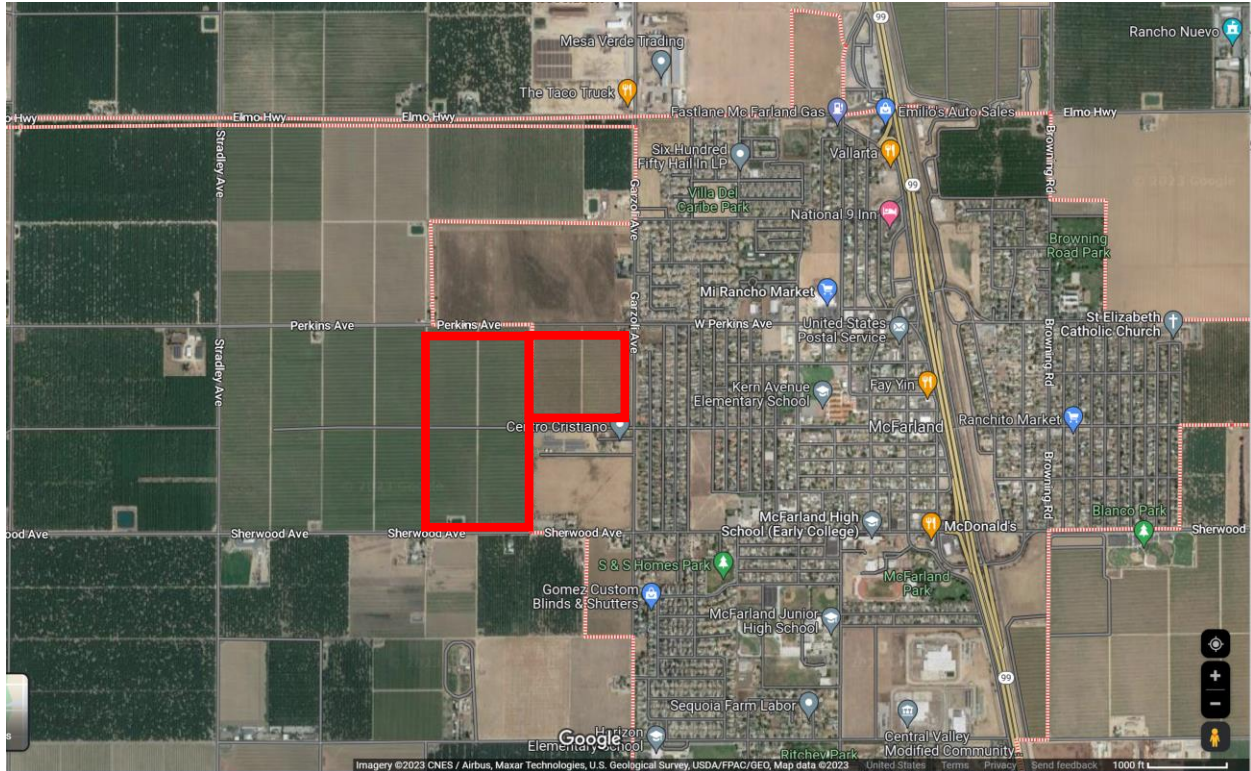


Figure 4: Proposed General Plan Land Use in Annexation #19 Area

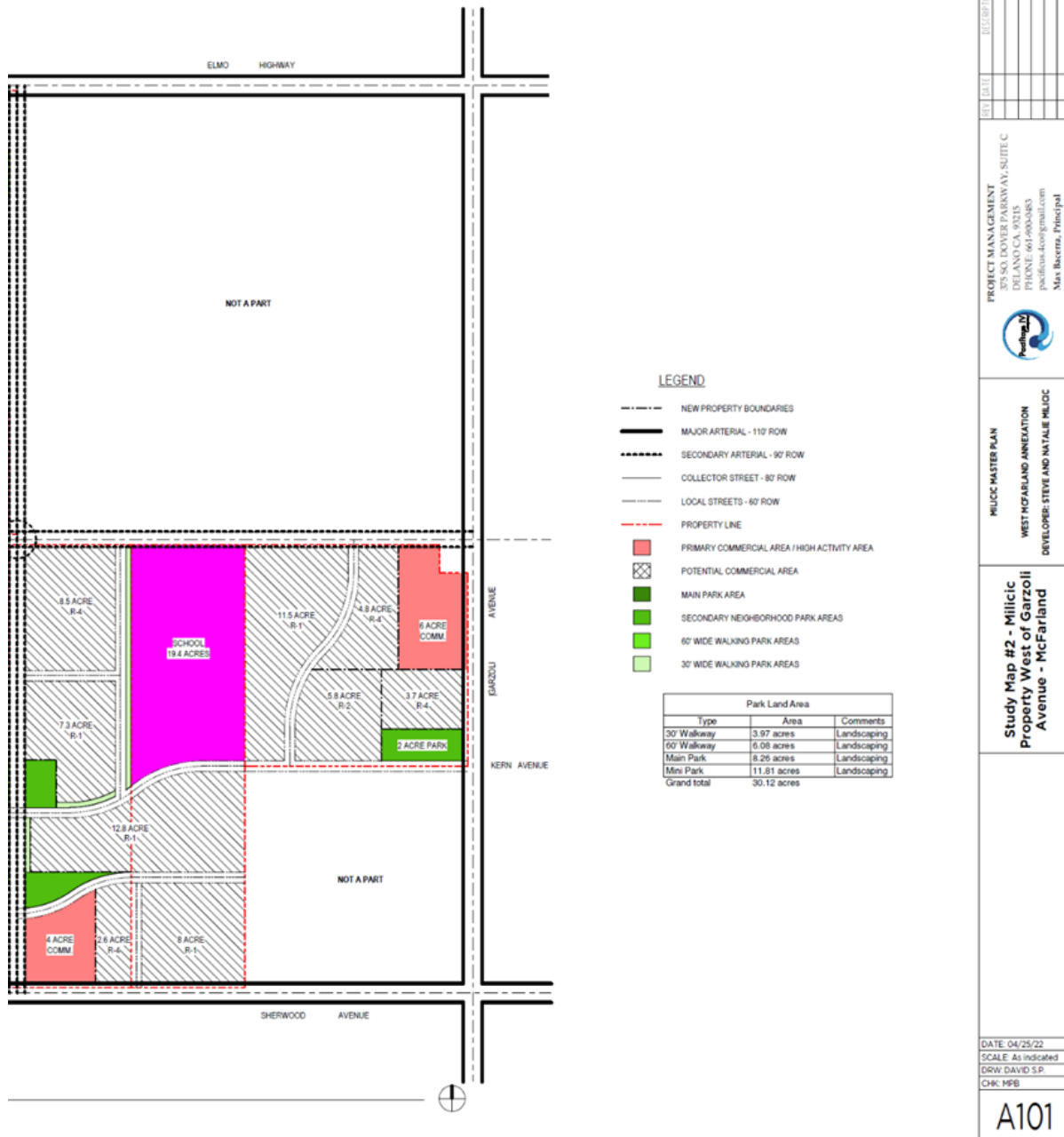


1.9. Project Description

1.9.1 Annexation #19: Specific Plan Proposal

The project involves a general plan amendment and annexation of the Milicic property in west McFarland into City limits. The development proposal is to consolidate the group of parcels (outlined in Figure 3 and Figure 4) into a specific plan area with predominantly housing supported by a park, a school, and a neighborhood-serving commercial area in addition to a network of internal roads. **Figure 5** shows a preliminary layout for the specific plan. Appendix A has additional details.

Figure 5: Initial Conceptual Layout for Annexation #19 Area – The Milicic Master Plan



1.9.2 Annexation #19: Parcels and Land Use Designations

The proposed specific plan area covers approximately 120 gross acres. **Table 1** is the list of Assessor’s parcels within the proposed annexation area. The table also shows the original land use designation and the modified land uses under the Milicic Master Plan. Overall, there is good consistency in residential land use designations between the original and modified uses. The most noticeable changes are the addition of such supporting and compatible uses as commercial, school, and park areas. **Figure 6** is a map of the parcels.

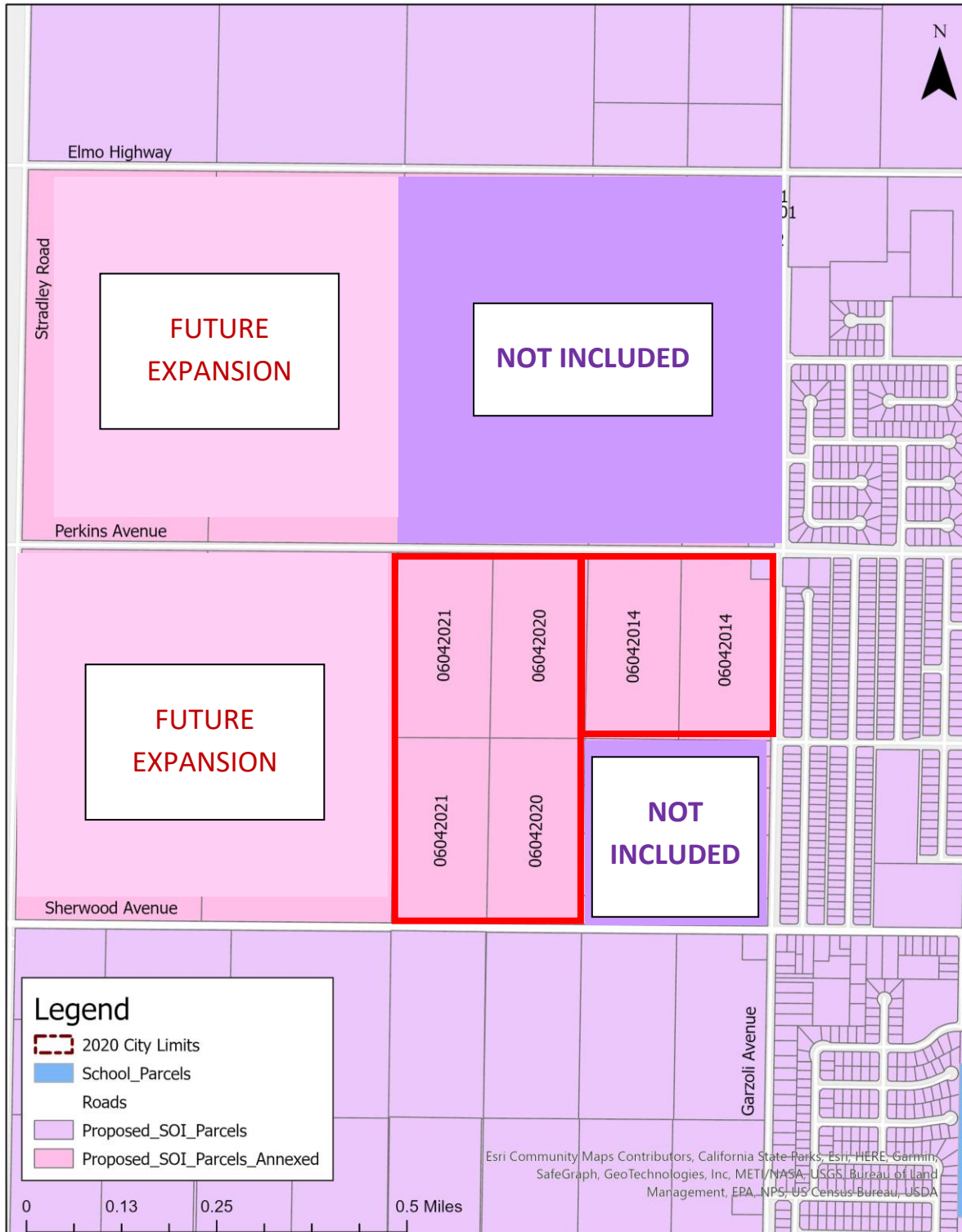
Table 1: List of Parcels with Modified Land Uses and Sizes in Annexation #19 Area

| Assessor's Parcel Number (APN) | Acreage | General Plan Land Use Designation [Original] | General Plan Land Use Designation [Amended for Annexation #19] | Pre-Zoning |
|--------------------------------|------------|--|--|---------------|
| 6042014 | 19.5 | Residential: High-Density | Commercial: Retail & Residential: High Density | C-2 & R-4 |
| 6042014 | 19.5 | Residential: Medium-Density | Residential: Low-Density | R-1 |
| 6042020 | 20.3 | Residential: Low-Density | Institutional: School & Park | School & Park |
| 6042020 | 20.3 | Residential: Low-Density | Residential: Low-Density | R-1 |
| 6042021 | 20.3 | Residential: Low-Density | Residential: Low-Density | R-1 |
| 6042021 | 20.3 | Residential: Low-Density | Residential: Low-Density | R-1 |
| Total Gross Acreage | 120 | <i>Acreage includes road rights-of-way</i> | | |

1.9.3 Annexation #19: Distribution of Land Uses

The proposed specific plan area covers approximately one hundred acres of net developable area, which excluded space for roads. **Table 2** and **Figure 7** show the distribution of the acreage by land use type. Three residential use categories (R-1, R-2, and R-4) are to take up approximately two-thirds of the development area while the three supporting land uses (school, parks, and commercial) together are to take up the remaining third of the land. The road network is included in the acreage in Table 2 and Figure 7. The pre-zoning has assigned to various parcels McFarland’s zoning designations that would become applicable to the parcels 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.

Figure 6: Assessor's Parcels in Annexation #19 Area



Annexation #19 Area

Table 2: Land Uses and Space Allocation in Annexation #19 Area – The Milicic Master Plan

| Land Use | Acreage ¹ | Percent of Acreage |
|------------------------------|----------------------|--------------------|
| R-1 One-Family Dwelling | 39.6 | 40% |
| R-2 Two-Family Dwelling | 5.8 | 6% |
| R-4 Multiple-Family Dwelling | 19.6 | 20% |
| School | 19.4 | 20% |
| Park | 4 | 4% |
| Commercial | 10 | 10% |
| Total Net Acreage | 98.4 | 100% |

¹ Acreage for roads additional

Figure 7: Distribution of Acreage by Land Use in Annexation #19 Area – The Milicic Master Plan

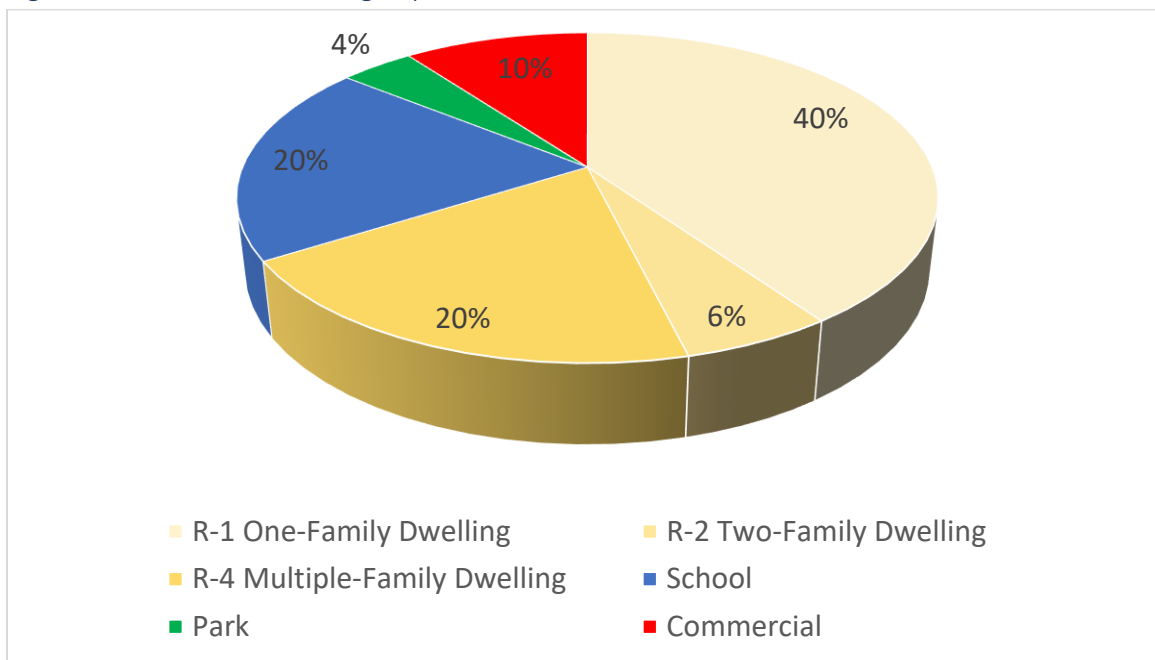


Figure 8 shows a more developed layout of the Master Plan with lots within the annexation area. The layout depicts 420 single family lots and 30 two-family and multi-family structures. **Figure 9** similarly shows additional details on the layout for the commercial area; the 34,680 square feet of total commercial space is to include a coffee shop, fast food joint, service space, grocery store, auto parts store, and a gas station. **Figure 8** also shows cross-sectional details of the roads in the development. **Figure 10** shows details of the square footage on commercial establishments and parking. **Table 3** presents a summary.

Figure 10: Details of Square Footage and Parking in Commercial Area of Annexation #19 Area

| TOTAL AREA | LAND USE | BUILDING SIZE | PARKING REQUIREMENTS | STANDARAD PARKING REQD | STANDARAD PARKING PROV'D | ADA PARKING | EV PARKING |
|------------|------------|---------------|----------------------|------------------------|--------------------------|-------------|------------|
| 69,560 SF | COFFEE | 4000 SF | 100 SF/ SPACE | 40 | 51 | 2 | 8 |
| 50,795 SF | FAST FOOD | 2880 SF | 100 SF/SPACE | 29 | 31 | 2 | 4 |
| 45,740 SF | PART STORE | 7000 SF | 250 SF/SPACE | 28 | 30 | 2 | 4 |
| 95,800SF | GROCERY | 15000 SF | 200 SF/SPACE | 75 | 100 | 4 | 13 |
| 35,912 SF | OIL CHANGE | 2500 SF | 250 SF/SPACE | 10 | 24 | 1 | 2 |
| 49,761 SF | CONV/GAS | 3300 SF | 200 SF/SPACE | 17 | 40 | 2 | 4 |

Source: Milicic Master Plan

Table 3: Summary of Commercial Square Footage and Parking in Annexation #19 Area

| Commercial Use | Building Square Feet) | Parking (Spaces) |
|-------------------|-----------------------|------------------|
| Coffee | 4,000 | 51 |
| Fast Food | 2,880 | 31 |
| Parts Store | 7,000 | 30 |
| Grocery Store | 15,000 | 100 |
| Oil Change | 2,500 | 24 |
| Gas & Convenience | 3,300 | 40 |
| Total | 34,680 | 276 |

1.9.4 Compatibility of Proposed Land Uses in Annexation #19 Area with McFarland General Plan

The layout has a network of through roads that are consistent with McFarland's gridiron road structure. The thoughtful layout of land uses in the proposed development depicts the following:

- The school is centrally located. This would enable school children from the development to walk or bike to school easily thereby reducing the carbon footprint from their trips to and from school.
- The park is also centrally located next to the school. Together with other recreational facilities likely to be on the school grounds, residents from the development can walk or bike to parks easily thereby reducing the carbon footprint from their trips for recreational purposes.
- The commercial area is located in the northeastern portion of the specific plan area. This would enable residents from the development to walk or bike easily (or to drive short distances, if necessary) to the commercial center thereby reducing the carbon footprint from their trips to and from the commercial center. Additionally, the location of the commercial center would also enable good proximity to other residential areas nearby.
- The development site is contiguous with the built-up area of west 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.

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

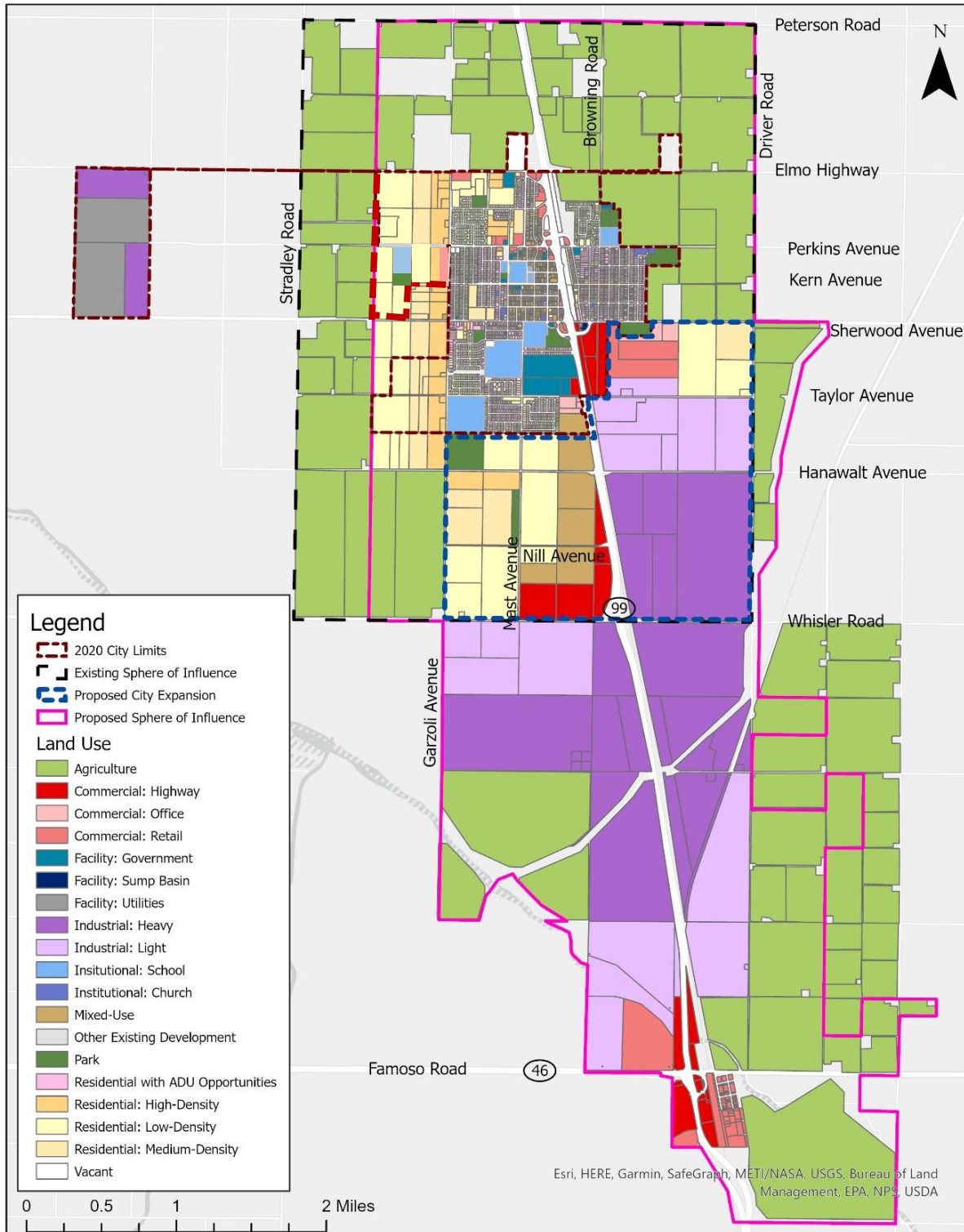
- Annexation #19 Area is within a residential area according to the Land Use Map of the 2040 General Plan. Refer to Figure 2 for the citywide land use map and Figure 4 for a close-up of project area land use designations under the General Plan. The group of parcels being converted into a **specific plan** (*Milicic Master Plan*), are to accommodate residential, park, school, and commercial uses in addition to an internal network of through roads. The land uses are compatible with each other and the other uses directly complement the residential land use which offer opportunities to limit environmental impacts.
- Annexation #19 Area is wholly outside the 2022 City limits but 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 specific plan area OR proposed land uses under the specific plan. Refer to Figure 5.*
 - *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 proposed primary residential land use and its complementary and compatible land uses of a school, a park, and a commercial area are consistent with the 2040 McFarland General Plan. Specifically, they are compatible with the following policies among others:
 - Policy LU 1.1.1: Expand the range of allowable housing types and areas in which they may be built.
 - Policy LU 1.2.1: Pursue regulatory and investment strategies that promote a healthy mix of uses (e.g., retail, residential, office, and public facilities) in the downtown core.
 - Policy LU 1.2.2: Pursue regulatory and investment strategies that change the mix of uses over time in areas identified as future development sites.
 - Program LU 1.2.2.1: Establish strategic mixed-use nodes of commercial and office uses to serve nearby neighborhoods along Garzoli Avenue at Perkins, Sherwood, and Taylor Avenues and along East Kern Avenue.
 - Policy LU 1.4.1: Preserve open space in new residential developments.
 - Policy LU 2.1.2: Prohibit leapfrog development.
 - Policy LU 2.2.1: Accommodate automotive and non-motorized vehicle users safely.
 - 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 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.
 - Objective PF 4.1: Increase the capacity of school facilities which have reached or are near enrollment capacity.
 - 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 #19 Area

Figure 11 shows the General Plan Land Use Map with two sets of modifications: (a) to City boundaries on the west side to include Annexation #19 Area; and (b) for land use designations on affected parcels.

Figure 11: Modified McFarland City Boundary and Land Use on General Plan Land Use Map



--- Modified City Boundary for Annexation #19 Area

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 northeastern most parcel of the annexation area was previously designated for high density residential development. It is modified to add commercial development while keeping it partially under the high-density residential use.
- The parcel to the immediate left of the commercial parcel was previously designated for medium density residential development. Its designation is swapped to low density residential development in exchange for the parcel to its immediate left, which had the low-density designation.
- The third parcel from the right was previously designated for low density residential development. It is converted into a school and a park.
- The three remaining parcels to the south and west retained their original designations of low-density residential development.
- Upon the amendment to the General Plan and annexation, the new City boundary would wrap around the Annexation #19 parcels as Figure 11 shows.

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 as they 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 #19 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 are centered around key growth areas, which intend to preserve 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 #19 project (Project), overall agricultural land consumption is to be minimized resulting 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. Nevertheless, some Williamson parcels could inevitably be lost eventually to housing in order to accommodate the growing population in the long term, but not within the term of the Project. 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, this is not anticipated to occur within the short-term horizon of the Project. With the proposed change in the City's sphere of influence (SOI), land for potential future growth in the old SOI would return to agricultural use west of the City as the City seeks to expand its SOI toward the south along the Highway 99 corridor to foster economic growth. 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 #19 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 #19 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 adjudged **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 #19 project (Project) seeks to preserve non-designated historic resources by confining growth to key growth areas.

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 #19 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 #19 project (Project) works to increase housing 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 #19 project (Project) focuses primarily on residential and supporting uses so the impact is **less than significant**.

HAZ – 2: Proposed 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 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 proposed industrial and commercial land uses. The Project focuses on residential 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. 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 #19 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 proposed by the Project 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 #19 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 creation of neighborhood centers, and enhanced mobility options for all modes of transportation, increasing connectivity in the area and throughout the City, resulting 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, specific 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 #19 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 #19 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 #19 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 within one of the key sites of new housing and can 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 adds 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 #19 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 because 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 #19 project (Project) dedicates space for additional proposed park land which would serve residents and mitigate overuse of parks to an extent as to result in their deterioration. Therefore, the Project would have a **less than significant** impact.

REC – 2: The Project focuses on the development of housing and supportive land uses which will not require additional recreational facilities beyond what is proposed in the Specific Plan and therefore will create **no adverse physical impact**. The increase in park space proposed in Annexation #19 area is to improve the scenic beauty of the City rather than impose an 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 #19 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, the Project’s focus on contiguous mixed-use 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 City of 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 #19 project (Project) will result in new growth and infrastructure development in a key growth area within the City of McFarland. This could result in new construction or expansion of storm water drainage facilities. The City 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 area 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. 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 #19 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 will further reduce energy consumption from transportation related activities. As a result of these progressive actions to conserve energy, 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 #19 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 #19 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 #19 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 (and it’s 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 (and it's 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 #19 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 #19 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.

Paul M. Saldana, CECD, 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: Development Concepts for Annexation #19 Area

Figure A.2: Interim Conceptual Layout of Annexation #19 Area – The Milicic Master Plan

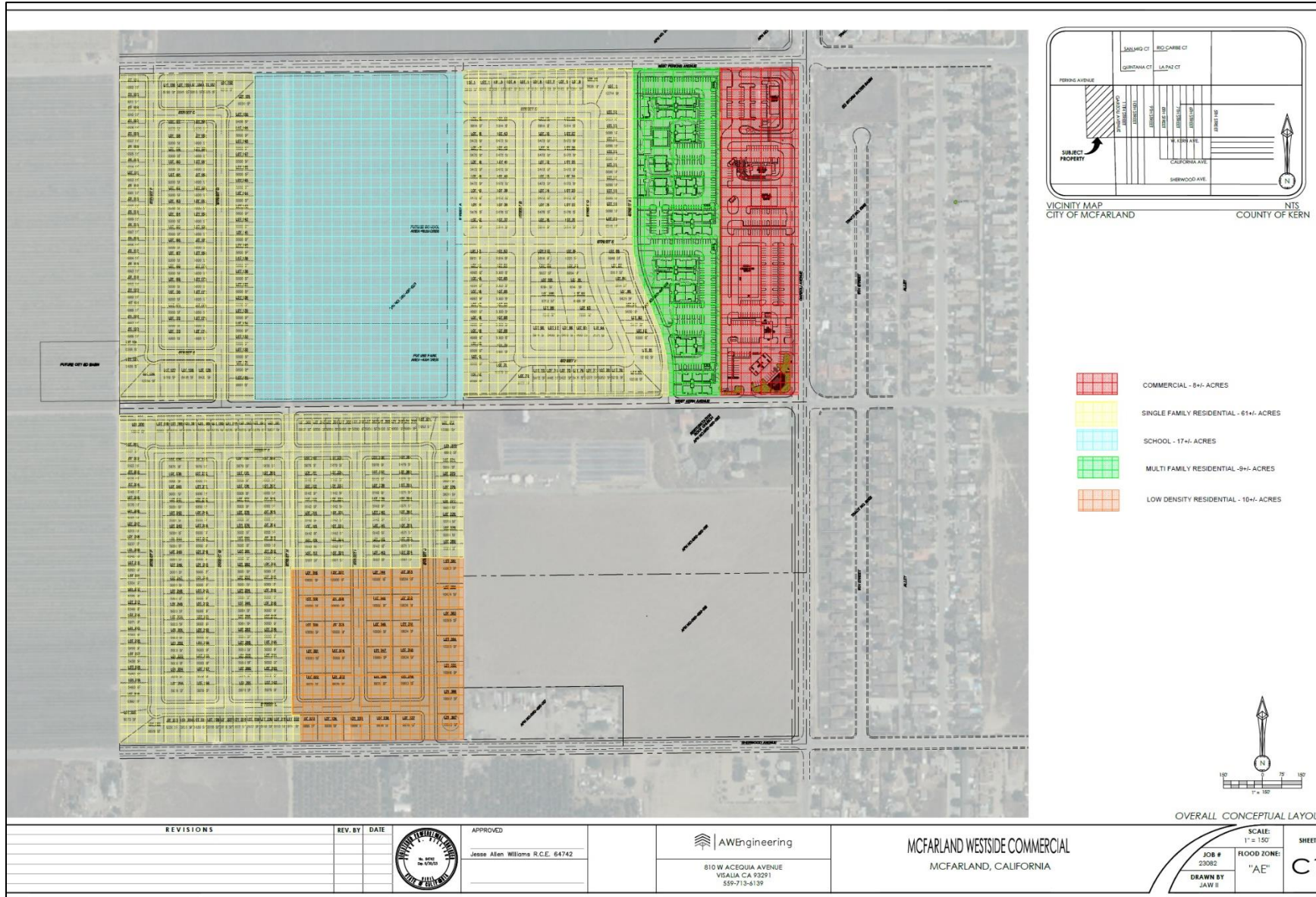


Figure A.3: Conceptual Layout of Lots in Annexation #19 Area – The Milicic Master Plan

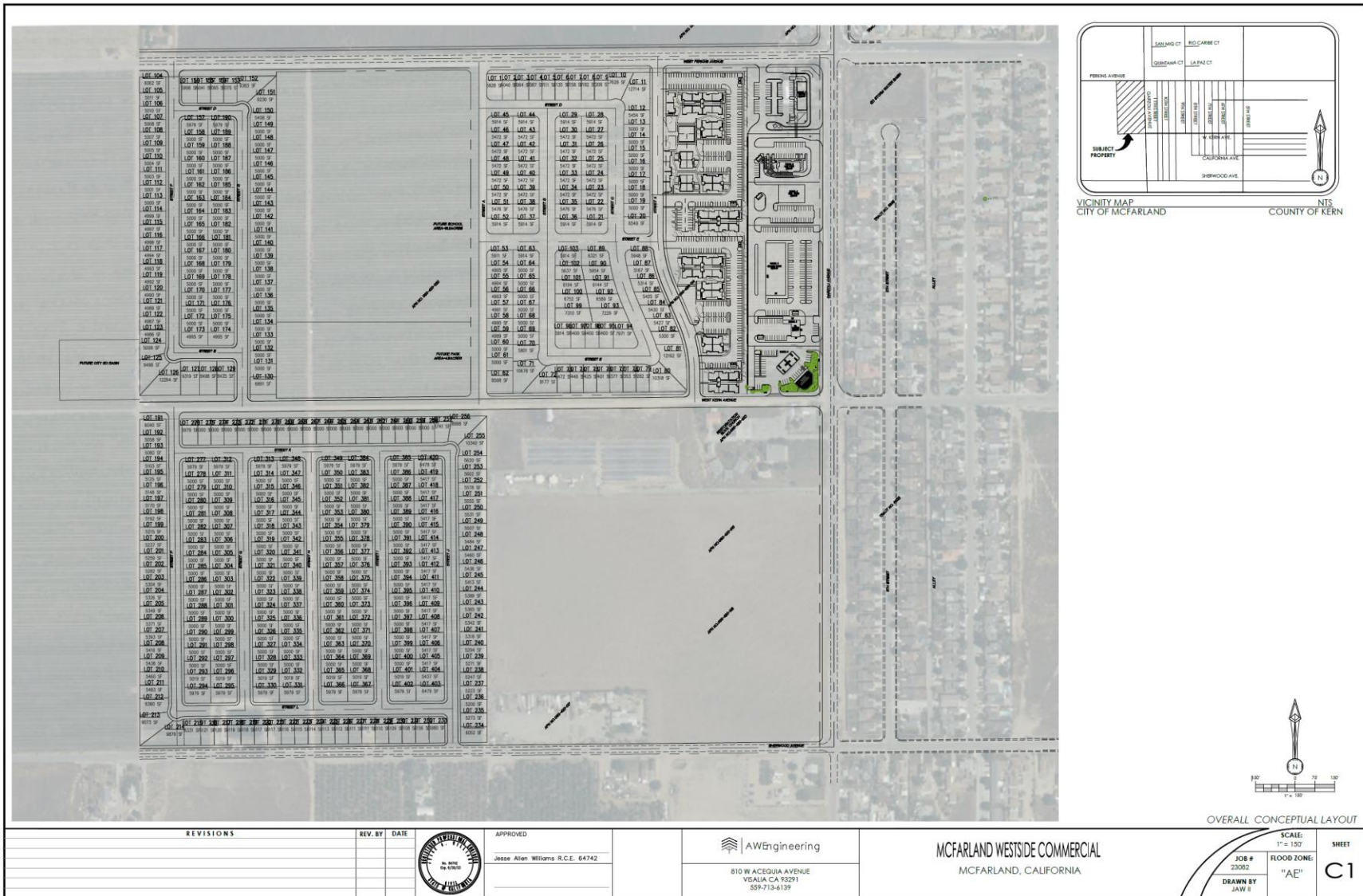


Figure A.4: Conceptual Close-up & Selected Details of Commercial Area within Annexation #19 Area

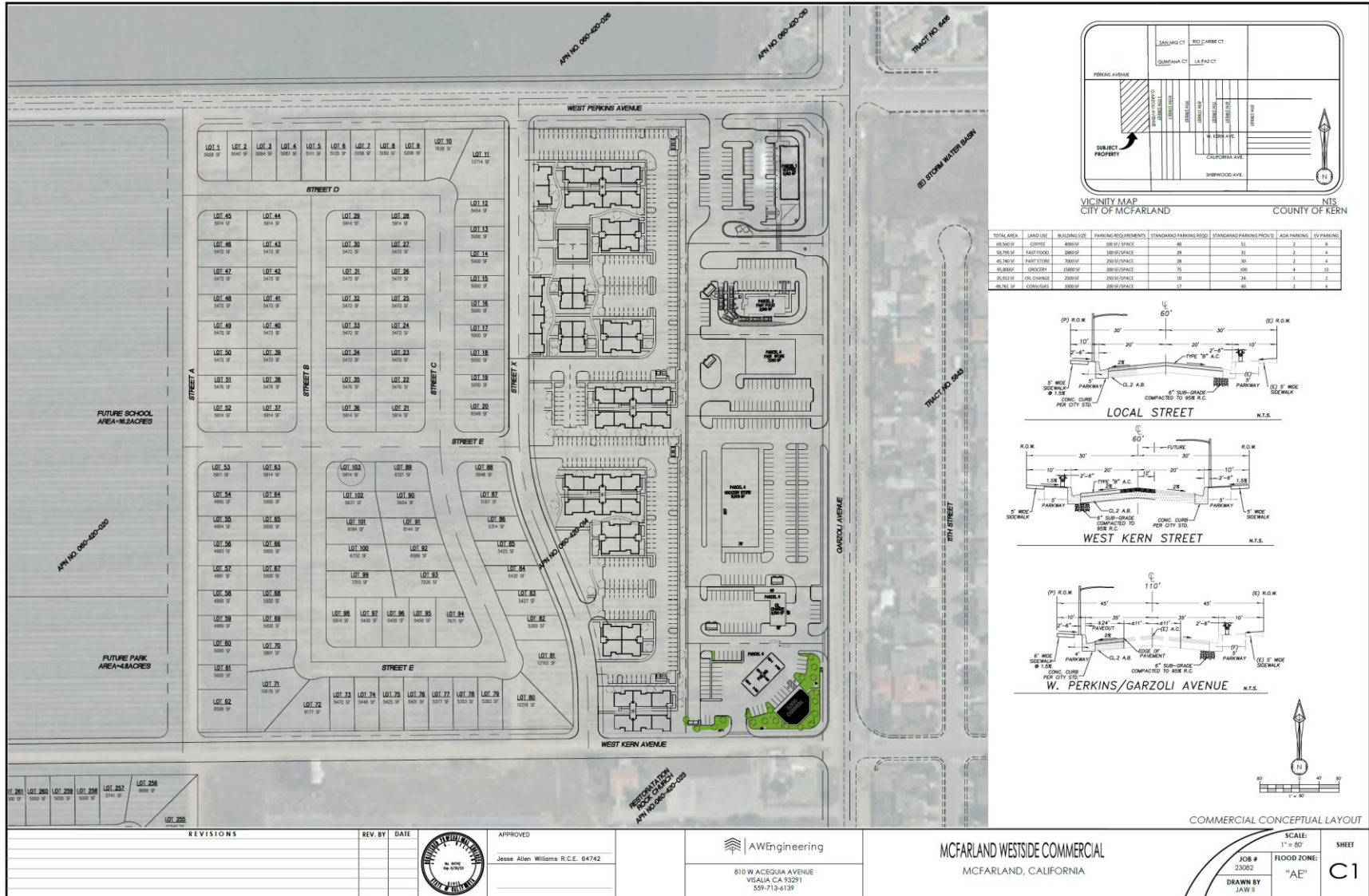


Figure A.5: Details of Commercial Space and Parking & Local Streets

| TOTAL AREA | LAND USE | BUILDING SIZE | PARKING REQUIREMENTS | STANDARAD PARKING REQD | STANDARAD PARKING PROV'D | ADA PARKING | EV PARKING |
|------------|------------|---------------|----------------------|------------------------|--------------------------|-------------|------------|
| 69,560 SF | COFFEE | 4000 SF | 100 SF/ SPACE | 40 | 51 | 2 | 8 |
| 50,795 SF | FAST FOOD | 2880 SF | 100 SF/SPACE | 29 | 31 | 2 | 4 |
| 45,740 SF | PART STORE | 7000 SF | 250 SF/SPACE | 28 | 30 | 2 | 4 |
| 95,800SF | GROCERY | 15000 SF | 200 SF/SPACE | 75 | 100 | 4 | 13 |
| 35,912 SF | OIL CHANGE | 2500 SF | 250 SF/SPACE | 10 | 24 | 1 | 2 |
| 49,761 SF | CONV/GAS | 3300 SF | 200 SF/SPACE | 17 | 40 | 2 | 4 |

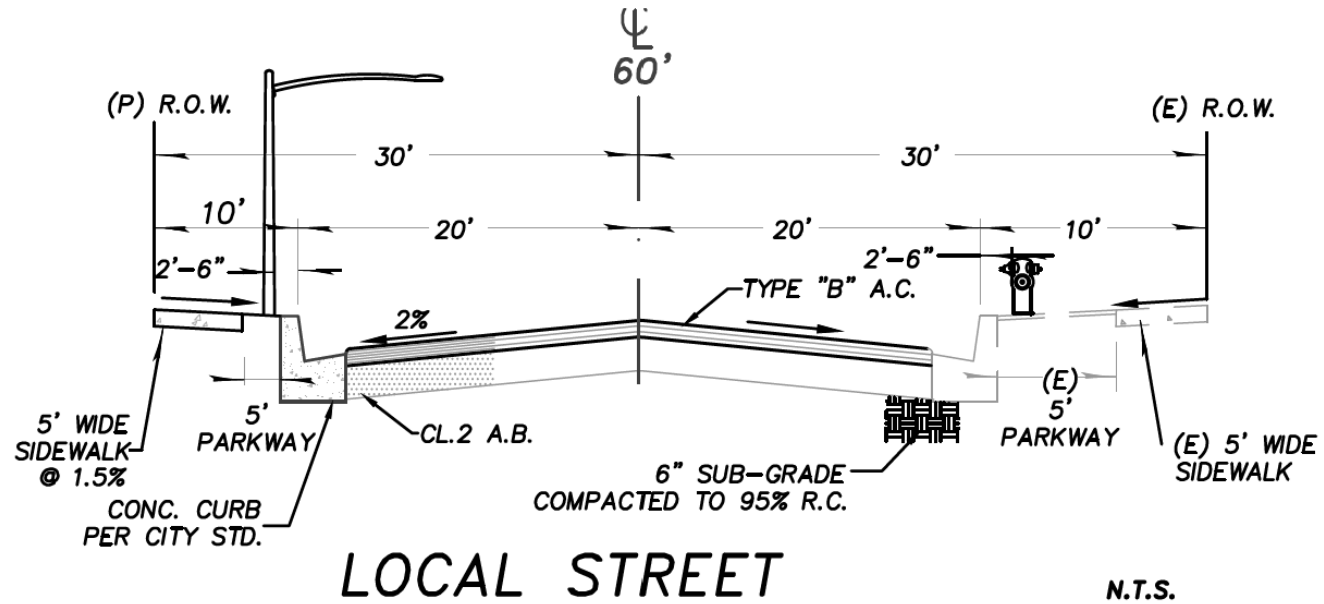
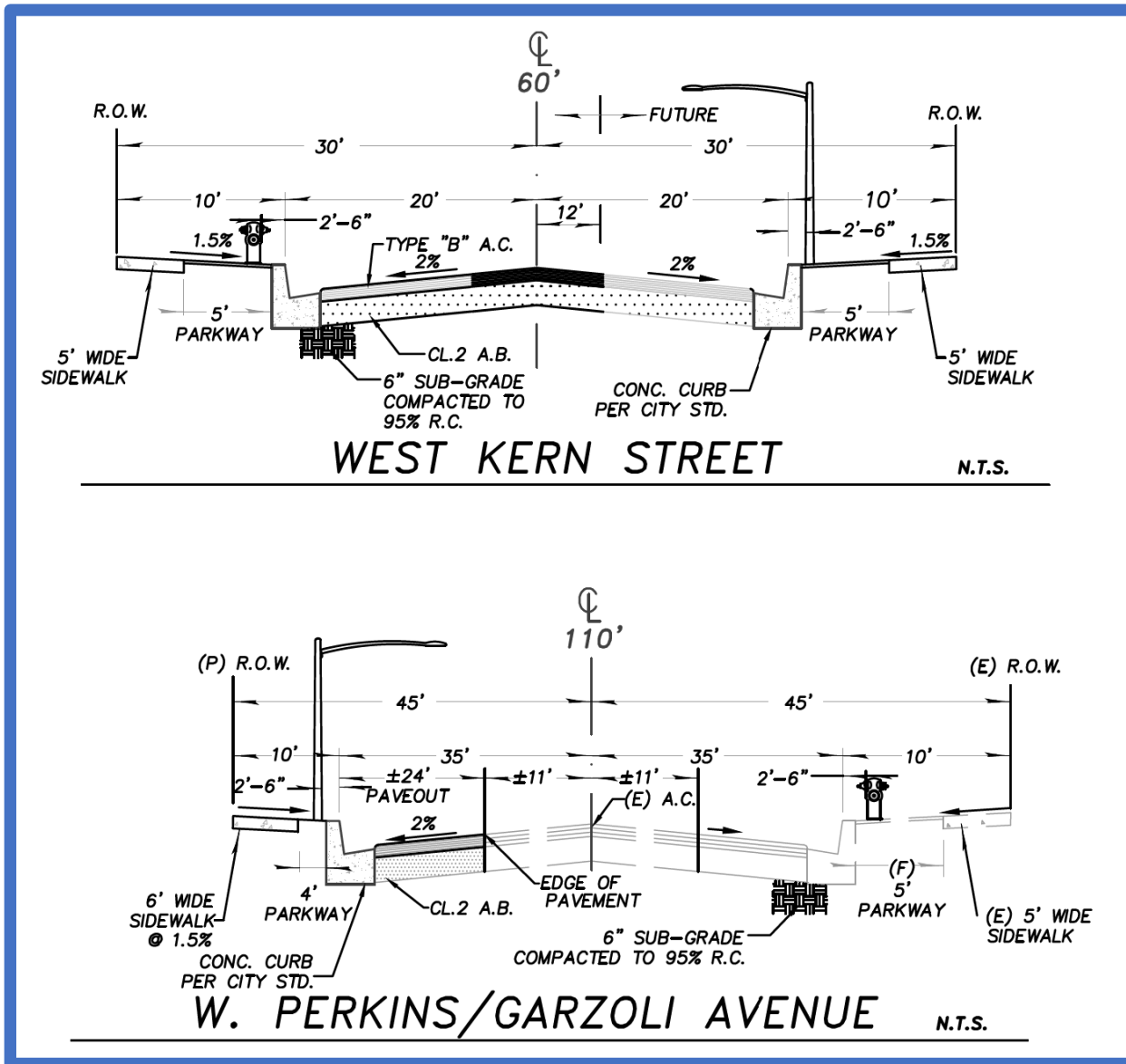


Figure A.6: Details of Primary Arterial Streets



ORDINANCE NO. 000__-2023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCFARLAND AMENDING THE OFFICIAL ZONING MAP FOR ASSESSOR’S PARCELS 060-420-14, 060-420-20, 060-420-21, 060-420-24, 060-420-23, AND 060-420-13

Section 1. Recitals

WHEREAS, Milicic Farming LLC filed an application proposing to amend the City of McFarland zoning map by pre-zoning approximately 53 acres generally bound by the west of the City’s limit, on the West of Garzoli Avenue and to the South of Perkins Avenue.

WHEREAS, the Pre-Zoning will incorporate Commercial (C-2), Residential (R-1, R-2, and R-4), and Institution (school); and

WHEREAS, the Pre-Zoning Map will include Assessor’s Parcels 060-420-14, 060-420-20, 060-420-21, 060-420-24, 060-420-23, AND 060-420-13; 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; and

Section 2. Environmental Quality Act. Pursuant to the California Environmental Quality Act (CEQA), the State Guidelines Section 15162(a) the lead agency prepared an Initial Study/Mitigated Negative Declaration to adequately identify the environmental impacts of the Project as reflected in Exhibit “B”;

Section 7. Notice. The City clerk shall certify to the passage and adoption of this ordinance and shall cause this Ordinance to be posted within 15 days after its passage, in accordance with Section 36933 of the Government Code.

Section 8. Severability. If any section, subsection, sentence, clause, phrase, or word of this Ordinance is, for any reason, deemed or held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or preempted by legislative enactment, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of McFarland hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or word thereof, regardless of the fact that any one or more sections, subsections, clauses, phrases, or word might subsequently be declared invalid or unconstitutional or preempted by subsequent legislation.

Section 9. Effective Date. This Ordinance shall take effect thirty days after its adoption pursuant to California Government Code section 36937.

Section 10. Certification; Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

INTRODUCED, at a regular meeting of the City Council of the City of McFarland, California on the 14th day of September 2023, by the following vote:

PASSED, AND ADOPTED at a regular meeting of the City Council of the City of McFarland, California on the 28th day of September 2023, by the following vote:

| | Aye | Nae | Abstain | Absent |
|-----------------------|------------|------------|----------------|---------------|
| Saul Ayon | | | | |
| Ricardo Cano | | | | |
| Amador Ayon | | | | |
| Anita Gonzalez | | | | |
| Maria Pérez | | | | |

Saul Ayon, Mayor

I hereby certify that the foregoing Ordinance was duly and regularly adopted by the City Council of the City of McFarland by a regular meeting thereof held on September 28, 2023.

ATTEST:

Francisca Alvarado, City Clerk

APPROVED AS TO FORM:

Nathan Hodges, City Attorney

Exhibit A
Pre-Zoning Map



Exhibit B

Initial Study and Mitigated Negative Declaration
