



MCFARLAND PLANNING COMMISSION

Regular Meeting Notice and Agenda

Council Chambers
103 W. Sherwood Ave, Mcfarland, CA
Website: <https://www.mcfarlandcity.org/>

**Wednesday, March 4, 2026
6:00 PM**

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

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

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

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

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

CALL TO ORDER: Chairman

ROLL CALL:

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

PLEDGE OF ALLEGIANCE:**INVOCATION:****APPROVE AGENDA AS TO FORM**

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

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

PUBLIC HEARINGS

2. Approval of Resolution No. 2026-2PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING A PROPOSAL REQUEST TO CONSTRUCT 4 DUPLEXES LOCATED EAST OF INDUSTRIAL STREET AND NORTH OF E. KERN AVENUE

PUBLIC COMMENT: At regularly scheduled meetings, members of the public may address the city on any item listed on the agenda, or on any non-listed matter over which the city has jurisdiction. Commissioners may respond briefly to statements made or questions posed. They may ask a question for clarification; may refer the item to staff for further study or for placement on a future agenda. Speakers are limited to two minutes for each person. Please state your name and address for the record prior to making a presentation. Fifteen minutes total will be allowed for any one subject.

DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)**ADJOURNMENT**

This is to certify this agenda was posted at McFarland City Hall on February 26, 2026.

Erika De La Cruz

Erika De La Cruz, City Clerk

The Next Regular Planning Commission Meeting: April 1, 2026

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

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

REGULAR PLANNING COMMISSION MINUTES

IN-PERSON MEETING

February 4, 2026

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

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Chairman Jose Hernandez, Planning Commissioner David Soto, Planning Commissioner Jim White, Planning Commissioner Victor Oropeza, Planning Commissioner Juan Munguia (Seated at 6:03p.m.)

Commissioners Absent:

OFFICIALS PRESENT

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

PLEDGE OF ALLEGIANCE

Offered by Planning Commissioner Soto

INVOCATION

Offered by Planning Commissioner White

APPROVE AGENDA AS TO FORM

*Motion by Commissioner White, Second by Commissioner Oropeza to Approve the Agenda as to Form at the meeting of February 4, 2026. **Motion Approved** by 5/0 Roll-Call Majority Vote.*

Roll Call Vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

PASSED: 5-0

CONSENT AGENDA

1. Approval of December 3, 2025, Special Meeting Minutes

*Motion by Commissioner White, Second by Commissioner Oropeza to Approve the Consent Agenda Item at the meeting of December 3, 2025. **Motion Approved** by 5/0 Roll-Call Majority Vote.*

Roll Call Vote:

AYES: J. Hernandez, D. Soto, J. White, V. Oropeza, J. Munguia
NOES: None
ABSENT: None
ABSTAIN: None
PASSED: 5-0

PUBLIC HERINGS

2. Approval of Resolution No. 2026-1PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING A REQUEST TO ALLOW FOR THE ZONE CHANGE AND GENERAL PLAN AMENDMENT FOR PARCELS IN THE CITY OF MCFARLAND

*Motion by Commissioner White, Second by Commissioner Soto for the Approval of Resolution No. 2026-1PC at the meeting of February 4, 2026. **Motion Approved** by 5/0 Roll-Call Majority Vote.*

Roll Call Vote:

AYES: J. Hernandez, D. Soto, J. White, V. Oropeza, J. Munguia
NOES: None
ABSENT: None
ABSTAIN: None
PASSED: 5-0

PUBLIC COMMENT

None

DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)

None

ADJOURNEMENT

*Motion by Commissioner Oropeza, seconded by Commissioner Soto, to adjourn the meeting of February 4, 2026, at 6:16p.m. **Motion Approved** by 5/0 Roll-Call Majority Vote.*

Roll Call Vote:

AYES: J. Hernandez, D. Soto, J. White, V. Oropeza, J. Munguia
NOES: None
ABSENT: None
ABSTAIN: None
PASSED: 5-0

CITY OF MCFARLAND

Erika De La Cruz, City Clerk



City of McFarland

Planning Commission Meeting

STAFF REPORT

Agenda Item No. 2.
Section: PUBLIC HEARINGS
Meeting Date: March 4, 2026

TO: Honorable Mayor and Council Members

FROM: Megan Snyder, Community Development Director
Brianahi De Leon, Senior City Planner

SUBJECT: Approval of Resolution No. 2026-2PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING A PROPOSAL REQUEST TO CONSTRUCT 4 DUPLEXES LOCATED EAST OF INDUSTRIAL STREET AND NORTH OF E. KERN AVENUE

SUMMARY:

The applicant, Max Bacerra, is proposing a multi-family development on the East side of McFarland. The project site is made up of two connected in-fill parcels (APN: 200-060-13 and 200-081-17) located East of Industrial Street and North of E. Kern Avenue. The site is currently vacant and surrounded by housing. The project site went to City Council on February 11, 2026 for the approval of a General Plan Amendment and Zone Change. As of February 25, 2025, the land use is Limited Multi-Family Residential and zoned R-3. Mr. Bacerra is proposing two 2-story duplexes per parcel with a total of four duplexes for the site and eight units. The total site area is 19,295 sq. ft. (0.44 acres). The site plan review was conducted by the Planning Department where it received corrections prior to proceeding with Planning Commission review. If approved, the plans will be forwarded to the Building Department for review and permitting.

FINANCIAL IMPACT:

No Financial Impact.

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 21159.24 Infill Housing Exemption. Section 21159.24 of the CEQA Guidelines allows for housing projects that are located within an urbanized area, less than four-acres in total area, and less than 100 residential units.

FINDINGS:

The site area was included in a recent General Plan Amendment and Zone Change; therefore the proposed site plan is consistent with the Land Use and Zoning Maps. The Planning Department is requiring that an easement agreement be made prior to the issuance of a Certificate of Occupancy.

RECOMMENDATION:

The staff recommends Planning Commission approve Resolution No. 2026-2PC for the proposal request to construct four 2-story duplexes.

ATTACHMENTS:

1. ATTACHMENT 1
2. ATTACHMENT 2
3. ATTACHMENT 3
4. ATTACHMENT 4

RESOLUTION NO. 2PC
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND
APPROVING A PROPOSAL REQUEST TO CONSTRUCT FOUR 2-STORY DUPLEXES
LOCATED EAST OF INDUSTRIAL STREET AND NORTH OF E. KERN AVENUE

WHEREAS, the applicant Max Bacerra, initiated a proposal of four 2-story duplexes on two joint vacant infill parcels located East of McFarland; and

WHEREAS, the two parcels are identified by APN: 200-060-13 and APN: 200-081-17; and

WHEREAS, the parcels are generally located East of Industrial Street and North of E. Kern Avenue; and

WHEREAS, the parcels have a zoning of R-3 and a land use of Limited Multi-family Residential; and

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 the project is exempt from the California Environmental Quality Act (CEQA) per Section 21159.24 Infill Housing Exemption; and

WHEREAS, the Planning Commission, through its Clerk, did set Wednesday, March 4, 2026, at the hour of 6:00 PM in the Council Chambers located at 103 W. Sherwood Avenue, McFarland California as the time and place for the Site Plan Review,

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

1. The foregoing recitals are true and correct.
2. The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 21159.24 Infill Housing Development.
3. The project is consistent with the Zoning Map and General Plan Land Use Map of the City of McFarland.

4. Any decision by the Planning Commission shall be final unless within fifteen (15) days of the date of the decision, the applicant or any other persons appeals the Planning Commission decision in the matter set forth in Section 17.148.100(b) of the McFarland Municipal Code.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of McFarland on March 4, 2026 by the following vote:

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

CITY OF MCFARLAND

Chairman Hernandez

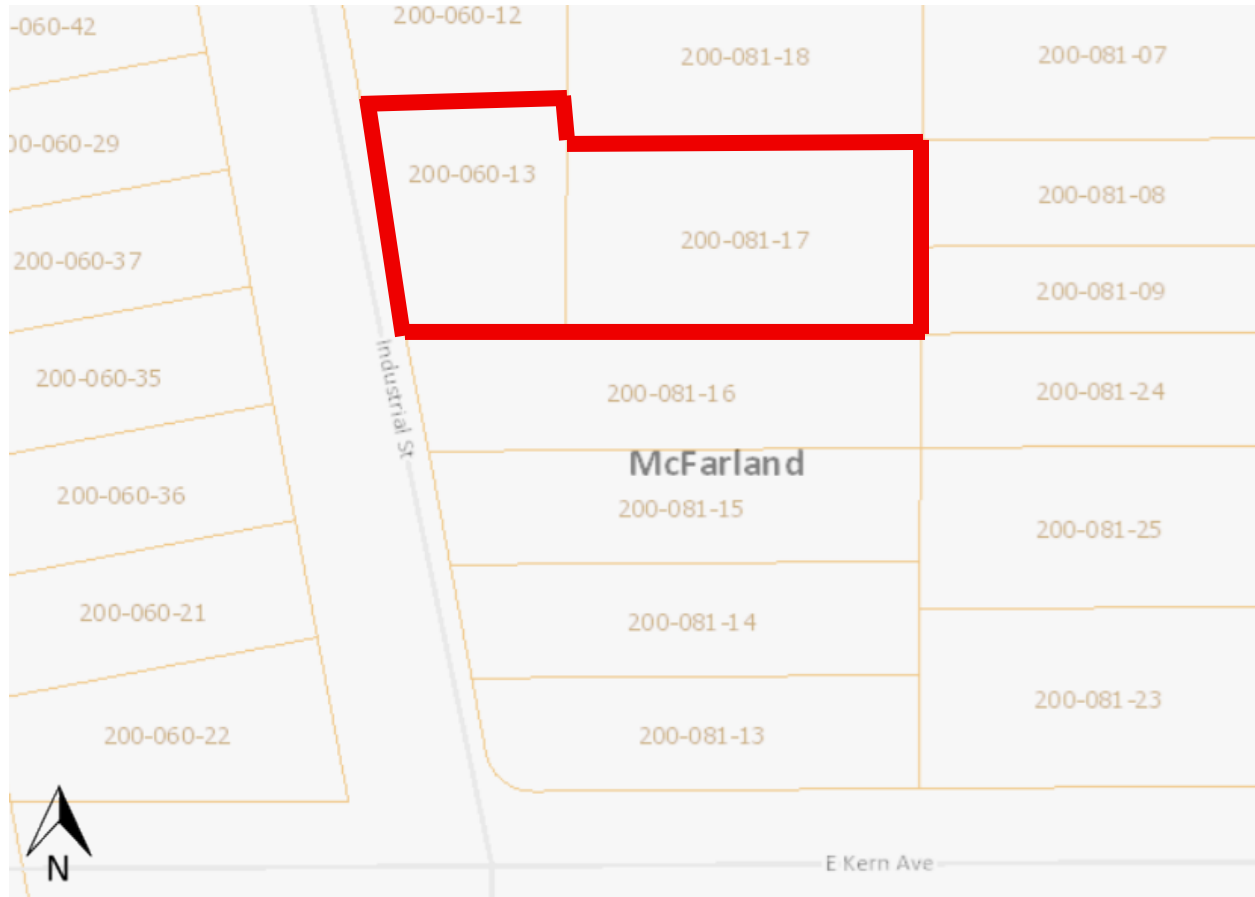
ATTEST:

Erika De La Cruz, City Clerk

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

ATTACHMENT 1

Vicinity Map

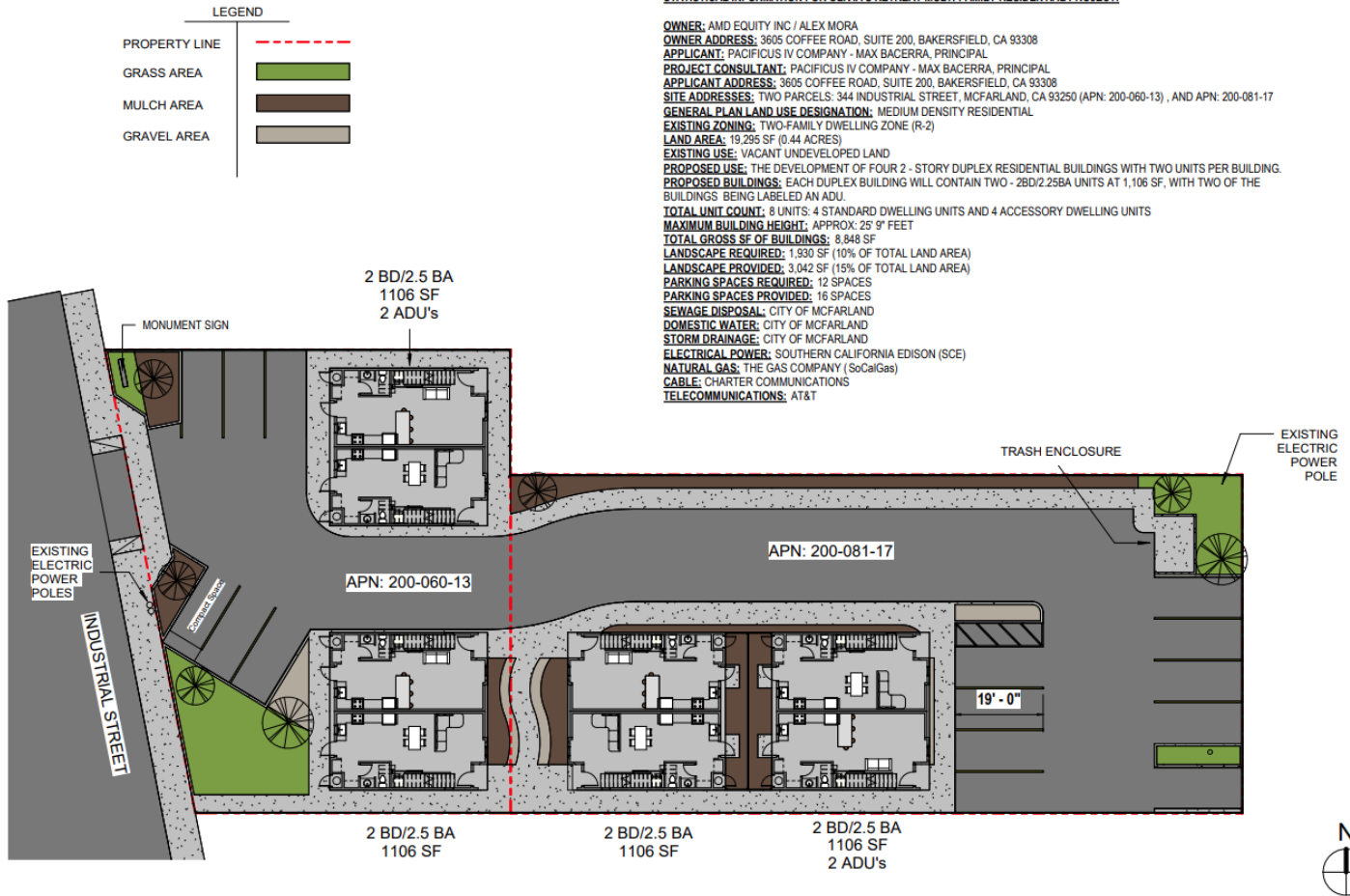


Aerial Photograph



ATTACHMENT 3

Proposed Site Plan



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-DWQ) 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.
 24. An Easement Agreement must be completed by the applicant prior to any Certificate of Occupancy being supplied.