

**CITY OF MCFARLAND
PLANNING COMMISSION AGENDA**

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

**April 19, 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:

None

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

1. Approval of March 15, 2022 Regular Planning Commission Meeting Minutes.

PLANNING DISCUSSION ITEMS:

2. Report, Discuss, and Possible Approval of **Resolution NO. 2022-0004 PC**, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SITE PLAN REVIEW 2022-0002 A PROPOSAL TO CONSTRUCT 2 MULTI-FAMILY RESIDENTIAL STRUCTURES LOCATED ON ELMO HWY JUST WEST OF THE 99 AS REFLECTED IN EXHIBIT A AND CONDITIONED 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 **April 15, 2022.**

Francisca Alvarado

Francisca Alvarado, City Clerk

The Next Planning Commission is scheduled on **May 17, 2022, at 6:00 P.M.**

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.

CITY OF MCFARLAND REGULAR PLANNING COMMISSION MINUTES
In Person Meeting
March 15, 2022

CALL TO ORDER

Chairman Marco Martinez called the meeting to order at 6:01 p.m.

ROLL CALL

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

Commissioners Absent: White

OFFICIALS PRESENT

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

PLEDGE OF ALLEGIANCE

Chairman Martinez

INVOCATION

Commissioner J. Hernandez Jr.

PRESENTATIONS AND PROCLAMATIONS

None

PUBLIC COMMENTS

None

PUBLIC HEARINGS

None

CONSENT ITEMS

1. Motion was made by: ***Commissioner “Jay” Hernandez*** to Approval February 15, 2022, Regular Planning Commission Meeting Minutes; 2nd by: ***Commissioner J. Hernandez Jr.***
Vote: 4/0
Ayes: J. L. Hernandez, J. Hernandez Jr., Sarabia, Martinez (Chairman)
Nays: None
Absent: White
Abstentions: None

PLANNING DISCUSSION ITEMS

2. Motion was made by: Chairman Martinez to Approve ***Resolution No. 2022-0002 PC A***
RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND

APPROVING SITE PLAN REVIEW 2022-001 A PROPOSAL TO CONSTRUCT A MULTI-FAMILY APARTMENT COMMUNITY LOCATED WEST OF EL BUEN PASTOR CHURCH ON SHERWOOD AVENUE AND WEST OF THE RAILROAD AND HWY-99 AS REFLECTED IN EXHIBIT A AND CONDITIONED IN EXHIBIT B; 2nd by “Jay” Hernandez.

Vote: 4/0

Ayes: Martinez (Chairman), J. L. Hernandez, J. Hernandez Jr., Sarabia

Nays: None

Absent: White

Abstentions: None

***Chairman Martinez reported for the record changes to Exhibit B**

#5 Read:

#5 Updated: Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements. PG&E Power Poles will remain where they are currently located unless directed to by PG&E.

#16 Read:

#16 Updated: Sherwood Ave shall be improved per City Std. R-2 for the ROW in front of the project after all utility connections have been constructed. Construct a 20 ft wide alley per Kern County Plate R-28 along the west property boundary.

3. Motion was made by: Commissioner Sarabia, and 2nd by: Commissioner Jay Hernandez, Planning Commission **Rejected:** Resolution **No. 2022-0003 PC** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN ALTERNATE IMPROVEMENT STANDARD TO BE UTILIZED IN TRACT 7393 AND TRACT 7394.

Vote: 0/0

Ayes: None

Nays: “Jay” Hernandez, Sarabia, Martinez (Chairman)

Absent: White

Abstentions: J. Hernandez Jr.

COMMISSIONER COMMENTS

ADJOURNMENT

Meeting adjourned at 6:28 p.m.

Francisca Alvarado, City Clerk



PLANNING COMMISSION STAFF REPORT

April 19, 2022

TO: Chair and Planning Commissioners
FROM: Brianahi De Leon
City Planner
Larry Ronk
Interim Community Development
Director

DATE: April 19, 2022

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

DEVELOPER: Karen G. Nunez Arambula

PROJECT DESCRIPTION: 3rd Street Development/Site Plan Review No. 22-0002

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: Approx. 7500 sq. ft.

GENERAL PLAN DESIGNATION: Mixed Use

ZONE DISTRICT: R-3

STAFF RECOMMENDATION

The staff recommends planning commission approve Resolution No. 2022-0004 PC and Site Plan Review No. 22-0002.

PROJECT DESCRIPTION

The parcel in question is located on the corner of 3rd Street and Lockwood Avenue. The property was approved for rezone by both the Planning Commission and City Council. The new

zone for this project is (R-3) Multi-Family Residential. 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. The total site area is 7,500 sq. ft. and the total covered area is 4,020 sq. ft. The site plan review was conducted through the Planning Department.

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 Categorically 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 Site Plan is consistent with the general plan. The zoning will remain as a (R-3) Multi-Family Residential.

ACTION

The staff recommends planning commission approve Resolution No. 2022-0004 PC and Site Plan Review No. 22-0002.

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Proposed Site Plan

Attachment 4 – Resolution No. 2022-0004PC

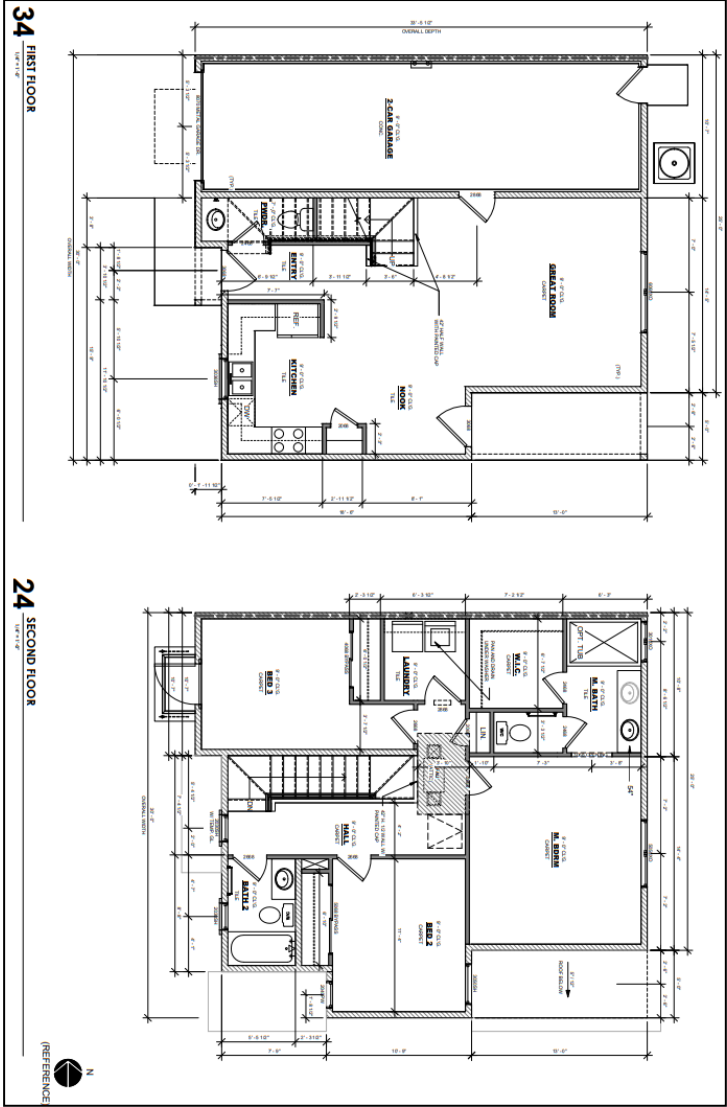
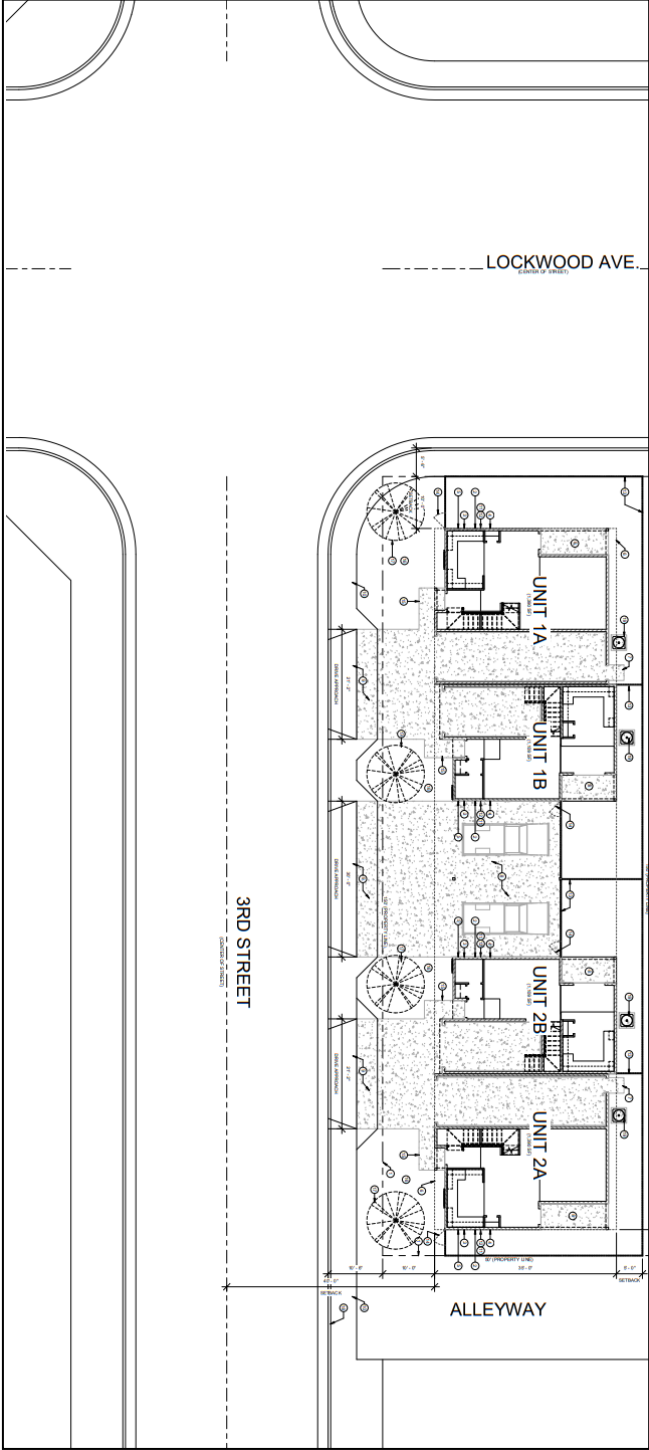
ATTACHMENT 1
Vicinity Map



ATTACHMENT 2

Aerial photograph





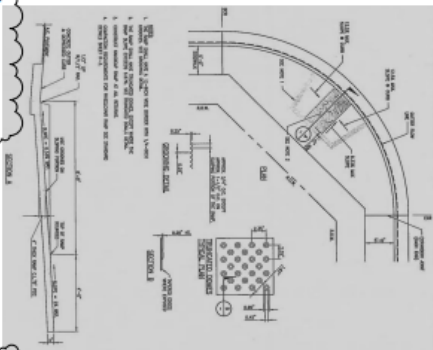
THE ABOVE PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

51 SITE GRADING, EROSION, AND

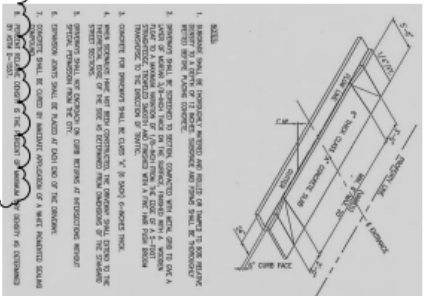
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52 STORM WATER

43 SITE PLAN



54 SANITARY SEWER SYSTEM, S.S.



44 LANDSCAPE ARCHITECTURE, L.A.



24 SITE DATA CALC.

TOTAL SITE AREA = 204,125 SF
TOTAL IMPERVIOUS AREA = 1,200,000 SF
PERCENT IMPERVIOUS AREA = 5.88%
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14 SITE DATA EXTENSION

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AGD
ARCHITECTURE | DESIGN

ARCHITECT
3000 LOCKWOOD AVE.
SUITE 200
MILFORD, CA 94530

DATE
11/01/2021

PROJECT
3000 LOCKWOOD AVE.
SUITE 200
MILFORD, CA 94530

CLIENT
KAREN HANZ

PROJECT TITLE
SITE PLAN

DATE
11/01/2021

PROJECT MANAGER
JAC

DATE
11/01/2021

PROJECT
A1.0

ATTACHMENT 4
Conditions of Approval

1. This project is conditioned upon the Developer defending, indemnifying and holding harmless the City, its agents, officers, consultants, and /or employees. (Add this note to cover sheet of construction plans).
2. The safety and security of the project must satisfy Local, County, State, Federal ordinances, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
3. This project is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards and policies.
4. The developer shall obtain necessary permits and/or approvals from all agencies having jurisdiction over property being mapped.
5. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
6. The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.
7. Provide current Title Report (30 days or less) in PDF format with links to all recorded documents affecting property. Show all easements on plans.
8. Improvements shall comply with current American with Disabilities Act (ADA) Standards and regulations. (All facilities to provide ADA access). Plans sections and details to show compliance.
9. Provide Preliminary Soils Report to address all improvements, including utility trenches and chemical reactivity. All improvements to include buildings/paving/concrete structural sections, per City Standards. Page 2 of 3 T:\6-McFARLAND\DOC\22600.06 - 3rd Street Apartments\1st submittal - 3-24-22\Intial Engineering CoA - 3RD ST APARTMENTS.docx
10. Show on the plans existing public sewer system location(s). The developer shall install new connection to the public sewer system. This connection shall be shown on the building plans submitted to the City. Sewage disposal for domestic sewage only.
11. Show on the plans existing water main line location(s). The developer shall install new connection to the public water system and hydrants. This connection shall be shown on the building plans submitted to the City.
12. The developer shall submit a grading plan for the proposed site to be review and approved by the City Engineer and Building Official.
13. Standard notes to be included in the grading plan cover sheet:
 - All grading shall conform with App. J - California Building Code and standards thereof and preliminary soils report by _____, dated _____.
 - The Design Engineer shall exercise sufficient supervision control during grading and construction to ensure compliance with the plans, soils report, specifications, and code within his purview.
 - Grading work shall be supervised as engineered grading in accordance with App. J of the California Building Code.

14. The following notes shall appear on all grading and construction plans cover sheet:

- Any items in public Right-of-way that are damaged or do not meet current standards set by Public Works will require repairing and/or upgrading as per City Engineer.
- An open street permit shall be obtained from the City of McFarland Public Works Department for any work performed within existing accepted street right of way. Unless secured by a subdivision agreement, security based on an approved engineer's estimate for the work performed within the right of way and insurance as required shall be provided prior to issuance of a permit.
- Should any cultural materials be discovered during any grading or development, all work shall be halted, and a qualified archaeologist/ historian shall be contacted to assess the finds and impose mitigation measures, if necessary, prior to the resumption of construction.
- If human remains are discovered at any time on this property, work must halt in the area of the find, and the Kern County Coroner must be notified immediately (Health and Safety Code Section 7050.5).
- During grading operations, the applicant for a development permit shall be responsible for the application of water to development sites to mitigate the impact of dust and PM-10 (particulates) emissions. Spraying should be sufficient to ensure that soils remain damp, with the frequency of spraying dependent on weather conditions.
- During grading operations, all activity shall be restricted to periods of low wind to reduce dust emissions.
- Construction speed limits will be posted at fifteen miles per hour (15 mph). Page 3 of 3 T:\6-McFARLAND\DOC\22600.06 - 3rd Street Apartments\1st submittal - 3-24-22\Initial Engineering CoA - 3RD ST APARTMENTS.docx
- During grading and construction, all activities adjacent to residential development shall be limited to 7:00 a.m. to 7:00 p.m., Monday thru Friday. Construction will not be allowed on weekends or federal holidays.

15. The following note shall appear on all grading and construction plans cover sheet:

- If the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a "Notice of Intent" (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (SWRCB ORDER NO. 2009-009-DWQ AS AMENDED BY ORDER 2010-0014-DWQ AND ORDER 2012-0006-DWQJ must be filed with State Water Resources control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.

16. With the grading plan the developer shall prepare an Erosion Control Plan/SWPPP, as applicable, and retain copy at the construction site to follow all BMP's practices.

- Projects which disturb less than one (1) acre of land shall prevent the loss of soil or pollution of stormwater runoff from construction activities through site-specific best

management practices (BMPs). No grading shall be done until an Erosion Control Plan with BMP's has been reviewed by the City.

17. Before any building or site can be occupied, the developer must reconstruct or repair substandard off-site street improvements that front the site to adopted City standards as directed by the City Engineer / Public Works Director. Please contact Public Works to schedule a site inspection to find out what improvements may be required prior to submitting a grading plans. Any off-site/frontage improvements or repairs required during the site inspection shall be shown on the grading plan.
 - All existing adjacent public improvements (street, curb and gutter, sidewalk, etc.) which are currently damaged shall be removed and replaced by the applicant. All replaced improvements shall meet current City adopted standards.
 - All adjacent sidewalks, driveways and curb returns shall comply with current ADA standards.
 - Show elevations/dimensions on plans to demonstrate compliance.
18. The Developer shall dedicate any sidewalk extending out of the right of way as a Public Access Easement. Note that the easement must be approved and recorded before plans can be approved.
19. Provide copies of complete set of Civil on-site/off-site improvement plans signed by a California Registered Civil Engineer.
20. Provide complete Engineer's Cost Estimate for the project's off-site improvement on City's right-of-way, signed by a California Registered Civil Engineer. Use current Kern County Development Standards Division Seven Sec. 701-1 to Sec. 702-9, available at: <https://kernpublicworks.com/building-and-development/engineering/developmentstandards/division-seven-construction-security/>. The Engineer's Estimate shall include a contingency factor, per the Kern County Standards Division 7, to compensate for the effect of inflation and any changes in construction during the life of the project.
21. Address all red-line comments on plans, drainage report and Preliminary Engineer's Estimate. Use revision Table when revisions are made (i.e. resubmittal of plans).
22. DEVELOPER MUST ANNEX TO THE CITY OF MCFARLAND COMMUNITY FACILITIES DISTRICTS (CFDS) FOR: LANDSCAPING AND STREET MAINTENANCE CFD 2017-2; POLICE SERVICES CFD 2017-1; AND FIRE PROTECTION CFD2019-1.
23. All development impact fees for additional units shall be paid at the time of building permit issuance.

RESOLUTION NO. 2022-0004-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING
SITE PLAN REVIEW 2022-0002 A PROPOSAL TO CONSTRUCT 2 MULTI-FAMILY RESIDENTIAL
STRUCTURES LOCATED ON ELMO HWY JUST WEST OF THE 99 AS REFLECTED IN EXHIBIT A AND
CONDITIONED IN EXHIBIT B**

WHEREAS, Karen G. Nunez Arambula has filed an application for Site Plan Review 2021-0002 a proposal to construct 2 Multi-Family Residential Structures with a total of 4 units ; and

WHEREAS, the project location is generally located on the corner of 3rd Street and Lockwood Avenue just West of the 99; and

WHEREAS, the address for the project is 253 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 Site Plan Review 2022-0002 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 August 19, 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 Site Plan Review 2022-0002; and

WHEREAS, the Planning Commission received both written and oral testimony on Site Plan Review 2022-0002.

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 15303 New Construction or Conversion of Small Structures.
 - a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as all applicable zoning designation(s) and regulations.
 - b) The proposed development occurs within the city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.
 - c) The project site has no value as habitat for endangered, rare or threatened species.
 - d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.
 - e) A duplex or similar multi-family residential structure totaling no more than four dwelling

units.

- 3) Site Plan review 2022-0002 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 Commercial land use designation.
- 4) Site Plan Review 2022-0002 is hereby approved, subject to the Site Plan Review in exhibit A and the conditions in exhibit B.
- 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, August 19, 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
Site Plan

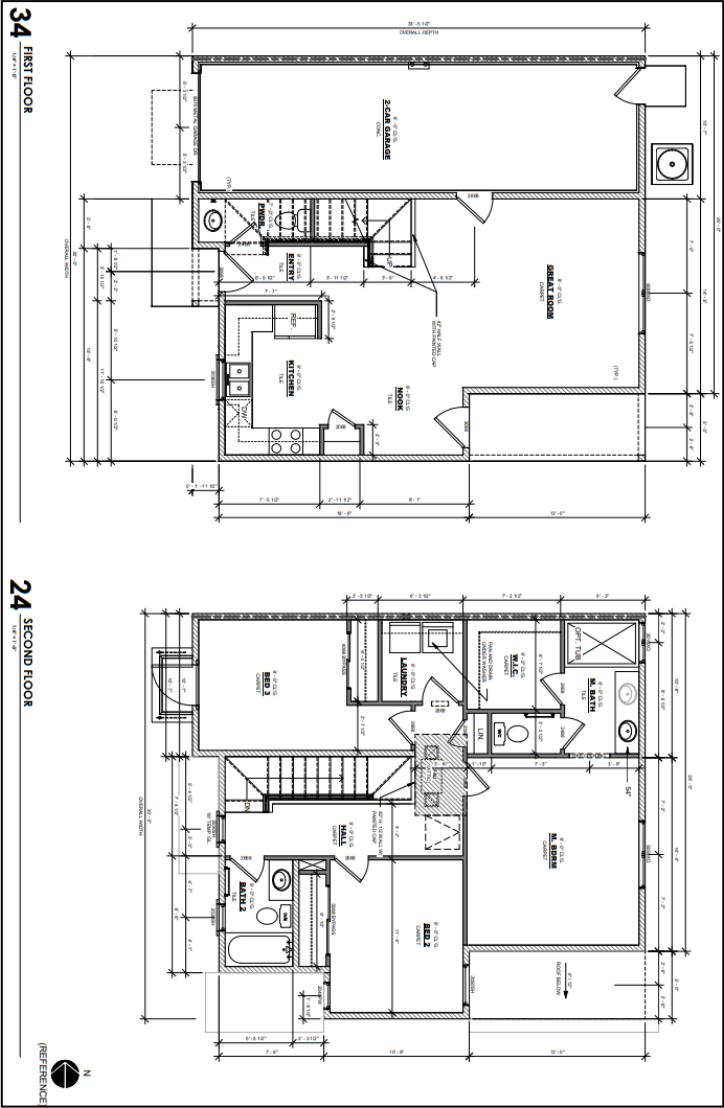
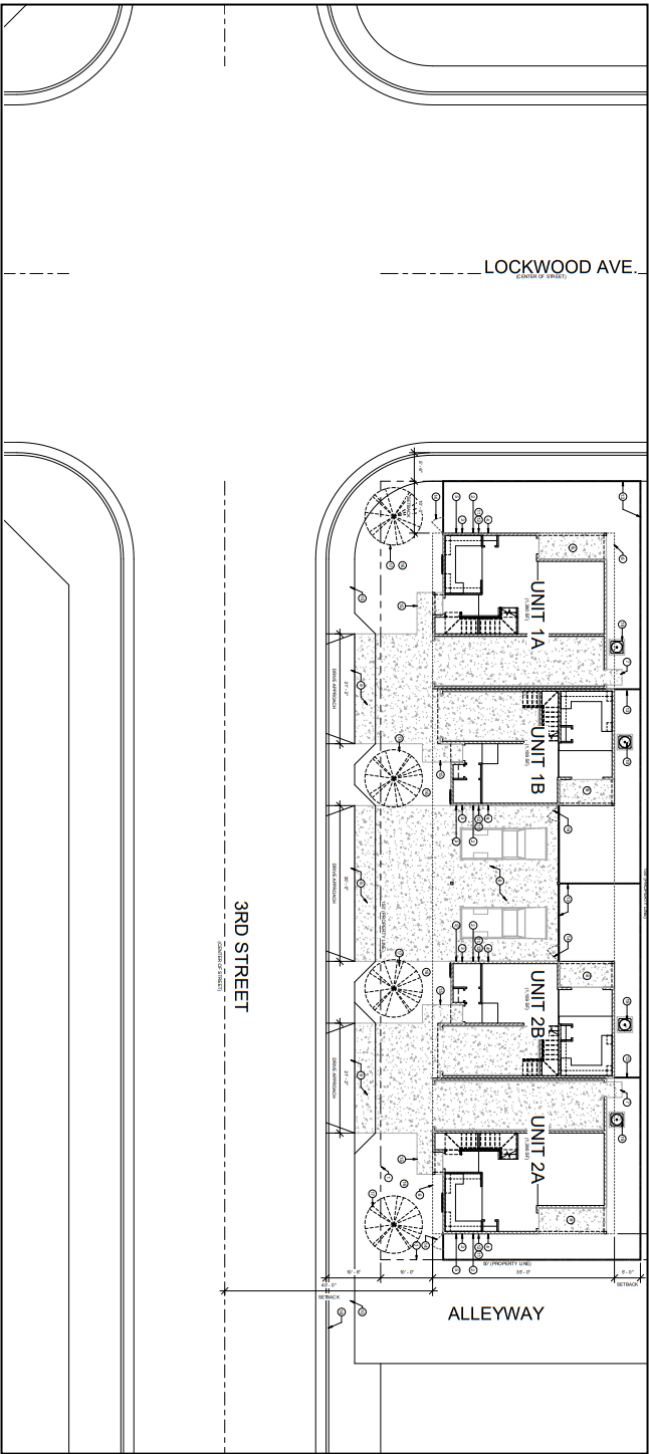


EXHIBIT B
Conditions of Approval

CITY OF MCFARLAND
PLANNING DEPARTMENT

Elmo Hwy Medical Office

Site Plan 2021-0002
Conditions of Approval
April 19, 2022 PRELIMINARY

PART A – PROJECT INFORMATION

Assessor's Parcel Number 200-152-01-5

Job Address: 253 Lockwood Ave.

Existing General Plan: Mixed Use

Existing Zoning: R-1

PROJECT DESCRIPTION:

The parcel in question is located on the corner of 3rd Street and Lockwood Avenue. The property was approved for rezone by both the Planning Commission and City Council. The new zone for this project is (R-3) Multi-Family Residential. 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. The total site area is 7,500 sq. ft. and the total covered area is 4,020 sq. ft. The site plan review was conducted through the Planning Department.

PART B – CONDITIONS OF APPROVAL

The conditions of approval are based on adopted City plans and policies, determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety and welfare of the community, and recommended conditions will enhance the project and its relationship to the neighborhood and environment.

Conditions of approval may be appealed within fifteen (15) calendar days from the date of the approval. However, conditions based on the City of McFarland Municipal Code are mandatory and may be modified by variance, provided findings pursuant to the McFarland Municipal Code

Section 17.148 can be made. Should an appeal of a mandatory condition of approval be received, an application for a variance and the associated fee must be submitted for consideration.

GENERAL CONDITIONS AND REQUIREMENTS

1. This project is conditioned upon the Developer defending, indemnifying and holding harmless the City, its agents, officers, consultants, and /or employees. (Add this note to cover sheet of construction plans).
2. The safety and security of the project must satisfy Local, County, State, Federal ordinances, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
3. This project is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards and policies.
4. The developer shall obtain necessary permits and/or approvals from all agencies having jurisdiction over property being mapped.
5. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
6. The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.
7. Provide current Title Report (30 days or less) in PDF format with links to all recorded documents affecting property. Show all easements on plans.
8. Improvements shall comply with current American with Disabilities Act (ADA) Standards and regulations. (All facilities to provide ADA access). Plans sections and details to show compliance.
9. Provide Preliminary Soils Report to address all improvements, including utility trenches and chemical reactivity. All improvements to include buildings/paving/concrete structural sections, per City Standards. Page 2 of 3 T:\6-McFARLAND\DOC\22600.06 - 3rd Street Apartments\1st submittal - 3-24-22\Intial Engineering CoA - 3RD ST APARTMENTS.docx
10. Show on the plans existing public sewer system location(s). The developer shall install new connection to the public sewer system. This connection shall be shown on the building plans submitted to the City. Sewage disposal for domestic sewage only.
11. Show on the plans existing water main line location(s). The developer shall install new connection to the public water system and hydrants. This connection shall be shown on the building plans submitted to the City.
12. The developer shall submit a grading plan for the proposed site to be review and approved by the City Engineer and Building Official.
13. Standard notes to be included in the grading plan cover sheet:
 - All grading shall conform with App. J - California Building Code and standards thereof and preliminary soils report by _____, dated _____.
 - The Design Engineer shall exercise sufficient supervision control during grading and construction to ensure compliance with the plans, soils report, specifications, and code within his purview.
 - Grading work shall be supervised as engineered grading in accordance with App. J of the California Building Code.
14. The following notes shall appear on all grading and construction plans cover sheet:

- Any items in public Right-of-way that are damaged or do not meet current standards set by Public Works will require repairing and/or upgrading as per City Engineer.
 - An open street permit shall be obtained from the City of McFarland Public Works Department for any work performed within existing accepted street right of way. Unless secured by a subdivision agreement, security based on an approved engineer's estimate for the work performed within the right of way and insurance as required shall be provided prior to issuance of a permit.
 - Should any cultural materials be discovered during any grading or development, all work shall be halted, and a qualified archaeologist/ historian shall be contacted to assess the finds and impose mitigation measures, if necessary, prior to the resumption of construction.
 - If human remains are discovered at any time on this property, work must halt in the area of the find, and the Kern County Coroner must be notified immediately (Health and Safety Code Section 7050.5).
 - During grading operations, the applicant for a development permit shall be responsible for the application of water to development sites to mitigate the impact of dust and PM-10 (particulates) emissions. Spraying should be sufficient to ensure that soils remain damp, with the frequency of spraying dependent on weather conditions.
 - During grading operations, all activity shall be restricted to periods of low wind to reduce dust emissions.
 - Construction speed limits will be posted at fifteen miles per hour (15 mph). Page 3 of 3 T:\6-McFARLAND\DOC\22600.06 - 3rd Street Apartments\1st submittal - 3-24-22\Initial Engineering CoA - 3RD ST APARTMENTS.docx
 - During grading and construction, all activities adjacent to residential development shall be limited to 7:00 a.m. to 7:00 p.m., Monday thru Friday. Construction will not be allowed on weekends or federal holidays.
15. The following note shall appear on all grading and construction plans cover sheet:
- If the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a "Notice of Intent" (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (SWRCB ORDER NO. 2009-009-DWQ AS AMENDED BY ORDER 2010-0014-DWQ AND ORDER 2012-0006-DWQJ must be filed with State Water Resources control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours.
16. With the grading plan the developer shall prepare an Erosion Control Plan/SWPPP, as applicable, and retain copy at the construction site to follow all BMP's practices.
- Projects which disturb less than one (1) acre of land shall prevent the loss of soil or pollution of stormwater runoff from construction activities through site-specific best management practices (BMPs). No grading shall be done until an Erosion Control Plan with BMP's has been reviewed by the City.
17. Before any building or site can be occupied, the developer must reconstruct or repair substandard off-site street improvements that front the site to adopted City standards as directed by the City Engineer / Public Works Director. Please contact Public Works to schedule a site inspection to find out what improvements may be required prior to submitting

a grading plans. Any off-site/frontage improvements or repairs required during the site inspection shall be shown on the grading plan.

- All existing adjacent public improvements (street, curb and gutter, sidewalk, etc.) which are currently damaged shall be removed and replaced by the applicant. All replaced improvements shall meet current City adopted standards.
 - All adjacent sidewalks, driveways and curb returns shall comply with current ADA standards.
 - Show elevations/dimensions on plans to demonstrate compliance.
18. The Developer shall dedicate any sidewalk extending out of the right of way as a Public Access Easement. Note that the easement must be approved and recorded before plans can be approved.
 19. Provide copies of complete set of Civil on-site/off-site improvement plans signed by a California Registered Civil Engineer.
 20. Provide complete Engineer's Cost Estimate for the project's off-site improvement on City's right-of-way, signed by a California Registered Civil Engineer. Use current Kern County Development Standards Division Seven Sec. 701-1 to Sec. 702-9, available at: <https://kernpublicworks.com/building-and-development/engineering/developmentstandards/division-seven-construction-security/>. The Engineer's Estimate shall include a contingency factor, per the Kern County Standards Division 7, to compensate for the effect of inflation and any changes in construction during the life of the project.
 21. Address all red-line comments on plans, drainage report and Preliminary Engineer's Estimate. Use revision Table when revisions are made (i.e. resubmittal of plans).
 22. DEVELOPER MUST ANNEX TO THE CITY OF MCFARLAND COMMUNITY FACILITIES DISTRICTS (CFDS) FOR: LANDSCAPING AND STREET MAINTENANCE CFD 2017-2; POLICE SERVICES CFD 2017-1; AND FIRE PROTECTION CFD2019-1.
 23. All development impact fees for additional units shall be paid at the time of building permit issuance.