

**CITY OF MCFARLAND
PLANNING COMMISSION AGENDA**

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

**JUNE 21, 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.

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.

1. Approval of May 24, Special Planning Commission Meeting Minutes.

PUBLIC HEARINGS:

1. It is Recommended that the Planning Commission Conduct a Public Hearing to Receive Public Input for the Consideration and Adoption of a Resolution Recommending the Planning Commission of the City of McFarland Approve the proposed Conditional Use Permit request from Daiana Quintanilla with Ventura Circus for a Circus at the property located West of El Buen Pastor Church on Sherwood Avenue. (APN: 200-010-36-1)
 - a. Open the Public Hearing and Receive Public Testimony:
 - b. Close Pubic Hearing:
 - c. Motion to Approve **Resolution No. 2022-0010PC**, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING CONDITIONAL USE PERMIT 2022-002 A REQUEST TO ALLOW FOR A CIRCUS TO BE OPPERATED ON PROJECT SITE LOCATED WEST OF EL BUEN PASTOR CHURCH ON SHERWOOD AVENUE, WEST OF THE HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B.

PLANNING DISCUSSION ITEMS:

2. Report, Discussion and Possible Approval of **Resolution No. 2022-0011PC**, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 22-01.
3. Report, Discussion, and Possible Approval of **Resolution No.2022-0012PC**, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 22-02.
4. Report, Discussion, and Possible Approval of **Resolution No. 2022-0013PC**, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SIGN PLAN REVIEW 2022-002 A REQUEST TO ALLOW FOR THE INSTALLATION OF A NEW LED PYLON SIGN ON PROJECT SITE LOCATED ON THE CORNER OF ROBERTSON AVENUE AND SECOND STREET, WEST OF THE HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B.

COMMISSIONER COMMENTS:

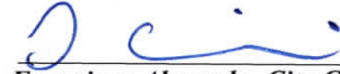
On Their Own Initiative, Commission Members May Make an Announcement or A Report on Their Own Activities. They May Ask a Question for Clarification, Make Referral to Staff, Or Take Action to Have Staff Place a Matter of Business on A Future Agenda (Government Code Section 54954.2(A)).

ADJOURNMENT:

This Is to Certify This Agenda Was Posted at McFarland City Hall on **June 17, 2022.**



Kenneth Williams, City Manager/ Chief of Police



Francisca Alvarado, City Clerk

The Next Planning Commission is scheduled on **July 19, 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 SPECIAL PLANNING COMMISSION MINUTES
In Person Meeting
MAY 24, 2022

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Martinez (Chairman), J. Hernandez Jr., L. Sarabia, White

Commissioners Absent: Jose Jay Hernandez

OFFICIALS PRESENT

City Planner De Leon, Sarah Drake

Officials Absent: Interim Community Development Director Ronk, City Clerk Alvarado

PLEDGE OF ALLEGIANCE

Chairman Martinez

INVOCATION

Commissioner White

PRESENTATIONS AND PROCLAMATIONS

None

PUBLIC COMMENTS

None

PUBLIC HEARINGS

1. It is Recommended that the Planning Commission Conduct a Public Hearing to Receive Public Input of the Consideration and Adoption of a Resolution Recommending the Planning Commission of the City of McFarland Approve the proposed Conditional Use Permit request from Maria Adelina Perezchica, for a clothing boutique to be operated from home located West of 3rd Street and North of Robertson Avenue, West of the hwy-99.
 - a. Open the Public Hearing and Receive Public Testimony: public hearing opened by Chairman Martinez
 - b. Close Public Hearing; closed by Chairman Martinez

No comments from the public were made.

2. It is Recommended that the Planning Commission Conduct a Public Hearing to Receive Public Input of the Consideration and Adoption of a Resolution Recommending the Planning Commission of the City of McFarland Approve the proposed Conditional Use Permit request from Daiana Quintanilla with Ventura Circus for a Circus at the property located West of El Buen Pastor Church on Sherwood Avenue. (APN: 200-010-36-1)
 - a. Open the Public Hearing and Receive Public Testimony: Public Hearing opened by Chairman Martinez
 - b. Close Pubic Hearing: Public hearing closed by Chairman Martinez

No comments from the public were made.

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.

3. Motion was made by: Jose Hernandez Jr. to approve the April 26, 2022, Special Planning Commission Meeting Minutes; 2nd by: Commissioner White.

Roll call vote 4/0

Commissioner L. Sarabia- Aye

Commissioner Hernandez Jr. – Aye

Commissioner White- Aye

Chairman Martinez- Aye

Commissioner Jay Hernandez- Absent

4. Motion was made by: J. Hernandez Jr. to approve the April 19, 2022, Regular Planning Commission Meeting Minutes; 2nd by: Commissioner White.

Roll call vote 4/0

Commissioner L. Sarabia- Aye

Commissioner Hernandez Jr. – Aye

Commissioner White- Aye

Chairman Martinez- Aye

Commissioner Jay Hernandez- Absent

PLANNING DISCUSSION ITEMS

5. Motion was made by: Commissioner J. White to approve **Resolution NO. 2022-0007 PC**, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING CONDITIONAL USE PERMIT 2022-001 A REQUEST TO ALLOW FOR A CLOTHING BOUTIQUE TO BE OPPERATED FROM HOME LOCATED WEST OF 3RD STREET AND NORTH OF ROBERTSON AVENUE, WEST OF THE HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B; 2nd by: Commissioner L. Sarabia.

Roll call vote 4/0

Commissioner White- Aye

Commissioner Hernandez Jr. – Aye

Commissioner L. Sarabia- Aye

Chairman Martinez- Aye

Commissioner Jay Hernandez- Absent

6. Motion was made by: Chairman Martinez to approve **Resolution NO. 2022-0008 PC**, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING CONDITIONAL USE PERMIT 2022-002 A REQUEST TO ALLOW FOR A CIRCUS TO BE OPERATED ON PROJECT SITE LOCATED WEST OF EL BUEN PASTOR CHURCH ON SHERWOOD AVENUE, WEST OF THE HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B; 2nd by: Commissioner J. Hernandez Jr.

Roll call vote 4/0

Commissioner White- Aye

Commissioner Hernandez Jr. – Aye

Commissioner L. Sarabia- Aye

Chairman Martinez- Aye

Commissioner Jay Hernandez- Absent

7. Motion was made by: Commissioner White to approve **Resolution NO. 2022-0009 PC**, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SITE PLAN REVIEW 2022-0004 A PROPOSAL TO CONSTRUCT 2 COMMERCIAL STRUCTURES LOCATED ON WEST PERKINS AVENUE. JUST WEST OF THE 99 AND AUTOZONE AS REFLECTED IN EXHIBIT A AND CONDITIONED IN EXHIBIT B; 2nd by: J. Hernandez Jr.

Roll call vote 4/0

Commissioner White- Aye

Commissioner Hernandez Jr. – Aye

Commissioner L. Sarabia- Aye

Chairman Martinez- Aye

Commissioner Jay Hernandez- Absent

COMMISSIONER COMMENTS

ADJOURNMENT

Meeting adjourned at 6: 22p.m.

Minutes prepared by: Francisca Alvarado, City Clerk (absent during this meeting)



PLANNING COMMISSION STAFF REPORT

May 17, 2022

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

DATE: June 21, 2022

DEVELOPER: Ventura Circus

PROJECT DESCRIPTION: Conditional Use Permit No. 22-02

ENVIRONMENTAL DOCUMENT: Exempt

APPLICANT: Daiana Quintanilla

OWNER: El Buen Pastor Church Inc. – Zenaido Garza

APN: 200-010-36-1

ADDRESS: Sherwood Ave.

SIZE OF SITE: 3.036 acres

GENERAL PLAN DESIGNATION: R-4

ZONE DISTRICT: Church / R-4

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

STAFF RECOMMENDATION

The staff recommends consideration & adoption of Resolution No. 2022- 0010PC recommending to the City Council of McFarland approve the proposed Conditional Use Permit request.

PROJECT DESCRIPTION

The proposed temporary Conditional Use Permit is for Ventura Circus. This item came to the Planning Commission on May 24th where it was approved. The item is being returned to

Planning Commission, because dates for the event have changed. The project site is located West of El Buen Pastor Church on Sherwood Avenue. The property is designated as R-4 residential. Per ordinance 17.152.020, a circus or carnival is permitted in any zone upon the granting of a Conditional Use Permit. The project is currently a vacant lot and will return to a vacant lot after event. The Conditional Use Permit will only be good for the use of Thursday August 4th, 2022 through Monday August 8th, 2022. The hours of operation will be 2pm to 9:30pm. The expected number of attendees is 400.

ENVIRONMENTAL REVIEW

The proposed Site Plan is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15304. This project meets all of these conditions.

Section 15304 therefore it is categorically exempt in the Minor Alterations to the Land which states “*Class 4* Section 15304 (e) of the CEQA Guidelines allows for minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, etc.”

FINDINGS

Per ordinance 5.24.010, no carnival or circus shall operate in the city without first obtaining a permit so to do from the City Council. Applicant will use August 3rd, 2022 to set up and August 9th, 2022 to take down.

ACTION

The staff recommends consideration & adoption of Resolution No. 2022- 0010PC recommending to the City Council of McFarland approve the proposed Conditional Use Permit request.

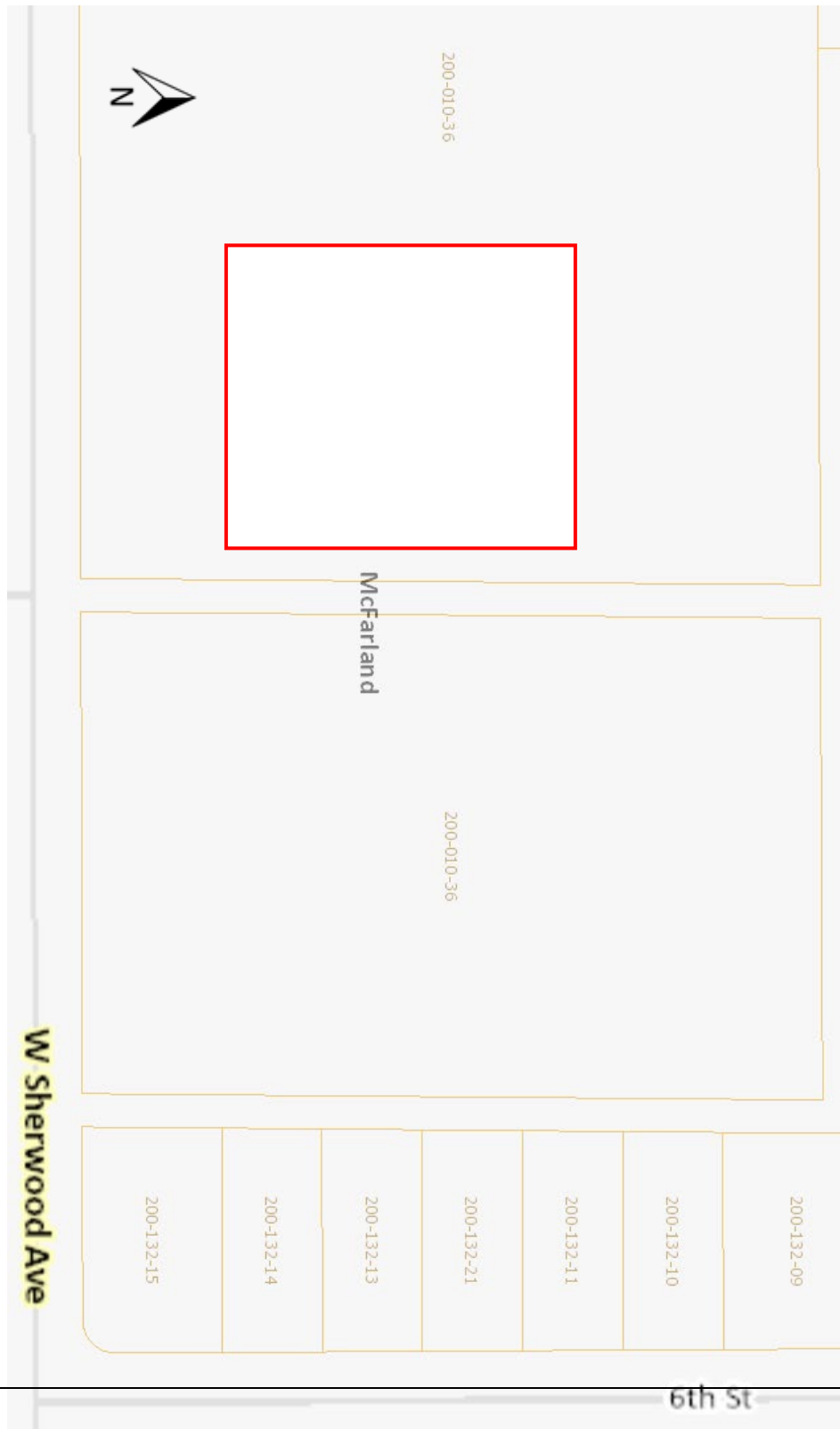
Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Proposed Site Plan

ATTACHMENT 1

Vicinity Map



ATTACHMENT 2

Aerial photograph



ATTACHMENT 3

Conditions of approval

PART A – PROJECT INFORMATION

1. Assessor's Parcel Number 200-010-36-1
2. Job Address: Sherwood Avenue
3. Existing General Plan: R-4 , Residential
4. Existing Zoning: R-4 / Church
5. Project Description: Allow for the operation of Ventura Circus at the property located above.

PART B – CONDITIONS OF APPROVAL

The conditions of approval are based on adopted City plans and policies, those 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 for development that are not essential to the health, safety and welfare, but would on the whole 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) No uses of land, buildings, or structures other than those specifically approved pursuant to this special permit or previously approved permits shall be submitted.
- 2) Prior to the start of operation, the applicant shall provide the City of McFarland with an approved Kern County Health Permit.
- 3) Any proposed changes to the operation of the proposed business shall require review by the City of McFarland Planning Commission.

- 4) Circus shall be required to have trash cans throughout the site.
- 5) The project is currently a vacant lot and will return to a vacant lot after event.
- 6) Th circus shall have business hours from 2pm to 9:30 pm.
- 7) The circus shall commence operations no sooner than Thursday August 4th, 2022 and shall cease operations through Monday August 8th, 2022.
- 8) The Circus will use August 3rd, 2022 for set up and August 9th, 2022 for take down.
- 9) The expected number of attendees is 400.
- 10) A public restroom shall be provided to the employees of the Circus.
- 11) Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises.
- 12) Use shall not create or cause vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare, or electrical interference or other hazards or nuisances.
- 13) No business license shall be issued until a conditional use permit is obtained, pursuant to the municipal code.
- 14) Business license is required upon permit approval.
- 15) A conditional use permit is not transferable.
- 16) If the Circus is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal of the Conditional Use Permit.
- 17) Parking for event shall not cause traffic congestion along Sherwood Avenue.
- 18) Traffic control will be enforced to ensure traffic flow is consistent.

RESOLUTION NO. 2022-0010 PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING
CONDITIONAL USE PERMIT 2022-002 A REQUEST TO ALLOW FOR A CIRCUS TO BE OPERATED
ON PROJECT SITE LOCATED WEST OF EL BUEN PASTOR CHURCH ON SHERWOOD AVENUE,
WEST OF THE HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B**

WHEREAS, Daiana Quintanilla has filed an application for Conditional Use Permit to operate a proposed circus, and

WHEREAS, the project location is generally located West of El Buen Pastor Church on Sherwood Avenue and West of the railroad and hwy-99; and

WHEREAS, the project site is located on Assessor's Parcel Number 200-010-36-1.

WHEREAS, said Ventura Circus shall operate Thursday August 4, 2022 to Monday August 8, 2022; and

WHEREAS, the hours of operation shall be 2 pm to 9:30 pm; and

WHEREAS, said application and Public Hearing has been made in the form and manner prescribed by Title 17 of the McFarland Municipal Code and said Public Hearing was duly and timely conducted; and

WHEREAS, it has been determined that Conditional Use Permit 2022-0002 is exempt from the California Environmental Quality Act (CEQA) per Section 15304(e) the Minor Alterations to the Land; and

WHEREAS, the Planning Commission, through its clerk, did set Tuesday June 21, 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 Conditional Use Permit 2022-0002; and

WHEREAS, the Planning Commission received both written and oral testimony on Conditional Use Permit 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 15304(e) the Minor Alterations to the Land.
 - a) The Conditional Use Permit granted shall be subject to conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the zone in which the subject property is located.
 - b) The granting of the Conditional Use Permit will not be detrimental to the public health, safety, convenience, and welfare or injurious to property improvements in the vicinity where the property is located.
 - c) The Conditional Use Permit does not allow a use or activity which is not expressly authorized by the regulations governing the subject parcel. The proposed Ventura Circus is allowed if granted along with a business license and Conditional Use Permit.
- 3) Conditional Use Permit 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 Residential land use designation.
- 4) Conditional Use Permit 2022-0002 is hereby approved, subject to the conditions in exhibit B.
- 5) Conditional Use Permit 2022-0002 will not be detrimental to the health, safety and welfare of the citizens of McFarland.
- 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, June 21, 2022, 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:

Francisca Alvarado
City Clerk

Marco Martinez
Chairman

EXHIBIT A
Vicinity Map



EXHIBIT B

Conditions of Approval

PART A – PROJECT INFORMATION

1. Assessor's Parcel Number 200-010-36-1
2. Job Address: Sherwood Avenue
3. Existing General Plan: R-4, Residential
4. Existing Zoning: R-4 / Church
5. Project Description: Allow for the operation of Ventura Circus at the property located above.

PART B – CONDITIONS OF APPROVAL

The conditions of approval are based on adopted City plans and policies, those 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 for development that are not essential to the health, safety and welfare, but would on the whole 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) No uses of land, buildings, or structures other than those specifically approved pursuant to this special permit or previously approved permits shall be submitted.
- 2) Prior to the start of operation, the applicant shall provide the City of McFarland with an approved Kern County Health Permit.
- 3) Any proposed changes to the operation of the proposed business shall require review by the City of McFarland Planning Commission.
- 4) Circus shall be required to have trash cans throughout the site.
- 5) The project is currently a vacant lot and will return to a vacant lot after event.
- 6) Th circus shall have business hours from 2pm to 9:30 pm.
- 7) The circus shall commence operations no sooner than Thursday August 4, 2022 and shall cease operations Monday August 8, 2022.
- 8) The Circus will use August 3rd, 2022 for set up and August 9th, 2022 for take down.
- 9) The expected number of attendees is 400.
- 10) A public restroom shall be provided to the employees of the Circus.
- 11) Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises.

- 12) Use shall not create or cause vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare, or electrical interference or other hazards or nuisances.
- 13) No business license shall be issued until a conditional use permit is obtained, pursuant to the municipal code.
- 14) Business license is required upon permit approval.
- 15) A conditional use permit is not transferable.
- 16) If the Circus is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal of the Conditional Use Permit.
- 17) Parking for event shall not cause traffic congestion along Sherwood Avenue.
- 18) Traffic control will be enforced to ensure traffic flow is consistent.

NOTICE OF PUBLIC HEARING

Conditional Use Permit for APN: 200-010-36-1 at City Council Chambers (103 Sherwood Ave, McFarland)

Notice is hereby given that the Planning Commission of the City of McFarland will conduct a public hearing, at which time you may be heard to consider the following:

- Consideration and Adoption of a Resolution Recommending the City Council of the City of McFarland Approve the proposed Conditional Use Permit request for Ventura Circus for property located West of El Buen Pastor Church on Sherwood Avenue. (APN: 200-010-36-1). Applicant Daiana Quintanilla.

Regular McFarland Planning Commission Public Hearing Information

Date: June 21, 2022

Time: 6:00 PM

Place: City of McFarland Council Chambers, 103 W. Sherwood Avenue, McFarland, CA 93250

Join on-line: Facebook Webpage at:

<https://www.facebook.com/cityofmcfarland/>

Notice is further given that the City Council of the City of McFarland, California, will conduct a public hearing, at which time you may be heard to consider the following:

- Consideration and Adoption of a resolution of the City Council of the City of McFarland Approving a proposed Conditional Use Permit request for Ventura Circus for property located West of El Buen Pastor Church on Sherwood Avenue. (APN: 200-010-36-1). Applicant Daiana Quintanilla.

Regular McFarland City Council Public Hearing Information

Date: June 23, 2022

Time: 6:00 PM

Place: City of McFarland Council Chambers, 103 W. Sherwood Avenue, McFarland, CA 93250

Join on-line: Facebook Webpage at:

<https://www.facebook.com/cityofmcfarland/>

These meetings shall be held in person at the City of McFarland Council Chambers, located at 103 W. Sherwood Avenue, McFarland, CA 93250. Additionally, these meetings shall be broadcasted for listening and/or viewing purposes only via Facebook. To access the meetings for viewing or listening purposes only, please use the following information:

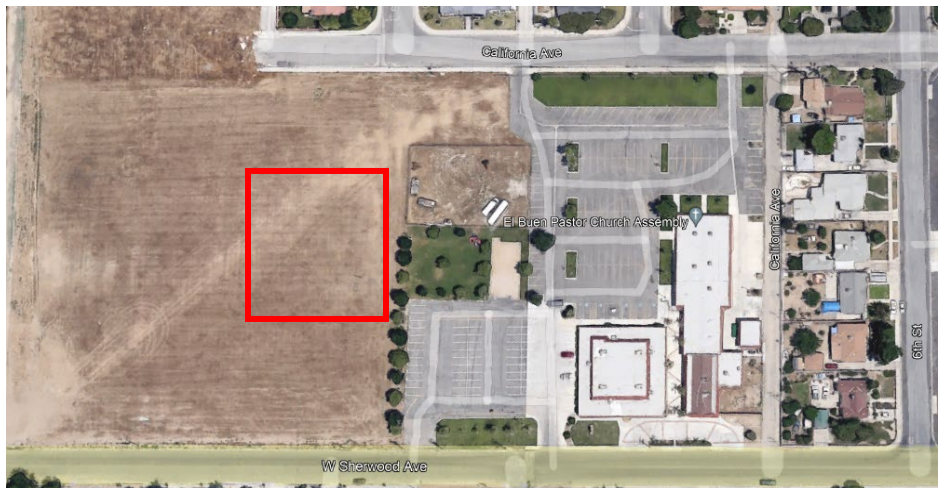
(via web for listening purposes only)

Join on-line: Facebook webpage

<https://www.facebook.com/cityofmcfarland/>

Members of the public are encouraged to participate by providing public comment at the meetings. The agenda of the Regular McFarland Planning Commission Meeting will be posted at least 72 hours prior to the meeting. The agenda of the Regular City Council Meeting will be posted at least 72 hours prior to the meeting. The meeting the agendas will be posted at <https://www.mcfarlandcity.org/AgendaCenter>. Please check the agendas for any modifications to how the meetings may be conducted and for ways in which the public can participate.

Description of the Project: The purpose of the public hearings is to consider approval of a Conditional Use Permit for Ventura Circus. This would consist of applying a Conditional Use Permit for the property on Sherwood Avenue. The parcel is located West of El Buen Pastor Church on Sherwood Avenue. The existing zone for the parcel is R-4 Residential. The project is currently a vacant lot and will return to a vacant lot after event. The proposed circus will commence operations Thursday August 4th, 2022 through Monday August 8th, 2022. The circus will run from 2 pm to 9:30 pm. The expected number of attendees is 400.



Additional information on the proposed project and proposed environmental finding may be obtained from the City of McFarland, City Hall, 401 W. Kern Avenue, McFarland, CA 93250, or the City's web site at www.mcfarlandcity.org.

Environmental Determination: 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 15304 Class 4 Minor Alterations to the Land. Class 4 Section 15304 (e) of the CEQA Guidelines allows for minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, etc. As such, no further assessment is required.

All persons interested in this topic who have questions, would like to provide feedback, or who have comments are invited to attend. If you challenge the approval or denial of these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk, at or prior to, the public hearing. Address any communications or comments regarding the project to Francisca Alvarado, City Clerk, at 401 W. Kern Avenue, McFarland, CA 93250, (661) 792-3091, falvarado@mcfarlandcity.org



PLANNING COMMISSION STAFF REPORT

June 1, 2021

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

DATE: June 21, 2022

DEVELOPER: Jorge Duran

PROJECT DESCRIPTION: Tentative Parcel Map 12462

ENVIRONMENTAL DOCUMENT: Exempt

APPLICANT: Jorge Duran

OWNER: AC Property Development LLC

APN: Assessor's Parcel Number 060-030-26

ADDRESS: W Elmo Hwy and Davis Ave

SIZE OF SITE: 14 ac.

GENERAL PLAN DESIGNATION: Commercial

ZONE DISTRICT: C-2

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

STAFF RECOMMENDATION

The staff recommends approval of Tentative Parcel Map 12462 subject to conditions of approval.

PROJECT DESCRIPTION

Currently the property is made up of 14.02 acres. The site is currently vacant and is not being used. If approved, the site will be split into two parcels. Parcel 1 will be made up of 4.29 acres

and the remaining parcel will be made up of 9.69 acres. The property is designated as commercial, C-2, zoning on the City General Plan Map and Zoning Map. The designated zoning will remain. Tentative Parcel Map 12462 went through a plan check from the City Planning Department and the City Engineer. The proposed project will include conditions of approval that are based on adopted City guidelines and policies, those 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 for development that are not essential to the health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Parcel 1 – Commercial (4.29 acres)

Parcel 2/ Remainder – Commercial (9.69 acres)

ENVIRONMENTAL REVIEW

The proposed Parcel Map project is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15315.

Section 15315 therefore it is categorically exempt in the Minor Land Divisions CEQA guidelines states *“division of property into four or fewer parcels when the division is in conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available.”*

FINDINGS

The proposed tentative parcel map is consistent with the general plan and zoning.

CONDITIONS OF APPROVAL

1. This map is conditioned upon the Developer defending, indemnifying and holding harmless the City, its agents, officers, consultants, and /or employees.
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 map is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards and policies.
4. All improvements to comply with American with Disabilities Act standards and regulations (ADA).
5. Contractors and subcontractors shall obtain a business license from the City prior to beginning work.
6. The project to comply with San Joaquin Valley Air Pollution Control District and City regulations regarding the reduction of air emissions resulting from the project. Provide letter of authorization to construct and compliance with PM10 (fugitive dust) regulation.

7. The developer shall provide written approval from the Division of Oil and Gas for the construction of any structure or roadway over or in the proximity of an abandoned well location.
8. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
9. The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.
10. The Developer shall provide to the City a preliminary soils report to address all improvements.
11. All parcels shall retain storm water runoff for the 10-year 5-day storm event per Kern County Standards. Verify the capacity of the sump(s) where incremental drainage runoff due to the development is to be retained. Verify location of the overflow condition. All storm drainage facilities plans and pertinent calculations shall be reviewed and approved by the City.
12. Provide percolation testing at the location of the proposed sump, per Kern County Section 408-8.02.
13. With the grading plan the developer shall prepare a SWPPP/BMP's and retain copy at the construction site to follow all SWPPP and BMP's practices. Page 2 of 3 T:\6-McFARLAND\DOC\22600.07 - VTPM 12462\FINAL CONDITIONS OF APPROVAL\TPM 12462 Final COA - Revised 6-6-22.docx
 - Projects which disturb one (1) acre or more of land: The Developer shall provide a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit. The plan shall be prepared by a Qualified SWPPP Developer/Practitioner. State permit is required to submit to the SMARTS system. The SWPPP shall be submitted to the City for review and approval.
 - 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 enforcement agency (City of McFarland).
14. The half width right-of-way shall be improved with curb, gutter, sidewalk, driveways, grading and paving in accordance with the City's standards for street construction along Elmo Highway and Davis Ave. of the project as shown upon the Tentative Parcel Map.
15. The Developer shall provide access for all facilities required by fire department and law enforcement for continuous service of the parcel map which shall include, but are not limited to, paved access for vehicle turnaround areas and emergency access.
16. Developer shall construct potable water system for each parcel or lot created, per the standards, conditions and policies of the City, and shall have water improvement plans and specifications approved by the City.

17. Developer shall construct sanitary sewers and connections for each dwelling unit, parcel or lot created, per the standards, conditions and policies of the City, and shall have sewer improvement plans and specifications reviewed and approved by the City.
18. Provide copies of complete set of Civil on-site and off-site improvement plans signed by a California Registered Civil Engineer.
19. Provide complete Engineer's Cost Estimate per the project's improvement plans signed by a California Registered Civil Engineer. Use current Kern County Development Standards Division Seven Sec. 701-1 to Sec. 702-9, available at:
<http://esps.kerndsa.com/engineering/development-standards/construction%20security>.
20. All improvements shall be installed prior to recordation of the Final Map, or securities as deemed enough by the City, shall be provided in accordance with the Subdivision Map Act and Municipal Code.
21. Developer's engineer to provide to the City Planning Department with an electronic copy of the Final Map in AutoCAD format.
22. In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 10 days of recordation of the parcel map shall be submitted to the Advisory Agency.
23. In accordance with Section 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the City of McFarland Engineer/Surveyor, prior to recordation of the final map.
24. The parcel map must contain an owners' statement, signed and acknowledged by all persons having any right, title, or interest in and to the property being divided. A request for the waivers of the signatures of parties owning right-of-way, easements, or interest which cannot ripen into fee must also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act. Owner's statement may be recorded on a separate document rather than appear on the map, provided the recording information appears on the map. Page 3 of 3 T:\6-McFARLAND\DOC\22600.07 - VTPM 12462\FINAL CONDITIONS OF APPROVAL\TPM 12462 Final COA - Revised 6-6-22.docx
25. In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by certified mail of the division of the property. The Advisory Agency will require a letter from these parties stating that the development will not unreasonably interfere with the free complete exercise of the right-of-way or easement within the boundaries of this development
26. In accordance with Section 66434.2 of the Subdivision Map Act, Information required by the conditions of approval shall be in the form of an additional map sheet.
27. Final map shall show all Record Bearing and Distances parenthesized and source of record data identified with Map Bk & Pg. or deed Bk & Pg.

28. Final Map Shall show the Distinctive border line (which does not obscure any text) around the exterior boundary of the land being subdivided, on the interior side of subdivision boundary (66434e).
29. Notation or reference to additional information required by 66434.2 and 66434f.
30. The property shall have all liens cleared from title prior to recording of the final parcel map.
31. Per Section 66475 of the Subdivision Map Act, please show and list all Irrevocable Offers of Dedication on Parcel Map 12462
 - a. 55 feet along Elmo Highway

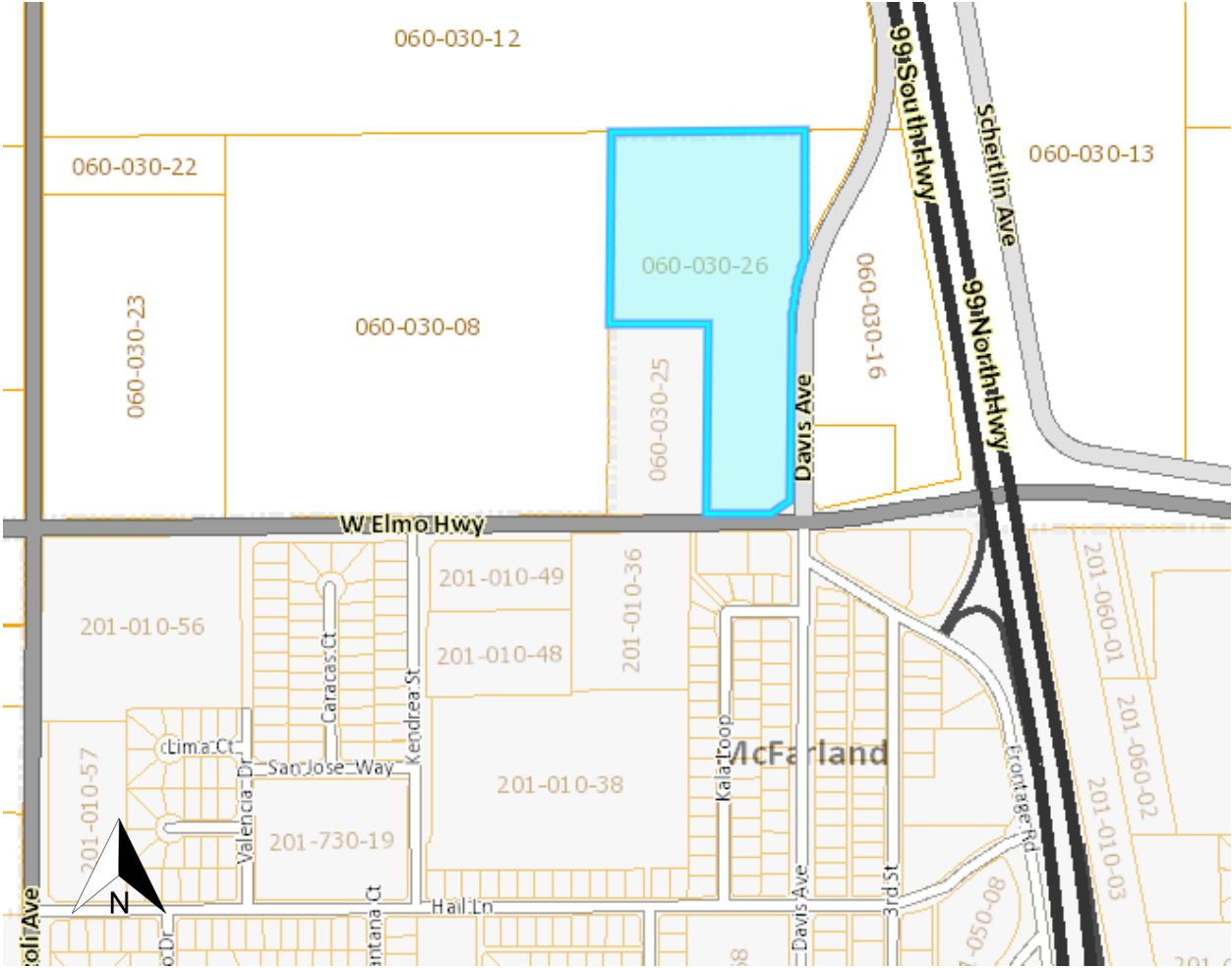
ATTACHMENTS

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

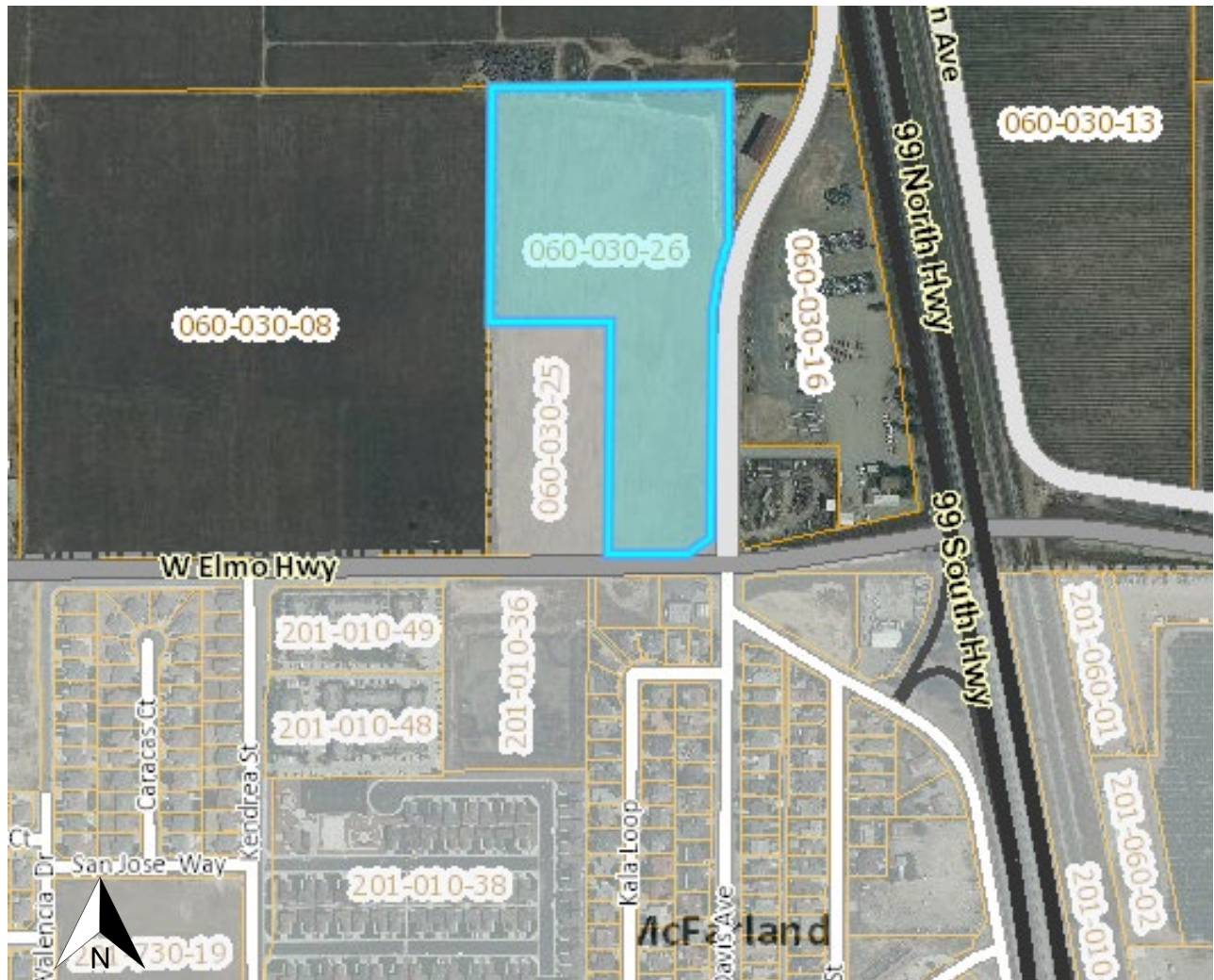
Attachment 3 – Proposed Tentative Parcel Map

ATTACHMENT 1
Vicinity Map



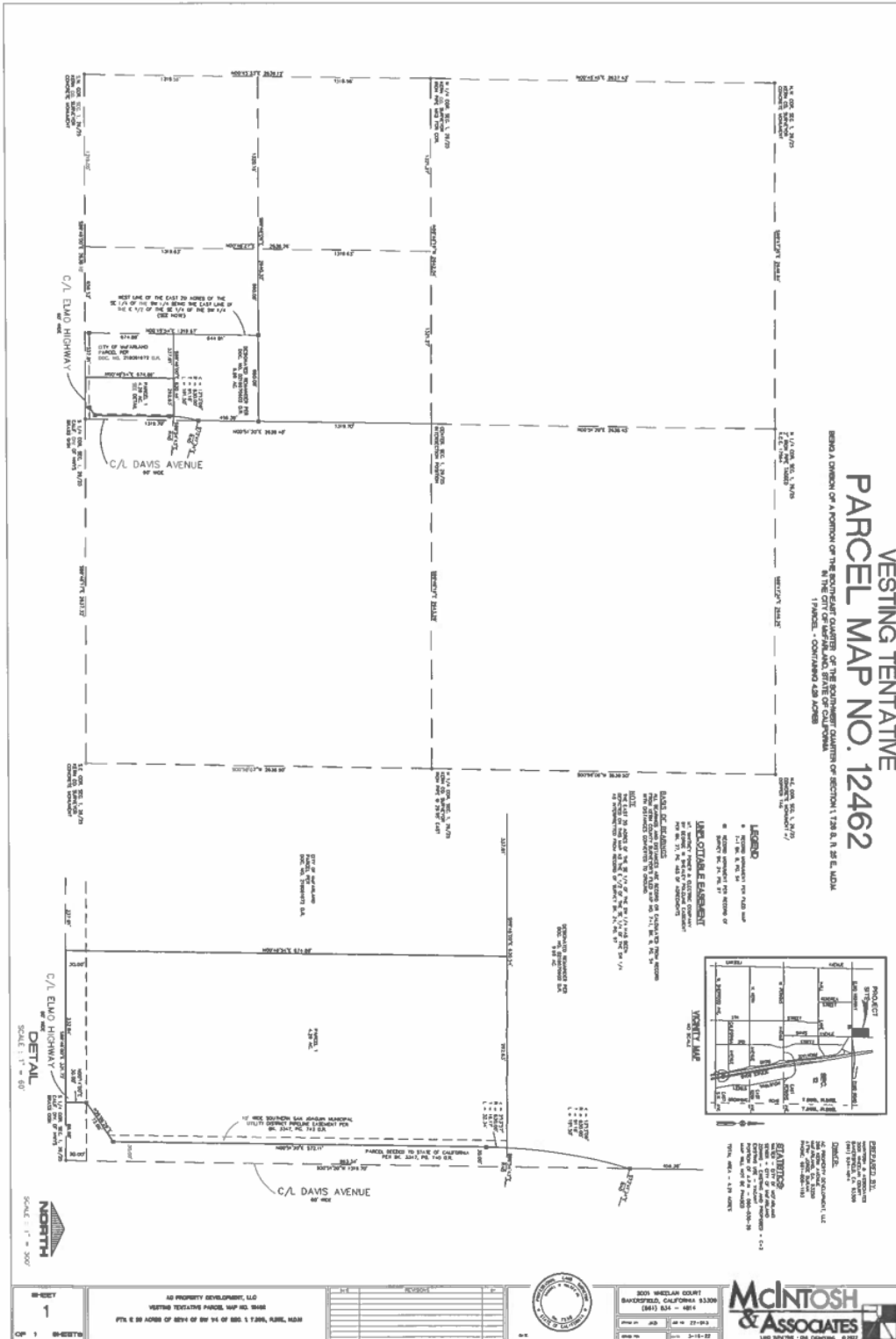
ATTACHMENT 2

Aerial photograph



ATTACHMENT 3

Proposed Tentative Parcel Map



RESOLUTION NO. 2022-0011-PC
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND
RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 22-01.

WHEREAS, Jorge Duran, filed an application requesting a Tentative Parcel Map of the City of McFarland. Once divided, the parcel will consist of 2 separate parcels. Parcel 1 with 4.29 acres and Parcel 2 with 9.69 acres and located West of Davis Avenue and North of W Elmo Hwy; and

WHEREAS, the project is a request to divide and record 2 parcels. The property is designated as C-2, Commercial and will remain that zone; and

WHEREAS, the Project is currently designated as Commercial on the City of McFarland General Plan Land Use map; and

WHEREAS, The proposed parcel map project is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15315 which states that it is categorically exempt in the Minor Land Divisions CEQA conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available; and

WHEREAS, the Planning Commission, through its clerk, did set Tuesday June 21, 2021, 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 a public hearing on Parcel Map No. 22-01; 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 persons desiring were duly heard; and

WHEREAS, the Planning Commission considered all written and oral testimony on Parcel Map No. 22-01; 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) The proposed project is consistent with the City of McFarland's General Plan Land Use and Zoning Map designation;
- 3) The proposed project will split the 9.69 ac. Parcel into 2 parcels.
- 4) The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315. All provisions of CEQA, the State Guidelines have been followed.

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, June 21, 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

Exhibits:

- A. Conditions of Approval
- B. Proposed Parcel Map

Exhibit A
Conditions of Approval

1. This map is conditioned upon the Developer defending, indemnifying and holding harmless the City, its agents, officers, consultants, and /or employees.
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 map is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards and policies.
4. All improvements to comply with American with Disabilities Act standards and regulations (ADA).
5. Contractors and subcontractors shall obtain a business license from the City prior to beginning work.
6. The project to comply with San Joaquin Valley Air Pollution Control District and City regulations regarding the reduction of air emissions resulting from the project. Provide letter of authorization to construct and compliance with PM10 (fugitive dust) regulation.
7. The developer shall provide written approval from the Division of Oil and Gas for the construction of any structure or roadway over or in the proximity of an abandoned well location.
8. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
9. The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.
10. The Developer shall provide to the City a preliminary soils report to address all improvements.
11. All parcels shall retain storm water runoff for the 10-year 5-day storm event per Kern County Standards. Verify the capacity of the sump(s) where incremental drainage runoff due to the development is to be retained. Verify location of the overflow condition. All storm drainage facilities plans and pertinent calculations shall be reviewed and approved by the City.
12. Provide percolation testing at the location of the proposed sump, per Kern County Section 408-8.02.
13. With the grading plan the developer shall prepare a SWPPP/BMP's and retain copy at the construction site to follow all SWPPP and BMP's practices. Page 2 of 3 T:\6-McFARLAND\DOC\22600.07 - VTpm 12462\FINAL CONDITIONS OF APPROVAL\TPM 12462 Final COA - Revised 6-6-22.docx
 - Projects which disturb one (1) acre or more of land: The Developer shall provide a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit. The plan shall be prepared by a Qualified SWPPP Developer/Practitioner.

State permit is required to submit to the SMARTS system. The SWPPP shall be submitted to the City for review and approval.

- 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 enforcement agency (City of McFarland).
14. The half width right-of-way shall be improved with curb, gutter, sidewalk, driveways, grading and paving in accordance with the City's standards for street construction along Elmo Highway and Davis Ave. of the project as shown upon the Tentative Parcel Map.
 15. The Developer shall provide access for all facilities required by fire department and law enforcement for continuous service of the parcel map which shall include, but are not limited to, paved access for vehicle turnaround areas and emergency access.
 16. Developer shall construct potable water system for each parcel or lot created, per the standards, conditions and policies of the City, and shall have water improvement plans and specifications approved by the City.
 17. Developer shall construct sanitary sewers and connections for each dwelling unit, parcel or lot created, per the standards, conditions and policies of the City, and shall have sewer improvement plans and specifications reviewed and approved by the City.
 18. Provide copies of complete set of Civil on-site and off-site improvement plans signed by a California Registered Civil Engineer.
 19. Provide complete Engineer's Cost Estimate per the project's improvement plans signed by a California Registered Civil Engineer. Use current Kern County Development Standards Division Seven Sec. 701-1 to Sec. 702-9, available at:
<http://esps.kerndsa.com/engineering/development-standards/constructionsecurity>.
 20. All improvements shall be installed prior to recordation of the Final Map, or securities as deemed enough by the City, shall be provided in accordance with the Subdivision Map Act and Municipal Code.
 21. Developer's engineer to provide to the City Planning Department with an electronic copy of the Final Map in AutoCAD format.
 22. In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 10 days of recordation of the parcel map shall be submitted to the Advisory Agency.
 23. In accordance with Section 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the City of McFarland Engineer/Surveyor, prior to recordation of the final map.
 24. The parcel map must contain an owners' statement, signed and acknowledged by all persons having any right, title, or interest in and to the property being divided. A request for the waivers of the signatures of parties owning right-of-way, easements, or interest which cannot ripen into fee must also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act. Owner's statement may be recorded on a separate document rather than appear on the map, provided the recording

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25. In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by certified mail of the division of the property. The Advisory Agency will require a letter from these parties stating that the development will not unreasonably interfere with the free complete exercise of the rightof-way or easement within the boundaries of this development
26. In accordance with Section 66434.2 of the Subdivision Map Act, Information required by the conditions of approval shall be in the form of an additional map sheet.
27. Final map shall show all Record Bearing and Distances parenthesized and source of record data identified with Map Bk & Pg. or deed Bk & Pg.
28. Final Map Shall show the Distinctive border line (which does not obscure any text) around the exterior boundary of the land being subdivided, on the interior side of subdivision boundary (66434e).
29. Notation or reference to additional information required by 66434.2 and 66434f.
30. The property shall have all liens cleared from title prior to recording of the final parcel map.
31. Per Section 66475 of the Subdivision Map Act, please show and list all Irrevocable Offers of Dedication on Parcel Map 12462
 - a. 55 feet along Elmo Highway

[illegible]



PLANNING COMMISSION STAFF REPORT

June 1, 2021

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

DATE: June 21, 2022

DEVELOPER: Jorge Duran

PROJECT DESCRIPTION: Tentative Parcel Map 12463

ENVIRONMENTAL DOCUMENT: Exempt

APPLICANT: Jorge Duran

OWNER: AC Property Development LLC

APN: Assessor's Parcel Number 201-031-04

ADDRESS: 946 Frontage Road

SIZE OF SITE: ~2.34 acres

GENERAL PLAN DESIGNATION: Commercial

ZONE DISTRICT: C-2, Commercial

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

STAFF RECOMMENDATION

The staff recommends approval of Tentative Parcel Map 12463 subject to conditions of approval.

PROJECT DESCRIPTION

Currently the property is made up of about 2.34 acres. The site is currently vacant land with the exception to a concrete slab, metal structure, and 13' x 17' storage structure. The parcel is

located South of Vallarta restaurant and West of Highway-99. Property is designated as Commercial, C-2, Zoning on the City General Plan Map and Zoning Map. The designated zoning will remain. The existing parcel will be divided into 4 different parcels. The Tentative Parcel Map went through a plan check from the City Planning Department and the City Engineer. The proposed project will include conditions of approval that are based on adopted City guidelines and policies, those 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 for development that are not essential to the health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Total Acres ~2.34 ac.

Parcel 1 – 0.21 ac.

Parcel 2 – 0.21 ac.

Parcel 3 – 1.02 ac.

Parcel 4 – 0.91 ac.

ENVIRONMENTAL REVIEW

The proposed Parcel Map project is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15315.

Section 15315 therefore it is categorically exempt in the Minor Land Divisions CEQA guidelines states *“division of property into four or fewer parcels when the division is in conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available.”*

FINDINGS

The proposed Tentative Parcel Map 12463 is consistent with the McFarland General Plan and Zoning map.

CONDITIONS OF APPROVAL

1. This map is conditioned upon the Developer defending, indemnifying and holding harmless the City, its agents, officers, consultants, and /or employees.
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 map is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards and policies.
4. All improvements to comply with American with Disabilities Act standards and regulations (ADA).

5. Contractors and subcontractors shall obtain a business license from the City prior to beginning work.
6. The project to comply with San Joaquin Valley Air Pollution Control District and City regulations regarding the reduction of air emissions resulting from the project. Provide letter of authorization to construct and compliance with PM10 (fugitive dust) regulation.
7. The developer shall provide written approval from the Division of Oil and Gas for the construction of any structure or roadway over or in the proximity of an abandoned well location.
8. All improvements shall comply with current City of McFarland and Kern County Development Standards.
9. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
10. The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.
11. The Developer shall provide to the City a preliminary soils report to address all improvements.
12. All parcels shall retain storm water runoff. All storm water generated on the project site shall be retained onsite. Provide storm water drainage study, performed by a registered civil engineer, for the 10-year 5- day storm event per Kern County Standards. The proposed method of storm drainage disposal along with drainage calculations to support the proposed method of disposal shall be submitted to the City of McFarland Public Works Department and approved by the City Engineer. Storm drainage protection and disposal of water into and from the development shall be by a method approved by the City Engineer. Page 2 of 3 T:\6-McFARLAND\DOC\22600.08 - VTPM 12463\FINAL CONDITIONS OF APPROVAL\TPM 12463 Final COA - revised FINAL 6-6-22.docx
13. Provide percolation testing at the location of the proposed sump, per Kern County Section 408-8.02.
14. The developer shall submit a grading plan for the proposed site to be review and approved by the City Engineer and Building Official.
15. With the grading plan the developer shall prepare a SWPPP/BMP's and retain copy at the construction site to follow all SWPPP and BMP's practices.
 - Projects which disturb one (1) acre or more of land: The Developer shall provide a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit. The plan shall be prepared by a Qualified SWPPP Developer/Practitioner. State permit is required to submit to the SMARTS system. The SWPPP shall be submitted to the City for review and approval.
 - 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 enforcement agency (City of McFarland).
16. The half width right-of-way shall be improved with curb, gutter, sidewalk, driveways,

grading and paving in accordance with the City's standards for street construction along 3rd Street and the Frontage Road of the project as shown upon the Tentative Parcel Map.

17. The Developer shall provide access for all facilities required by fire department and law enforcement for continuous service of the parcel map which shall include, but are not limited to, paved access for vehicle turnaround areas and emergency access.
18. Developer shall construct potable water system for each parcel or lot created, per the standards, conditions and policies of the City, and shall have water improvement plans and specifications approved by the City.
19. Developer shall construct sanitary sewers and connections for each dwelling unit, parcel or lot created, per the standards, conditions and policies of the City, and shall have sewer improvement plans and specifications reviewed and approved by the City.
20. Provide copies of complete set of Civil on-site and off-site improvement plans signed by a California Registered Civil Engineer.
21. 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/development-standards/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.
22. All improvements shall be installed prior to recordation of the Final Map, or securities as deemed enough by the City, shall be provided in accordance with the Subdivision Map Act and Municipal Code.
23. Developer's engineer to provide to the City Planning Department with an electronic copy of the Final Map in AutoCAD format.
24. In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 10 days of recordation of the parcel map shall be submitted to the Advisory Agency. Page 3 of 3 T:\6-McFARLAND\DOC\22600.08 - VTPM 12463\FINAL CONDITIONS OF APPROVAL\TPM 12463 Final COA - revised FINAL 6-6-22.docx
25. In accordance with Section 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the City of McFarland Engineer/Surveyor, prior to recordation of the final map.
26. The parcel map must contain an owners' statement, signed and acknowledged by all persons having any right, title, or interest in and to the property being divided. A request for the waivers of the signatures of parties owning right-of-way, easements, or interest which cannot ripen into fee must also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act. Owner's statement may be recorded on a separate document rather than appear on the map, provided the recording information appears on the map.
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Agency will require a letter from these parties stating that the development will not unreasonably interfere with the free complete exercise of the right-of-way or easement within the boundaries of this development

28. In accordance with Section 66434.2 of the Subdivision Map Act, Information required by the conditions of approval shall be in the form of an additional map sheet.
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31. Notation or reference to additional information required by 66434.2 and 66434f.
32. The property shall have all liens cleared from title prior to recording of the final parcel map.

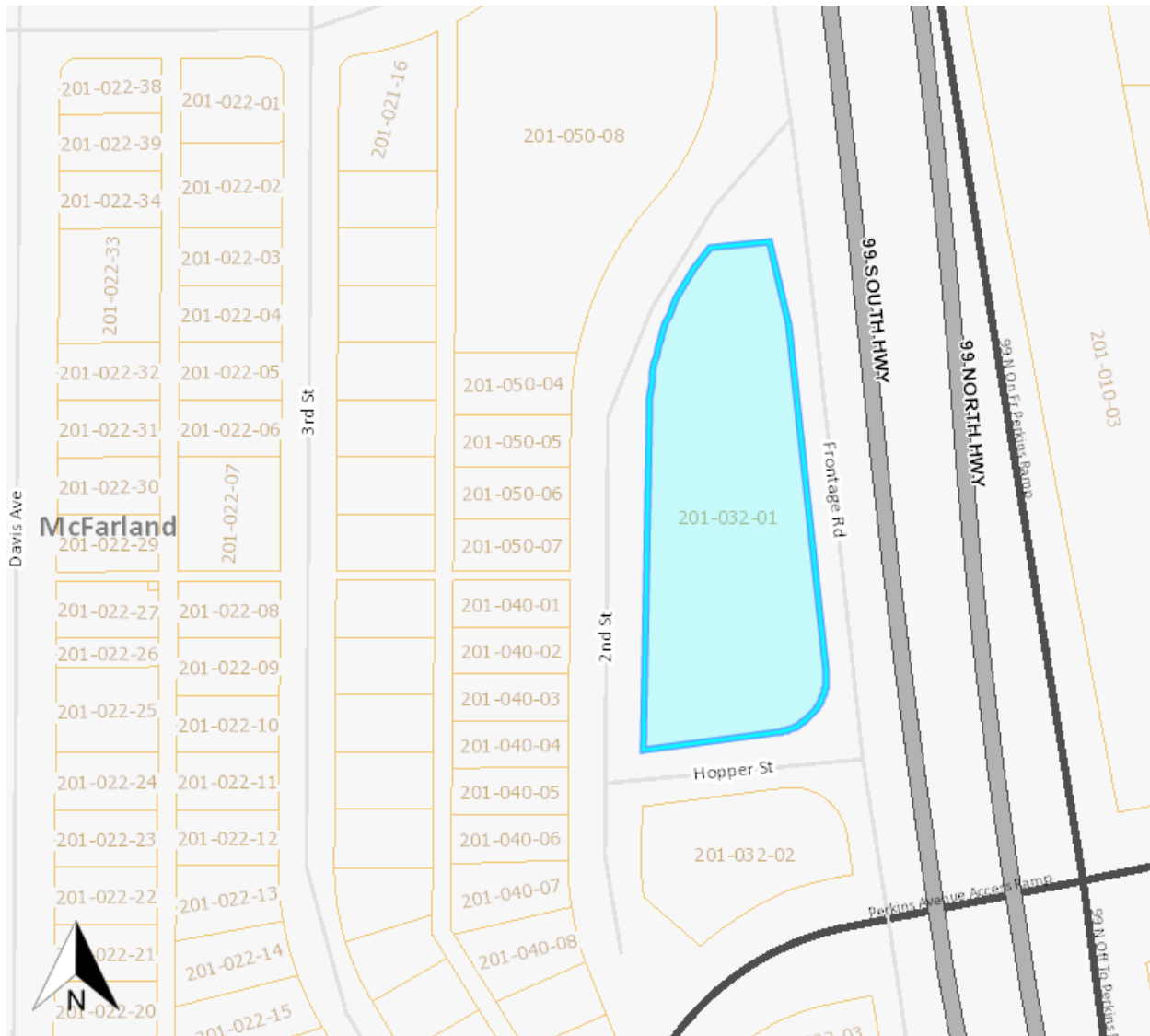
ATTACHMENTS

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Proposed Tentative Parcel Map

ATTACHMENT 1
Vicinity Map



Aerial photograph

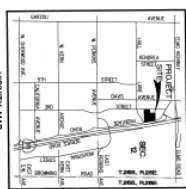


**VESTING TENTATIVE
PARCEL MAP NO. 124663**

IN THE CITY OF MARQUETTE COUNTY OF KEN PATA OF CALIFORNIA
BEING A DIVISION OF LAND, OF PARCELS AND LOTS OF SECTION 17, T. 38 N., R. 25 E., N. 34 S.
AND A PORTION OF SECTION 18, T. 38 N., R. 25 E., N. 34 S., N. 35 S.,
4 PARCELS - CONTAINING - 234.40 ACRES

STATE OF CALIFORNIA
COUNTY OF MARQUETTE
I, CLARA L. LARSEN, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original of the above described Parcel Map as the same appears in the files of the County Clerk of Marquette County, California.

CLARA L. LARSEN, County Clerk



NORTH
SCALE : 1" = 40'

RESOLUTION NO. 2022-0012-PC
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND
RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP 22-02.

WHEREAS, Jorge Duran, filed an application requesting a Tentative Parcel Map of the City of McFarland. Once divided, the parcel will consist of 4 separate parcels. Parcel 1 with 0.21 acres, Parcel 2 with 0.21 acres, Parcel 3 with 1.02 acres, and Parcel 4 with 0.91 acres and located North of Hopper Street and West of Hwy-99; and

WHEREAS, the project is a request to divide and record 4 parcels. The property is designated as C-2, Commercial and will remain that zone; and

WHEREAS, the Project is currently designated as Commercial on the City of McFarland General Plan Land Use map; and

WHEREAS, The proposed parcel map project is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15315 which states that it is categorically exempt in the Minor Land Divisions CEQA conformance with the general plan and zoning, no other variances or exceptions requiring environmental review are required, and all required services and access to the proposed parcels to local standards are available; and

WHEREAS, the Planning Commission, through its clerk, did set Tuesday June 21, 2021, 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 a public hearing on Parcel Map No. 22-02; 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 persons desiring were duly heard; and

WHEREAS, the Planning Commission considered all written and oral testimony on Parcel Map No. 22-02; 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) The proposed project is consistent with the City of McFarland's General Plan Land Use and Zoning Map designation;
- 3) The proposed project will split the 2.34 ac. Parcel into 4 parcels.
- 4) The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15315. All provisions of CEQA, the State Guidelines have been followed.

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, June 21, 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

Exhibits:

- A. Conditions of Approval
- B. Proposed Parcel Map

Exhibit A
Conditions of Approval

1. This map is conditioned upon the Developer defending, indemnifying and holding harmless the City, its agents, officers, consultants, and /or employees.
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 map is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards and policies.
4. All improvements to comply with American with Disabilities Act standards and regulations (ADA).
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8. All improvements shall comply with current City of McFarland and Kern County Development Standards.
9. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
10. The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.
11. The Developer shall provide to the City a preliminary soils report to address all improvements.
12. All parcels shall retain storm water runoff. All storm water generated on the project site shall be retained onsite. Provide storm water drainage study, performed by a registered civil engineer, for the 10-year 5- day storm event per Kern County Standards. The proposed method of storm drainage disposal along with drainage calculations to support the proposed method of disposal shall be submitted to the City of McFarland Public Works Department and approved by the City Engineer. Storm drainage protection and disposal of water into and from the development shall be by a method approved by the City Engineer. Page 2 of 3 T:\6-McFARLAND\DOC\22600.08 - VTPM 12463\FINAL CONDITIONS OF APPROVAL\TPM 12463 Final COA - revised FINAL 6-6-22.docx
13. Provide percolation testing at the location of the proposed sump, per Kern County Section 408-8.02.

14. The developer shall submit a grading plan for the proposed site to be review and approved by the City Engineer and Building Official.
15. With the grading plan the developer shall prepare a SWPPP/BMP's and retain copy at the construction site to follow all SWPPP and BMP's practices.
 - Projects which disturb one (1) acre or more of land: The Developer shall provide a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit. The plan shall be prepared by a Qualified SWPPP Developer/Practitioner. State permit is required to submit to the SMARTS system. The SWPPP shall be submitted to the City for review and approval.
 - 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 enforcement agency (City of McFarland).
16. The half width right-of-way shall be improved with curb, gutter, sidewalk, driveways, grading and paving in accordance with the City's standards for street construction along 3rd Street and the Frontage Road of the project as shown upon the Tentative Parcel Map.
17. The Developer shall provide access for all facilities required by fire department and law enforcement for continuous service of the parcel map which shall include, but are not limited to, paved access for vehicle turnaround areas and emergency access.
18. Developer shall construct potable water system for each parcel or lot created, per the standards, conditions and policies of the City, and shall have water improvement plans and specifications approved by the City.
19. Developer shall construct sanitary sewers and connections for each dwelling unit, parcel or lot created, per the standards, conditions and policies of the City, and shall have sewer improvement plans and specifications reviewed and approved by the City.
20. Provide copies of complete set of Civil on-site and off-site improvement plans signed by a California Registered Civil Engineer.
21. 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-anddevelopment/engineering/development-standards/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.
22. All improvements shall be installed prior to recordation of the Final Map, or securities as deemed enough by the City, shall be provided in accordance with the Subdivision Map Act and Municipal Code.

23. Developer's engineer to provide to the City Planning Department with an electronic copy of the Final Map in AutoCAD format.
24. In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 10 days of recordation of the parcel map shall be submitted to the Advisory Agency. Page 3 of 3 T:\6-McFARLAND\DOC\22600.08 - VTPM 12463\FINAL CONDITIONS OF APPROVAL\TPM 12463 Final COA - revised FINAL 6-6-22.docx
25. In accordance with Section 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the City of McFarland Engineer/Surveyor, prior to recordation of the final map.
26. The parcel map must contain an owners' statement, signed and acknowledged by all persons having any right, title, or interest in and to the property being divided. A request for the waivers of the signatures of parties owning right-of-way, easements, or interest which cannot ripen into fee must also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act. Owner's statement may be recorded on a separate document rather than appear on the map, provided the recording information appears on the map.
27. In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by certified mail of the division of the property. The Advisory Agency will require a letter from these parties stating that the development will not unreasonably interfere with the free complete exercise of the rightof-way or easement within the boundaries of this development
28. In accordance with Section 66434.2 of the Subdivision Map Act, Information required by the conditions of approval shall be in the form of an additional map sheet.
29. Final map shall show all Record Bearing and Distances parenthesized and source of record data identified with Map Bk & Pg. or deed Bk & Pg.
30. Final Map Shall show the Distinctive border line (which does not obscure any text) around the exterior boundary of the land being subdivided, on the interior side of subdivision boundary (66434e).
31. Notation or reference to additional information required by 66434.2 and 66434f.
32. The property shall have all liens cleared from title prior to recording of the final parcel map.

[illegible]



PLANNING COMMISSION STAFF REPORT

June 15, 2021

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

DATE: June 21, 2022

DEVELOPER: McFarland Unified School District

PROJECT DESCRIPTION: Sign Review

ENVIRONMENTAL DOCUMENT: Exempt

APPLICANT: Fresno Neon Sign Co.

OWNER: McFarland Unified School District

APN: 200-023-20

ADDRESS: 601 Second Street

SIZE OF SITE:

GENERAL PLAN DESIGNATION: Commercial

ZONE DISTRICT: C-2

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

STAFF RECOMMENDATION

The staff recommends planning commission approve Sign Plan Review 2022-01 allowing the installation of a new LED pylon sign on the corner of Robertson Ave. and Second St.

PROJECT DESCRIPTION

The site is located at the corner of Robertson Avenue and Second Street at the McFarland Unified School District. Trees that were located on the corner will be removed along with roots and debris. The proposed sign installation will include a new LED pylon sign on a single pole

column with concrete footing. Based on the review of section 17.142.050 of the Municipal Code, the proposed sign was not exempt from the permit requirements; therefore, the proposed sign must be approved by Planning Commission in order to be installed.

ENVIRONMENTAL REVIEW

The proposed Site Plan is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15268. This project meets all of these conditions.

Section 15268 therefore it is categorically exempt in the Ministerial Projects which states:

“Ministerial projects are exempt from the requirements of CEQA. The determination of what is “ministerial” can most appropriately be made by the particular public agency involved based upon its analysis of its own laws, and each public agency should make such determination either as a part of its implementing regulations or on a case-by-case basis.

FINDINGS

Chapter 17.142 of the Municipal code states the review process for Planning Commission’s approval. In it, it states:

1. The planning commission shall determine whether or not the sign comports with the purpose of the city’s sign ordinance and the neighborhood surrounding its location and may limit the size and location of the sign to achieve the purpose of the sign ordinance.
2. The sign may be illuminated upon approval of the planning commission provided that the illumination does not adversely effect neighboring properties or streets.

ACTION

The staff recommends planning commission approve Sign Plan Review 2022-01 allowing the installation of a new LED pylon sign on the corner of Robertson Ave. and Second St.

Attachment 1 – Vicinity Map

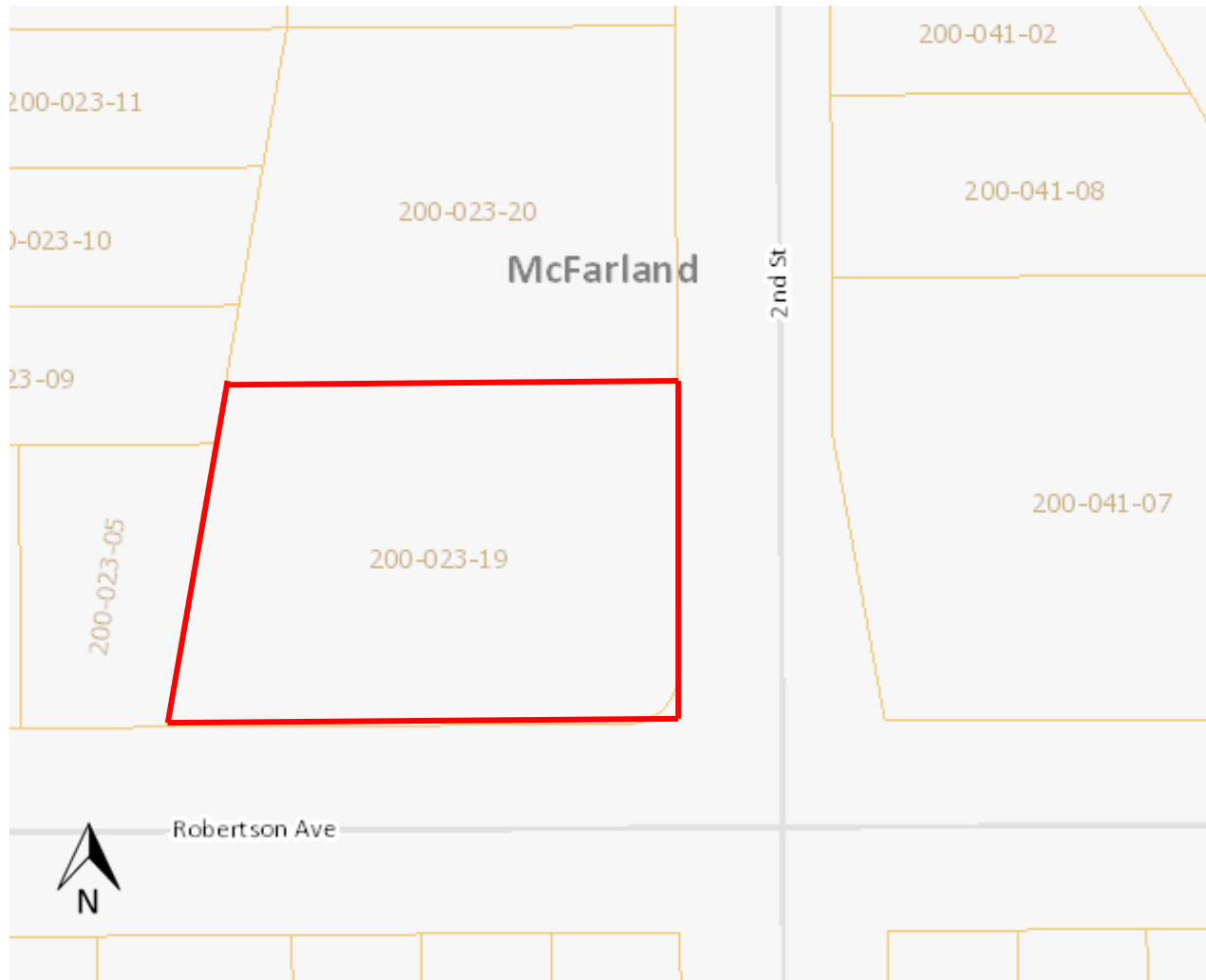
Attachment 2 – Aerial Photograph

Attachment 3 – Proposed Sign/Site Plan

Attachment 4 – Proposed sign

ATTACHMENT 1

Vicinity Map



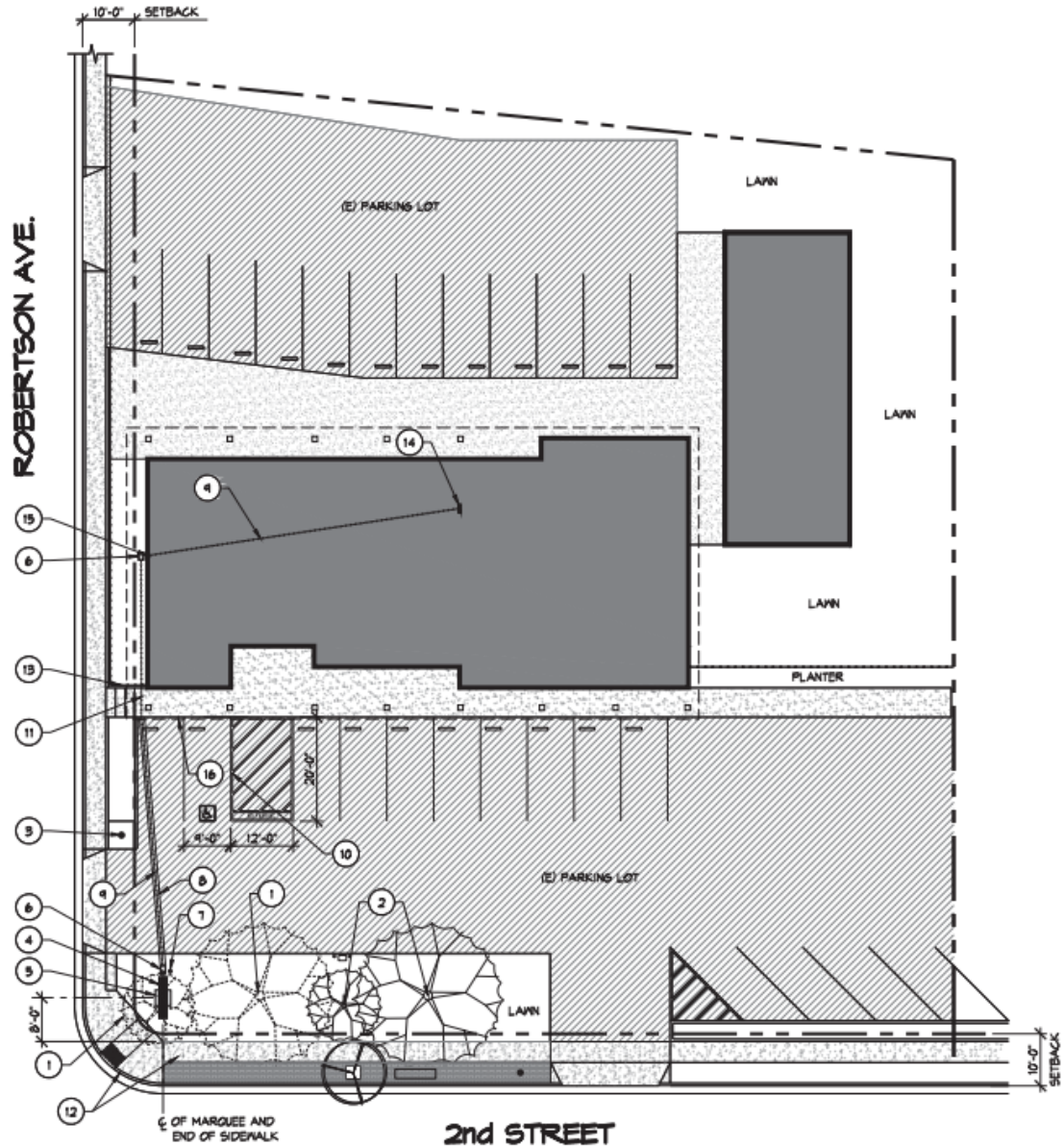
ATTACHMENT 2

Aerial photograph



ATTACHMENT 3

Proposed Sign/Site Plan



SITE PLAN
SCALE : 1" = 20'



ATTACHMENT 4
Proposed Sign



RESOLUTION NO. 2022-0013 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SIGN PLAN REVIEW 2022-002 A REQUEST TO ALLOW FOR THE INSTALLATION OF A NEW LED PYLON SIGN ON PROJECT SITE LOCATED ON THE CORNER OF ROBERTSON AVENUE AND SECOND STREET, WEST OF THE HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B

WHEREAS, Fresno Neon Sign Co. has filed an application for a Sign Plan Review to install and operate a new LED pylon sign on the corner of the McFarland Unified School District site, and

WHEREAS, the project location is generally located on the corner of Robertson Avenue and Second Street and West of the railroad and hwy-99; and

WHEREAS, the project site is located on Assessor's Parcel Number 200-023-20.

WHEREAS, pursuant to Section 17.142.040 the proposed signage was required to be approved by the City of McFarland Planning Commission in order to be installed; and

WHEREAS, the applicant is required to obtain a building permit for the installation of the approved sign; and

WHEREAS, The site plan approved is reflected in Exhibit C and Exhibit D; and

WHEREAS, said application and Public Hearing has been made in the form and manner prescribed by Title 17 of the McFarland Municipal Code and said Public Hearing was duly and timely conducted; and

WHEREAS, it has been determined that Sign Plan Review 2022-0001 is exempt from the California Environmental Quality Act (CEQA) per Section 15268 Ministerial Project; and

WHEREAS, the Planning Commission, through its clerk, did set Tuesday June 21, 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 Sign Plan Review 2022-0001; and

WHEREAS, the Planning Commission received both written and oral testimony on Sign Plan Review 2022-0001.

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 15268 Ministerial Project.
- 3) Sign Plan Review is approved with the condition that a building permit is obtained to install and operate the LED pylon sign.
- 4) Sign Plan Review 2022-0001 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 Residential land use designation.
- 5) Sign Plan Review 2022-0001 will not be detrimental to the health, safety and welfare of the citizens of McFarland.
- 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, June 21, 2022, 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:

Francisca Alvarado
City Clerk

Marco Martinez
Chairman

EXHIBIT A
Vicinity Map

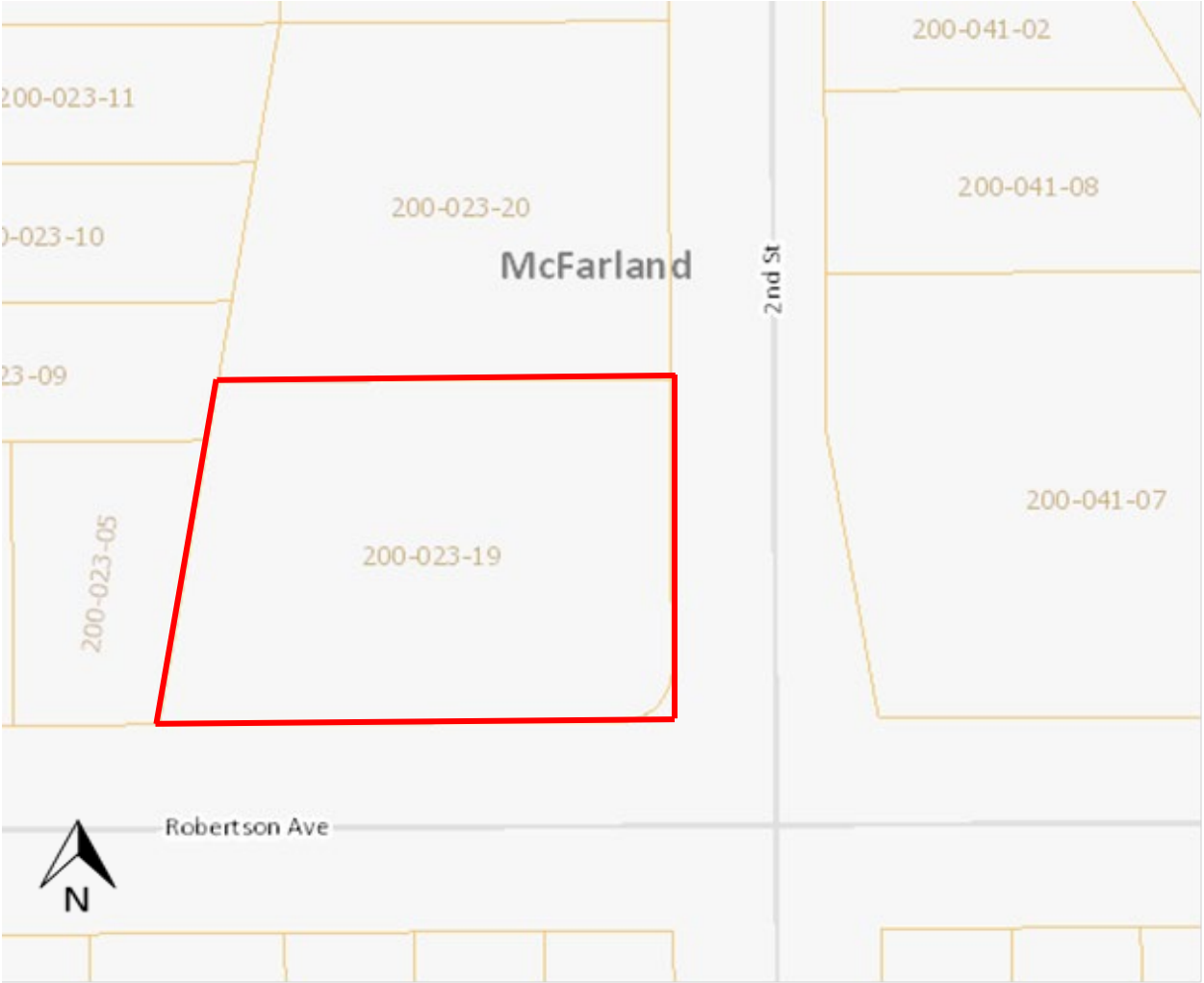


EXHIBIT B
Aerial photograph



EXHIBIT C

Proposed Sign/Site Plan

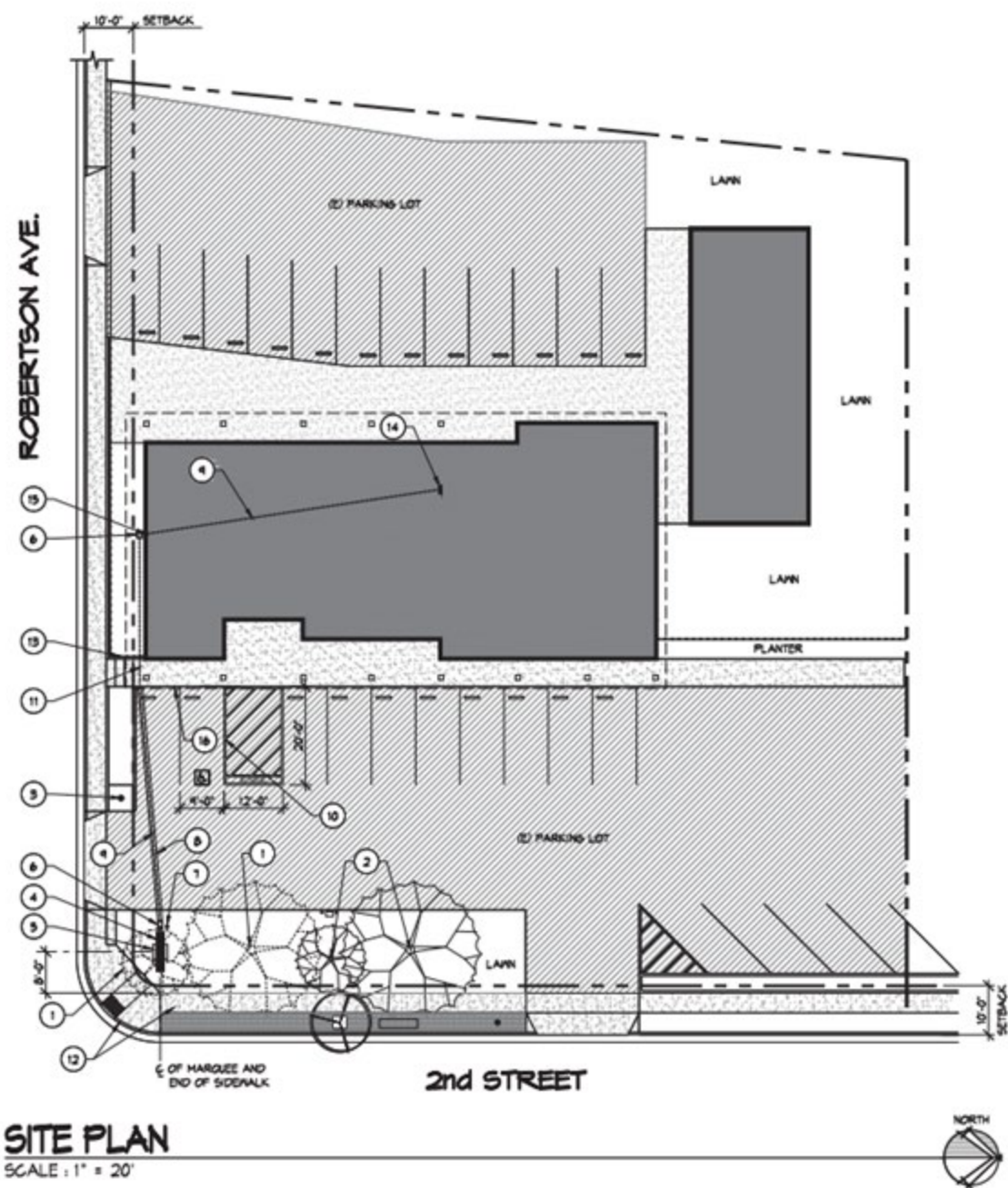


EXHIBIT D
Proposed Sign

