

**CITY OF MCFARLAND
PLANNING COMMISSION AGENDA**

1

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

**February 15, 2022
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:

PRESENTATIONS:

1. **San Joaquin Renewables Presentation by:** T. J. Paskach President - (via Zoom)

PUBLIC COMMENT: This Portion of The Meeting Is Reserved for Persons Desiring to Address the Commission on Any Matter NOT on This Agenda and Over Which the Commission Has Jurisdiction. Speakers Are Limited to Two (2) Minutes. Please State Your Name and Address for The Record Before Making Presentation.

No Action or Discussion Shall Be Taken on Any Item Not Appearing on The Agenda, Except That Any Planning Commissioner May Briefly Respond to Statements Made, Or Questions Posed, By Members of The Public. Concerns Or Complaints Will Be Referred to The Community Development Director's Office.

PUBLIC HEARINGS:

None

CONSENT ITEMS: 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.

2. Approval Of *December 21, 2021*, Regular Planning Commission Meeting Minutes.
3. Approval of *January 18, 2022*, Regular Planning Commission Meeting Minutes.

PLANNING DISCUSSION ITEMS:

4. Report, Discuss and Approve ***Resolution No. 2022-0001PC*** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND RECOMMENDING THAT THE CITY COUNCIL OF MCFARLAND CONSIDER AND APROVE THE ADOPTION OF THE PROPOSED ZONE CHANGE 2022-001. A PROPOSED ZONE CHANGE REQUEST FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO MULTI-FAMILY RESIDENTIAL (R-3) FOR PROPERTY ON THE CORNER OF 3RD STREET AND LOCKWOOD AVENUE AS REFLECTED IN EXHIBIT B.

COMMISSIONER COMMENTS:

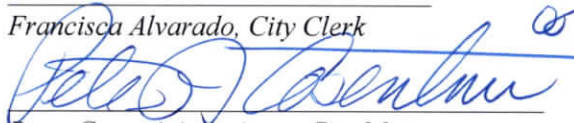
On Their Own Initiative, Commission Members May Make an Announcement or A Report on Their Own Activities. They May Ask a Question for Clarification, Make Referral to Staff, Or Take Action to Have Staff Place a Matter of Business on A Future Agenda (Government Code Section 54954.2(A)).

ADJOURNMENT:

This Is to Certify This Agenda Was Posted at McFarland City Hall on **February 10, 2022**.



Francisca Alvarado, City Clerk



Peter Cosentini, Assistant City Manager



Kenneth Williams, City Manager/ Chief of Police

Next Regular Planning Commission Meeting **March 15, 2022.**

The City of McFarland Does Not Discriminate Based on Disability and Complies with The Provisions of The Americans with Disabilities Act (Ada). If You Need Special Assistance to Participate in This Meeting, Please Contact the City Clerk's Office At (661) 792-3091 At Least 48 Hours Prior To The Meeting to Make Reasonable Arrangements to Ensure Accessibility to This Meeting.



PLANNING COMMISSION STAFF REPORT

December 21, 2021

TO: Chair and Planning Commissioners

FROM: Brianahi De Leon
City Planner

DATE: January 18, 2022

PROJECT NAME: San Joaquin Renewables

ENVIRONMENTAL DOCUMENT: None

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

PROJECT DESCRIPTION

San Joaquin Renewables

BACKGROUND

T.J. Paskach, President of San Joaquin Renewables, will be presenting on the new San Joaquin Renewable Biomass Project. The project initially sat on a City owned property. Through a Certificate of Compliance, the project was parceled in early November. A Mitigative Negative Declaration is currently in progress under the Environmental Review. The next steps in the planning phase are a rezone. This will occur once the CEQA process has been completed by consultants. The presentation will describe the project and the current progress.

FISACL IMPACT:

There are no fiscal impacts.

STAFF RECOMMENDATION

The staff recommends the Planning Commission take notes and ask any questions.

ATTACHMENTS

Attachment A – San Joaquin Renewables Project PowerPoint



San Joaquin Renewables

NATURAL GAS FROM BIOMASS

Transportation Biofuel Project

Cleaning the air in California's San Joaquin Valley with BECCS

McFarland Planning Commission Meeting, 1/18/2022

TJ Paskach, PhD, President



San Joaquin Renewables

NATURAL GAS FROM BIOMASS

Forward-Looking Statements Safe Harbor Disclaimer

THIS IS NOT AN OFFERING FOR ANY SECURITIES NOR A SOLICITATION FOR ANY INVESTMENT. ANY OFFER OR SALE OF SECURITIES BY SAN JOAQUIN RENEWABLES, LLC WILL ONLY BE MADE PURSUANT TO A SEPARATE CONFIDENTIAL PRIVATE PLACEMENT OFFERING TERM SHEET AND ALL EXHIBITS THERETO AND SUCH OTHER DOCUMENTATION AS MAY BE REQUIRED BY SAN JOAQUIN RENEWABLES, LLC. ANY STATEMENTS OR PROJECTIONS PERTAINING TO EVENTS OR CIRCUMSTANCES THAT HAVE NOT ALREADY OCCURRED ("FORWARD-LOOKING STATEMENTS") ARE SPECULATIVE AND THE OPINION OF THE COMPANY, FRONTLINE, AND ITS MANAGERS. ACTUAL RESULTS OF OPERATIONS MAY MATERIALLY DIFFER FROM THE FORECASTED INFORMATION PROVIDED OR REFERENCED HEREIN. ACCORDINGLY, NO PARTY SHOULD PLACE UNDUE RELIANCE ON FORECASTED INFORMATION. EACH PARTY IN RECEIPT OF ANY INVESTMENT OFFERING MATERIALS SHOULD RELY ON THEIR OWN ANALYSES, AND NOT RELY ON FORWARD-LOOKING STATEMENTS.

Carbon Happens!

Sunshine + water + CO₂ = biomass

It is natural.

It is inevitable.

It is... HUGE

Both agriculture and forest growth produce an enormous amount of biomass that is not digestible and is perfect for gasification.

Electrifying transportation will not eliminate carbon. (unless renewable fuels made from carbon are used for that end)



Biogas Potential from technically available organic waste, prepared by Rob Williams, UC Davis

Feedstock	Technically Available Amount	Billion Cubic Feet of Methane	Million Gasoline Gallon Equivalents
Landfill Gas	106 BCF	53	457
Animal Manure	3.4 M BDT	19.5	168
Waste Water Treatment Gas	11.8 BCF	7.7	66
Fats, Oils and Greases	207,000 tons	1.9	16
Municipal Solid Waste (food, leaves, grass)	1.2 M BDT	12.7	109
Municipal Solid Waste lignocellulosic fraction)	6.7 BDT	65.9	568
Agricultural Residue (Lignocellulosic)	5.3 M BDT	51.8	446
Forestry and Forest Product Residue	14.2 M BDT	139	1,200
FUEL POTENTIAL		351	3,030

Non-digestible organics



Existing Options for Biomass

Incineration with heat recovery for electric power (cogen plants)

- Large water consumption, emissions

Shipping biomass to Japan and other far-flung points

- Highly inefficient and expensive

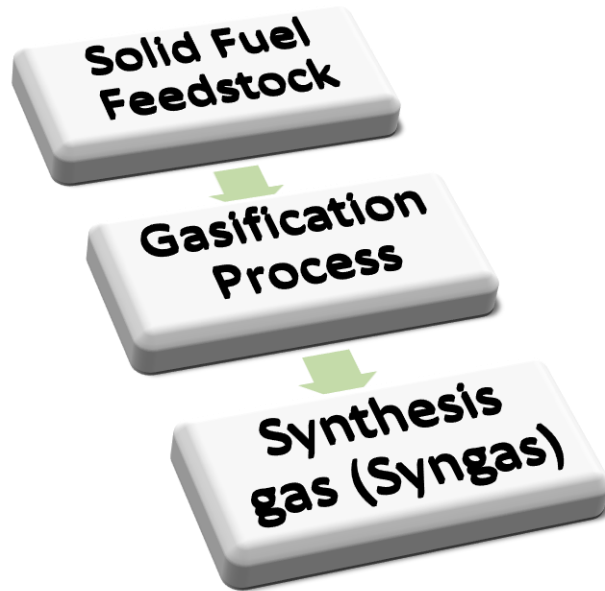
Grinding and soil incorporation:

- Currently being promoted heavily with subsidies
- Decomposition is very slow
- May hurt yields
- Increase in fungus, bacteria, and nematodes
- Larger chunks of wood may hamper replanting and harvest

Open burning of biomass

- Highly polluting – worsening air quality
- Discouraged – soon to be banned in CA

What about conversion to renewable fuel?



CO
H₂
CO₂
H₂O
Methane
Light hydrocarbons

Fueling the Energy Transition™

- Founded in 2005, Frontline BioEnergy has been developing and demonstrating scalable, pressurized gasification, pyrolysis, and integrating many related technologies for renewable energy.

Frontline develops projects and serves others with advanced conversion technologies:

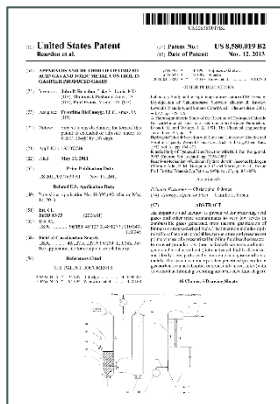
Biomass to biofuels (e.g. biomethane)

Biomass to chemicals (e.g. methanol)

Biomass to electricity



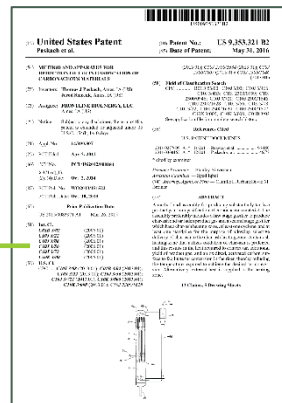
Renewable Energy & Products



PMFreeGas®

High Efficiency Filtration of Produced Gas

- Patents granted in United States, Canada, South Korea, Europe
- Patent pending in several other countries



TarFreeGas®

Minimizes Gasifier-Produced Contaminants

- Patents granted in United States, Canada, China, South Korea, Europe, India
- Patent pending in several other countries



San Joaquin Renewables

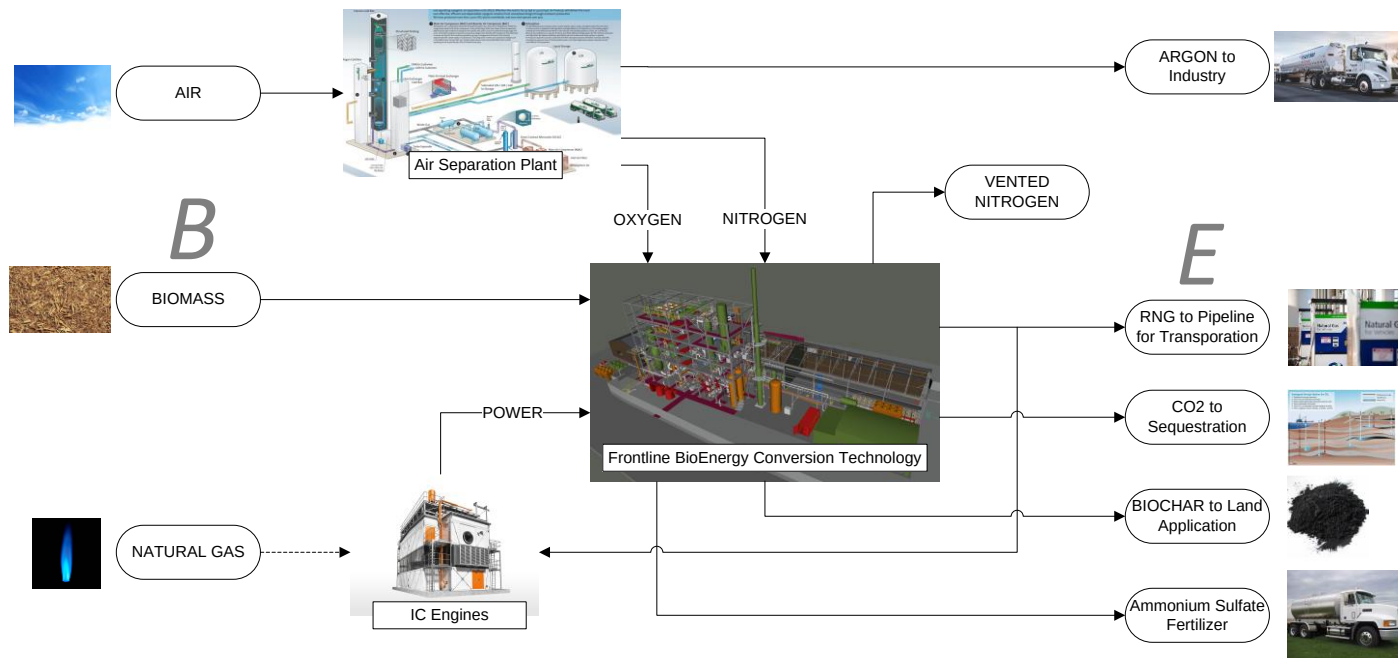
NATURAL GAS FROM BIOMASS



Renewable Energy & Products

Biomass Energy with Carbon Capture and Storage

BING[®] Process



Project Facts

- Will be of the first **Biomass Energy with Carbon Capture and Storage (BECCS)** projects in California
- Will create 125 jobs in economically disadvantaged communities
- Will provide an air quality benefit equivalent to eliminating the NOx emissions from 2,400 diesel trucks



San Joaquin Renewables

NATURAL GAS FROM BIOMASS

Project Facts

- Annually, the project will:
 - consume 400,000 tons/year of ag waste
 - consume no water
 - produce 22,000 tons per year of ammonium sulfate 40% fertilizer
 - produce 29 million gasoline-gallon equivalents of pipeline-quality renewable natural gas (RNG)
 - produce 50,000 tons/year of biochar
 - Produce 5,000 tons/year of liquid argon using renewable power
 - safely store approximately 400,000 tons/year of CO₂ in a class VI geologic sequestration well
- Project Status:
 - EPA D3 RIN pathway approved by EPA (May, 2020)
 - Executed feedstock agreements
 - Executed site purchase agreement with McFarland city, escrow opened, periodic payments being made
 - Executed offtake agreements
 - Air permit and CEQA initial studies drafted
 - Funding secured in October, 2021
 - Detailed engineering underway

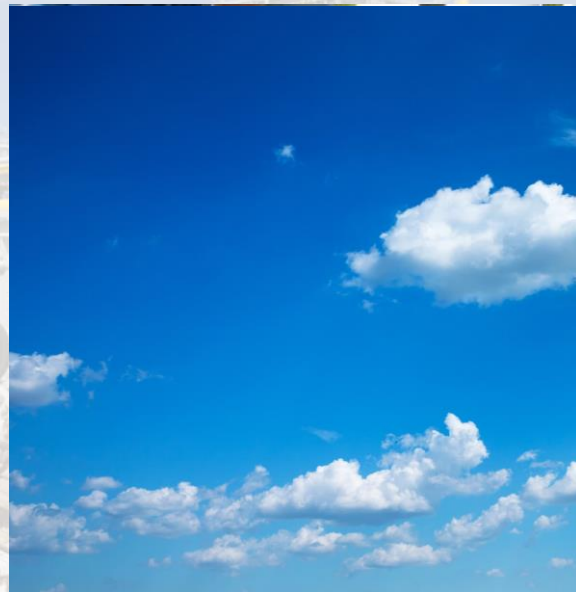


San Joaquin Renewables

NATURAL GAS FROM BIOMASS

Simply put...

- We create value from biomass
- We don't use any water
- We create jobs
- We clean the air



Uses of RNG



RNG as direct transportation fuel

- Replaces diesel-fueled trucks

RNG for traditional and advanced biofuel plants

- Replacing fossil natural gas lowers CI of produced biofuel
- SMR's can make renewable hydrogen with negative CI

RNG for EV charging stations

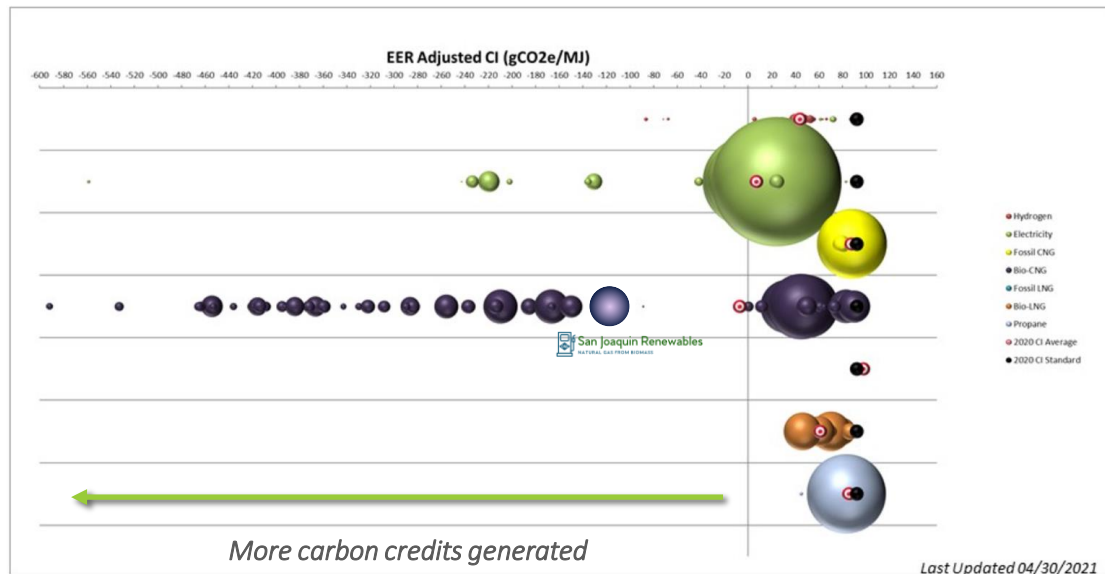
- RNG fuels engines or fuel cells

Anything else natural gas is used for!

- Cooking, heating, etc.

Size and Carbon Intensity Values of Non-Liquid Fuel Pathways

2020 Volume-weighted Average Carbon Intensity by Fuel Type for Non-Liquid Fuels



The alternative fuel's CI value is divided by its Energy Economy Ratio (EER) in order to obtain the EER-adjusted CI value, representing the emissions which occur from the use of alternative fuel per MJ of conventional fuel displaced.

Each marker represents an individual certified fuel pathway carbon intensity (CI), adjusted by the Energy Economy Ratio (EER). The length of each bar indicates the range of carbon intensity that may be achieved by a fuel pathway. The wide range of carbon intensities is due to the lifecycle emissions methodology of the LCFS, variations in feedstock types, origin, raw material production processing efficiencies, and transportation all contribute to an individual producer's fuel pathway CI. All valid CI values shown here are certified including the legacy, Tier 1, Tier 2, and Lookup Table Pathways.

Frontline's BING™ pathway is not yet approved by the California Air Resources Board.

This figure provides perspective on the performance of actual quantities of fuel consumed in California. Each sphere represents a certified fuel pathway; the size of the sphere represents the reported volume of the fuel in 2020, while its position on the horizontal axis indicates the carbon intensity of that fuel.

The alternative fuel's CI value is divided by its Energy Economy Ratio (EER) in order to obtain the EER-adjusted CI value, representing the emissions which occur from the alternative fuel per MJ of conventional fuel displaced.

(as of April 30, 2021)

Source: California Air Resources Board:
<https://ww3.arb.ca.gov/fuels/lcfs/dashboard/dashboard.htm>



San Joaquin Renewables

NATURAL GAS FROM BIOMASS

Feedstocks

Orchard Wood Waste

- 300,000 dry tons/year



Pistachio shells

- 40,000 dry tons/year



Almond shells

- 40,000 dry tons/year



Walnut shells

- 20,000 dry tons/year



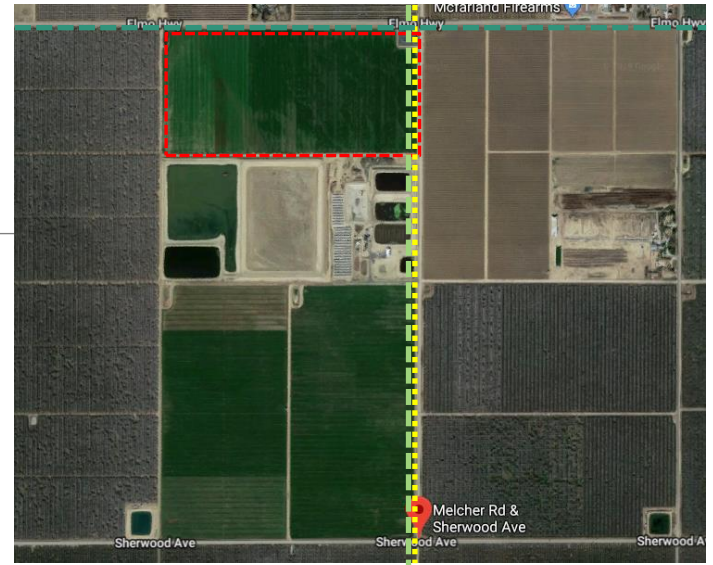
Project Site

80 acres in the heart of the biomass zone

Directly on Southern California Gas transmission pipeline and lower pressure distribution line

Directly on Pacific Gas and Electric high voltage transmission line

Directly over the Vedder Sand deep saline aquifer



Permitting



California Environmental Quality Act

- Holistic look at environmental impact
- Final drafting



San Joaquin Valley AIR POLLUTION CONTROL DISTRICT

Air permit

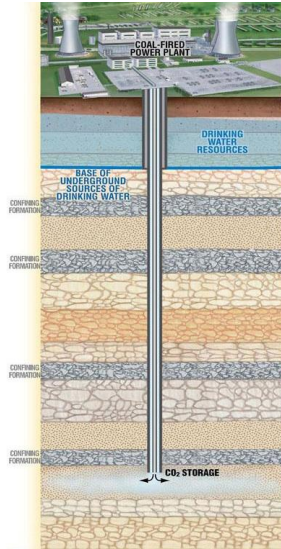
- Emissions estimates, monitoring requirements
- Final drafting



Class VI well permit (EPA)

- Protecting underground sources of drinking water
- Submitted 11/2021

Class VI Well for CO₂ Sequestration



Regulated by US EPA's Underground Injection Control (UIC) Region 9

Regulations govern:

- Site characterization and pre-injection logging and testing;
- Area of Review (AoR) modeling and corrective action
- Well construction and operation
- Financial responsibility demonstrations
- Testing and monitoring during the injection and postinjection phases
- Well plugging and site closure, including non-endangerment demonstrations
- Emergency and remedial response.

Extensive geology studies have been performed, site appears suitable.

- Application for San Joaquin Renewables has been submitted

Well will also comply with California CCS protocol to qualify for LCFS carbon credits

San Joaquin Renewables Project Air Quality Impact

by the numbers:

RNG Production

	Pile Burning Emissions		SJR Max Emissions ton pollutant /yr	Reduction	Reduction
	lb pollutant/ dry ton biomass	ton pollutant /yr		tons /yr	
PM _{2.5}	10.5	1,670	10	1,660	99%
NOx	3.9	624	10	614	98%
CO	132.6	21,004	100	20,904	99.99%
Non-Methane VOC	3.0	469	10	459	98%
Methane (CH ₄)	10.0	1,584	1	1,583	99.9%

RNG Use in Transportation

	Estimated Diesel Tailpipe Emissions		Estimated CNG Tailpipe Emissions		Reduction	Reduction
	lb/ truck•yr	Emissions from fueled trucks ton/yr	lb/ truck•yr	ton/yr	tons /yr	
PM _{2.5}	50.1	68	0.5	0.7	67.5	99%
NOx	3751.0	5,064	375	506	4,557	90%
CO	3205.4	4,327	160	216	4,111	95%
NM-VOC	96.8	131	24	33	98	75%

San Joaquin Renewables Project Potential Air Quality Impact

OVERALL:

	Pile Burning Reduction	Tailpipe Reduction	TOTAL Reduction
	tons /yr	tons /yr	tons /yr
PM _{2.5}	1,660	67	1,727
NO _x	614	4,557	5,172
CO	20,904	4,111	25,015
NM-VOC	459	98	557
CH ₄	1,583	-276	1,307



San Joaquin Renewables

NATURAL GAS FROM BIOMASS



Renewable Energy & Products

Questions?

For more info or to contact us, visit:

www.sjrgas.com

www.frontlinebioenergy.com

CITY OF MCFARLAND REGULAR PLANNING COMMISSION MINUTES
In Person Meeting
January 18, 2022

CALL TO ORDER

Commissioner J. Hernandez Jr. called the meeting to order at 6:05 p.m.

ROLL CALL

**Commissioner J. Hernandez Jr. requested moment of silence for former Commissioner Mr. Dave Borcky member of the Lion's Club and U.S. Veteran. Commissioner Hernandez spoke a few words in honor of Dave Borcky and extended his heartfelt condolences to the Borcky Family.*

Commissioners Present: J. Hernandez Jr.

Commissioners Absent: Martinez (Chairman), J. White, Jose "Jay" Hernandez, L. Sarabia (**No Quorum**)

OFFICIALS PRESENT

Interim Community Development Director Ronk, City Clerk Alvarado, City Planner De Leon

PLEDGE OF ALLEGIANCE

Commissioner J. Hernandez Jr.

INVOCATION

Commissioner J. Hernandez Jr.

ADJOURNMENT

Meeting adjourned at 6:09 p.m.

Francisca Alvarado, City Clerk

**Meeting Rescheduled Due to No Quorum*

CITY OF MCFARLAND REGULAR PLANNING COMMISSION MINUTES
In Person Meeting
December 21, 2021

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Martinez (Chairman), White, Jose “Jay” Hernandez, J. Hernandez Jr., L. Sarabia

Commissioners Absent: None

OFFICIALS PRESENT

Interim Community Development Director Ronk, City Clerk Alvarado

PLEDGE OF ALLEGIANCE

Commissioner White

INVOCATION

Commissioner J. Hernandez Jr.

PRESENTATIONS AND PROCLAMATIONS

1. **San Joaquin Renewables Presentation by:** T. J. Paskach President – *Presentation was cancelled/ postponed T.J Paskach did not connect to Zoom at the time of the meeting.*

Interim Community Development Director Ronk gave commission a brief update and overview on pending presentation.

PUBLIC COMMENTS

None

PUBLIC HEARINGS

None

CONSENT ITEMS

1. Motion was made by: **Commissioner J. “Jay” Hernandez** to approve the November 16, 2021, Regular Planning Commission Meeting Minutes 2nd by: **Commissioner White**.
Vote: 5/0
Ayes: J. L. Hernandez, White, J. Hernandez Jr., Sarabia, Martinez (Chairman)
Nays: None
Absent: None
Abstentions: None

PLANNING DISCUSSION ITEMS

None

COMMISSIONER COMMENTS

Commissioner J. Hernandez Jr.- requested update about Planning Commission compensation.

Interim Community Development Director L. Ronk responded that he is working finalizing draft ordinance that the Commission requested to establish an ordinance that would state commission compensation amount and change from \$30 a month to \$50 a month.

Commissioner J. Hernandez Jr- asked about past due Planning Commission meeting compensation.

City Clerk Alvarado apologized for the delay and stated they would be receiving a check for Planning Commission meetings compensation shortly.

ADJOURNMENT

Motion by: **Martinez (Chairman)** to adjourn the meeting; 2nd by: **J. L. Hernandez**.

Meeting adjourned at 6:15 p.m.

Francisca Alvarado, City Clerk



PLANNING COMMISSION STAFF REPORT

February 15, 2022

TO: Chair and Planning Commissioners

FROM: Brianahi De Leon
City Planner
Larry Ronk
Acting Community Development Director

DATE: February 15, 2022

DEVELOPER: Karen G. Nunez Arambula

PROJECT DESCRIPTION: Zone Change

ENVIRONMENTAL DOCUMENT: Exempt

APPLICANT: Karen G. Nunez Arambula & Alex Ceballos

OWNER: Karen G. Nunez Arambula

APN: 200-152-01-5

ADDRESS: 253 Lockwood Ave.

SIZE OF SITE: 7500 sq. ft.

GENERAL PLAN DESIGNATION: Mixed Use

ZONE DISTRICT: R-1

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

STAFF RECOMMENDATION

The staff recommends consideration and adoption of Resolution No. 2022-____ recommending to the City Council of McFarland approve the proposed Zone Change request.

PROJECT DESCRIPTION

The parcel in question is located on the corner of 3rd Street and Lockwood Avenue. This would consist of rezoning the property on 253 Lockwood Avenue. The existing zone for the parcel is Single-Family Residential (R-1) and the proposed zone is Multi-Family Residential (R-3). The land

use designation in the general plan is Mixed-Use. Part of the newly implemented General Plan 2040 Update is the idea of smart growth which encourages mixed use and high-density residential development in the town core. The proposed Multi-Family Residential parcel will contain 2 Multi-Family structures or also referred to as duplexes with a total of 4 units. If approved, the site plan review for the 2 Multi-Family structures will be brought to the Planning Commission at a future meeting for review.

ENVIRONMENTAL REVIEW

This project has already been environmentally assessed pursuant to the California Environmental Quality Act (CEQA), and the City has adopted a finding. This project is subject to Categorical exemption pursuant to Section 15303 Title 14 New Construction or Conversion of Small Structures.

Class 3 Section 15303 (a) of the CEQA Guidelines allows for a new construction of a duplex or multifamily residential structure limited to no more than four dwelling units. As such, no further assessment is required.

FINDINGS

The proposed multi-Family follows the ideals of the current Mixed-Use Land Use designation. The Mixed-Use Land Use designation encourages the development of higher density residential; therefore, a General Plan Amendment will not be required for this development.

ACTION

The staff recommends consideration and adoption of Resolution No. 2022-____ recommending the City Council of McFarland approve the proposed Zone Change request.

Attachment 1 – Proposed rezoning area map

Attachment 2 – Statement of proposed request by applicant

Attachment 3 – Resolution

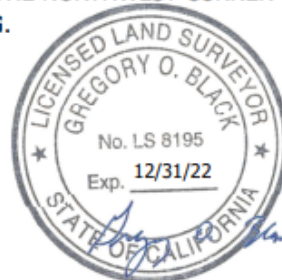
Attachment 1

EXHIBIT 'A' LEGAL DESCRIPTION ZONE CHANGE AREA

BEING LOTS 15 AND 16 OF BLOCK 17 AS SHOWN ON THE TOWNSITE OF MCFARLAND, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED MARCH 2, 1909, IN BOOK 1, PAGE 111 OF MAPS, IN THE OFFICE OF THE KERN COUNTY RECORDER; ALSO BEING A PORTION OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 25 EAST, MOUNT DIABLE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1) BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16, SAID POINT OF BEGINNING LYING AT THE INTERSECTION THE SOUTH RIGHT-OF-WAY LINE OF LOCKWOOD AVENUE AND THE EAST RIGHT-OF-WAY LINE OF THIRD STREET, THENCE, EASTERLY ALONG THE NORTH LINES OF SAID LOTS 16 AND 15, NORTH 89°52'30" EAST, A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 15; THENCE
- 2) DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF LOCKWOOD AVENUE, SOUTHERLY ALONG THE EAST LINE OF SAID LOT 15, SOUTH 00°07'30" EAST, A DISTANCE OF 150.00 FEET TO A POINT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF THE ALLEY WAY OF SAID BLOCK 17; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 15; THENCE
- 3) DEPARTING THE EAST LINE OF SAID LOT 15, WESTERLY ALONG THE SOUTH LINES OF SAID LOTS 15 AND 16, SOUTH 89°52'30" WEST, A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF THIRD STREET; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 16; THENCE
- 4) DEPARTING THE SOUTH LINE OF LOT 16, NORTHERLY ALONG THE EAST RIGHT-OF-WAY OF THIRD STREET, NORTH 00°07'30" WEST, A DISTANCE OF 150.00 FEET TO A POINT, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF LOCKWOOD AVENUE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 16, AND THE **POINT OF BEGINNING**.

CONTAINING 7,500 SQUARE FEET, MORE OR LESS.



12/16/21

Attachment 2

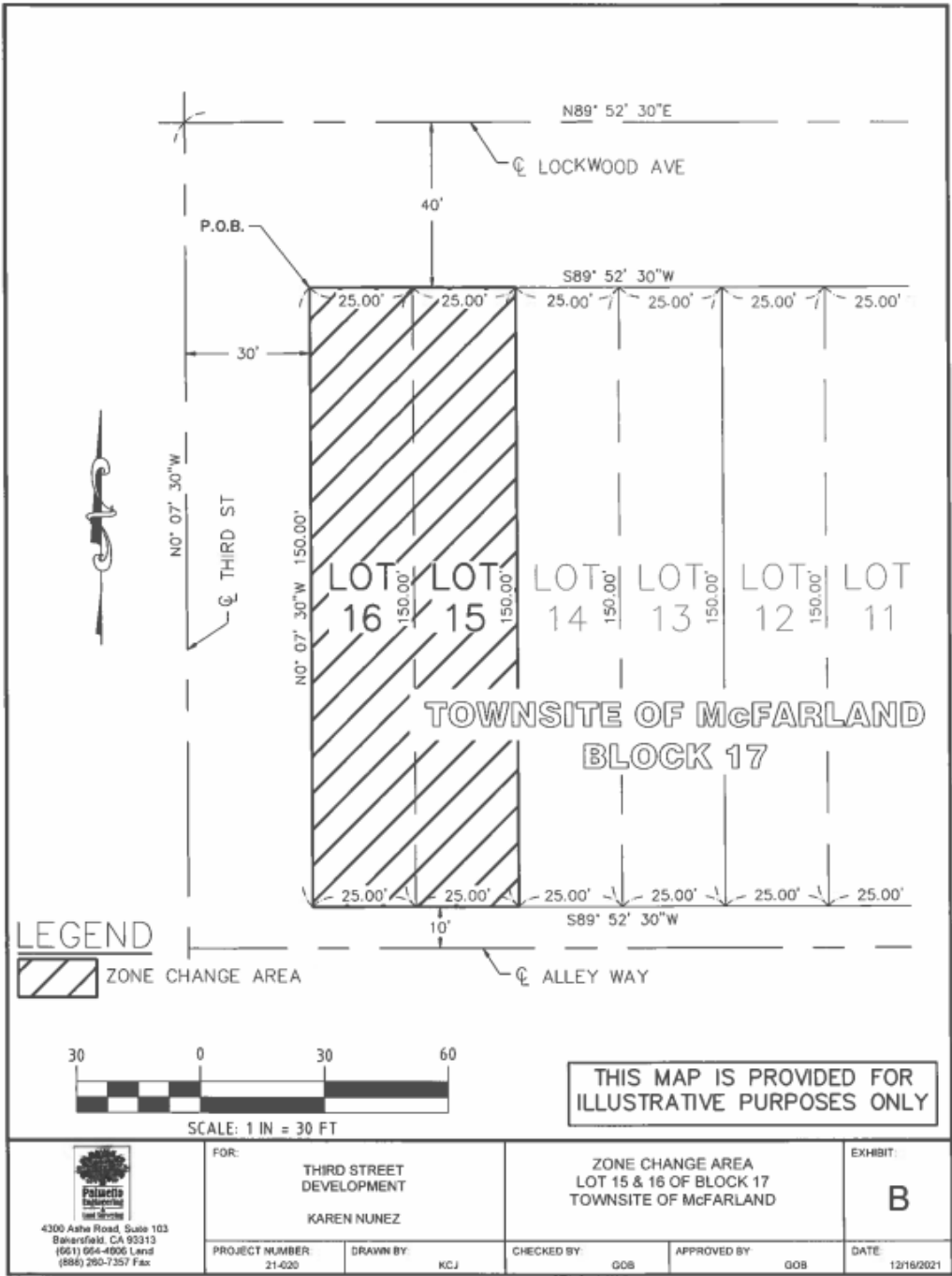


ANDREW GOODWIN DESIGNS DESIGN | ARCHITECTURE | PLANNING

To whom it may concern:

With the great shortage in housing and the lack of land available, it is important to provide quality housing for the local community. The subject lot located on the corner of 3rd street and Lockwood Avenue is the perfect lot and location to provide quality housing for the community of McFarland. The lot is 7,500 sf and it is zoned for a single family home. Being a corner lot with an alley, it is better used as a small multi-family project. This lot is the perfect lot for a small, yet effective multi-family project of 4 units. If this zone change is granted, it will improve the look of the neighborhood corner (which is right across from the Kern Avenue Elementary School). With brand new appealing architecture, it will offer housing for the local community, and it will improve the overall feel of the neighborhood. Providing two covered parking spaces for each unit, it will not generate unwanted traffic as these units will behave more like townhomes or single-family residences with yards.

Attachment 3



RESOLUTION NO. 2022-0001-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND
RECOMMENDING THAT THE CITY COUNCIL OF MCFARLAND CONSIDER AND APPROVE THE
ADOPTION OF THE PROPOSED ZONE CHANGE 2022-001. A PROPOSED ZONE CHANGE
REQUEST FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO MULTI-FAMILY RESIDENTIAL (R-3) FOR
PROPERTY ON THE CORNER OF 3RD STREET AND LOCKWOOD AVENUE AS REFLECTED IN
EXHIBIT B.**

WHEREAS, Karen G. Nunez Arambula filed an application for Zone Change 2022-001, a proposal to rezone a 7500 sq. ft. parcel from Single Family Residential (R-1) to Multi-Family Residential (R-3).

WHEREAS, the project location is generally located on the corner of 3rd Street and Lockwood Avenue; and

WHEREAS, the project site is located on Assessor's Parcel Number 200-152-01-5.

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

WHEREAS, it has been determined that Zone Change 2022-001 is exempt from the California Environmental Quality Act (CEQA) per Section 15303 Title 14 New Construction or Conversion of Small Structures.; and

WHEREAS, the Planning Commission, through its clerk, did set Tuesday February 15, 2022, at the hour of 6:00 p.m. in the Council Chambers located at 103 W. Sherwood Ave, McFarland California as the time and place for Zone Change 2022-001; and

WHEREAS, the Planning Commission received both written and oral testimony on Zone Change 2022-001.

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) The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 Section 15303 Title 14 New Construction or Conversion of Small Structures.
 - a) The proposed project is a multi-family residential structure totaling no more than four dwelling units.
 - b) The project site is located in an urbanized area of the City of McFarland.
 - c) Class 3 Section 15303 (a) of the CEQA Guidelines allows for a new construction of residential structure.
 - d) There is no reasonable possibility that the project would have a significant effect on the environment.

- 3) Zone Change 2022-001 is consistent with the goals and policies of the City of McFarland General Plan and with the uses, density and intensity standards of the General Plan Mixed-Use land use designation.
- 4) Zone Change 2022-001 is hereby approved, subject to the Zone Change review in exhibit B and legal description in exhibit A.
- 5) 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, February 15, 2022, moved by Commissioner_____ and seconded by Commissioner_____, 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:

Francisca Alvarado
City Clerk

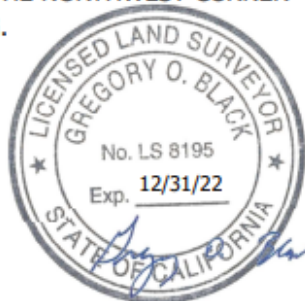
Marco Martinez
Chairman

EXHIBIT 'A'
LEGAL DESCRIPTION
ZONE CHANGE AREA

BEING LOTS 15 AND 16 OF BLOCK 17 AS SHOWN ON THE TOWNSITE OF MCFARLAND, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED MARCH 2, 1909, IN BOOK 1, PAGE 111 OF MAPS, IN THE OFFICE OF THE KERN COUNTY RECORDER; ALSO BEING A PORTION OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1) BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16, SAID POINT OF BEGINNING LYING AT THE INTERSECTION THE SOUTH RIGHT-OF-WAY LINE OF LOCKWOOD AVENUE AND THE EAST RIGHT-OF-WAY LINE OF THIRD STREET, THENCE, EASTERLY ALONG THE NORTH LINES OF SAID LOTS 16 AND 15, NORTH 89°52'30" EAST, A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 15; THENCE
- 2) DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF LOCKWOOD AVENUE, SOUTHERLY ALONG THE EAST LINE OF SAID LOT 15, SOUTH 00°07'30" EAST, A DISTANCE OF 150.00 FEET TO A POINT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF THE ALLEY WAY OF SAID BLOCK 17; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 15; THENCE
- 3) DEPARTING THE EAST LINE OF SAID LOT 15, WESTERLY ALONG THE SOUTH LINES OF SAID LOTS 15 AND 16, SOUTH 89°52'30" WEST, A DISTANCE OF 50.00 FEET TO A POINT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF THIRD STREET; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 16; THENCE
- 4) DEPARTING THE SOUTH LINE OF LOT 16, NORTHERLY ALONG THE EAST RIGHT-OF-WAY OF THIRD STREET, NORTH 00°07'30" WEST, A DISTANCE OF 150.00 FEET TO A POINT, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY OF LOCKWOOD AVENUE; SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 16, AND THE **POINT OF BEGINNING**.

CONTAINING 7,500 SQUARE FEET, MORE OR LESS.



12/16/21

EXHIBIT B

