



NOTICE OF EXEMPTION

TO: X County Clerk, County of Kern
County Administrative Center
1115 Truxtun Avenue, 1st Floor
Bakersfield, CA 93301

FROM: City of McFarland
401 W. Kern Avenue
McFarland, CA 93250

x Office of Planning and Research
P.O.Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95814-3044

1. Project Title: Site Plan Review 2021-____
2. Project: Site Plan Review 2021-____ is a proposal to construct an 8400 square medical office building with four offices to create multiple opportunities for medical uses. APN: 201-332-02
3. Project Location: Located on Elmo Hwy just West of the 99. 221 Elmo Hwy, McFarland CA 93250
4. Name of Public Agency approving project: City of McFarland
5. Name of Agency carrying out project: City of McFarland, 401 W. Kern Ave, McFarland CA 93250

Exempt status: Categorically exempt pursuant to Section 15332 Commercial In-fill Development Projects

7. Reason why project is exempt: The project is considered exempt from the California Environmental Quality Act (CEQA) for the following reasons:
 - a. The proposed project is consistent with the General Plan Land use designation as well as the zoning designation.
 - b. The project site is located in the City of McFarland is located on a 26,045.03 sq. ft. parcel.
 - c. The project site is surrounded on three (3) sides by urban development and has been disturbed from its native state and is therefore not considered habitat.
 - d. The project will result in an increase in traffic however the project site is located on a Collector Street and the majority of the traffic will be local.
 - e. Gas pumps will be installed on the parcel but will be required to follow all Kern County Environmental Health Requirements.

8. Contact Person: Larry Ronk, Acting Community Development Director (661) 458-1425
Brianahi De Leon, City Planner (661) 792-3091

Signature: _____ Date: Aug. 21, 2021, Title: Acting Community Development Director
Larry Ronk