



# MCFARLAND PLANNING COMMISSION

## Special Meeting Notice and Agenda

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

**Thursday, August 6, 2026  
5:00 PM**

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

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**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](mailto: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:****PRESENTATIONS**

**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.

**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 July 1, 2026, Regular Planning Commission Meeting Minutes

**PUBLIC HEARINGS**

2. Approval of Resolution No. 2026-11PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA APPROVING A VARIANCE FOR SETBACKS ON AN ACCESSARY UNIT AT 220 CEDAR GROVE
3. Approval of Resolution No. 2026-12PC A RESOLUTION OF THE PLANNING OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA APPROVING TENTATIVE PARCEL MAP 12657

**DEPARTMENT REQUESTS (NON-PUBLIC HEARING ITEMS)****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 August 3, 2026.

*Erika De La Cruz*

Erika De La Cruz, City Clerk

**The Next Regular Planning Commission Meeting: September 2, 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](http://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

July 1, 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 6:00 pm

### ROLL CALL

**Commissioners Present:** Chairman Jose “Jay” Hernandez, Planning Commissioner David Soto, Planning Commissioner Jim White, Planning Commissioner Victor Oropeza, Planning Commissioner Juan Munguia

**Commissioners Absent:**

### OFFICIALS PRESENT

City Manager Diego Viramontes, Senior City Planner Brianahi De Leon, Deputy City Clerk Caroline Cano

### PLEDGE OF ALLEGIANCE

Offered by Chairman Hernandez

### INVOCATION

Offered by Chairman Hernandez

### APPROVE AGENDA AS TO FORM

Motion by Chairman Hernandez, Seconded by Commissioner White, to approve the Agenda as to Form, with the amendment to table Agenda Item 4 for a future meeting, at the meeting of July 1, 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 May 21, 2026, Special Planning Commission Meeting Minutes
2. Approval of June 3, 2026 2026 Regular Planning Commission Meeting Minutes

*Motion By Commissioner Oropeza, Seconded by Commissioner White, to Approve the Consent Agenda at the meeting of July 1, 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 HEARINGS**

3. Approval of Resolution No. 2026-8PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SIGN PLAN REVIEW 2026-8, A REQUEST TO ALLOW FOR THE INSTALLATION OF A NEW ILLUMINATED LED CABINET (BOX) SIGN ON PROJECT SITE LOCATED AT 406 2<sup>ND</sup> STREET, NORTH OF KERN AVENUE AND EAST OF 2<sup>ND</sup> STREET AS REFLECTED IN EXHIBIT A

*Motion By Commissioner White, Seconded by Commissioner Oropeza, to Approve the Consent Agenda at the meeting of July 1, 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*

4. Approval of Resolution No. 2026-9PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, APPROVING A VARIANCE FOR SETBACKS ON AN ACCESS

*This item was motioned to be tabled for a future Planning Commission Meeting.*

5. Approval of Resolution No. 2026-10PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, APPROVING A VARIANCE FOR HEIGHT AND SETBACKS ON A BLOCK WALL PROPOSAL AT 392 MARIA COURT AS REFLECTED IN EXHIBIT A

*Motion By Chairman Hernandez Seconded by Commissioner Soto, to Approve the Resolution No. 2026-10PC with the amendment of only approving the reduction of the minimum setback standards at meeting of July 1, 2026. **Motion Failed** by 1/4 Roll-Call Majority Vote*

***Roll Call Vote:***

*AYES: D. Soto*

*NOES: J. Hernandez, J. White, V. Oropeza, J. Munguia*

*ABSENT: None*

*ABSTAIN: None*

*FAILED: 1-4*

*Motion By Chairman Hernandez, Seconded by Commissioner White, to Approve the Resolution No. 2026-10PC with the amendment of only approving the extension in the maximum height standards at the meeting of July 1, 2026. **Motion Failed** by 0/5 Roll-Call Majority Vote*

***Roll Call Vote:***

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

**PUBLIC COMMENT**

None

**COMMISSIONER COMMENTS**

**Commissioner White**  
Expresses that he looks forward to the future events McFarland will hold.

**Commissioner Oropeza**  
Expresses excitement for the City’s upcoming Fourth of July celebration being held on July 2<sup>nd</sup>, 2026.

**Commissioner Munguia**  
No comment

**Commissioner Soto**  
Expresses excitement for the City’s upcoming Fourth of July celebration being held on July 2<sup>nd</sup>, 2026.

**Chairman Hernandez**  
Expresses appreciation for City’s work in maintaining events and gives thanks to the Planning Commission for attending the meeting.

**ADJOURNEMENT**

**Meeting adjourned at 6:26 p.m.**

*Motion By Chairman Hernandez, Second by Commissioner Soto, to adjourn the meeting of July 1, 2026 at 6:26 p.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

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Erika De La Cruz, City Clerk



# **City of McFarland**

## **Planning Commission Meeting**

### **STAFF REPORT**

Agenda Item No. 2.  
Section: PUBLIC HEARINGS  
Meeting Date: August 6, 2026

**TO:** Honorable Chairman and Planning Commissioners

**FROM:** Diego Viramontes, City Manager  
Brianahi De Leon, Senior City Planner

**SUBJECT:** Approval of Resolution No. 2026-11PC A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA APPROVING A VARIANCE FOR SETBACKS ON AN ACCESSORY UNIT AT 220 CEDAR GROVE

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#### **SUMMARY:**

The applicant Veronica Mojarra is requesting for a variance to allow for the installation of a 16 feet by 12 feet storage unit on the property located at 220 Cedar Grove Street. The property is also identified as APN 201-523-11. Section 17.12.080 of the McFarland Municipal Code, requires a set-back of 6 feet between structures and a side and rear-yard setback of 5 feet. Because the applicant has a small yard, they are requesting a variance to the setbacks. Their request states, "Complying with the strict zoning requirements creates an unnecessary hardship that prevents me from utilizing my property in the same manner as my neighbors." The applicant is requesting approval for a setback of 4 feet between structures and a setback of 3 to 4 feet for the side and rear-yard setbacks. The applicants letter is found in exhibit C for reference.

#### **FINANCIAL IMPACT:**

The applicant paid a non-refundable Variance fee of \$1,500 and will be required to pay a Building Permit Fee of about \$700

#### **RECOMMENDATION:**

City staff recommends Planning Commission consider and give direction of the requested variance, based on the findings presented in this report.

#### **ATTACHMENTS:**

1. EXHIBIT A: SITE LOCATION
2. EXHIBIT B: SITE MAP
3. EXHIBIT C: APPLICANT LETTER-Redacted

**RESOLUTION NO. 2026-11PC**  
**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND,**  
**CALIFORNIA APPROVING A VARIANCE FOR SETBACKS ON AN ACCESSARY UNIT AT**  
**220 CEDAR GROVE**

**WHEREAS,** the applicant Veronica Mojarra submitted a request for a variance to allow a reduction in setback requirements to accommodate a 16 ft. by 12 ft. storage unit at the property located at 220 Cedar Grove Street; and

**WHEREAS,** the applicable zoning regulations require a minimum setback of 6 feet between structures, and 5 feet between structure and side and rear-yard; and

**WHEREAS,** the applicant is proposing a setback of 4 feet between structures and a side-yard and rear-yard setback of 3-4 feet; and

**WHEREAS,** public notice of the hearing was provided in compliance with the McFarland Municipal Code; and

**WHEREAS,** the Planning Commission has reviewed the staff report, application materials, and recommendations and finds that the requested variance is minor in nature and will not be materially detrimental to the public welfare or injurious to surrounding properties.

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

- 1. Approval of the requested variance is for a reduction in minimum setback standards for the property located at 220 Cedar Grove Street and is subject to the following conditions:
  - a. The project shall be installed in substantial conformance with the plans approved.
  - b. This variance applies only to the setbacks identified herein and does not authorize any other zoning deviation.
  - c. All construction shall comply with applicable building and fire codes.
  - d. Any modification to the approved plans shall be subject to staff review and approval.
- 2. Considers and directs staff to implement the approved variance in accordance with this resolution.

PASSED AND ADOPTED at a special meeting of the Planning Commission of the City of McFarland on August 6, 2026 by the following vote:

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



CITY OF MCFARLAND

\_\_\_\_\_  
Jose Hernandez, Chairman

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.

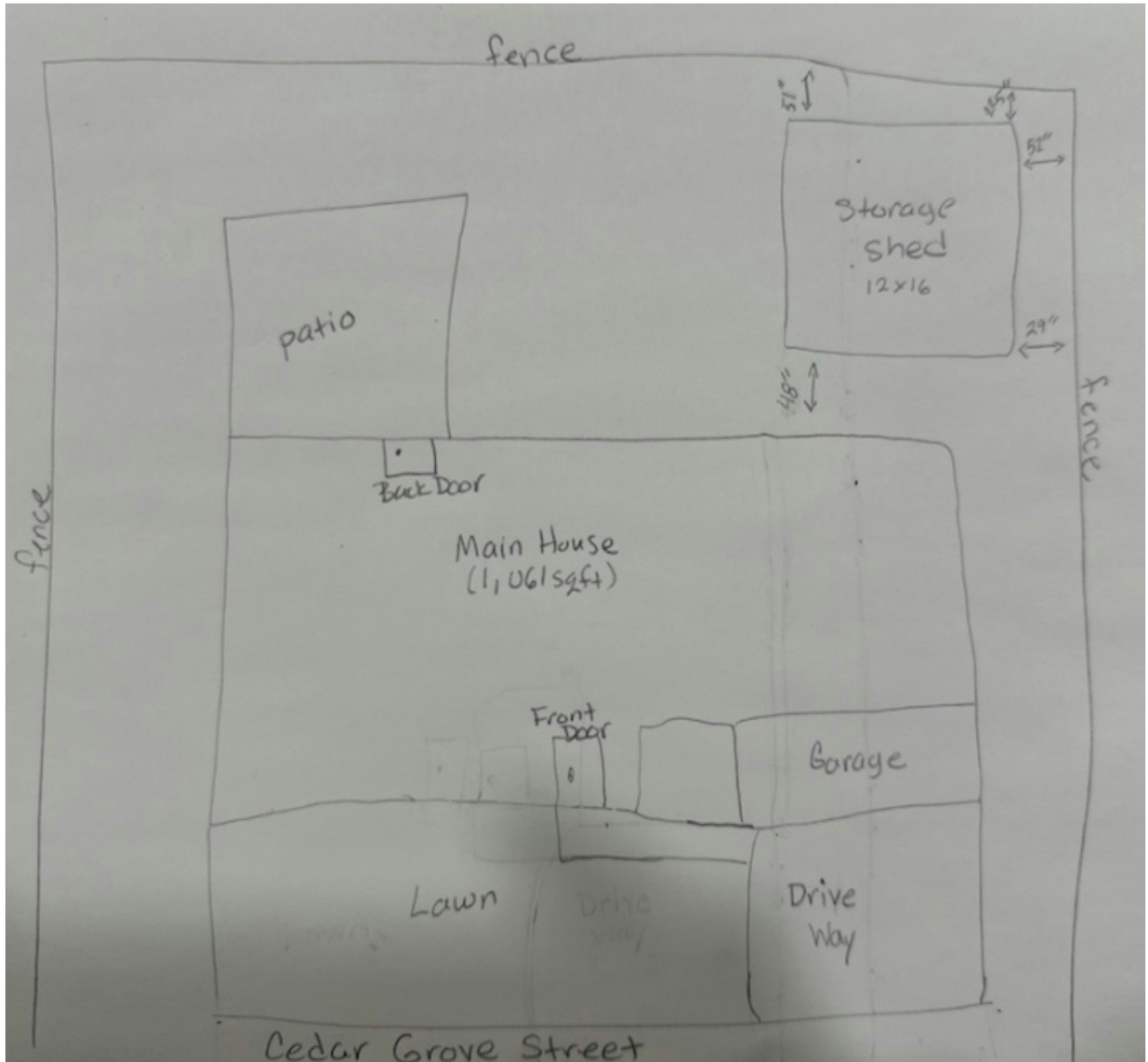
# EXHIBIT A:

## SITE LOCATION



# EXHIBIT B:

## SITE MAP



# EXHIBIT C:

## LETTER FROM APPLICANT

**Veronica Mojarra**

220 Cedar Grove

McFarland, CA 93250

06.16.26

**City of McFarland**

Community Development Department – Planning Division

401 W. Kern Avenue

McFarland, CA 93250

**Subject: Request for Zoning Variance for [Property Address, or Parcel Number]**

Dear Members of the Planning Commission and Zoning Administrator,

I am writing to formally request a variance from the City of McFarland Municipal Code to allow the construction of a 16x12 storage unit on my property located at 220 Cedar Grove Street.

Specifically, I am seeking relief from Section 17.12.080 of the municipal code, which requires a minimum set back of 6 feet between buildings and a side-yard and rear-yard setback of 5 feet. This variance is necessary due to the exceptionally small footprint of my lot. Because of this unique physical constraint, complying with the strict zoning requirements creates an unnecessary hardship that prevents me from utilizing my property in the same manner as my neighbors.

Thank you for your consideration.

Sincerely,

Veronica Mojarra





# **City of McFarland**

## **Planning Commission Meeting**

### **STAFF REPORT**

Agenda Item No. 3.  
Section: PUBLIC HEARINGS  
Meeting Date: August 6, 2026

**TO:** Honorable Chairman and Planning Commissioners

**FROM:** Diego Viramontes, City Manager  
Brianahi De Leon, Senior City Planner

**SUBJECT:** Approval of Resolution No. 2026-12PC A RESOLUTION OF THE PLANNING OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND, CALIFORNIA APPROVING TENTATIVE PARCEL MAP 12657

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#### **SUMMARY:**

Applicant Steve Milicic Trust submitted an application for a Tentative Parcel Map. The proposed project site is located South of Perkins Avenue, West of Garzoli Avenue, and North of Sherwood Avenue. The property is identified by APN 060-420-20 and does not have an address connected to the site yet. The property was brought into the City through Annexation 19 and was pre-zoned R-1 (Residential), Park (P), and R-4 (Residential). In order to divide the properties for future development, the applicant is proposing a Tentative Parcel Map. The proposed Tentative Parcel Map includes 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 A - Residential (R-1),  
Parcel B - Park (P),  
Parcel C - Residential (R-4),

#### **ENVIRONMENTAL REVIEW**

An environmental study of the project was completed. Reference to the previous Negative Declaration for Annexation 19 was made. It was found that this project plan and maps were referenced in that Negative Declaration and the same conclusion remains; therefore, no additional environment; declaration will be necessary.

#### **FINDINGS**

The proposed Tentative Parcel Map is consistent with the general plan and zoning map.

#### **FINANCIAL IMPACT:**

NONE

**RECOMMENDATION:**

The staff recommends Planning Commission to consider and approve Tentative Parcel Map 12657 subject to the Conditions of Approval and allowing the division of 38.94 ac. into 3 parcels.

**ATTACHMENTS:**

1. ATTACHMENT 1: Conditions of Approval
2. ATTACHMENT 2 Tentative Parcel Map 12657\_Redacted
3. ATTACHMENT 3: Site Location

**RESOLUTION NO. [RESOLUTION\_FORMATTED\_NUMBER]**  
**A RESOLUTION OF THE PLANNING OF THE PLANNING COMMISSION OF THE CITY**  
**OF MCFARLAND, CALIFORNIA APPROVING TENTATIVE PARCEL MAP 12657**

**WHEREAS**, Steve Milicic Trust files an application requesting a Tentative Parcel Map of the City of McFarland. Once divided, the parcel will consist of 3 separate parcels; and

**WHEREAS**, the parcels will be identified as Parcel A, B, and C; and

**WHEREAS**, the project is consistent with the General Plan Land Use and Zoning Maps; and

**WHEREAS**, an environmental study of the project was completed. Reference to the previous Negative Declaration for Annexation 19 was made. It was found that this project plan and amps were referenced in that Negative Declaration and the same conclusion remains, so no additional environmental declaration will be necessary; and

**WHEREAS**, the Planning Commission, through its City Clerk, did set Wednesday August 5, 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 a public hearing on Tentative Parcel map No. 12657; 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 No. 12657.

**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 consistent with the City of McFarland's General Plan Land Use and Zoning Map designation.
3. The proposed project will divide the parcel into 3 parcels.
4. The Negative Declaration for Annexation 19 was referenced as the project was included in the

report.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of McFarland on August 6, 2026 by the following vote:

|                     | <b>Aye</b> | <b>Nae</b> | <b>Abstain</b> | <b>Absent</b> |
|---------------------|------------|------------|----------------|---------------|
| David Soto          |            |            |                |               |
| Jose Hernandez, Jr. |            |            |                |               |
| Juan Munguia        |            |            |                |               |
| Victor Oropeza      |            |            |                |               |
| Jim White           |            |            |                |               |

CITY OF MCFARLAND

\_\_\_\_\_  
Commissioner Chairman

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.



**CITY OF MCFARLAND  
PLANNING DEPARTMENT**

**Tentative Parcel Map 12657  
Conditions of Approval**

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**PART A – PROJECT INFORMATION**

**Assessor's Parcel Number** 060-420-14

**Job Address:** No address assigned yet

**Existing General Plan:** Residential & Commercial

**Existing Zoning:** C-2 & R-1

**PROJECT DESCRIPTION:**

The proposed project is a request to process a Tentative Parcel Map in the City of McFarland. Once divided the parcels will consist of three (3) separate parcels – Parcel A, B, and C. The three parcels will be residential

**PART B – 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 all 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. All deferred improvements must be completed prior to issuance of any COO's.
6. Provisions for transit systems shall be incorporated into the development design including designation of bus stop locations at regular intervals so areas adjacent to transit lines can be served.
7. The applicant shall provide written confirmation from the Division of Oil and Gas that no abandoned wells are located on or near the project site. If abandoned wells are present, the applicant shall obtain written approval from the Division of Oil and Gas before constructing any roadway over or near an abandoned well location. Habitable structures shall meet all applicable Division of Oil and Gas setback requirements.

8. Utilities shall be installed underground in accordance with the requirements of each utility company and the City.
9. The Developer shall dedicate public utility easements within the development as required by the City and affected utilities.
10. Each parcel shall retain stormwater runoff from the 10-year, 5-day storm event in accordance with Kern County Standards. Storm drainage facility plans and supporting calculations shall be reviewed and approved by the City Engineer.
11. On-site stormwater retention is required. Grading and drainage plans for each lot shall identify on-site stormwater retention measures and the proposed water and sewer connection points.
12. 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).
13. Before recordation of the final map, all structures or improvements within the ultimate Right-of-Way—including fencing, concrete, power poles, irrigation lines, and agricultural wells—shall be removed or relocated.
  - 1) Any structures within the 45-foot right of way on West Perkins Avenue that conflict with planned development—such as fences, concrete, irrigation lines, or power poles—must be removed or moved before development begins.
  - 2) Any structures within the 55-foot right of way on Sherwood Avenue that conflict with planned development—such as fences, concrete, irrigation lines, or power poles—must be removed or moved before development begins.
14. The applicant shall comply with the latest California Building and Development Codes adopted by the City of McFarland, the current City of McFarland Subdivision Ordinance, and all other applicable codes, ordinances, regulations, and development standards in effect when the relevant permits are issued.
15. All public improvements shall conform to the City of McFarland Improvement Standards. Improvement plans and associated fees shall be submitted to the City of McFarland for review and approval prior to recordation of any map and/or construction of any improvements. Improvement plans shall include:
  - a) Full street improvements shall be provided to the centerline of Sherwood Avenue and West Perkins Avenue, including curb, gutter, and sidewalk improvements in accordance with ADA and City Standards.

- b) Water and sewer plans shall be provided for all lots. Private sewer systems shall not be permitted.
  - c) Streetlight plans shall include underground electrical plans showing power connections to the streetlights. Streetlight locations, as determined and approved by the City of McFarland Public Works Department, shall be shown on the improvement plans.
16. Street pavement sections shall be designed using R-values provided by the developer's engineer and approved by the City Engineer.
  17. The developer shall be responsible for the installation of street signs, street striping, stop signs, or any other traffic safety devices as required by the City of McFarland Standards and City Engineer.
  18. Before the streetlights are accepted for maintenance, they shall be tested to the satisfaction of the City and utility company using a contractor-provided power source. The City of McFarland will own the poles, and PG&E will provide electricity. The developer shall pay all streetlight electricity costs until the improvements are accepted by the City Council.
  19. The Developer shall provide access for all facilities required by the 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.
  20. Potable water systems shall be constructed for each newly created parcel or lot in accordance with City standards, conditions, and policies. Water improvement plans, hydrants, and specifications shall be approved by the City.
  21. Developers 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.
  22. Provide copies of complete set of Civil on-site and off-site improvement plans signed by a California Registered Civil Engineer.
  23. 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.
  24. All public improvements shall be installed or bonded before recordation of the final map. Alternatively, security deemed sufficient by the City shall be provided in accordance with the Subdivision Map Act, the City of McFarland Subdivision Ordinance, and a Subdivision Improvement Agreement approved by the City Council.

#### Survey Conditions of Approval for Tentative Parcel Map 12657

- I. In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 30 days of recordation of the parcel map shall be submitted to the Advisory Agency.
- II. 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 recording the final map.
- III. The parcel map must contain an owner's 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

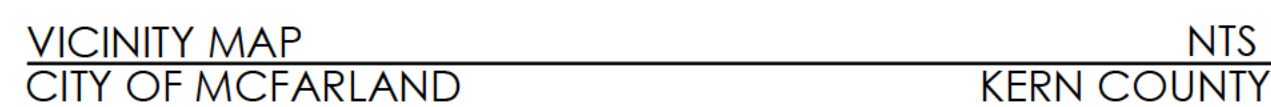
which cannot ripen into fee must also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act. Owner's statement may be recorded on a separate document rather than appear on the map, provided the recording information appears on the map.

- IV. 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.
- V. The final Parcel Map shall be based on a field survey in conformity with the Land Surveyor's Act and shall show all existing easement of record on the map.
- VI. 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.
- VII. The final map shall show all Record Bearing and Distances parenthesized and source of record data identified with Map Bk & Pg. or deed Bk & Pg.
- VIII. 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).
- IX. All monuments found, replaced or removed by construction are described as to kind, size, tag numbers, reference to origin, and tied by survey to this map.
- X. All monuments shall be of a permanent type and constructed of, or contain, ferrous or other magnetic material that will be responded to metal detectors employed by surveying professionals. All lot corners in subdivisions and parcel maps shall be monumented.
- XI. Notation or reference to additional information required by 66434.2 and 66434f.
- XII. Show and list all Irrevocable Offers of Dedication on Parcel Map 12657 and record by separate document.
  - a) Additional 25-foot Irrevocable Offer of Dedication along Sherwood Avenue for the entire property frontage.
  - b) Additional 15-foot Irrevocable Offer of Dedication along Perkins Avenue for the entire property frontage.

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

Conditions of approval may be appealed within fifteen (15) calendar days from the date of the approval. However, conditions based on the City of McFarland Municipal Code are mandatory and may be modified by variance, provided findings pursuant to the McFarland Municipal Code Section 17.148 can be made. Should an appeal of a mandatory condition of approval be received, an application for a variance and the associated fee must be submitted for consideration.





REAL PROPERTY IN THE INCORPORATED AREA OF THE  
OF THE COUNTY OF KERN, STATE OF CALIFORNIA,  
DESCRIBED AS FOLLOWS

THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF  
SECTION 11, TOWNSHIP 26 SOUTH, RANGE 25 EAST, MOUNT DIABLO  
BASE AND MERIDIAN, IN THE INCORPORATED AREA OF  
THE CITY OF MCFARLAND IN THE COUNTY OF KERN,  
STATE OF CALIFORNIA, AS FOR THE OFFICIAL PLAT THEROF

JURAJ MILICIC & SON  
9620 MARSEILLES CT.  
BAKERSFIELD, CA 93312

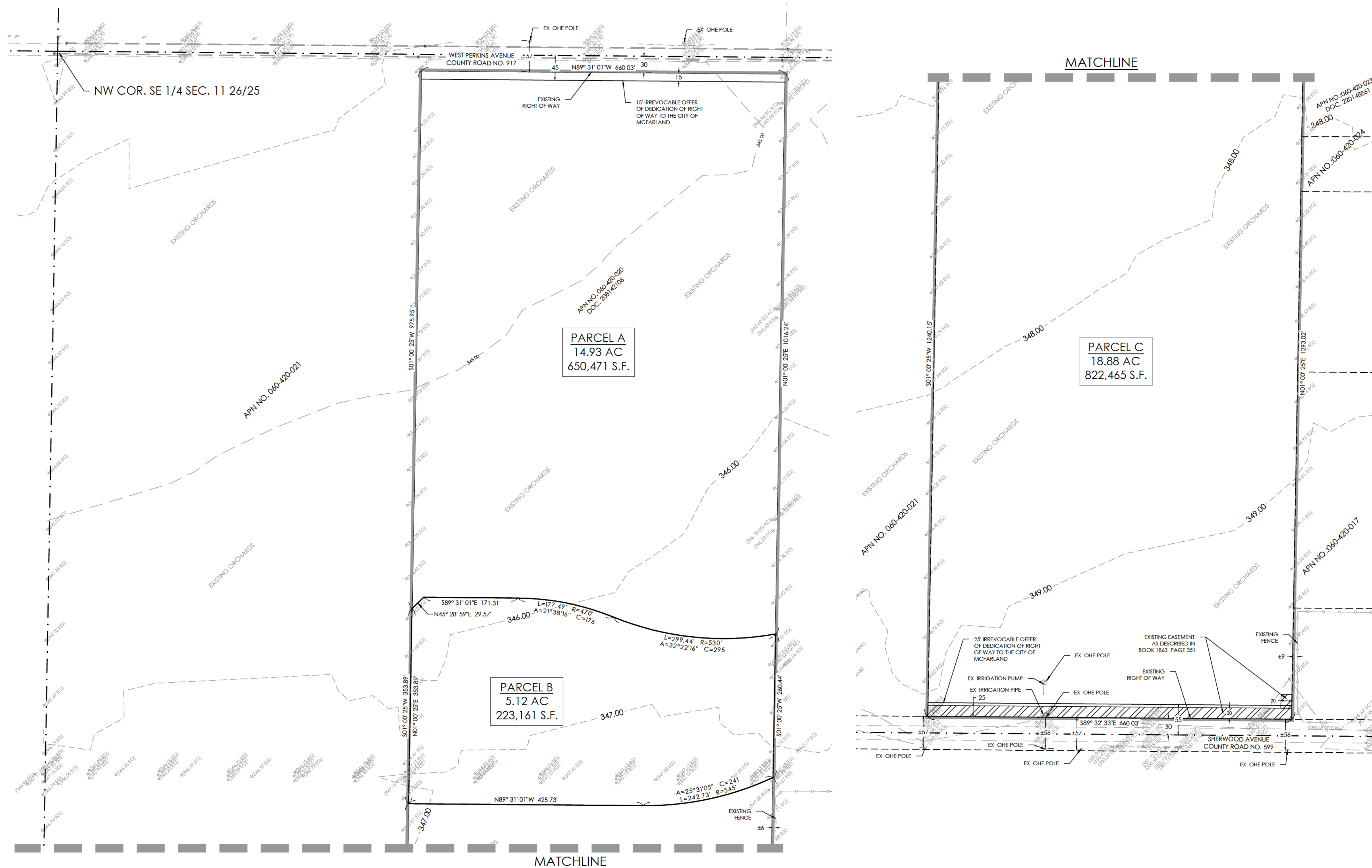
CITY OF MCFARLAND  
401 WEST KERN AVENUE  
MCFARLAND, CALIFORNIA 93250  
661-792-3091

AW ENGINEERING  
810 W. ACEQUIA AVE.  
VISALIA, CA. 93291  
(559) 713-6139

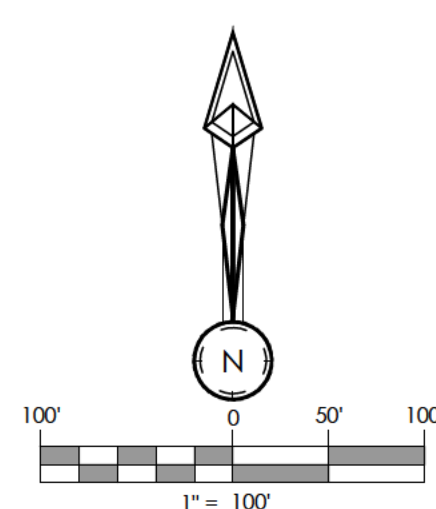
BOUNDARY LINES SHOWN HEREIN IS  
CALCULATED FROM RECORD AND  
ARE APPROXIMATE IN NATURE

|                  |                            |
|------------------|----------------------------|
| EXISTING ZONING: | A                          |
| PROPOSED ZONING: | R-1                        |
| EXISTING USE:    | AGRICULTURE                |
| PROPOSED USE:    | RETAIL                     |
| TOTAL AREA:      | 38.94 AC.                  |
| TOTAL PARCELS:   | 1                          |
| FLOOD ZONE:      | ZONE-X PANEL # 06029C0740E |
| STORM WATER:     | CITY OF MCFARLAND          |
| SEWAGE DISPOSAL: | CITY OF MCFARLAND          |
| WATER SUPPLY:    | CITY OF MCFARLAND          |
| REFUSE:          | CITY OF MCFARLAND          |
| ELECTRICITY:     | PG & E                     |
| GAS:             | SOUTHERN CALIFORNIA GAS CO |
| TELEPHONE:       | AT&T                       |
| APN:             | 060-420-20                 |

 SECTION LINE  
 LIMITS OF DIVISION  
 PARCEL LINE



AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 2,  
1951 AS BOOK 1863, PAGE 351 OF OFFICIAL RECORDS





## **ATTACHMENT 3: SITE LOCATION**

