

AGENDA
MCFARLAND CITY COUNCIL
MCFARLAND SUCCESSOR AGENCY
MCFARLAND PUBLIC FINANCE AUTHORITY
MCFARLAND IMPROVEMENT AUTHORITY
MCFARLAND PARKING AUTHORITY
MCFARLAND USA FOUNDATION

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

July 8, 2021
6:00 PM

In Person Meeting

How to submit public comments:

The meetings of the City Council 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 mayor 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 City Council, staff, and the media. Willful disruption of the meeting shall not be permitted. If the Mayor finds that there is in fact willful disruption of any City Council Meeting, he/she may order the disrupting parties out of the room and subsequently conduct the City’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: Mayor Sally Gonzalez

ROLL CALL:

Mayor/Chairman, Sally Gonzalez
Mayor Pro Tem, María T. Pérez
Council Member/Board Member, Saul Ayon
Council Member/Board Member, Ricardo Cano

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS, INTRODUCTIONS AND AWARDS

PUBLIC COMMENT: The public may address the Council/Board Member on items, which do not appear on the agenda. Council/Board Members 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 a Council Member/Board Member removes a particular item.

1. Warrant Register For \$ 553,913.79 From June 16, 2021, Through June 30, 2021.
2. Payroll Report For \$ 190,585.87 From June 1, 2021, Through June 30, 2021.
3. Approval Of *June 24, 2021*, Regular Meeting Minutes.
4. Approval Of *June 24, 2021*, Special Meeting Minutes.

PUBLIC HEARINGS

5. Public Hearing to Receive Comments Related to Unmet Transit Needs That May Exist and Can Be Reasonably Met.

Staff Recommends That the City Council:

- a. Open The Public Hearing and Receive Public Testimony.
- b. Adopt *Resolution No. 2021-0042*, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCFARLAND FINDING THERE ARE NO UNMET PUBLIC TRANSIT NEEDS WHICH CAN REASONABLY BE MET IN THE CITY OF MCFARLAND (2020/2021).

DEPARTMENTAL REPORTS

- a. Administration
- b. Police Department
- c. Finance Department
- d. Public Works Department
- e. Community Development Department

ADMINISTRATIVE AGENDA

6. Report, Discussion, and Possible Approval of ***Resolution No. 2021-0043***, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCFARLAND, CALIFONRIA, ESTABLISHING PROCEDURES AND REQUIREMENTS FOR THE CONSIDERATION AND APPROVAL OF DEVELOPMENT AGREEMENTS.
7. Report, Discussion, And Possible Approval of Vesting Tentative Tract Map 7393 For a New Housing Development to Provide 167 New Residential Homes, Neighborhood Park, And A Drainage Sump.
8. Report, Discussion, And Possible Approval of Vesting Tentative Tract Map 7394 To Produce New Housing Development and Provide 183 Residential Homes.
9. Report, Discuss, And Possibly Appoint Candidates to Fill Two (2) Vacancies on The Planning Commission.

REPORTS FROM CITY COUNCIL ON COMMITTEE/SPECIAL DISTRICT MEETINGS

- a. Delano Mosquito Abatement District (DMAD) – Council Member Ricardo Cano
- b. Kern Council of Governments (KCOG) – Mayor Sally Gonzalez or Alternate Mayor Pro Tem Maria T. Pérez
- c. McFarland Tri-Agency Partners (MTAP) – Mayor Sally Gonzalez
- d. Kern Economic Development Corp. (KEDC) – Mayor Sally Gonzalez
- e. Kern County Association of Cities (KCAC)
- f. Poso Creek IRWMP – Council Member Saul Ayon

COUNCIL STATEMENTS AND REPORTS

On their own initiative, Council Members may make a brief announcement or a brief report on their own activities. In addition, Council Members may ask a question of staff or the public for clarification on any matter, provide a reference to staff or other resources for information. Alternatively, request staff to report to the City Council at a later meeting concerning any matter. Furthermore, the City Council, or any member thereof, may take action to direct staff to place a matter of business on a future agenda.

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Per Paragraph (1) of subdivision (d) of 54956.9: Jane Doe, et al. v. City of McFarland, et al.
2. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant Exposure to Litigation Pursuant to Paragraph (2) Of Subdivision (E) Of Section 54956.9(e)(1).
3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (§ 54956.9): City of McFarland V. Shell, Et Al.

ADJOURNMENT

This is to certify this agenda was posted at McFarland City Hall on July1, 2021.

Francisca Alvarado

Francisca Alvarado, City Clerk

Next Meeting: Regular City Council July 22, 2021.

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, CA

Expense Approval Report

By Vendor Name

Post Dates 6/16/2021 - 6/30/2021

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: A Sign Factory - A Sign Factory					
A Sign Factory	8067	06/28/2021	Inv 8067 Ecopanel Decal	01-180-56500-0000-1	233.82
A Sign Factory	8127	06/28/2021	Inv 8127 EcoPanel Beautificatio...	01-180-56500-0000-1	1,407.25
Vendor A Sign Factory - A Sign Factory Total:					1,641.07
Vendor: ADLERHORST INT. - ADLERHORST INT.					
ADLERHORST INT.	105905	06/28/2021	Inv. 105905 Training & Patrol Re..	01-150-52000-0000-1	1,000.00
Vendor ADLERHORST INT. - ADLERHORST INT. Total:					1,000.00
Vendor: Aflac - Aflac					
Aflac	INV0019019	06/17/2021	Maria Moreno Life	34-22900-0000-1	32.95
Vendor Aflac - Aflac Total:					32.95
Vendor: American Fidelity - American Fidelity					
American Fidelity	INV0018953	06/17/2021	American Fidelity Accident 1	01-22800-0000-1	34.75
American Fidelity	INV0018954	06/17/2021	American Fidelity Accident 2* P...	01-22800-0000-1	8.66
American Fidelity	INV0018955	06/17/2021	Life 1	01-22900-0000-1	9.81
American Fidelity	INV0018956	06/17/2021	American Fidelity - Disability In...	01-22700-0000-1	294.62
American Fidelity	INV0018957	06/17/2021	Health FSA	01-22600-0000-1	3.84
American Fidelity	INV0018958	06/17/2021	Life 1	01-22900-0000-1	133.82
American Fidelity	INV0018959	06/17/2021	Life 2	01-22900-0000-1	24.00
American Fidelity	INV0018970	06/17/2021	Cancer 1 American Fidelity	01-22950-0000-1	13.53
American Fidelity	INV0018981	06/17/2021	American Fidelity Accident 1	30-22800-0000-1	8.66
American Fidelity	INV0018982	06/17/2021	American Fidelity Accident 2* P...	34-22800-0000-1	15.41
American Fidelity	INV0018983	06/17/2021	Life 1	30-22900-0000-1	15.43
American Fidelity	INV0018984	06/17/2021	American Fidelity - Disability In...	01-22700-0000-1	74.49
American Fidelity	INV0018984	06/17/2021	American Fidelity - Disability In...	30-22700-0000-1	76.66
American Fidelity	INV0018984	06/17/2021	American Fidelity - Disability In...	31-22700-0000-1	12.72
American Fidelity	INV0018984	06/17/2021	American Fidelity - Disability In...	32-22700-0000-1	12.95
American Fidelity	INV0018984	06/17/2021	American Fidelity - Disability In...	34-22700-0000-1	30.76
American Fidelity	INV0018985	06/17/2021	Health FSA	01-22600-0000-1	71.62
American Fidelity	INV0018985	06/17/2021	Health FSA	30-22600-0000-1	84.13
American Fidelity	INV0018985	06/17/2021	Health FSA	31-22600-0000-1	18.76
American Fidelity	INV0018985	06/17/2021	Health FSA	32-22600-0000-1	33.15
American Fidelity	INV0018986	06/17/2021	Life 1	01-22900-0000-1	26.93
American Fidelity	INV0018986	06/17/2021	Life 1	30-22900-0000-1	49.89
American Fidelity	INV0018986	06/17/2021	Life 1	31-22900-0000-1	19.28
American Fidelity	INV0018986	06/17/2021	Life 1	32-22900-0000-1	28.33
American Fidelity	INV0018986	06/17/2021	Life 1	34-22900-0000-1	34.33
American Fidelity	INV0018987	06/17/2021	Life 2	01-22900-0000-1	2.88
American Fidelity	INV0018987	06/17/2021	Life 2	30-22900-0000-1	24.13
American Fidelity	INV0018987	06/17/2021	Life 2	31-22900-0000-1	0.82
American Fidelity	INV0018987	06/17/2021	Life 2	32-22900-0000-1	1.96
American Fidelity	INV0018987	06/17/2021	Life 2	34-22900-0000-1	13.85
American Fidelity	INV0018988	06/17/2021	Life 3	01-22900-0000-1	3.37
American Fidelity	INV0018988	06/17/2021	Life 3	30-22900-0000-1	4.59
American Fidelity	INV0018988	06/17/2021	Life 3	31-22900-0000-1	1.19
American Fidelity	INV0018988	06/17/2021	Life 3	32-22900-0000-1	2.20
American Fidelity	INV0018989	06/17/2021	Life 3	01-22900-0000-1	2.88
American Fidelity	INV0018989	06/17/2021	Life 3	30-22900-0000-1	3.47
American Fidelity	INV0018989	06/17/2021	Life 3	31-22900-0000-1	0.75
American Fidelity	INV0018989	06/17/2021	Life 3	32-22900-0000-1	1.96
American Fidelity	INV0018990	06/17/2021	Life 3	01-22900-0000-1	1.35
American Fidelity	INV0018990	06/17/2021	Life 3	30-22900-0000-1	1.01
American Fidelity	INV0018990	06/17/2021	Life 3	32-22900-0000-1	1.03
American Fidelity	INV0019014	06/17/2021	Cancer 1 American Fidelity	30-22950-0000-1	5.54

Expense Approval Report

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
American Fidelity	INV0019015	06/17/2021	Cancer 1 American Fidelity	34-22950-0000-1	8.12
American Fidelity	INV0019016	06/17/2021	Cancer 2* - American Fidelity Pr...	30-22950-0000-1	16.50
American Fidelity	INV0019017	06/17/2021	Cancer 2* - American Fidelity Pr...	34-22950-0000-1	16.65
Vendor American Fidelity - American Fidelity Total:					1,250.78

Vendor: American Office Solu - American Office Solutions, LLC

American Office Solutions, LLC	17400	06/28/2021	17400	01-310-57400-0000-1	595.66
American Office Solutions, LLC	17402	06/28/2021	17402	01-150-52930-0000-1	5,834.84
American Office Solutions, LLC	17408	06/28/2021	17408	01-150-52930-0000-1	10,089.73
American Office Solutions, LLC	17470	06/28/2021	17470	01-150-54800-0000-1	1,531.25
American Office Solutions, LLC	17500	06/28/2021	17500	01-310-57400-0000-1	554.30
American Office Solutions, LLC	17501	06/28/2021	17501	01-150-52930-0000-1	48.00
American Office Solutions, LLC	17502	06/28/2021	17502	01-310-57400-0000-1	340.54
American Office Solutions, LLC	17542	06/28/2021	17542	01-315-56600-0150-1	3,545.00
American Office Solutions, LLC	17549	06/28/2021	17549	01-315-56600-0150-1	1,628.78
American Office Solutions, LLC	17562	06/28/2021	17562	01-310-52200-0000-1	3,600.00
Vendor American Office Solu - American Office Solutions, LLC Total:					27,768.10

Vendor: Bc Laboratories - Bc Laboratories

Bc Laboratories	B417816	06/21/2021	.INV B418076 BACTERIOLOGICAL	30-500-58200-0000-1	80.00
Bc Laboratories	B418076	06/21/2021	.INV B418076 BACTERIOLOGICAL	30-500-58200-0000-1	90.00
Bc Laboratories	B418312	06/21/2021	INV B418312 BACTERIOLOGICAL	30-500-58200-0000-1	80.00
Bc Laboratories	B419526	06/21/2021	INV B419526 BACTERIOLOGICAL	30-500-58200-0000-1	80.00
Bc Laboratories	B419528	06/21/2021	INV B419528 BACTERIOLOGICAL	30-500-58200-0000-1	80.00
Vendor Bc Laboratories - Bc Laboratories Total:					410.00

Vendor: BHT Engineering, Inc - BHT Engineering, Inc.

BHT Engineering, Inc.	21-0052	06/21/2021	Invoice 21-0052	01-140-56000-8466-1	1,000.00
BHT Engineering, Inc.	21-0101 Capri	06/21/2021	Inv 21-0101 Capri	01-140-56000-8469-1	1,000.00
BHT Engineering, Inc.	21-0144 TPM 12412	06/21/2021	Inv 21-0144 TPM 12412	01-140-56000-8472-1	1,970.00
BHT Engineering, Inc.	21-0161	06/21/2021	Inv 21-0161	01-140-56000-8472-1	2,707.50
BHT Engineering, Inc.	21-0162	06/21/2021	Inv 21-0162	01-140-56000-8472-1	3,260.00
BHT Engineering, Inc.	21-0163	06/21/2021	Inv 21-0163	01-140-56000-8472-1	2,855.00
BHT Engineering, Inc.	21-0207	06/21/2021	Inv 21-0207	01-140-56000-8472-1	1,697.50
BHT Engineering, Inc.	21-0208	06/21/2021	Inv 21-0208	01-140-56000-8472-1	1,255.00
BHT Engineering, Inc.	21-0209	06/21/2021	Inv 21-0209	01-140-56000-8472-1	1,112.50
BHT Engineering, Inc.	21-0218	06/21/2021	Invoice 21-0218	25-000-52960-8290-1	725.00
BHT Engineering, Inc.	21-0219	06/21/2021	Invoice 21-0219 TDA Call For Pr...	01-180-56000-0000-1	1,260.00
Vendor BHT Engineering, Inc - BHT Engineering, Inc. Total:					18,842.50

Vendor: Business Card - Business Card

Business Card	INV0019029	06/25/2021	5618 Esparzas Containers 6/16/...	01-160-57400-0000-1	187.50
Business Card	INV0019038	06/21/2021	6879 Ceja - Sympathy Flowers f...	01-105-57200-0000-1	102.90
Business Card	INV0019039	06/21/2021	6879 Ceja - Budgeting Guide Bo...	01-115-57200-0000-1	88.50
Business Card	INV0019040	06/21/2021	6879 Ceja - Bluetooth Device for...	34-520-57200-0000-1	64.34
Business Card	INV0019043	06/21/2021	5618 5/27/2021 SUBWAY	01-105-57100-0000-1	13.18
Business Card	INV0019047	06/28/2021	6879 Ceja - Indeed Job Ad PD	01-150-56000-0000-1	502.53
Business Card	INV0019048	06/28/2021	CC #6879 Ceja - AT&T Data for ...	01-110-57800-0000-1	8.75
Business Card	INV0019048	06/28/2021	CC #6879 Ceja - AT&T Data for ...	30-500-57800-0000-1	13.12
Business Card	INV0019048	06/28/2021	CC #6879 Ceja - AT&T Data for ...	32-510-57800-0000-1	13.12
Business Card	INV0019049	06/28/2021	6879 Ceja - Indeed Job Ad PD	01-150-56000-0000-1	504.37
Business Card	INV0019050	06/28/2021	CC #6879 Ceja - June 2021 Zoo...	01-105-56000-0000-1	9.16
Business Card	INV0019050	06/28/2021	CC #6879 Ceja - June 2021 Zoo...	01-115-56000-0000-1	9.16
Business Card	INV0019050	06/28/2021	CC #6879 Ceja - June 2021 Zoo...	01-140-56000-0000-1	9.16
Business Card	INV0019050	06/28/2021	CC #6879 Ceja - June 2021 Zoo...	01-150-56000-0000-1	9.16
Business Card	INV0019050	06/28/2021	CC #6879 Ceja - June 2021 Zoo...	01-155-56000-0000-1	9.22
Business Card	INV0019050	06/28/2021	CC #6879 Ceja - June 2021 Zoo...	01-160-56000-0000-1	9.16
Business Card	INV0019050	06/28/2021	CC #6879 Ceja - June 2021 Zoo...	01-165-56000-0000-1	9.16
Business Card	INV0019050	06/28/2021	CC #6879 Ceja - June 2021 Zoo...	01-175-56000-0000-1	9.16
Business Card	INV0019050	06/28/2021	CC #6879 Ceja - June 2021 Zoo...	01-180-56000-0000-1	9.16
Business Card	INV0019050	06/28/2021	CC #6879 Ceja - June 2021 Zoo...	30-500-56000-0000-1	9.16
Business Card	INV0019050	06/28/2021	CC #6879 Ceja - June 2021 Zoo...	31-505-56000-0000-1	9.16
Business Card	INV0019050	06/28/2021	CC #6879 Ceja - June 2021 Zoo...	32-510-56000-0000-1	9.16

Expense Approval Report

Post Dates: 6/16/2021 - 6/30/2021

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Business Card	INV0019051	06/28/2021	6879 Ceja - Indeed Job Ad HR A...	01-115-56000-0000-1	335.25
Business Card	INV0019052	06/28/2021	6879 Ceja - CEQA Compliance T...	01-140-52000-0000-1	525.00
Business Card	INV0019053	06/28/2021	6879 Ceja - Survey Monkey Ann...	01-130-56000-0000-1	675.00
Business Card	INV0019053	06/28/2021	6879 Ceja - Survey Monkey Ann...	30-500-56000-0000-1	675.00
Business Card	INV0019053	06/28/2021	6879 Ceja - Survey Monkey Ann...	31-505-56000-0000-1	675.00
Business Card	INV0019053	06/28/2021	6879 Ceja - Survey Monkey Ann...	32-510-56000-0000-1	675.00
Business Card	INV0019054	06/28/2021	6879 Ceja - Credit Card Finance...	01-110-53200-0000-1	1.00
Vendor Business Card - Business Card Total:					5,169.54
Vendor: CA Department of Jus - CA Department of Justice					
CA Department of Justice	510114	06/28/2021	Inv. 510114 Fingerprint (Apr 20...	01-150-56000-0000-1	101.00
CA Department of Justice	515626	06/28/2021	Inv. 515626 Fingerprint (May 2...	01-150-56000-0000-1	64.00
Vendor CA Department of Jus - CA Department of Justice Total:					165.00
Vendor: California Police - California Police					
California Police	18644	06/28/2021	Inv. 18644 Police Chiefs Assoc. ...	01-150-53200-0000-1	348.00
Vendor California Police - California Police Total:					348.00
Vendor: Cannon - Cannon					
Cannon	75654	06/21/2021	Invoice 75654	01-140-56000-8466-1	36.00
Cannon	75918	06/21/2021	Invoice 75918	25-000-52960-8425-1	426.00
Cannon	76577	06/21/2021	Invoice 76577	25-000-52960-8425-1	1,065.00
Cannon	76691	06/28/2021	INV 76691 Professional services ..	30-500-52600-0000-1	640.00
Vendor Cannon - Cannon Total:					2,167.00
Vendor: CenCal Auto & Truck - CenCal Auto & Truck Parts, Inc.					
CenCal Auto & Truck Parts, Inc.	802521	06/28/2021	INV 802521	32-510-56410-0000-1	132.11
Vendor CenCal Auto & Truck - CenCal Auto & Truck Parts, Inc. Total:					132.11
Vendor: CHRIS - Chris Harris					
Chris Harris	BP20200260-718	06/25/2021	BP20200260-718 Taylor Ave Re...	01-160-41500-0000-1	144.00
Vendor CHRIS - Chris Harris Total:					144.00
Vendor: Cintas - Cintas Corporation No.3					
Cintas Corporation No.3	4084999103	06/25/2021	INV 4084999103	01-180-51800-0000-1	56.18
Cintas Corporation No.3	4084999103	06/25/2021	INV 4084999103	30-500-51800-0000-1	61.19
Cintas Corporation No.3	4084999103	06/25/2021	INV 4084999103	32-510-51800-0000-1	33.20
Cintas Corporation No.3	4086241499	06/25/2021	INV 4086241499	01-180-51800-0000-1	62.99
Cintas Corporation No.3	4086241499	06/25/2021	INV 4086241499	30-500-51800-0000-1	61.62
Cintas Corporation No.3	4086241499	06/25/2021	INV 4086241499	32-510-51800-0000-1	34.17
Cintas Corporation No.3	4086958794	06/25/2021	INV 4086958794	01-180-51800-0000-1	62.88
Cintas Corporation No.3	4086958794	06/25/2021	INV 4086958794	30-500-51800-0000-1	60.05
Cintas Corporation No.3	4086958794	06/25/2021	INV 4086958794	32-510-51800-0000-1	34.05
Cintas Corporation No.3	4083673793	06/28/2021	INV 4083673793	01-180-51800-0000-1	55.14
Cintas Corporation No.3	4083673793	06/28/2021	INV 4083673793	30-500-51800-0000-1	60.15
Cintas Corporation No.3	4083673793	06/28/2021	INV 4083673793	32-510-51800-0000-1	32.17
Vendor Cintas - Cintas Corporation No.3 Total:					613.79
Vendor: CITY OF WASCO - CITY OF WASCO					
CITY OF WASCO	9707	06/28/2021	Inv 9707 CNG Fuel City of Was...	01-165-54000-0000-1	51.53
CITY OF WASCO	9707	06/28/2021	Inv 9707 CNG Fuel City of Was...	30-500-54000-0000-1	87.94
CITY OF WASCO	9707	06/28/2021	Inv 9707 CNG Fuel City of Was...	32-510-54000-0000-1	129.93
Vendor CITY OF WASCO - CITY OF WASCO Total:					269.40
Vendor: CivicPlus - CivicPlus					
CivicPlus	212559	06/21/2021	Inv. 212559 - CPMedia Implem...	01-105-56000-0000-1	6,189.23
Vendor CivicPlus - CivicPlus Total:					6,189.23
Vendor: Creative Financial - Creative Financial					
Creative Financial	121050157	06/28/2021	121050157	01-115-52200-0000-1	896.20
Creative Financial	121050157	06/28/2021	121050157	30-500-52200-0000-1	896.20
Creative Financial	121050157	06/28/2021	121050157	31-505-52200-0000-1	298.73
Creative Financial	121050157	06/28/2021	121050157	32-510-52200-0000-1	896.20
Creative Financial	12110177	06/28/2021	121110177	01-115-52200-0000-1	905.25
Creative Financial	12110177	06/28/2021	121110177	30-500-52200-0000-1	905.25
Creative Financial	12110177	06/28/2021	121110177	31-505-52200-0000-1	301.75

Expense Approval Report

Post Dates: 6/16/2021 - 6/30/2021

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Creative Financial	12110177	06/28/2021	121110177	32-510-52200-0000-1	905.25
Creative Financial	121130172	06/28/2021	121130172	01-115-52200-0000-1	415.14
Creative Financial	121130172	06/28/2021	121130172	30-500-52200-0000-1	415.14
Creative Financial	121130172	06/28/2021	121130172	31-505-52200-0000-1	138.38
Creative Financial	121130172	06/28/2021	121130172	32-510-52200-0000-1	415.14
Creative Financial	121150180	06/28/2021	121150180	01-115-52200-0000-1	437.58
Creative Financial	121150180	06/28/2021	121150180	30-500-52200-0000-1	437.58
Creative Financial	121150180	06/28/2021	121150180	31-505-52200-0000-1	145.86
Creative Financial	121150180	06/28/2021	121150180	32-510-52200-0000-1	437.58
Creative Financial	121180184	06/28/2021	121180184	01-115-52200-0000-1	405.83
Creative Financial	121180184	06/28/2021	121180184	30-500-52200-0000-1	405.82
Creative Financial	121180184	06/28/2021	121180184	31-505-52200-0000-1	135.28
Creative Financial	121180184	06/28/2021	121180184	32-510-52200-0000-1	405.83
Creative Financial	121190191	06/28/2021	121190191	01-115-52200-0000-1	499.23
Creative Financial	121190191	06/28/2021	121190191	30-500-52200-0000-1	499.24
Creative Financial	121190191	06/28/2021	121190191	31-505-52200-0000-1	166.41
Creative Financial	121190191	06/28/2021	121190191	32-510-52200-0000-1	499.23
Creative Financial	121210197	06/28/2021	121210197	01-115-52200-0000-1	878.50
Creative Financial	121210197	06/28/2021	121210197	30-500-52200-0000-1	878.51
Creative Financial	121210197	06/28/2021	121210197	31-505-52200-0000-1	292.84
Creative Financial	121210197	06/28/2021	121210197	32-510-52200-0000-1	878.50
Creative Financial	121220194	06/28/2021	121220194	01-115-52200-0000-1	666.05
Creative Financial	121220194	06/28/2021	121220194	30-500-52200-0000-1	666.05
Creative Financial	121220194	06/28/2021	121220194	31-505-52200-0000-1	222.02
Creative Financial	121220194	06/28/2021	121220194	32-510-52200-0000-1	666.05
Creative Financial	121230200	06/28/2021	121230200	01-115-52200-0000-1	695.44
Creative Financial	121230200	06/28/2021	121230200	30-500-52200-0000-1	695.45
Creative Financial	121230200	06/28/2021	121230200	31-505-52200-0000-1	231.81
Creative Financial	121230200	06/28/2021	121230200	32-510-52200-0000-1	695.44
Vendor Creative Financial - Creative Financial Total:					19,330.76
Vendor: De Lage Landen - De Lage Landen					
De Lage Landen	72613671	06/28/2021	Inv. 72613671 6/15/21	01-150-52200-0000-1	156.54
De Lage Landen	72926426	06/28/2021	Inv. 72926426 (7/15/21) Contr...	01-150-52200-0000-1	156.54
Vendor De Lage Landen - De Lage Landen Total:					313.08
Vendor: De Lapide and Ass. I - De Lapide and Ass. Inc					
De Lapide and Ass. Inc	INV0019037	06/21/2021	Inv 3 McFarland General Plan El...	01-140-55500-8500-1	15,400.00
Vendor De Lapide and Ass. I - De Lapide and Ass. Inc Total:					15,400.00
Vendor: Douglas Environmenta - Douglas Keith Brown					
Douglas Keith Brown	2134	06/21/2021	Invoice 2134 April 2021	01-140-55500-8224-1	10,909.36
Douglas Keith Brown	INV0019046	06/28/2021	Invoice Jan1-Feb28 Douglas Env...	01-140-55500-8224-1	1,558.48
Vendor Douglas Environmenta - Douglas Keith Brown Total:					12,467.84
Vendor: EDD - EDD					
EDD	INV0018973	06/17/2021	State Income Tax Withholding	01-22200-0000-1	2,297.37
EDD	INV0018974	06/17/2021	SDI - State Disability Insurance	01-22200-0000-1	607.81
EDD	INV0018974	06/17/2021	SDI - State Disability Insurance	30-22200-0000-1	0.74
EDD	INV0018974	06/17/2021	SDI - State Disability Insurance	32-22200-0000-1	0.73
EDD	INV0018975	06/17/2021	State Unemployment Insurance	01-22250-0000-1	306.30
EDD	INV0018975	06/17/2021	State Unemployment Insurance	30-22250-0000-1	4.56
EDD	INV0018975	06/17/2021	State Unemployment Insurance	32-22250-0000-1	4.57
EDD	INV0019022	06/17/2021	State Income Tax Withholding	01-22200-0000-1	361.41
EDD	INV0019022	06/17/2021	State Income Tax Withholding	20-22200-0000-1	23.19
EDD	INV0019022	06/17/2021	State Income Tax Withholding	30-22200-0000-1	282.47
EDD	INV0019022	06/17/2021	State Income Tax Withholding	31-22200-0000-1	41.14
EDD	INV0019022	06/17/2021	State Income Tax Withholding	32-22200-0000-1	160.03
EDD	INV0019022	06/17/2021	State Income Tax Withholding	34-22200-0000-1	15.95
EDD	INV0019023	06/17/2021	SDI - State Disability Insurance	01-22200-0000-1	183.43
EDD	INV0019023	06/17/2021	SDI - State Disability Insurance	20-22200-0000-1	17.77
EDD	INV0019023	06/17/2021	SDI - State Disability Insurance	30-22200-0000-1	116.57
EDD	INV0019023	06/17/2021	SDI - State Disability Insurance	31-22200-0000-1	25.37

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
EDD	INV0019023	06/17/2021	SDI - State Disability Insurance	32-22200-0000-1	94.71
EDD	INV0019023	06/17/2021	SDI - State Disability Insurance	34-22200-0000-1	13.10
EDD	INV0019024	06/17/2021	State Unemployment Insurance	30-22250-0000-1	29.42
EDD	INV0019024	06/17/2021	State Unemployment Insurance	31-22250-0000-1	27.91
EDD	INV0019024	06/17/2021	State Unemployment Insurance	32-22250-0000-1	33.52
Vendor EDD - EDD Total:					4,648.07

Vendor: EFTPS - Electronic Federal Tax Payment System

Electronic Federal Tax Payment ...	INV0018971	06/17/2021	Federal Income Tax Withholding	01-22050-0000-1	6,269.03
Electronic Federal Tax Payment ...	INV0018972	06/17/2021	Social Security	01-22100-0000-1	7,536.48
Electronic Federal Tax Payment ...	INV0018972	06/17/2021	Social Security	30-22100-0000-1	9.12
Electronic Federal Tax Payment ...	INV0018972	06/17/2021	Social Security	32-22100-0000-1	9.14
Electronic Federal Tax Payment ...	INV0018976	06/17/2021	Medicare	01-22150-0000-1	1,762.60
Electronic Federal Tax Payment ...	INV0018976	06/17/2021	Medicare	30-22150-0000-1	2.14
Electronic Federal Tax Payment ...	INV0018976	06/17/2021	Medicare	32-22150-0000-1	2.14
Electronic Federal Tax Payment ...	INV0019020	06/17/2021	Federal Income Tax Withholding	01-22050-0000-1	1,154.41
Electronic Federal Tax Payment ...	INV0019020	06/17/2021	Federal Income Tax Withholding	20-22050-0000-1	30.28
Electronic Federal Tax Payment ...	INV0019020	06/17/2021	Federal Income Tax Withholding	30-22050-0000-1	762.05
Electronic Federal Tax Payment ...	INV0019020	06/17/2021	Federal Income Tax Withholding	31-22050-0000-1	74.35
Electronic Federal Tax Payment ...	INV0019020	06/17/2021	Federal Income Tax Withholding	32-22050-0000-1	375.85
Electronic Federal Tax Payment ...	INV0019020	06/17/2021	Federal Income Tax Withholding	34-22050-0000-1	64.02
Electronic Federal Tax Payment ...	INV0019021	06/17/2021	Social Security	01-22100-0000-1	2,274.28
Electronic Federal Tax Payment ...	INV0019021	06/17/2021	Social Security	20-22100-0000-1	220.52
Electronic Federal Tax Payment ...	INV0019021	06/17/2021	Social Security	30-22100-0000-1	1,445.56
Electronic Federal Tax Payment ...	INV0019021	06/17/2021	Social Security	31-22100-0000-1	314.48
Electronic Federal Tax Payment ...	INV0019021	06/17/2021	Social Security	32-22100-0000-1	1,174.60
Electronic Federal Tax Payment ...	INV0019021	06/17/2021	Social Security	34-22100-0000-1	162.48
Electronic Federal Tax Payment ...	INV0019025	06/17/2021	Medicare	01-22150-0000-1	531.90
Electronic Federal Tax Payment ...	INV0019025	06/17/2021	Medicare	20-22150-0000-1	51.56
Electronic Federal Tax Payment ...	INV0019025	06/17/2021	Medicare	30-22150-0000-1	338.14
Electronic Federal Tax Payment ...	INV0019025	06/17/2021	Medicare	31-22150-0000-1	73.58
Electronic Federal Tax Payment ...	INV0019025	06/17/2021	Medicare	32-22150-0000-1	274.58
Electronic Federal Tax Payment ...	INV0019025	06/17/2021	Medicare	34-22150-0000-1	38.00
Vendor EFTPS - Electronic Federal Tax Payment System Total:					24,951.29

Vendor: ERIC - Eric Rodriguez

Eric Rodriguez	INV0019026	06/25/2021	Eric Rodriguez Veterans Hall Re...	01-24000-0000-1	350.00
Vendor ERIC - Eric Rodriguez Total:					350.00

Vendor: Franchise Tax - Franchise Tax

Franchise Tax	INV0019018	06/17/2021	FTB Number 1105676127	01-22350-0000-1	62.50
Franchise Tax	INV0019018	06/17/2021	FTB Number 1105676127	30-22350-0000-1	62.50
Franchise Tax	INV0019018	06/17/2021	FTB Number 1105676127	31-22350-0000-1	62.50
Franchise Tax	INV0019018	06/17/2021	FTB Number 1105676127	32-22350-0000-1	62.50
Vendor Franchise Tax - Franchise Tax Total:					250.00

Vendor: Gregs Petroleum - Gregs Petroleum

Gregs Petroleum	246829	06/28/2021	246829	01-150-54000-0000-1	890.47
Gregs Petroleum	246829	06/28/2021	246829	01-155-54000-0000-1	69.58
Gregs Petroleum	246829	06/28/2021	246829	01-175-54000-0000-1	16.90
Gregs Petroleum	246829	06/28/2021	246829	01-180-54000-0000-1	128.13
Gregs Petroleum	246829	06/28/2021	246829	20-200-54000-0000-1	10.73
Gregs Petroleum	246829	06/28/2021	246829	30-500-54000-0000-1	13.42
Gregs Petroleum	246829	06/28/2021	246829	32-510-54000-0000-1	13.42
Gregs Petroleum	246829	06/28/2021	246829	34-520-54000-0000-1	153.29
Gregs Petroleum	251111 Diesel	06/28/2021	251111 Diesel	01-180-54000-0000-1	334.84
Gregs Petroleum	251111 Diesel	06/28/2021	251111 Diesel	30-500-54000-0000-1	445.42
Gregs Petroleum	251880	06/28/2021	251880	01-150-54000-0000-1	1,841.21
Gregs Petroleum	251880	06/28/2021	251880	32-510-54000-0000-1	78.27
Gregs Petroleum	253109	06/28/2021	253109	01-150-54000-0000-1	1,949.50
Gregs Petroleum	253109	06/28/2021	253109	01-155-54000-0000-1	189.55
Gregs Petroleum	253109	06/28/2021	253109	01-180-54000-0000-1	100.21
Gregs Petroleum	253109	06/28/2021	253109	32-510-54000-0000-1	96.95

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Gregs Petroleum	253793	06/28/2021	253973	01-150-54000-0000-1	2,038.81
Gregs Petroleum	253793	06/28/2021	253973	01-180-54000-0000-1	23.32
Gregs Petroleum	253793	06/28/2021	253973	20-200-54000-0000-1	15.55
Gregs Petroleum	253793	06/28/2021	253973	30-500-54000-0000-1	19.43
Gregs Petroleum	253793	06/28/2021	253973	32-510-54000-0000-1	45.25
Gregs Petroleum	255016	06/28/2021	255016	01-150-54000-0000-1	1,739.46
Gregs Petroleum	255016	06/28/2021	255016	01-155-54000-0000-1	61.07
Gregs Petroleum	255016	06/28/2021	255016	01-180-54000-0000-1	11.49
Gregs Petroleum	255016 Diesel	06/28/2021	255016 Diesel	01-180-54000-0000-1	128.74
Gregs Petroleum	255016 Diesel	06/28/2021	255016 Diesel	30-500-54000-0000-1	270.41
Gregs Petroleum	255016 Diesel	06/28/2021	255016 Diesel	32-510-54000-0000-1	262.46
Gregs Petroleum	255793	06/28/2021	255793	01-150-54000-0000-1	1,317.68
Gregs Petroleum	255793	06/28/2021	255793	01-180-54000-0000-1	78.13
Gregs Petroleum	255793	06/28/2021	255793	32-510-54000-0000-1	89.09
Gregs Petroleum	256902	06/28/2021	256902	01-150-54000-0000-1	1,368.94
Gregs Petroleum	256902	06/28/2021	256902	01-155-54000-0000-1	96.83
Gregs Petroleum	256902	06/28/2021	256902	32-510-54000-0000-1	111.99
Gregs Petroleum	257843	06/28/2021	257843	01-150-54000-0000-1	1,749.86
Gregs Petroleum	257843	06/28/2021	257843	01-155-54000-0000-1	94.28
Gregs Petroleum	259007	06/28/2021	259007	01-150-54000-0000-1	1,840.69
Gregs Petroleum	259007	06/28/2021	259007	01-180-54000-0000-1	88.65
Gregs Petroleum	259007	06/28/2021	259007	32-510-54000-0000-1	61.85
Gregs Petroleum	259007 Diesel	06/28/2021	259007 Diesel	01-180-54000-0000-1	8.04
Gregs Petroleum	259007 Diesel	06/28/2021	259007 Diesel	30-500-54000-0000-1	507.70
Gregs Petroleum	259007 Diesel	06/28/2021	259007 Diesel	32-510-54000-0000-1	195.58
Gregs Petroleum	259799	06/28/2021	259799	01-150-54000-0000-1	1,446.02
Gregs Petroleum	259799	06/28/2021	259799	01-155-54000-0000-1	108.16
Gregs Petroleum	259799	06/28/2021	259799	32-510-54000-0000-1	52.16
Gregs Petroleum	259799	06/28/2021	259799	34-520-54000-0000-1	149.82
Gregs Petroleum	260973	06/28/2021	260973	01-150-54000-0000-1	1,581.24
Gregs Petroleum	260973	06/28/2021	260973	32-510-54000-0000-1	137.00
Gregs Petroleum	260973	06/28/2021	260973	34-520-54000-0000-1	131.08
Gregs Petroleum	261695	06/28/2021	261695	01-150-54000-0000-1	1,582.13
Gregs Petroleum	261695	06/28/2021	261695	01-180-54000-0000-1	288.12
Gregs Petroleum	261695	06/28/2021	261695	20-200-54000-0000-1	13.23
Gregs Petroleum	261695	06/28/2021	261695	30-500-54000-0000-1	16.54
Gregs Petroleum	261695	06/28/2021	261695	32-510-54000-0000-1	205.96
Gregs Petroleum	262425	06/28/2021	262425	01-150-54000-0000-1	1,360.57
Gregs Petroleum	262425	06/28/2021	262425	01-165-54000-0000-1	69.87
Gregs Petroleum	262425	06/28/2021	262425	01-180-54000-0000-1	251.67
Gregs Petroleum	262425 Diesel	06/28/2021	262425 diesel	01-180-54000-0000-1	713.18
Gregs Petroleum	263841	06/28/2021	263841	01-150-54000-0000-1	1,984.78
Gregs Petroleum	263841	06/28/2021	263841	01-180-54000-0000-1	311.60
Gregs Petroleum	263841	06/28/2021	263841	32-510-54000-0000-1	186.26
Gregs Petroleum	263841	06/28/2021	263841	34-520-54000-0000-1	214.18
Gregs Petroleum	INV0019056	06/28/2021	Outstanding Balance	01-150-54000-0000-1	236.55
Gregs Petroleum	INV0019056	06/28/2021	Outstanding Balance	01-155-54000-0000-1	197.12
Gregs Petroleum	INV0019056	06/28/2021	Outstanding Balance	01-180-54000-0000-1	59.17
Gregs Petroleum	INV0019056	06/28/2021	Outstanding Balance	20-200-54000-0000-1	39.42
Gregs Petroleum	INV0019056	06/28/2021	Outstanding Balance	30-500-54000-0000-1	49.27
Gregs Petroleum	INV0019056	06/28/2021	Outstanding Balance	32-510-54000-0000-1	49.27

Vendor Gregs Petroleum - Gregs Petroleum Total: 29,991.56

Vendor: Home Depot - Home Depot

Home Depot	4084977	06/25/2021	Office Depot	01-160-57200-0000-1	204.59
Home Depot	4084977	06/25/2021	Office Depot	30-500-57200-0000-1	102.29
Home Depot	4084977	06/25/2021	Office Depot	32-510-57200-0000-1	102.31
Home Depot	4971492	06/25/2021	Office Supplies for Building	01-160-57200-0000-1	204.59
Home Depot	5531396	06/21/2021	INV 5531396 Operating supplies..	01-180-57400-0000-1	64.37
Home Depot	55531400	06/21/2021	INV 5531400 LAWN EDGER BLA...	01-180-57400-0000-1	21.61
Home Depot	01104775	06/28/2021	INV 01104775 06/01/2021	01-180-57400-0000-1	53.01

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Home Depot	01104775	06/28/2021	INV 01104775 06/01/2021	32-510-57400-0000-1	172.70
Home Depot	8012451	06/28/2021	INV 8012451 EXTENSION LADD...	30-500-57400-0000-1	377.79
Vendor Home Depot - Home Depot Total:					1,303.26

Vendor: Irrigation Concepts - Irrigation Concepts

Irrigation Concepts	44579	06/21/2021	INV 44579	30-500-56410-0000-1	85.21
Vendor Irrigation Concepts - Irrigation Concepts Total:					85.21

Vendor: John Hancock - John Hancock

John Hancock	INV0018951	06/17/2021	401K - Employer	01-20800-0000-1	2,112.82
John Hancock	INV0018952	06/17/2021	401K - Employee	01-20800-0000-1	991.06
John Hancock	INV0018961	06/17/2021	401K Loan 1	01-20800-0000-1	117.75
John Hancock	INV0018962	06/17/2021	401k Contribution	01-20800-0000-1	171.88
John Hancock	INV0018963	06/17/2021	401k Contribution	01-20800-0000-1	334.45
John Hancock	INV0018964	06/17/2021	401k Contribution	01-20800-0000-1	281.57
John Hancock	INV0018965	06/17/2021	401k Contribution	01-20800-0000-1	256.88
John Hancock	INV0018966	06/17/2021	401k Contribution	01-20800-0000-1	235.46
John Hancock	INV0018967	06/17/2021	401k Contribution	01-20800-0000-1	267.00
John Hancock	INV0018968	06/17/2021	401k Contribution	01-20800-0000-1	313.92
John Hancock	INV0018969	06/17/2021	401k Contribution	01-20800-0000-1	776.92
John Hancock	INV0018977	06/17/2021	401K - Employer	01-20800-0000-1	850.84
John Hancock	INV0018977	06/17/2021	401K - Employer	20-20800-0000-1	172.14
John Hancock	INV0018977	06/17/2021	401K - Employer	30-20800-0000-1	459.89
John Hancock	INV0018977	06/17/2021	401K - Employer	31-20800-0000-1	144.40
John Hancock	INV0018977	06/17/2021	401K - Employer	32-20800-0000-1	369.13
John Hancock	INV0018978	06/17/2021	401K - Employee	01-20800-0000-1	354.38
John Hancock	INV0018978	06/17/2021	401K - Employee	20-20800-0000-1	14.96
John Hancock	INV0018978	06/17/2021	401K - Employee	30-20800-0000-1	77.58
John Hancock	INV0018978	06/17/2021	401K - Employee	31-20800-0000-1	12.66
John Hancock	INV0018978	06/17/2021	401K - Employee	32-20800-0000-1	151.27
John Hancock	INV0018991	06/17/2021	401K Loan 1	01-20800-0000-1	19.40
John Hancock	INV0018991	06/17/2021	401K Loan 1	30-20800-0000-1	14.56
John Hancock	INV0018991	06/17/2021	401K Loan 1	32-20800-0000-1	14.55
John Hancock	INV0018992	06/17/2021	401K Loan 1	30-20800-0000-1	100.02
John Hancock	INV0018993	06/17/2021	401K Loan 1	01-20800-0000-1	35.81
John Hancock	INV0018993	06/17/2021	401K Loan 1	30-20800-0000-1	64.45
John Hancock	INV0018993	06/17/2021	401K Loan 1	31-20800-0000-1	21.49
John Hancock	INV0018993	06/17/2021	401K Loan 1	32-20800-0000-1	21.45
John Hancock	INV0018994	06/17/2021	401K Loan 2	01-20800-0000-1	21.14
John Hancock	INV0018994	06/17/2021	401K Loan 2	30-20800-0000-1	15.86
John Hancock	INV0018994	06/17/2021	401K Loan 2	32-20800-0000-1	15.85
John Hancock	INV0018995	06/17/2021	401K Loan 2	01-20800-0000-1	25.00
John Hancock	INV0018995	06/17/2021	401K Loan 2	30-20800-0000-1	45.00
John Hancock	INV0018995	06/17/2021	401K Loan 2	31-20800-0000-1	15.00
John Hancock	INV0018995	06/17/2021	401K Loan 2	32-20800-0000-1	15.00
John Hancock	INV0018996	06/17/2021	401K Loan 3	01-20800-0000-1	178.00
John Hancock	INV0018997	06/17/2021	401K Loan 3	32-20800-0000-1	25.60
John Hancock	INV0018998	06/17/2021	401K Loan 3	34-20800-0000-1	100.00
John Hancock	INV0018999	06/17/2021	401K Loan 3	01-20800-0000-1	34.35
John Hancock	INV0019000	06/17/2021	401K Loan 4	01-20800-0000-1	131.83
John Hancock	INV0019001	06/17/2021	401K Loan 5	01-20800-0000-1	157.75
John Hancock	INV0019002	06/17/2021	401K Loan 5	32-20800-0000-1	89.08
John Hancock	INV0019003	06/17/2021	401K Loan 4	01-20800-0000-1	372.02
John Hancock	INV0019004	06/17/2021	401K Loan 4	01-20800-0000-1	17.08
John Hancock	INV0019004	06/17/2021	401K Loan 4	30-20800-0000-1	34.17
John Hancock	INV0019004	06/17/2021	401K Loan 4	32-20800-0000-1	34.17
John Hancock	INV0019005	06/17/2021	401k Contribution	01-20800-0000-1	255.20
John Hancock	INV0019006	06/17/2021	401k Contribution	01-20800-0000-1	194.48
John Hancock	INV0019007	06/17/2021	401k Contribution	32-20800-0000-1	134.32
John Hancock	INV0019008	06/17/2021	401k Contribution	01-20800-0000-1	78.76
John Hancock	INV0019008	06/17/2021	401k Contribution	30-20800-0000-1	157.53
John Hancock	INV0019008	06/17/2021	401k Contribution	32-20800-0000-1	157.53

Expense Approval Report

Post Dates: 6/16/2021 - 6/30/2021

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
John Hancock	INV0019009	06/17/2021	401k Contribution	30-20800-0000-1	255.20
John Hancock	INV0019010	06/17/2021	401k Contribution	01-20800-0000-1	184.07
John Hancock	INV0019010	06/17/2021	401k Contribution	20-20800-0000-1	5.69
John Hancock	INV0019011	06/17/2021	401k Contribution	01-20800-0000-1	25.00
John Hancock	INV0019011	06/17/2021	401k Contribution	30-20800-0000-1	45.00
John Hancock	INV0019011	06/17/2021	401k Contribution	31-20800-0000-1	15.00
John Hancock	INV0019011	06/17/2021	401k Contribution	32-20800-0000-1	15.00
John Hancock	INV0019012	06/17/2021	401k Contribution	34-20800-0000-1	131.04
John Hancock	INV0019013	06/17/2021	401k Contribution	01-20800-0000-1	131.04
Vendor John Hancock - John Hancock Total:					11,870.45

Vendor: J's Automotive - J's Automotive

J's Automotive	INV0019041	06/21/2021	Inv. 9201 (2013 Tahoe)	01-150-56600-0000-1	89.73
J's Automotive	INV0019041	06/21/2021	Inv. 9254 (2011 Charger)	01-150-56600-0000-1	800.33
J's Automotive	INV0019041	06/21/2021	Inv. 9288 (Impala)	01-150-56600-0000-1	663.83
J's Automotive	INV0019041	06/21/2021	Inv. 9307 (2013 Tahoe)	01-150-56600-0000-1	513.31
J's Automotive	INV0019041	06/21/2021	Inv. 9238 (2011 Ford)	01-150-56600-0000-1	507.22
J's Automotive	INV0019041	06/21/2021	Inv. 9197 (Unit 25)	01-150-56600-0000-1	457.18
J's Automotive	INV0019041	06/21/2021	Inv. 9291 (Ford cv)	01-150-56600-0000-1	60.00
J's Automotive	INV0019041	06/21/2021	Inv. 9242 (Unit 26)	01-150-56600-0000-1	447.61
J's Automotive	INV0019041	06/21/2021	Inv. 9216 (2013 Tahoe)	01-150-56600-0000-1	249.25
J's Automotive	INV0019041	06/21/2021	Inv. 9253 (2013 Charger)	01-150-56600-0000-1	104.32
J's Automotive	INV0019041	06/21/2021	Inv. 9268	01-150-56600-0000-1	57.01
J's Automotive	INV0019041	06/21/2021	Inv. 9287 (2011 Ford)	01-150-56600-0000-1	51.12
J's Automotive	INV0019041	06/21/2021	Inv. 9235 (2011 Ford)	01-150-56600-0000-1	20.00
J's Automotive	INV0019041	06/21/2021	Inv. 9246 (2011 Ford)	01-150-56600-0000-1	112.57
J's Automotive	INV0019041	06/21/2021	Inv. 9286 (2011 Ford)	01-150-56600-0000-1	256.16
J's Automotive	INV0019041	06/21/2021	Inv. 9247 (2011 Ford)	01-150-56600-0000-1	203.26
J's Automotive	INV0019041	06/21/2021	Inv. 9195 (2011 Charger)	01-150-56600-0000-1	215.03
J's Automotive	11932	06/28/2021	Inv. 11932 - Tow Services (10/2...	01-150-56000-0000-1	85.00
J's Automotive	11961	06/28/2021	Inv. 11961 - Tow Services (11/1...	01-150-56000-0000-1	85.00
J's Automotive	12097	06/28/2021	Inv. 12097 - Tow Services (04/1...	01-150-56000-0000-1	555.00
J's Automotive	12277	06/28/2021	Inv. 12277 - Tow Services (04/1...	01-150-56000-0000-1	185.00
J's Automotive	12282	06/28/2021	Inv. 12282 - Tow Services (04/2...	01-150-56000-0000-1	45.00
Vendor J's Automotive - J's Automotive Total:					5,762.93

Vendor: Kenneth - Kenneth Williams

Kenneth Williams	INV0019036	06/21/2021	Expense Reimbursement - DVD ...	01-150-57400-0000-1	128.81
Vendor Kenneth - Kenneth Williams Total:					128.81

Vendor: Kern County Recorder - Kern County Recorder

Kern County Recorder	INV0019044	06/28/2021	Release of Lien-974 Frontage Rd	30-500-55800-0000-1	6.66
Kern County Recorder	INV0019044	06/28/2021	Release of Lien-974 Frontage Rd	31-505-55800-0000-1	6.66
Kern County Recorder	INV0019044	06/28/2021	Release of Lien-974 Frontage Rd	32-510-55800-0000-1	6.68
Vendor Kern County Recorder - Kern County Recorder Total:					20.00

Vendor: Knights - Knights

Knights	94340	06/21/2021	INV 94340 Villa Del Carib- Fence...	25-000-59010-8080-1	346.09
Vendor Knights - Knights Total:					346.09

Vendor: Kuhs & Parker - Kuhs & Parker

Kuhs & Parker	INV0019055	06/28/2021	Remaining Balance	32-510-56100-0000-1	576.00
Vendor Kuhs & Parker - Kuhs & Parker Total:					576.00

Vendor: Law & Associates Inv - Law & Associates Inv

Law & Associates Inv	2047	06/21/2021	Inv. 2047 Background - Ayon M...	01-150-56000-0000-1	900.00
Vendor Law & Associates Inv - Law & Associates Inv Total:					900.00

Vendor: LeBeau - Thelen - LeBeau - Thelen

LeBeau - Thelen	2247.005	06/21/2021	2247.005 No. 55 - Kern Ground...	32-510-56100-0000-1	50.00
LeBeau - Thelen	2247.035	06/21/2021	2247.035 No. 1 - Attend Groun...	32-510-56100-0000-1	137.50
Vendor LeBeau - Thelen - LeBeau - Thelen Total:					187.50

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: Lock-Doc Service - Lock-Doc Service					
Lock-Doc Service	14344	06/28/2021	Inv. 14344	01-150-56410-0000-1	450.00
Vendor Lock-Doc Service - Lock-Doc Service Total:					450.00
Vendor: Lorie Gutierrez - Lorie Gutierrez					
Lorie Gutierrez	INV0019042	06/21/2021	Livescan Reimbursement	01-150-56000-0000-1	20.00
Lorie Gutierrez	INV0019042	06/21/2021	Livescan Reimbursement	01-150-56000-0000-1	20.00
Vendor Lorie Gutierrez - Lorie Gutierrez Total:					40.00
Vendor: Magic Touch Car Wash - Magic Touch Car Wash					
Magic Touch Car Wash	110	06/28/2021	Inv. 110-Fleet Car Wash PD (Mo...	01-150-52200-0000-1	54.00
Magic Touch Car Wash	112	06/28/2021	Inv. 112-Fleet Car Wash PD (Mo...	01-150-52200-0000-1	216.00
Magic Touch Car Wash	114	06/28/2021	Inv. 114-Fleet Car Wash PD (Mo...	01-150-52200-0000-1	270.00
Magic Touch Car Wash	115	06/28/2021	Inv 115-Fleet Car Wash PD (Mo...	01-150-52200-0000-1	474.00
Vendor Magic Touch Car Wash - Magic Touch Car Wash Total:					1,014.00
Vendor: Mass Mutual - Mass Mutual					
Mass Mutual	INV0018979	06/17/2021	457 Employer	01-20800-0000-1	102.99
Mass Mutual	INV0018979	06/17/2021	457 Employer	30-20800-0000-1	185.37
Mass Mutual	INV0018979	06/17/2021	457 Employer	31-20800-0000-1	61.79
Mass Mutual	INV0018979	06/17/2021	457 Employer	32-20800-0000-1	61.77
Mass Mutual	INV0018980	06/17/2021	457 Contribution	01-20800-0000-1	25.00
Mass Mutual	INV0018980	06/17/2021	457 Contribution	30-20800-0000-1	45.00
Mass Mutual	INV0018980	06/17/2021	457 Contribution	31-20800-0000-1	15.00
Mass Mutual	INV0018980	06/17/2021	457 Contribution	32-20800-0000-1	15.00
Vendor Mass Mutual - Mass Mutual Total:					511.92
Vendor: McFarland Tire - McFarland Tire					
McFarland Tire	20761	06/21/2021	Inv. 20761 Repairs & Maint.	01-150-56600-0000-1	195.00
McFarland Tire	20799	06/21/2021	Inv. 20799 Repairs & Maint.	01-150-56600-0000-1	224.00
McFarland Tire	20916	06/21/2021	INV 20916	01-180-56600-0000-1	80.00
McFarland Tire	20979	06/28/2021	INV 20979	01-180-56410-0000-1	90.00
McFarland Tire	20979	06/28/2021	INV 20979	32-510-56410-0000-1	90.00
Vendor McFarland Tire - McFarland Tire Total:					679.00
Vendor: Office Depot - Office Depot					
Office Depot	165397903001	06/21/2021	Inv. 165397903001 PD Chief	01-150-57200-0000-1	1,190.73
Office Depot	171672694001	06/21/2021	Inv 171672694001 - Chairs for C...	01-105-57200-0000-1	3,397.56
Office Depot	171751232001	06/25/2021	INV 171751232001	32-510-55800-0000-1	151.16
Vendor Office Depot - Office Depot Total:					4,739.45
Vendor: Pre-Paid Legal - Pre-Paid Legal					
Pre-Paid Legal	INV0018960	06/17/2021	Pre-Paid Legal	01-22500-0000-1	24.90
Vendor Pre-Paid Legal - Pre-Paid Legal Total:					24.90
Vendor: Proffitt Constructio - Proffitt Construction Inc					
Proffitt Construction Inc	INV0019031	06/25/2021	EV Charging Station Invoice 2	25-000-52910-8405-1	227,043.14
Proffitt Construction Inc	INV0019032	06/21/2021	EV Charging Station Invoice 3	25-000-52910-8405-1	70,620.00
Vendor Proffitt Constructio - Proffitt Construction Inc Total:					297,663.14
Vendor: PROFORCE LAW - PROFORCE LAW					
PROFORCE LAW	439362	06/25/2021	Inv. 439362 02/11/21 Supplies...	26-110-53100-8223-1	4,905.29
PROFORCE LAW	443092	06/25/2021	Inv. 443092 03/15/21 Supplies...	26-110-53100-8223-1	4,707.42
PROFORCE LAW	444126	06/21/2021	Inv. 444126	01-150-56800-0000-1	1,889.53
PROFORCE LAW	449166	06/21/2021	Inv. 449166	01-150-56800-0000-1	7,028.09
PROFORCE LAW	441726	06/28/2021	Inv. 441726 03/03/21 Supplies...	26-110-53100-8223-1	331.19
Vendor PROFORCE LAW - PROFORCE LAW Total:					18,861.52
Vendor: R&F Disposal - R&F Disposal					
R&F Disposal	032930	06/28/2021	Inv 032930	01-150-55200-0000-1	107.32
R&F Disposal	3302126	06/28/2021	Inv 3302126	01-150-55200-0000-1	107.32
R&F Disposal	5312119	06/28/2021	Inv	01-150-55200-0000-1	107.32
Vendor R&F Disposal - R&F Disposal Total:					321.96
Vendor: 661 Communications - Rodger C. Goodman JR					
Rodger C. Goodman JR	1595	06/28/2021	Inv. 1595 05/18/21 Vehicle Safe...	01-150-56800-0000-1	2,015.48
Vendor 661 Communications - Rodger C. Goodman JR Total:					2,015.48

Expense Approval Report

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: S.D Taylor Equipment - S.D. Taylor Equipment					
S.D. Taylor Equipment	INV0019028	06/24/2021	Temp Fire Hydrant Meter Refu...	32-24000-0000-1	612.00
Vendor S.D Taylor Equipment - S.D. Taylor Equipment Total:					612.00
Vendor: SALLY - Sally Gonzalez					
Sally Gonzalez	INV0019027	06/25/2021	Sally GonzalezTafoya-Veterans ...	01-24000-0000-1	350.00
Vendor SALLY - Sally Gonzalez Total:					350.00
Vendor: SC SITES Services - SC SITES Services					
SC SITES Services	INV0019045	06/28/2021	Repeater Rental July thru Sept ...	01-150-52200-0000-1	1,452.00
Vendor SC SITES Services - SC SITES Services Total:					1,452.00
Vendor: Sierra Construction - Sierra Construction & Excavation, Inc.					
Sierra Construction & Excavatio...	2000-5824	06/21/2021	INV 2000-5824 Water Service Li...	32-510-56400-0000-1	9,914.35
Vendor Sierra Construction - Sierra Construction & Excavation, Inc. Total:					9,914.35
Vendor: SIRCHIE - SIRCHIE					
SIRCHIE	0461273	06/25/2021	Inv 0461273-IN Operating Sup...	01-150-57400-0000-1	104.57
SIRCHIE	0461558-IN	06/25/2021	Inv 0461558-IN Operating Sup...	01-150-57400-0000-1	176.74
SIRCHIE	0464721-IN	06/28/2021	Inv 0464721-IN Operating Sup...	01-150-57400-0000-1	64.67
Vendor SIRCHIE - SIRCHIE Total:					345.98
Vendor: SPD - SPD					
SPD	176003	06/28/2021	Inv176003 4500 White Envelop...	30-500-57200-0000-1	139.67
SPD	176003	06/28/2021	Inv176003 4500 White Envelop...	31-505-57200-0000-1	139.63
SPD	176003	06/28/2021	Inv176003 4500 White Envelop...	32-510-57200-0000-1	139.63
SPD	17650	06/28/2021	INV 17650 WATER REPORTS	32-510-55800-0000-1	2,825.33
Vendor SPD - SPD Total:					3,244.26
Vendor: Stinson Stationers, - Stinson Stationers, Inc.					
Stinson Stationers, Inc.	106142-0	06/21/2021	Inv. 106142-0	01-150-57200-0000-1	242.25
Stinson Stationers, Inc.	106705-0	06/21/2021	Inv. 106705-0	01-150-57200-0000-1	146.27
Stinson Stationers, Inc.	106903-0	06/21/2021	Inv. 106903-0	01-150-57200-0000-1	1.92
Stinson Stationers, Inc.	988119-0	06/21/2021	INV 988119-0 Remaining Balan...	01-150-57200-0000-1	146.91
Stinson Stationers, Inc.	10154-0	06/28/2021	Inv. 10154-0	01-150-57200-0000-1	371.19
Stinson Stationers, Inc.	108555-0	06/28/2021	Inv. 108555-0 06/17/21	01-150-57200-0000-1	131.67
Stinson Stationers, Inc.	108898-0	06/28/2021	Inv. 108898-0 06/18/21	01-150-57200-0000-1	4.33
Vendor Stinson Stationers, - Stinson Stationers, Inc. Total:					1,044.54
Vendor: Liberty - T & T Liberty Safes, Inc					
T & T Liberty Safes, Inc	34114	06/28/2021	Inv. 34114 (MPD Safe)	01-150-57400-0000-1	3,483.48
T & T Liberty Safes, Inc	34114	06/28/2021	Installation Labor - Safe Inv. 34...	01-310-57400-8221-1	275.00
Vendor Liberty - T & T Liberty Safes, Inc Total:					3,758.48
Vendor: THE BANCORP - THE BANCORP BANK					
THE BANCORP BANK	510942	06/25/2021	Inv. 510942 June-2021 Lease P...	01-150-58900-0000-1	7,227.09
Vendor THE BANCORP - THE BANCORP BANK Total:					7,227.09
Vendor: VCA - VCA West Los Angeles Animal Hospital					
VCA West Los Angeles Animal H...	924594228	06/25/2021	Inv. 924594228 VCA (04.02.21)	01-150-51150-0000-1	5,348.67
VCA West Los Angeles Animal H...	924594228-R	06/25/2021	Inv. 924594228 VCA (04.02.21)	01-150-51150-0000-1	-5,348.67
VCA West Los Angeles Animal H...	958417310	06/21/2021	Inv. 958417310 VCA (05.26.21)	01-150-51150-0000-1	5,437.46
VCA West Los Angeles Animal H...	958417310-R	06/25/2021	Inv. 958417310 VCA (05.26.21)	01-150-51150-0000-1	-5,437.46
VCA West Los Angeles Animal H...	INV0019033	06/21/2021	Finance Charge - Inv. 924594228	01-150-51150-0000-1	44.03
VCA West Los Angeles Animal H...	INV0019033-R	06/25/2021	Finance Charge - Inv. 924594228	01-150-51150-0000-1	-44.03
VCA West Los Angeles Animal H...	INV0019035	06/21/2021	Finance Charge - Inv. 958417310	01-150-51150-0000-1	44.76
VCA West Los Angeles Animal H...	INV0019035-R	06/25/2021	Finance Charge - Inv. 958417310	01-150-51150-0000-1	-44.76
Vendor VCA - VCA West Los Angeles Animal Hospital Total:					0.00
Vendor: Vernon C. Sorenson - Vernon C. Sorenson					
Vernon C. Sorenson	00456807-00	06/28/2021	Inv. 00456807 -00 Lorie Gutierr...	01-150-56000-0000-1	322.00
Vernon C. Sorenson	00456951-00	06/28/2021	Inv 00456951-00 Catalina Nunez	01-150-56000-0000-1	215.00
Vernon C. Sorenson	00457126-00	06/28/2021	Inv 00457126-00 Catalina Nunez	01-150-56000-0000-1	65.00
Vendor Vernon C. Sorenson - Vernon C. Sorenson Total:					602.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: Vizocom ICT LLC - Vizocom ICT LLC					
Vizocom ICT LLC	D2193	06/21/2021	Invoice D2193 Mask and Glove ...	26-110-53100-8550-1	3,660.00
Vendor Vizocom ICT LLC - Vizocom ICT LLC Total:					3,660.00
Vendor: Witcher Electric - Witcher Electric					
Witcher Electric	37201AA	06/28/2021	Inv. 37201AA	01-150-56400-0000-1	355.40
Vendor Witcher Electric - Witcher Electric Total:					355.40
Grand Total:					553,913.79

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	192,955.37
20 - LIGHTING & LANDSCAPING-DISTRICT 1	615.04
25 - CAPITAL IMPROVEMENTS PROJECTS	300,225.23
26 - MISCELLANEOUS GRANTS	13,603.90
30 - SEWER	14,754.19
31 - REFUSE/RECYCLING	3,721.72
32 - WATER	26,648.97
34 - PUBLIC TRANSPORTATION	1,389.37
Grand Total:	553,913.79

Account Summary

Account Number	Account Name	Payment Amount
01-105-56000-0000-1	Professional Services - Ot...	6,198.39
01-105-57100-0000-1	Special Activities	13.18
01-105-57200-0000-1	Supplies - Office	3,500.46
01-110-53200-0000-1	Dues & Subscriptions	1.00
01-110-57800-0000-1	Telephone & Communicat...	8.75
01-115-52200-0000-1	Contract Services	5,799.22
01-115-56000-0000-1	Professional Services - Ot...	344.41
01-115-57200-0000-1	Supplies - Office	88.50
01-130-56000-0000-1	Professional Services - Ot...	675.00
01-140-52000-0000-1	Conferences/Meetings/Tr...	525.00
01-140-55500-8224-1	Special Studies San Joaqui...	12,467.84
01-140-55500-8500-1	Special Studies/Master Pl...	15,400.00
01-140-56000-0000-1	Professional Services - Ot...	9.16
01-140-56000-8466-1	Professional Services-R&F...	1,036.00
01-140-56000-8469-1	Professional Services - Ca...	1,000.00
01-140-56000-8472-1	Professional Services - Int...	14,857.50
01-150-51150-0000-1	Dog Clinic (Vet Services fo...	0.00
01-150-52000-0000-1	Conferences/Meetings/Tr...	1,000.00
01-150-52200-0000-1	Contract Services	2,779.08
01-150-52930-0000-1	Computer Hardware/Soft...	15,972.57
01-150-53200-0000-1	Dues & Subscriptions	348.00
01-150-54000-0000-1	Fuel	22,927.91
01-150-54800-0000-1	Maintenance Agreements	1,531.25
01-150-55200-0000-1	Miscellaneous	321.96
01-150-56000-0000-1	Professional Services - Ot...	3,678.06
01-150-56400-0000-1	Repairs & Maint - Build & ...	355.40
01-150-56410-0000-1	Repairs & Maintenance E...	450.00
01-150-56600-0000-1	Repairs & Maintenance - ...	5,226.93
01-150-56800-0000-1	Safety Equipment	10,933.10
01-150-57200-0000-1	Supplies - Office	2,235.27
01-150-57400-0000-1	Supplies - Operating	3,958.27
01-150-58900-0000-1	Debt Principal	7,227.09
01-155-54000-0000-1	Fuel	816.59
01-155-56000-0000-1	Professional Services - Ot...	9.22
01-160-41500-0000-1	Building Permits	144.00
01-160-56000-0000-1	Professional Services	9.16
01-160-57200-0000-1	Supplies - Office	409.18
01-160-57400-0000-1	Supplies - Operating	187.50
01-165-54000-0000-1	Fuel	121.40
01-165-56000-0000-1	Professional Services-Oth...	9.16
01-175-54000-0000-1	Fuel	16.90
01-175-56000-0000-1	Professional Services	9.16
01-180-51800-0000-1	Clothing Allowance	237.19
01-180-54000-0000-1	Fuel	2,525.29
01-180-56000-0000-1	Professional Services - Ot...	1,269.16

Account Summary

Account Number	Account Name	Payment Amount
01-180-56410-0000-1	Repairs & Maintenance E...	90.00
01-180-56500-0000-1	Repairs/Maintenance Str...	1,641.07
01-180-56600-0000-1	Repairs/Maintenance - V...	80.00
01-180-57400-0000-1	Supplies - Operating	138.99
01-20800-0000-1	Pension Payable	9,053.85
01-22050-0000-1	Federal Withholding Paya...	7,423.44
01-22100-0000-1	FICA Payable	9,810.76
01-22150-0000-1	Medicare Payable	2,294.50
01-22200-0000-1	State Withholding Payable	3,450.02
01-22250-0000-1	SUTA Payable	306.30
01-22350-0000-1	Garnishments	62.50
01-22500-0000-1	Pre-Paid Legal	24.90
01-22600-0000-1	Health FSA	75.46
01-22700-0000-1	Disability LTD	369.11
01-22800-0000-1	Accident	43.41
01-22900-0000-1	Life	205.04
01-22950-0000-1	Cancer-American Fidelity	13.53
01-24000-0000-1	Deposits	700.00
01-310-52200-0000-1	Contract Services	3,600.00
01-310-57400-0000-1	Supplies Operating	1,490.50
01-310-57400-8221-1	Office Operating Supplies	275.00
01-315-56600-0150-1	Public Safety - Repairs & ...	5,173.78
20-200-54000-0000-1	Fuel	78.93
20-20800-0000-1	Pension Payable	192.79
20-22050-0000-1	Federal Withholding Paya...	30.28
20-22100-0000-1	FICA Payable	220.52
20-22150-0000-1	Medicare Payable	51.56
20-22200-0000-1	State Withholding Payable	40.96
25-000-52910-8405-1	Buildings & Improvements..	297,663.14
25-000-52960-8290-1	RSTP/HIP West Side - Harl...	725.00
25-000-52960-8425-1	Streets & Roads Capital	1,491.00
25-000-59010-8080-1	Transfer to General Fund	346.09
26-110-53100-8223-1	Grant Expenditures- Coun...	9,943.90
26-110-53100-8550-1	Grant Expenditure - ARPA...	3,660.00
30-20800-0000-1	Pension Payable	1,499.63
30-22050-0000-1	Federal Withholding Paya...	762.05
30-22100-0000-1	FICA Payable	1,454.68
30-22150-0000-1	Medicare Payable	340.28
30-22200-0000-1	State Withholding Payable	399.78
30-22250-0000-1	SUTA Payable	33.98
30-22350-0000-1	Garnishments	62.50
30-22600-0000-1	Health FSA	84.13
30-22700-0000-1	Disability LTD	76.66
30-22800-0000-1	Accident	8.66
30-22900-0000-1	Life	98.52
30-22950-0000-1	Cancer- American Fidelity	22.04
30-500-51800-0000-1	Clothing Allowance	243.01
30-500-52200-0000-1	Contract Services	5,799.24
30-500-52600-0000-1	Contract Services - Sewer	640.00
30-500-54000-0000-1	Fuel	1,410.13
30-500-55800-0000-1	Printing & Legal Notices	6.66
30-500-56000-0000-1	Professional Services - Ot...	684.16
30-500-56410-0000-1	Repairs & Maintenance E...	85.21
30-500-57200-0000-1	Supplies - Office	241.96
30-500-57400-0000-1	Supplies - Operating	377.79
30-500-57800-0000-1	Telephone & Communicat...	13.12
30-500-58200-0000-1	Water/Soil/Other Analysis	410.00
31-20800-0000-1	Pension Payable	285.34

Account Summary

Account Number	Account Name	Payment Amount
31-22050-0000-1	Federal Withholding Paya...	74.35
31-22100-0000-1	FICA Payable	314.48
31-22150-0000-1	Medicare Payable	73.58
31-22200-0000-1	State Withholding Payable	66.51
31-22250-0000-1	SUTA Payable	27.91
31-22350-0000-1	Garnishments	62.50
31-22600-0000-1	Health FSA	18.76
31-22700-0000-1	Disability LTD	12.72
31-22900-0000-1	Life	22.04
31-505-52200-0000-1	Contract Services	1,933.08
31-505-55800-0000-1	Printing & Legal Notices	6.66
31-505-56000-0000-1	Professional Services - Ot...	684.16
31-505-57200-0000-1	Supplies - Office	139.63
32-20800-0000-1	Pension Payable	1,119.72
32-22050-0000-1	Federal Withholding Paya...	375.85
32-22100-0000-1	FICA Payable	1,183.74
32-22150-0000-1	Medicare Payable	276.72
32-22200-0000-1	State Withholding Payable	255.47
32-22250-0000-1	SUTA Payable	38.09
32-22350-0000-1	Garnishments	62.50
32-22600-0000-1	Health FSA	33.15
32-22700-0000-1	Disability LTD	12.95
32-22900-0000-1	Life	35.48
32-24000-0000-1	Deposits	612.00
32-510-51800-0000-1	Clothing Allowance	133.59
32-510-52200-0000-1	Contract Services	5,799.22
32-510-54000-0000-1	Fuel	1,715.44
32-510-55800-0000-1	Printing & Legal Notices	2,983.17
32-510-56000-0000-1	Professional Services - Ot...	684.16
32-510-56100-0000-1	Legal Services	763.50
32-510-56400-0000-1	Repairs & Maint - Build & ...	9,914.35
32-510-56410-0000-1	Repairs & Maintenance- E...	222.11
32-510-57200-0000-1	Supplies - Office	241.94
32-510-57400-0000-1	Supplies - Operating	172.70
32-510-57800-0000-1	Telephone & Communicat...	13.12
34-20800-0000-1	Pension Payable	231.04
34-22050-0000-1	Federal Withholding Paya...	64.02
34-22100-0000-1	FICA Payable	162.48
34-22150-0000-1	Medicare Payable	38.00
34-22200-0000-1	State Withholding Payable	29.05
34-22700-0000-1	Disability LTD	30.76
34-22800-0000-1	Accident	15.41
34-22900-0000-1	Life	81.13
34-22950-0000-1	Cancer-American Fidelity	24.77
34-520-54000-0000-1	Fuel	648.37
34-520-57200-0000-1	Supplies - Office	64.34
Grand Total:		553,913.79

Project Account Summary

Project Account Key	Payment Amount
None	553,913.79
Grand Total:	553,913.79



Payroll Set: City-City of McFarland

Department: 105 - City Council

Employee Number	Pay Code	# of Payments	Units	Pay Amount
Ayo100	Salary - Elected - Salary - Elected	1	-	200.00
	Ayo100 - Ayon Total:		-	200.00
Cano100	Salary - Elected - Salary - Elected	1	-	200.00
	Cano100 - Cano Total:		-	200.00
GON300	Salary - Elected - Salary - Elected	1	-	200.00
	GON300 - Gonzalez Total:		-	200.00
PER100	Salary - Elected - Salary - Elected	1	-	200.00
	PER100 - Perez Total:		-	200.00
ROD200	Salary - Elected - Salary - Elected	1	-	200.00
	ROD200 - Rodriguez Total:		-	200.00
	105 - City Council Total:		-	1,000.00

Department: 110 - City Administration

Employee Number	Pay Code	# of Payments	Units	Pay Amount
CEJ100	Holiday - Holiday Pay	1	9.00	287.10
	Hourly - Hourly	2	115.00	3,668.50
	Vacation - Vacation Pay	1	18.00	574.20
	CEJ100 - Ceja Total:		142.00	4,529.80
	110 - City Administration Total:		142.00	4,529.80

Department: 115 - Finance & Accounting

Employee Number	Pay Code	# of Payments	Units	Pay Amount
ALV100	Holiday - Holiday Pay	1	9.00	224.27
	Hourly - Hourly	2	151.00	3,762.69
	ALV100 - Alvarado Total:		160.00	3,986.96
CHA100	Holiday - Holiday Pay	1	9.00	158.76
	Hourly - Hourly	2	128.00	2,257.92
	OT - Overtime	1	0.50	13.23
	CHA100 - Chavez Total:		137.50	2,429.91

[ESP100](#)

Holiday - Holiday Pay	1	9.00	143.82
Hourly - Hourly	2	142.00	2,269.16
OT - Overtime	1	13.50	323.60
ESP100 - Esparza Lopez Total:		164.50	2,736.58

[LAR200](#)

Holiday - Holiday Pay	1	9.00	297.18
Hourly - Hourly	1	71.00	2,344.42
Salary - Salary	1	80.00	2,641.60
LAR200 - Lara Total:		160.00	5,283.20

[Val100](#)

Holiday - Holiday Pay	1	9.00	136.89
Hourly - Hourly	1	71.00	1,079.91
Val100 - Velasco Total:		80.00	1,216.80
115 - Finance & Accounting Total:		702.00	15,653.45

Department: 140 - Planning

Employee Number	Pay Code	# of Payments	Units	Pay Amount
DEL100	Holiday - Holiday Pay	1	9.00	218.79
	Hourly - Hourly	1	71.00	1,726.01
	Salary - Salary	1	80.00	1,944.80
	DEL100 - DeLeon Total:		160.00	3,889.60
	140 - Planning Total:		160.00	3,889.60

Department: 150 - Police

Employee Number	Pay Code	# of Payments	Units	Pay Amount
ALB100-142	Holiday - Reg - Holiday - Regular	1	12.00	322.08
	Hourly - Hourly	2	151.00	4,052.84
	Personal - Personal Day	1	12.00	322.08
	ALB100-142 - Alberto Total:		175.00	4,697.00
AYON100	Hourly - Hourly	1	30.00	569.70
	AYON100 - Ayon Total:		30.00	569.70
DEW100-147	Holiday - Reg - Holiday - Regular	1	12.00	373.44
	Hourly - Hourly	2	168.00	5,228.16
	OT - Overtime	2	12.50	583.50
	PD On-Call - PD On-Call	2	81.50	1,630.00
	PD On-Call - Court - PD Court	1	27.00	540.00
	DEW100-147 - Dewar Total:		301.00	8,355.10
DIN100-96	Holiday - Holiday Pay	1	10.00	199.60
	Hourly - Hourly	2	160.00	3,038.40
	OT - Overtime	2	77.00	2,305.38
	DIN100-96 - Dionicio Total:		247.00	5,543.38

[GAL100-149](#)

Holiday - Holiday Pay	1	12.00	355.56
Hourly - Hourly	2	156.00	4,622.28
OT - Overtime	2	9.00	400.01
PD On-Call - PD On-Call	2	20.00	400.00
GAL100-149 - Galvan Total:		197.00	5,777.85

[GAR100-146](#)

Holiday - Reg - Holiday - Regular	1	12.00	322.08
Hourly - Hourly	2	168.00	4,509.12
OT - Overtime	1	6.00	241.56
GAR100-146 - GARCIA Total:		186.00	5,072.76

[HAN100-112](#)

Holiday - Reg - Holiday - Regular	1	12.00	402.24
Hourly - Hourly	2	168.00	5,631.36
OT - Overtime	1	27.50	1,382.70
PD On-Call - PD On-Call	2	128.00	2,560.00
HAN100-112 - Hankins II Total:		335.50	9,976.30

[HAS100-143](#)

Holiday - Reg - Holiday - Regular	1	10.00	163.80
Hourly - Hourly	2	160.00	2,620.80
OT - Overtime	2	69.00	1,695.33
HAS100-143 - Hasnain Total:		239.00	4,479.93

[HEL100-128](#)

Holiday - Reg - Holiday - Regular	1	12.00	422.32
Hourly - Hourly	2	168.00	5,912.44
OT - Overtime	2	30.00	1,583.69
PD On-Call - PD On-Call	2	176.00	3,520.00
HEL100-128 - Helton Total:		386.00	11,438.45

[HER100-130](#)

Holiday - Holiday Pay	1	12.00	338.40
Hourly - Hourly	2	156.00	4,399.20
OT - Overtime	2	12.00	507.60
HER100-130 - Hernandez Total:		180.00	5,245.20

[HER100-144](#)

Holiday - Reg - Holiday - Regular	1	12.00	322.08
Hourly - Hourly	2	168.00	4,509.12
OT - Overtime	2	19.00	764.94
HER100-144 - Hernandez Total:		199.00	5,596.14

[IBA100](#)

Holiday - Reg - Holiday - Regular	1	10.00	199.60
Hourly - Hourly	2	120.00	2,395.20
IBA100 - Gutierrez Ibarra Total:		130.00	2,594.80

[LOP125](#)

Holiday - Reg - Holiday - Regular	1	10.00	180.80
Hourly - Hourly	2	160.00	2,892.80
OT - Overtime	2	51.00	1,383.12
LOP125 - Lopez Total:		221.00	4,456.72

[New100-148](#)

Holiday - Reg - Holiday - Regular	1	12.00	373.44
Hourly - Hourly	2	132.00	4,107.84
OT - Overtime	2	33.50	1,563.78
PD On-Call - PD On-Call	2	69.50	1,390.00
New100-148 - Newhouse Total:		247.00	7,435.06

[Nun100](#)

Holiday - Holiday Pay	1	8.00	189.76
Hourly - Hourly	2	104.00	2,846.40
OT - Overtime	1	2.50	88.95
Nun100 - Nunez Total:		114.50	3,125.11

[RIV100-120](#)

Holiday - Holiday Pay	1	12.00	392.40
Hourly - Hourly	2	125.00	4,087.50
OT - Overtime	2	14.00	686.70
PD On-Call - PD On-Call	2	84.00	1,680.00
Vacation - Vacation Pay	1	12.00	392.40
RIV100-120 - Rivera Total:		247.00	7,239.00

[WIL100-150](#)

Holiday - Holiday Pay	1	8.00	576.92
Hourly - Hourly	1	72.00	5,192.31
Salary - Salary	1	80.00	5,769.23
WIL100-150 - Williams Total:		160.00	11,538.46
150 - Police Total:		3,595.00	103,140.96

Department: 155 - Animal Control

Employee Number	Pay Code	# of Payments	Units	Pay Amount
MAY100	Holiday - Holiday Pay	1	9.00	224.28
	Hourly - Hourly	2	136.00	3,389.12
	OT - Overtime	2	8.00	299.04
	Personal - Personal Day	1	8.00	199.36
	Vacation - Vacation Pay	1	1.00	24.92
	MAY100 - Maya Total:		162.00	4,136.72
	155 - Animal Control Total:		162.00	4,136.72

Department: 160 - Building Inspection

Employee Number	Pay Code	# of Payments	Units	Pay Amount
RON100	Holiday - Holiday Pay	1	9.00	309.24
	Hourly - Hourly	2	151.00	5,188.36
	OT - Overtime	2	9.00	463.86
	RON100 - Ronk III Total:		169.00	5,961.46
	160 - Building Inspection Total:		169.00	5,961.46

Department: 175 - Grants Administration

Employee Number	Pay Code	# of Payments	Units	Pay Amount
GAR200	Holiday - Holiday Pay	1	9.00	218.79
	Hourly - Hourly	2	142.00	3,452.02
	GAR200 - Garcia Total:		151.00	3,670.81
LAR100	Holiday - Holiday Pay	1	9.00	463.41
	Hourly - Hourly	1	71.00	3,655.82
	Salary - Salary	1	80.00	4,119.23
	LAR100 - Lara Total:		160.00	8,238.46
	175 - Grants Administration Total:		311.00	11,909.27

Department: 180 - Public Works

Employee Number	Pay Code	# of Payments	Units	Pay Amount
Brau100	Holiday - Holiday Pay	1	9.00	136.89
	Hourly - Hourly	2	146.00	2,220.66
	OT - Overtime	1	11.00	250.97
	Brau100 - Braudrick Total:		166.00	2,608.52
GON200	Holiday - Holiday Pay	1	9.00	443.05
	Hourly - Hourly	1	22.00	1,083.02
	Salary - Salary	1	80.00	3,938.24
	Vacation - Vacation Pay	1	31.00	1,526.07
	GON200 - Gonzales Total:		142.00	6,990.38
GUE100	Holiday - Holiday Pay	1	9.00	213.48
	Hourly - Hourly	2	151.00	3,581.72
	GUE100 - Guerra Total:		160.00	3,795.20
MAR100	Holiday - Holiday Pay	1	9.00	140.31
	Hourly - Hourly	2	142.00	2,213.78
	Vacation - Vacation Pay	1	9.00	140.31
	MAR100 - Martinez Total:		160.00	2,494.40
PEN300	Holiday - Holiday Pay	1	9.00	147.42
	Hourly - Hourly	2	148.00	2,424.24
	PEN300 - Pena Total:		157.00	2,571.66
TEL100	Holiday - Holiday Pay	1	9.00	140.31
	Hourly - Hourly	2	151.00	2,354.09
	TEL100 - Tellez Total:		160.00	2,494.40
	180 - Public Works Total:		945.00	20,954.56

Department: 200 - Lighting & Landscaping

Employee Number	Pay Code	# of Payments	Units	Pay Amount
VAZ-100	Holiday - Holiday Pay	1	9.00	137.52
	Hourly - Hourly	2	151.00	2,307.28
	VAZ-100 - Vasquez Total:		160.00	2,444.80
	200 - Lighting & Landscaping Total:		160.00	2,444.80

Department: 500 - Sewer

Employee Number	Pay Code	# of Payments	Units	Pay Amount
GON400	Holiday - Holiday Pay	1	9.00	287.10
	Hourly - Hourly	2	151.00	4,816.90
	GON400 - Gonzalez Total:		160.00	5,104.00
MED100	Holiday - Holiday Pay	2	89.00	1,422.22
	Hourly - Hourly	1	71.00	1,134.58
	OT - Overtime	1	18.00	431.46
	MED100 - Medina Total:		178.00	2,988.26
	500 - Sewer Total:		338.00	8,092.26

Department: 510 - Water

Employee Number	Pay Code	# of Payments	Units	Pay Amount
GOM100	Holiday - Holiday Pay	1	9.00	151.11
	Hourly - Hourly	2	142.00	2,384.18
	OT - Overtime	1	6.00	151.11
	GOM100 - Gomez Total:		157.00	2,686.40
SAL100	Holiday - Holiday Pay	1	9.00	184.14
	Hourly - Hourly	2	151.00	3,089.46
	OT - Overtime	2	16.00	491.04
	SAL100 - Salgado Total:		176.00	3,764.64
	510 - Water Total:		333.00	6,451.04

Department: 520 - Public Transit

Employee Number	Pay Code	# of Payments	Units	Pay Amount
MOR100	Holiday - Holiday Pay	1	9.00	147.42
	Hourly - Hourly	2	138.25	2,264.54
	Vacation - Vacation Pay	1	0.61	9.99
	MOR100 - Moreno Total:		147.86	2,421.95
	520 - Public Transit Total:		147.86	2,421.95
	Report Total:		7,164.86	190,585.87



Payroll Set: City-City of McFarland

Account	Account Description	Units	Pay Amount
01-105-50100-0000-1	Salaries - Permanent Employees	82.60	2,528.12
01-110-50100-0000-1	Salaries - Permanent Employees	106.20	4,171.41
01-115-50100-0000-1	Salaries - Permanent Employees	94.25	2,562.97
01-140-50100-0000-1	Salaries - Permanent Employees	192.00	4,989.12
01-140-50200-0000-1	Overtime	1.80	92.77
01-150-50100-0000-1	Salaries - Permanent Employees	3,273.00	91,173.02
01-150-50150-0000-1	Wages - Temporary Employees	10.00	163.80
01-150-50200-0000-1	Overtime	312.00	11,804.14
01-155-50100-0000-1	Salaries - Permanent Employees	159.20	4,319.19
01-155-50200-0000-1	Overtime	1.80	92.77
01-160-50100-0000-1	Salaries - Permanent Employees	32.00	1,099.52
01-160-50200-0000-1	Overtime	1.80	92.77
01-165-50100-0000-1	Salaries - Permanent Employees	66.80	2,016.57
01-165-50200-0000-1	Overtime	1.80	92.77
01-175-50100-0000-1	Salaries - Permanent Employees	183.00	4,770.33
01-175-50200-0000-1	Overtime	1.80	92.78
01-180-50100-0000-1	Salaries - Permanent Employees	596.60	11,642.12
01 - GENERAL FUND Total:		5,116.65	141,704.17
20-200-50100-0000-1	Salaries/Permanent Employees	228.80	3,556.41
20 - LIGHTING & LANDSCAPING-DISTRICT 1 Total:		228.80	3,556.41
30-500-50100-0000-1	Salaries - Permanent Employees	664.68	19,170.55
30-500-50200-0000-1	Overtime	22.63	542.62
30 - SEWER Total:		687.31	19,713.17
31-505-50100-0000-1	Salaries - Permanent Employees	165.68	3,789.36
31-505-50200-0000-1	Overtime	4.63	111.16
31 - REFUSE/RECYCLING Total:		170.31	3,900.52
32-510-50100-0000-1	Salaries - Permanent Employees	776.19	18,282.02
32-510-50200-0000-1	Overtime	37.74	1,007.63
32 - WATER Total:		813.93	19,289.65
34-520-50100-0000-1	Salaries - Permanent Employees	147.86	2,421.95
34 - PUBLIC TRANSPORTATION Total:		147.86	2,421.95
Report Total:		7,164.86	190,585.87



City of McFarland, CA

Pay Code Report

Pay Code Summary

6/1/2021 - 6/30/2021

Payroll Set: City-City of McFarland

Pay Code	Description	# of Payments	Units	Pay Amount
Holiday - Holiday Pay	Holiday Pay	30	349.00	8,286.14
Holiday - Reg - Holiday - R	Holiday - Regular	10	114.00	3,081.88
Hourly - Hourly	Hourly	72	5,179.25	129,283.85
OT - Overtime	Overtime	34	445.00	15,611.57
PD On-Call - PD On-Call	PD On-Call	12	559.00	11,180.00
PD On-Call - Court - PD Cc	PD Court	1	27.00	540.00
Personal - Personal Day	Personal Day	2	20.00	521.44
Salary - Salary	Salary	5	400.00	18,413.10
Salary - Elected - Salary - t	Salary - Elected Officials	5	-	1,000.00
Vacation - Vacation Pay	Vacation Pay	6	71.61	2,667.89
Report Total:			7,164.86	190,585.87

REGULAR CITY COUNCIL MINUTES
IN PERSON MEETING
June 24, 2021

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

CALL TO ORDER

Mayor Gonzalez called the meeting to order at 6:01 p.m.

ROLL CALL

Council Members Present: Mayor Gonzalez, Mayor Pro-Tem Pérez, Councilmember Ayon, Councilmember Cano

Council Members Absent: None

**Council Member Rodriguez resigned June 9, 2021.*

OFFICIALS PRESENT

City Manager Lara, Chief of Police Williams, Interim City Attorney Hodges, City Clerk Alvarado, Acting Community Development Director Ronk, Finance Director Lara, Public Works Director Gonzales

INVOCATION

Council Member Cano

PLEDGE OF ALLEGIANCE

Mayor Pro-Tem Pérez

PRESENTATIONS AND PROCLAMATIONS

1. Juan M. Pantoja, Contract City Engineer gave brief presentation on the Basics of Road Funding and Reconstruction Process.
 - a. Q & A was held to answer any questions from Council and the Community.

Closed at 6:50 p.m.

PUBLIC COMMENTS

Roy Gonzalez 159 10th Street McFarland- Stated that they had reached out to residents of the community to ask for donations to contribute to the McFarland Recreation and Park District Fire Work Show and was happy to have raised over 1,000 dollars. He thanked City Manager Maria Lara and everyone who helped raise the donations and the donors for their generous contribution to this community event.

Public comment closed at: 6:52 p.m.

Public comment reopened at: 6:54 p.m.

Dolores Nunez 317 5th Street McFarland- Asked if the city could raise the amount of yard sales allowed from two to four per year.

Public comment closed at: 6:58 p.m.

CONSENT AGENDA

1. Motion was made by: **Councilmember Ayon** to approve warrant register for \$ 556,259.04 from June 1, 2021, through June 15, 2021; 2nd by: **Councilmember Pérez**.
Vote: 3/0
Ayes: Ayon, Pérez, Gonzalez (Mayor)
Nays: None
Absent: None
Abstentions: Cano, Gonzalez (Mayor)

**Mayor Gonzalez recused herself from item #1 due to marriage. (Mayor Voted)*

**Councilmember Cano recused himself from item #1 due to conflict of interest.*

Due to no quorum Interim City Attorney Hodges recommended random selection based on The Fair Political Practices Commission- Hudson opinion, 4 FPPC Ops. 13, 17 (1978) Mayor Gonzalez was selected to vote based on a draw.

2. Motion was made by: **Councilmember Ayon** to approve Regular Minutes of **June 10, 2021**; 2nd by: **Mayor Pro-Tem Pérez**.
Vote: 4/0
Ayes: Ayon, Pérez, Cano, Gonzalez
Nays: None
Absent: None
Abstentions: None
3. Motion was made by: **Councilmember Ayon** to approve Regular Minutes of **June 04, 2021**; 2nd by: **Mayor Pro-Tem Pérez**.
Vote: 4/0
Ayes: Ayon, Pérez, Cano, Gonzalez
Nays: None
Absent: None
Abstentions: None
4. Motion was made by: **Councilmember Ayon** to approve Regular Minutes of **May 05, 2021**; 2nd by: **Mayor Pro-Tem Pérez**.
Vote: 4/0
Ayes: Ayon, Pérez, Cano, Gonzalez
Nays: None
Absent: None
Abstentions: None

Mayor Gonzalez closed the Regular City Council Meeting at 6:59 p.m.

Mayor Gonzales resumed the Regular City Council Meeting at 7:02 p.m.

PUBLIC HEARINGS

None

DEPARTMENTAL REPORTS

- a. **Administration** – City Manager Lara- Requested City Council approve a Special Meeting to address Budget Resolution, CPA, and Ad Hoc Committee findings.
- b. **Police Department** – Chief of Police Williams- Introduced Joe from the McFarland Fire Department. Joe gave Council a brief overview on how the McFarland Police Department and the Fire Department are working together this year to combat illegal firework use during this season.
- c. **Finance Department**- Finance Director Lara- Informed that the Finance Department has finished submitting the requested documents to the auditors for fiscal year 18/19. He stated he is working on setting a date for Proteus Inc. to come out and hold a community workshop to inform on assistance programs available to those who qualify.
- d. **Public Works Department**- Public Works Director Gonzales- Gave brief overview on the status of his departments and the Ev Charging Station. He notified residents that transit is still offering free rides to anyone who is interested.
- e. **Community Development**- Acting Community Development Director Ronk- Gave brief overview on his departments. He informed Council that the Planning Commission approved a site plan for a Medical Office Building. He also notified the Community that SNIP will be offering free spay, neuter, rabies vaccines and microchip assistance to McFarland residents.

ADMINISTRATIVE AGENDA

5. Motion was made by: **Councilmember Ayon** to table **RESOLUTION NO. 2021-0038** A Resolution of the City Council of the City of McFarland Adopting the Annual Operating and Capital Budgets for the Fiscal Year 2021-2022; 2nd by: **Mayor Pro-Tem Pérez**.
Vote: 4/0
Ayes: Ayon, Pérez, Cano, Gonzalez
Nays: None
Absent: None
Abstentions: None
6. Motion was made by: **Councilmember Cano** to approve **RESOLUTION NO. 2021-0037** A RESOLUTION APPROVING AN APPLICATION FOR FUNDING AND THE EXECUTION OF A GRANT AGREEMENT AND ANY AMENDMENTS THERETO FROM THE 2020 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM- CORONAVIRUS RESPONSE ROUND 2 and 3 (CDBG-CV2 and CV3) NOFA DATED DECEMBER 18, 2020; 2nd by: **Councilmember Ayon**.
Vote: 4/0
Ayes: Cano, Ayon, Pérez, Gonzalez
Nays: None
Absent: None
Abstentions: None
7. Motion was made by: **Councilmember Ayon** to approve **AMENDMENT 1** to the Grant Agreement with the County of Kern for Reimbursement of Out-of-Pocket Cost Related to COVID-19 Public Health Response (CARES Act); 2nd by **Mayor Pro-Tem Pérez**.
Vote: 4/0
Ayes: Ayon, Pérez, Cano, Gonzalez
Nays: None
Absent: None
Abstentions: None
8. Motion was made by: **Councilmember Cano** to approve **AMENDMENT 2** to the Grant Agreement with the County of Kern for Reimbursement of Out-of-Pocket Cost Related to COVID-19 Public Health Response (CARES Act); 2nd by: **Councilmember Ayon**.
Vote: 4/0
Ayes: Cano, Ayon, Pérez, Gonzalez
Nays: None
Absent: None
Abstentions: None
9. Motion was made by: Councilmember Ayon to **terminate** the Landscape Maintenance Agreement Between the City of McFarland and McFarland Recreation and Parks District; 2nd by: Mayor Pro-Tem Pérez.
Vote: 4/0
Ayes: Ayon, Pérez, Gonzalez
Nays: None
Absent: None
Abstentions: Cano

(Councilmember Ayon instructed staff to start the process to hire someone to continue the maintenance to those areas).

ORAL REPORTS FROM CITY COUNCIL ON COMMITTEES

- a. Delano Mosquito Abatement District (DMAD) – Councilmember Cano- Reported they had their last meeting Thursday.
- b. Kern Council of Governments (KCOG) – None to Report
- c. McFarland Tri-Agency Partners (MTAP) – None to Report
- d. Kern Economic Development Corporation (KEDC) – None to Report
- e. Kern County Association of Cities (KCAC) – None to Report
- f. Poso Creek IRWMP- Councilmember Ayon- None to Report

COUNCIL STATEMENTS

Councilmember Cano- Thanked the community, city workers, and McFarland Police Department for all that they do for our community.

Councilmember Ayon- Thanked the community members who donated to the McFarland Recreation and Park Firework Show.

Mayor Pro-Tem Pérez- Thanked the community and everyone who attended the meeting.

Mayor Gonzalez- Stated she values the community and asked them to reach out to them with any concerns they have. She thanked Chief of Police Williams and the McFarland Police Department for everything they do.

ADJOURNMENT

Meeting adjourned at 8:41 p.m.

Francisca Alvarado, City Clerk

SPECIAL CITY COUNCIL MINUTES
IN PERSON MEETING
JUNE 24, 2021

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

CALL TO ORDER

Mayor Gonzalez called the meeting to order at 7:00 p.m.

ROLL CALL

Council Members Present: Mayor Gonzalez, Mayor Pro Tem Pérez, Councilmember Ayon, Councilmember Cano

Council Members Absent: None

Council Member Rodriguez resigned June 9, 2021.

OFFICIALS PRESENT

City Manager Lara, Chief of Police Williams, Interim City Attorney Hodges, City Clerk Alvarado, Acting Community Development Director Ronk, Finance Director Lara, Public Works Director Gonzales

PUBLIC COMMENTS

Open: 7:00 p.m.

No Public Comments

CONSENT AGENDA

1. Motion was made by: Councilmember Ayon to approve ***Resolution No. 2021-0039***, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCFARLAND, CALIFORNIA, APPROVING THE FINAL ENGINEER'S REPORT REGARDING THE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO.1, AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2021/2022; 2nd by: Councilmember Cano.

Vote: 4/0

Ayes: Ayon, Cano, Pérez, Gonzalez (Mayor)

Nays: None

Absent: None

Mayor opened public comment 7:00 p.m. Closed at 7:01 p.m. No comments.

2. Motion was made by: Councilmember Cano to approve ***Resolution No. 2021-0040***, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCFARLAND, CALIFORNIA ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 1, FOR FISCAL YEAR 2021/2022; 2nd by: Mayor Pro-Tem Pérez.

Vote: 4/0

Ayes: Cano, Pérez, Ayon, Gonzalez (Mayor)

Nays: None

Absent: None

Mayor opened public comment 7:01 p.m. Closed at 7:01 p.m. No comments.

ADJOURNMENT

Meeting adjourned at 7:02 p.m.

MEMORANDUM CITY OF MCFARLAND

TO: Honorable Mayor and City Council

FROM: Mario Gonzales, Public Works Director

DATE: July 8, 2021

SUBJECT: Request for Public Hearing to Receive Input Regarding Unmet Transit Needs.

RECOMMENDATION:

It is recommended that the City Council conduct a public hearing to receive input regarding unmet transit and direct staff to forward all comments to Kern County Council of Governments (KCOG).

DISCUSSION:

Each year, the Kern County Council of Governments (KCOG) reviews unmet transit needs through a multi-jurisdictional public hearing process throughout Kern County. As part of this annual process, KCOG encourages member entities to conduct separate public hearings to receive local comments. Comments can also be received by email, mail and telephone prior to July 8, 2021 by 5:00 P.M. to be included in this year's report of findings. Send comments to:

City of McFarland
Attn: Francisca Alvarado, City Clerk
401 W. Kern Ave
McFarland, CA 93250
falvarado@mcfarlandcity.org

Comments generated during the public hearing process are to be submitted to KCOG for inclusion in the annual Unmet Transit Needs Report of Findings. Public input will be then put into one of three categories:

- A. That there are no unmet transit needs; or
- B. That there are no unmet transit needs which are reasonable to meet; or
- C. That there are unmet transit needs, including those that are reasonable to meet.

FISCAL IMPACT:

No immediate financial impact.

ATTACHMENTS:

Resolution No. 2021-0042

RESOLUTION NO. 2021-0042

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCFARLAND FINDING THERE ARE NO UNMET PUBLIC TRANSIT NEEDS WHICH CAN REASONABLY BE MET IN THE CITY OF MCFARLAND (2020/2021)

WHEREAS: The Transportation Development Act of 1971 provides for the disbursement of funds from the Local Transportation Fund held in trust by Kern County Auditor-Controller for the purpose authorized by Article 8, Section 994000(a) Streets and Roads and Article 4, Section 99260(a) Public Transportation; and

WHEREAS: An eligible claimant wishing to receive an allocation from the Local Transportation Fund must first hold a Public Hearing where all Unmet Public Transit Needs can be reasonably be met are discussed.

NOW THEREFORE: The McFarland City Council does hereby resolve that:

- (1) Pursuant to the provisions of law, on June 4, 2021, the City of McFarland properly noticed a Public Hearing regarding Unmet Public Transit Needs; and
- (2) Pursuant to the provisions of law, on July 8, 2021, a duly noticed and Public Hearing regarding Unmet Public Transit Needs was held; and
- (3) The finding was made that there was no Unmet Public Transit Needs that could reasonably be met in the City of McFarland; and
- (4) The City Manager of the City of McFarland is hereby duly authorized to sign all claims, assurances and necessary paperwork; and
- (5) A copy of this Resolution will be transmitted to the Kern Council of Governments in conjunction with the filing of a claim; and
- (6) The Kern Council of Governments is requested to concur in these findings and grant the allocation of funds specified in the Article 8 claim.

ADOPTED, SIGNED AND APPROVED THIS 8th day of July 2021.

AYES:

NOES:

ABSENT:

ABSTAIN:

Sally Gonzalez, Mayor
City of McFarland, CA

Attest:

Francisca Alvarado, City Clerk

**MEMORANDUM
CITY OF MCFARLAND**

TO: Mayor and City Council

FROM: Maria Lara, City Manager
Larry A Ronk III, Acting Community Development Director

DATE: July 8, 2021

SUBJECT: Report, Discussion, and Possible Approval of Resolution NO. 2021-0043 to create a Development Agreement Guideline.

SUMMARY:

The City of McFarland does not have an adopted Resolution or Ordinance stating guidelines for Development Agreements. This Resolutions creates the guidelines and pathway for the process of creating Development Agreements with Investors/Developers.

Development Agreements are used between a Developer(s) and the City of McFarland to create a mutual agreement to make sure all items under conditions, improvements, fees, etc. are covered and are complete prior to any final inspections/approvals. It is a tool that helps Cities and Developers grow a community.

RECOMMENDATION:

Staff recommends City Council to Approve Resolution NO. 2021-0043 to create a Development Agreement Guideline for future Development Agreements.

FISCAL IMPACT:

Legal Fees

ATTACHMENTS:

- Resolution No. 2021-0043
- Regulations and Requirements for Consideration of Development Agreements

RESOLUTION NO. 2021-0043

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF MCFARLAND, CALIFORNIA, ESTABLISHING
PROCEDURES AND REQUIREMENTS FOR THE
CONSIDERATION AND APPROVAL OF DEVELOPMENT
AGREEMENTS**

WHEREAS pursuant to authorization granted in Government Code sections 65864 et seq., the City has the authority to adopt a Resolution establishing procedures and requirements for consideration and approval of development agreements; and

WHEREAS, the City of McFarland currently does not have established policies and/or procedures and requirements for consideration and approval of development agreements; and

WHEREAS, a set of procedures and requirements for consideration and approval of development agreements has been proposed by City staff to the City Council at the July 8, 2021 regular City Council Meeting; and

WHEREAS, it is in the public interest to adopt procedures and requirements for consideration and approval of development agreements, and the public health, safety, and welfare will be promoted thereby.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCFARLAND as follows:

1. SECTION 1. That the foregoing findings and recitals are true and correct.
2. SECTION 2. The Procedures and Requirements for Consideration and Approval of Development Agreements set forth in the attached Exhibit "A" are adopted.
3. SECTION 3. The Community Development Director is instructed to prepare and adopt such application forms, checklists, and such other documents as he/she considers necessary to implement the procedures and requirements.
4. SECTION 4. This resolution shall take effect immediately upon adoption.
5. SECTION 5. The City Clerk shall certify to the passage and adoption of this Resolution.

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PASSED AND ADOPTED at a regular meeting of the City Council of the City of McFarland on the 8th day of July, 2021 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

ATTEST:

Francisca Alvarado, City Clerk

CITY OF MCFARLAND:

Sally Gonzalez, Mayor

Attachments: Development Agreement by and Between the City of McFarland, a Municipal Corporation, and _____.

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.

Francisca Alvarado, City Clerk

Exhibit A

REGULATIONS AND REQUIREMENTS FOR CONSIDERATION OF DEVELOPMENT AGREEMENTS

PART I APPLICATION

- A. Authority for Adoption; Purpose; consistency with State Law
- B. Application
- C. Public Benefit
- D. Qualified Applicants
- E. Qualified Property
- F. Staff Review of Application

PART II CONTENTS, HEARINGS, AND OFFICIAL ACTIONS

- G. Contents
- H. Notice of Hearings; Environmental Review
- I. Planning Commission
- J. City Council
- K. Ordinance Approving the Development Agreement

PART III DEVELOPMENT RIGHTS; PERIODIC REVIEW

- L. Development Rights
 - M. Periodic Review
-

PART I APPLICATION

A. Authority for Adoption; Purpose; Consistency with State Law

These regulations are adopted under the authority of Government Code Sections 65864 et seq. The City's consideration and approval of a development agreement is discretionary; there is no requirement to approve such an agreement. The purpose of a development agreement is to assure the developer certain vested rights to proceed with a development over time. In exchange, the developer proposes and the City accepts certain public benefits that would not otherwise be required for the project. In any conflict or interpretation issue between these provisions and requirements of state law, state law will control.

B. Application

1. An application for a development agreement must be submitted to the Community Development Department ("CDD"). The minimum requirements for the application and the information and data are set forth in Section B.2 below.
2. The application shall include, for each development agreement requested:
 - a. Signatures of all property owner(s);
 - b. The proposed duration of the agreement (Gov't. Code §65865.2.);
 - c. The proposed permitted uses, density or intensity of use, the maximum height and size of proposed buildings (Gov't. Code §65865.2.);
 - d. Proposed public benefit offered to the city as an incentive for consideration of the application, based on the examples set forth in Section C below;
 - e. A map drawn to scale showing the property and the property lines for the properties within 300 feet of the exterior boundary lines of the subject property. This includes the names of all the streets and of the assessor's parcel numbers (APNs) of each parcel shown on the map;
 - f. The names and mailing addresses as listed on the latest assessment roll of the owners of the property shown on the map;
 - g. The legal description, the assessor's parcel number(s), and the street address(es) of the subject property;
 - h. A list of other applications filed concurrently with the development agreement application;
 - i. A signed City cost recovery agreement, under which the developer agrees to pay for staff and City consultant time in reviewing and processing the application(s) (Gov't. Code §; and

- j. Other information the CDD Director considers necessary to process the application.

C. Additional Public Benefit

A development agreement shall obligate the developer to provide additional public benefits, beyond what is already required under existing codes and master plans, as the City may deem necessary or appropriate. The additional public benefits are in addition to any fees, exactions, or conditions which the City otherwise requires of the applicant as a condition of project approval, (and may include those which otherwise would require compliance with the Mitigation Fee Act (Government Code Section 66000 and following), if there were no development agreement. The additional public benefits may include, but are not limited to, the following (including monetary contributions to the City for these purposes):

1. Construction, installation, and/or ongoing maintenance of public facilities and/or public improvements (other than those required as a condition of approval of a project);
2. Construction or installation of a public facility or improvement on the Capital Improvement Project project list that:
 - a. Benefits other property in addition to the subject property;
 - b. Is in accordance with a schedule that requires completion of the infrastructure before it is needed for the project; and
 - c. Is a condition of final map approval or the issuance of building permits for some or all components of the project. The developer's cost may be subject to partial reimbursement over time as other properties develop;
3. Acquisition and/or transfer or dedication of land to the City (or other public agency) for public uses (other than as required as a condition of approval of a project); and
4. Other similar public benefits not specifically designated in this Policy.

D. Qualified Applicants

Only a qualified applicant may file an application to enter into a development agreement. A qualified applicant is a person who has legal or equitable interest in the real property which is the subject of the development agreement. The CDD Director shall require an applicant to submit proof of his or her interest in the real property. The City may require an applicant or agent to submit a title report or other evidence to verify the applicant's legal or equitable interests in the subject property.

E. Qualified Property

1. Within City limits. The property to be the subject of the development agreement shall be situated within the City limits and shall represent an appropriate parcel or parcels, as to ownership and parcel configuration, size and location, as determined by the CDD Director, to assure the development of the property consistent with the policies, goals, standards and objectives of City's General Plan, applicable specific plan, and City ordinances and policies pertaining to the property.
2. Outside City limits. Property not within the City limits but within the City's sphere of influence may be the subject of a development agreement conditioned upon the annexation of the property to the City within a specified time.

For property not within the City limits and subject to an existing development agreement with the county, Government Code section 65863.5 will apply.

F. Preliminary Review of Application

1. The Staff will review the application and accept it for filing if it is complete and accurate.
2. For a completed application, Staff will prepare a report and recommendation to the City Council. The Council will consider the application and determine whether the proposed public benefits (beyond what is otherwise required for the project) warrant undertaking negotiations with the applicant. The Council shall either reject the request or authorize staff to negotiate and process the development agreement application.

PART II **HEARINGS AND OFFICIAL ACTIONS**

G. Contents

1. General. In addition to the mandatory requirements of Government Code Section 65865.2, the development agreement must include the following:
 - a. The additional public benefit, as described in subsection C above.
 - b. A requirement that the applicant hold harmless, indemnify and defend the City from suits and actions arising in connection with the development agreement, to the satisfaction of the City Attorney.
 - c. That the City may impose a later condition if: (a) the condition is required to comply with state or federal law, or (b) a failure to do so would place the residents or the immediate community, or both, in a condition dangerous to their health or safety, or both. (Gov't. Code §66498.1.)

- d. The development agreement may be amended, or canceled in whole or in part, by mutual consent of the parties or their successors. Notice of intention to amend or cancel any portion of the agreement shall be given in the manner provided by Government Code section 65867. An amendment is subject to Section 65867.5, Findings of consistency. (Gov't. Code §65868.)
2. Subdivision. If the development agreement includes a subdivision of 500 dwelling units or more, it may not be approved unless the agreement provides that any tentative map prepared for the subdivision comply with Government Code section 66473.7 regarding sufficient water supply. (Gov't. Code §65867.5.)

H. Notice of Hearings; Environmental Review

1. Notice of hearings before the Planning Commission and the City Council to consider a development agreement shall be given in the manner provided in Government Code Section 65864 et seq.
2. The notice and public hearing on the development agreement may be combined with the notice and public hearing for an application for rezoning, development review permit, subdivision map or other land use entitlement pertaining to the same property.
3. If a development agreement qualifies as a project under the California Environmental Quality Act and implementing regulations, it is subject to environmental review as required by applicable law.

I. Planning Commission

The Staff will submit the proposed development agreement to the Planning Commission for a public hearing when all of the necessary reports and recommendations are complete. The development agreement may be considered concurrently with other discretionary permits or approvals for the project.

The Planning Commission shall serve as the planning agency on applications as required by Government Code Section 65867, including determining its consistency with the General Plan, any applicable specific plan, city ordinances and regulations.

After the public hearing, the Planning Commission shall render its decision in the form of a resolution with written recommendation to the City Council within ninety (90) days. The report and recommendation shall include proposed findings as required by Section J (4) below.

J. City Council

1. After the City Council's public hearing, the City Council in the exercise of its legislative discretion shall determine whether or not to approve, modify or disapprove the development agreement.

2. Approval of a development agreement is a legislative act. Even if the findings set forth in subsection (4) below can be made, the City Council, in its sole discretion, may deny approval of the development agreement on the grounds that the development agreement is not in the public interest.
3. After the Planning Commission has made a recommendation to the City Council, the City Council's action to modify the proposal may, but need not be, referred back to the Planning Commission for its review and recommendation, without the necessity for a further public hearing before the Planning Commission.
4. The Council shall not approve the development agreement unless it (a) includes all of the mandatory requirements of Government Code section 65865.2 and (b) the Council finds the agreement is consistent with the General Plan and any applicable specific plan (Gov't. Code §65867.5.).

K. Ordinance Approving the Development Agreement

1. If the City Council approves the development agreement, it shall do so by the adoption of an ordinance setting forth the required findings and authorizing the Mayor to execute the development agreement.
2. After the ordinance approving the development agreement takes effect (30 days after adoption), the Mayor shall execute the development agreement on behalf of the City. The effective date of the development agreement is the effective date of the ordinance approving the agreement.
3. Within ten days after the City enters into a development agreement, the City Clerk shall record a copy with the County Recorder. (Gov't. Code §65868.5.)

PART III **DEVELOPMENT RIGHTS; PERIODIC REVIEW**

L. Development Rights.

The City's regulations and official policies governing the permitted uses of land, density, design, improvement and constructions standards and specifications applicable to development of the property shall be those regulations and official policies in effect at the time of the agreement, unless otherwise provided in the development agreement. However:

1. The development agreement may not authorize regulations not permitted under the City's zoning ordinance.
2. The City may impose a later condition if: (a) the condition is required to comply with state or federal law, or (b) a failure to do so would place the residents or the immediate community, or both, in a condition dangerous to their health or safety, or both. (Gov't. Code §66498.1.)

3. In subsequent actions applicable to the property, a development agreement does not prevent the City from applying new regulations and policies which do not conflict with those in effect at the time of the agreement. (Gov't. Code §65866.)
4. If state or federal laws or regulations enacted after a development agreement has been entered into prevent or preclude compliance with one or more provisions of the development agreement, those provisions shall be modified or suspended as may be necessary to comply with the state or federal laws or regulations. (Gov't. Code §65869.5.)

M. Periodic Review

The CDD Director shall on an annual basis and at any other time that the he or she determines to be appropriate, review the extent of good faith substantial compliance by the developer with the terms and conditions of the development agreement. The periodic review shall be limited in scope to compliance with the terms and conditions of the development agreement. The costs of notice and related costs incurred by the City for the annual review shall be borne by the developer. Failure of the City to conduct a periodic review shall not constitute a waiver by the City of its rights to enforce the provisions of a development agreement, nor shall a developer have or assert any defense to such enforcement by reason of such failure to conduct a periodic review.

MEMORANDUM CITY OF MCFARLAND

TO: Honorable Mayor and City Council Members

FROM: Maria Lara, City Manager
Larry A Ronk III, Acting Community Development Director

DATE: July 8, 2021

SUBJECT: Report, Discussion, and Possible Approval of Vesting Tentative Tract Map 7393.

RECOMMENDATION:

Staff recommends the City of McFarland City Council to approve Vesting Tentative Tract Map 7393 to produce new housing development and provide 167 residential houses, neighborhood park, and a drainage sump.

BACKGROUND:

The parcel is located across Horizon Elementary at the Southwest corner of Taylor Avenue and Garzoli Avenue. Property is designated as single-family residential, R-1, zoning on the City General Plan Map and Zoning map. The designated zoning will remain on the Tentative Tract. The existing parcel has been divided into 2 parcels. Parcel 1 will be recorded as the Tentative Tract 7393. Parcel 1 will consist of 37.38 acres gross. If approved, the Tentative Tract 7393 would bring forth 167 residential lots, park site, and a drainage sump. The Tentative Tract 7393 Map went through a plan check from the City Planning Department, the City Engineer, and Subdivision Committee. The proposed project will include conditions of approval that are based on adopted City guidelines, vision, and policies, those determined through subdivision 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.

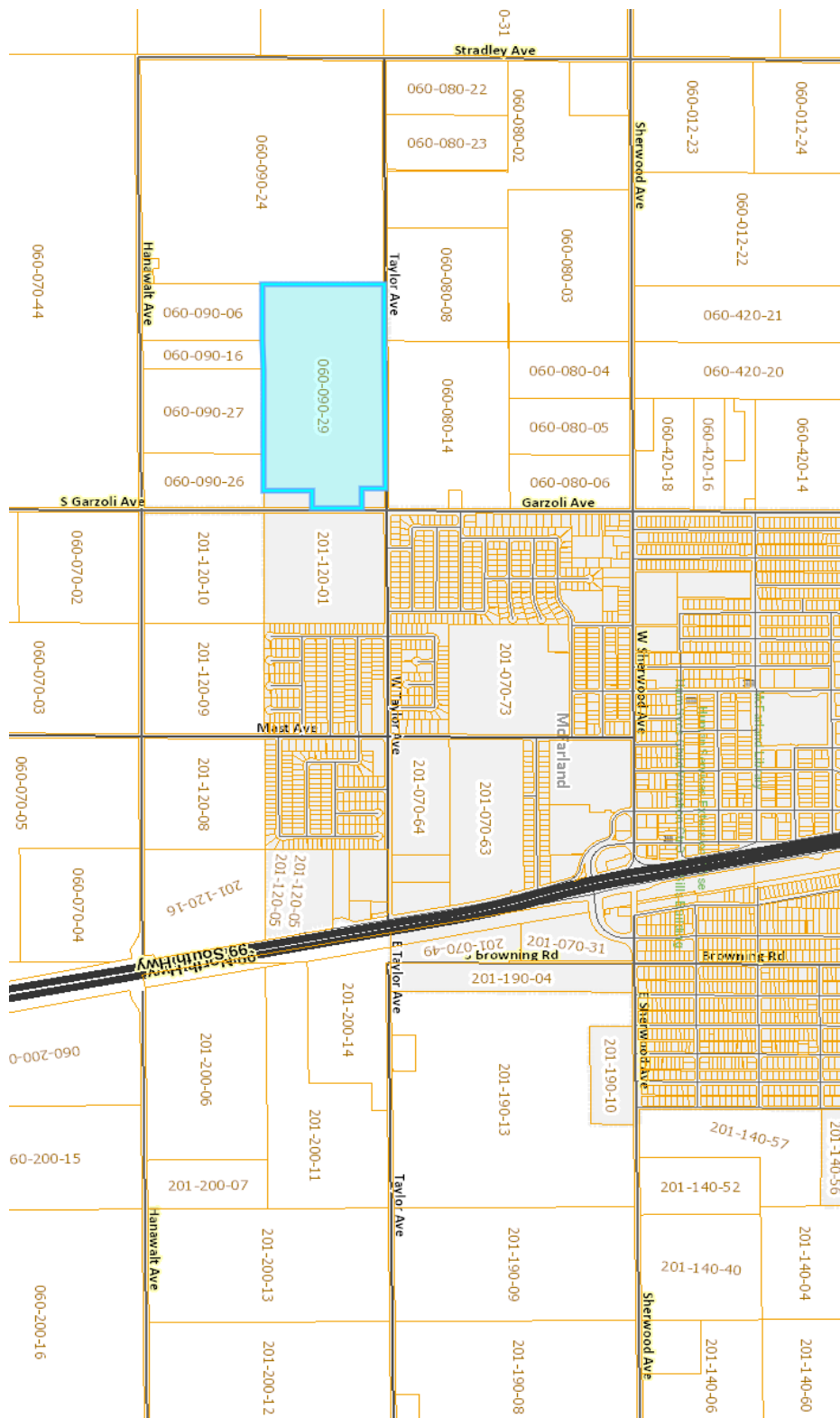
FISCAL IMPACT:

Legal Fees -Development Agreement

Attachments:

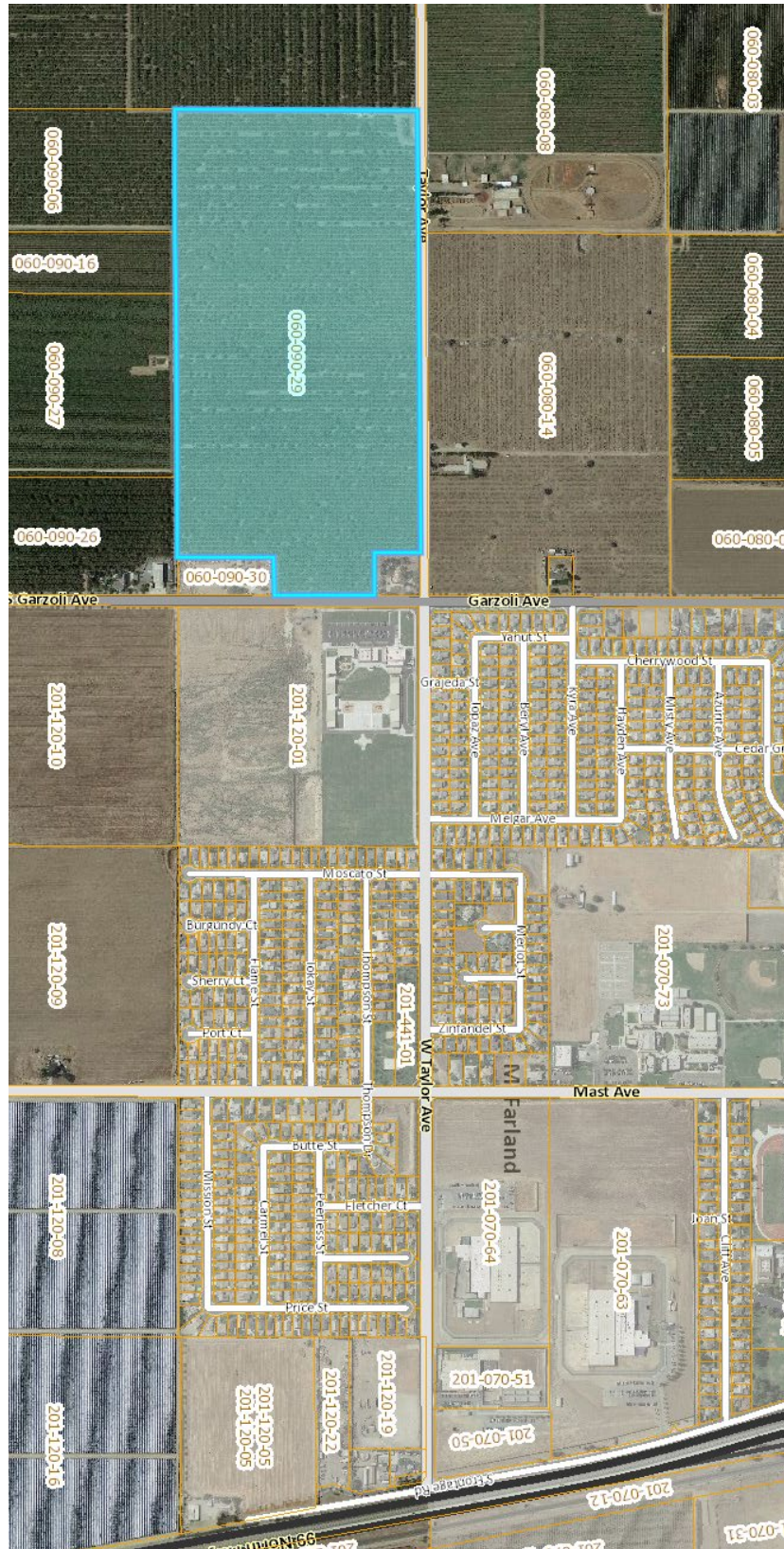
Attachment 1 – Vicinity Map
Attachment 2 – Aerial Photograph
Attachment 3 – Proposed Tentative Tract 7393 Map
Attachment 4 – Negative Declaration / Initial Study
Attachment 5 – Conditions of Approval

ATTACHMENT 1
Vicinity Map



ATTACHMENT 2

Aerial photograph



[illegible]

**CITY OF MCFARLAND
PLANNING DEPARTMENT**

**Vesting Tentative Tract Map 7393
Conditions of Approval
June 1, 2021 PRELIMINARY**

PART A – PROJECT INFORMATION

Assessor's Parcel Number 060-090-29

Job Address: No address assigned yet

Existing General Plan: Single Family Residential

Existing Zoning: R-1 Single Family Residential

Tract #: Tract 7393

PROJECT DESCRIPTION:

The proposed project is a proposal to construct Tract 7393. The project will consist of 167 single-family homes with various lot sizes starting at a minimum of 5000 square feet with an average lot size of 6081 square feet. This tract will be conducted with 4 phases. There will be a drainage basin and a neighborhood park with a total acreage of approximately 2.38 acres.

The existing parcel will be divided, and the Parcel Map will be recorded to create two parcels. One parcel consists of Tract 7393 and the other parcel comprises Tract 7394.

These residential units will follow all new California Building Code and require solar panels to be installed on new single-family residences. This will give homeowners the ability to conduct their own electricity.

Sanitary sewer and water will be provided by the City of McFarland, refuse services by Franchise Hauler, Police Services by the McFarland Police Department and Fire Services by Kern County Fire Department. All water run-offs will be conveyed to the City owned retention basin located at the westerly property line on Taylor Ave.

PART B – CONDITIONS OF APPROVAL

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

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

GENERAL CONDITIONS AND REQUIREMENTS

- 1) The applicant(s)/subdividers(s)/developer(s) (hereinafter referred-to as "Developer"), at their sole cost and expense, shall defend, indemnify and hold harmless the City of McFarland (hereinafter referred to as "City") , its agents, legislative body, officers and employees in any legal or administrative action, claim or proceeding concerning approval of Vesting Tentative Tract Map 7393 (hereinafter referred to as VTTM-7393) or, at its election and in all alternative, shall relinquish such approval. Developer shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by Developer, but subject to the City's reasonable approvals. Developer shall also reimburse the City, its agents legislative body, officers and employees for any judgments, amounts paid in settlements, court costs and attorneys' fees which the City, its agents, legislative body, officers and employees may be required to pay at court as a result of such actions, claim, or proceeding. The City may at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the Developer of their obligations under this condition.
- 2) The following disclosure shall be given as part of transfer to properties: "If your real property is near property used for agricultural operations, you may be subject to inconveniences or discomforts arising from such operations on any 24 hours basis. Said discomforts may include, but not be limited to equipment noises, odors from manure or other chemicals, and dust or smoke: The City has determined that the use of real property for agricultural operations is a high priority and favored use to the City and will not be considered a nuisance for those inconveniences or discomforts arising from agricultural operations, provided such operations are consistent with accepted customs, standards, and laws." Developer, or his successor, shall inform prospective homebuyers of the possible exposure to agricultural chemicals that may be used on adjacent agricultural lands.
- 3) Developer, or the general contractor shall submit a list of all contractors and/or subcontractors performing work on VTTM-7393 to the City Clerk and such contracts and subcontractors shall obtain valid business licenses to do business and/or work in the City.
- 4) Until all portions of VTTM-7393 have been completed, all vacant and undeveloped land within the boundaries of VTTM-7393 shall be maintained in a weed-free, clean or orderly manner by the Developer. Should said property not be maintained, the City shall notify property that the property is to be cleaned within thirty (30) days of receipt of said notice. If property owner does not comply within the required time frame, City may then clear the land and bill property owner for expenses incurred.

- 5) VTTM-7393 shall expire twenty (20) years from the date of final approval by the City Council consistent with the term of the Development Agreement approved for this Project, and in accordance with California Government Code, §66452.6. In the event the City enacts a moratorium on residential development for any reason whatsoever, VTTM 7393 shall be extended for the same period of time as said moratorium.
- 6) Developer shall comply with the latest Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electrical Code, Uniform Fire Code and all other applicable codes, ordinances, regulations, and development standards in effect at the time of issuance of relative permits.
- 7) Developer shall submit a copy of any proposed Covenants, Conditions and Restrictions (CC&R's) to the City's Community Development Director prior to - Certification of Occupancy and CCRs must also be approved by the city prior to a certificate of occupancy being issued. If the Community Development Director determines that said CC&R's result in any consistency with City Ordinance the City General Plan, or City Development standards, said CC&R's shall be amended to eliminate any such inconsistency. Once the CC&R's are accepted by the City, none of the portions thereof shall be amended, modified or changed without first obtaining written consent from the City.
- 8) Any and all applicable City fees adopted as of the effective date of the Development Agreement and for a period of twenty (20) years thereafter, including but not limited to Connection Fees, Impact Fees and Exactions, as those terms are defined in the Development Agreement, shall be paid to the City of McFarland prior to the issuance of a building permit.
- 9) Prior or concurrent with the recordation of the final map for the first phase of Tract 7393, the Developer shall convey title to the City for park site and drainage basin at the location and property size as shown on the vesting tentative tract map and developed in accordance with the Development Agreement.
- 10) Within five working days after project approval, the applicant shall pay the mandatory Notice of Determination (NOD) filing fee of \$50.00 along with the mandatory State Department of Fish and Wildlife CEQA review fee as amended or adjusted from time to time. (F&G code §713) for Kern County Clerk NOD processing. The check will be made to Kern County Recorder. If the required filing fee is not paid for the project, the project approval will not be operative, vested, or final and any local permits issued for the project will be invalid (§711.4 (c) (3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the vesting tentative tract map, it will extend the time frame for CEQA legal challenges.

PLANNING CONDITIONS:

- 11) All Street names shown on the final map are subject to approval of the Community Development Director after consultation with the subdivider or subdivider's representative and approved by the Planning Department. The approved street names shall be shown on the Final Map. The words "Avenue," "Boulevard," "Drive," "Place," "Way," "Street," "Road" or other designation of any such street or way shall be spelled out in full. City logo must be present on signage for all subdivision street signs.
- 12) **Residential Subdivision Land Use Design Criteria**. It is the intent of the General Plan and the provisions of this Title to encourage a variety of residential development types that are innovative in design and compatible with surrounding neighborhoods while being conducive to creating a balanced housing market in the City. The following represents components of design requirements for all residential subdivisions:
- a. Housing within new residential subdivisions should, where possible, be situated with recognizable variations in front and side yard building setbacks. Residential developments should, where possible, maximize a feeling of openness by orienting road axes to open space areas and areas of visual interest.
 - b. The use of roof forms, including shed, gable, and hip roofs, alone or in combination shall be used to achieve a variety of roof lines for houses adjacent to public streets. All such roofs shall be of a concrete tile, approved shake, or an architectural style composition shingle with dimensional variations. All other proposed roofing materials shall be subject to review and approval by the City Building Official.
 - c. To reduce architectural massing at street corners and to create congruity where a two-story structure is next to a one-story structure, the incorporation of a one-story element into the two-story structure shall be required when feasible.
 - d. The minimum size for construction of a new house in the City shall be one thousand one hundred square feet.
 - e. Architectural styles and themes should be compatible with the surrounding environment. However, to assure individuality among projects, each development shall vary its architectural design to avoid monotony and create interest, while remaining compatible with surrounding development.
 - f. If custom homes are not proposed, the developer shall provide a minimum of five (5) floor plans and four (4) building elevations for each proposed floor plan. The required number of building elevations may be reduced by one for every two building footprints added to the required minimum number. Elevations, for the purpose of meeting this requirement, shall mean the treatment of materials, trim, roofs, or other architectural features which are considerably different than the elevations of any other house in the same

subdivision as seen from the street upon which it faces. No two identical elevations shall be placed side by side within a subdivision.

g. Color.

- i. The use of monochromatic and complementary accent and trim colors is considered to meet the intent of this Chapter.
- ii. The use of bright or garish colors (i.e., fluorescent "hot" or "day-glow" colors) shall not be permitted.
- iii. Using building materials in their natural state, such as brick or stone, is strongly recommended.
- iv. The use of colors to express individuality and identity within a cohesive and attractive framework is encouraged. Such colors should be in harmony with other colors used in the immediate area.

h. Landscaping of Model Homes. Notwithstanding the provisions of Section 20.10.410, and as to this Section only, any new single-family project or development:

- i. Consisting of eight or more lots;
- ii. In which one or more model homes are built; and
- iii. Which landscapes said model home(s), shall provide the following:
- iv. All landscaped model home shall comply with the requirements of this Chapter; and
- v. A four square foot sign shall be placed in the front yard of each said model home that contains such water efficient landscaping, such that it is clearly visible to pedestrian and vehicular traffic. Said sign shall state that the model features a water saving landscape and irrigation system; and
- vi. Within said models, there shall be located a drawing, or combination of drawings, providing a schematic and description of the landscaping and irrigation system, including a key identifying the common names of all plantings which are part of said landscaping.

13) **All Landscaping to comply with MWELQ** A landscaping and irrigation plan prepared by a licensed landscape architect shall be submitted to the City for approval by the Community Development Department. All landscaping plans shall comply with the requirements of the State Model Water Efficiency Landscape Ordinance (MWELQ). Species, sizes, and number of proposed tree and shrub species shall be shown, labeled on the required plans, and consistent with the City's Adopted Urban Forestry Guidelines. The required plans shall show irrigation facilities, automatic controller locations, and points of connection as required by local and state laws. Lawn (turfed) areas and walkways shall be shown.

14) **Front Yard Landscaping** The developer shall provide landscaping and an irrigation system for each lot of a residential subdivision prior to receiving a final

inspection for any house constructed in that subdivision, as follows: landscaping and an irrigation system for both the front yard and the street side yard, provided the street side yard is not obscured from sight from an adjacent street by fencing, of each lot shall be provided. Said landscaping shall consist of the following: (1) no less than one tree from the approved City Plant List with a minimum listed canopy width of fifteen (15) foot tree canopy; (2) ten percent of said yard area shall consist of a landscaped planter; and (3) the remaining portion of said yard area not occupied by a driveway, shall be improved with sod including one, six-station clock and two, one-inch valves. All plant materials shall be selected from the City approved Urban Forestry Guidelines. The applicant shall provide two variations of landscaping plans for each model and shall not place the same landscaping configuration on two adjacent properties.

- 15) **Side Yard Wall/Fence Requirement:** Properties with side yards abutting the public right of way may have wood fencing material but must include enhanced landscaping selected from the City Urban Forestry Guideline in order to screen the fencing material from the street. The plants shall be minimum of three feet in height and three feet wide when planted, as listed within the City Plant List. If enhanced landscaping is not installed, the fencing type along the side yards abutting the public right of way must be approved by the Community Development Department. The applicant shall notify property owners of that maintenance of these areas is their responsibility as property owner.
- 16) **Maintenance of Landscaping.** All landscaping and structural features that are required pursuant to this Chapter shall be maintained in a healthy and attractive condition. Maintenance shall include but is not limited to watering, fertilizing, weeding, cleaning, pruning, trimming, spraying, and cultivating. For purposes of enforcement, the owner and the occupant of the property shall be responsible for such maintenance. In the case of a vacant building, the owner shall be responsible for such maintenance.
- 17) **CEOA Compliance:** The tract map shall comply with any adopted environmental mitigations for the project..
- 18) **Development Agreement.** If a Development Agreement is adopted for the proposed project, the Development Agreement requirements as adopted by the City Council shall supersede or modify any requirements listed within the Conditions of Approval.
- 19) **All Plant Materials.** Said plans shall be in compliance with the Municipal Code and Subdivision Design Standards. All landscaping and irrigation system plans shall be submitted to the City of McFarland for review and subsequent approval by the Community Development Department, the City's Engineer Office prior to acceptance of the Final Map.

- 20) **Screening Requirements** Prior to occupancy approval for residential units within the tract map or applicable phase thereof, Developer shall construct the following: A six-foot exterior masonry wall, or a combination of masonry and other compatible material with split block faces, columns, or other design features to provide visual relief along the wall face for the northerly boundary of Tract 7393 adjacent to Taylor Avenue; the easterly boundary of Tract 7393 adjacent to Garzoli Avenue; and the easterly and westerly boundaries of the proposed park. Said wall(s) shall meet the City's specifications and subdivision standards. The entire wall for each phase shall be completed and receive final inspection approval, prior to issuance of the first occupancy permit within the development. Exterior surrounding walls of the exterior of the Tract 7393 shall be constructed with decorative materials which include, but are not limited to split face block, slump stone, stucco block, brick, or other similar materials but specifically excluding precision cinder block construction or may be designed to match adjacent exterior walls of adjacent subdivisions. The exterior wall shall include a capstone of a minimum of one (1) inch, and pilasters at every 50'-0". Both the capstone and pilasters shall vary in shade from the rest of the block wall. The wall shall be shown on any permits required for construction of the proposed use prior to issuance of said permits. Final screening design and materials shall be submitted Community Development Department for approval prior to construction.

BUILDING CONDITIONS:

- 21) Private driveways constructed of Portland concrete/cement shall be constructed at a minimum width of sixteen (16) feet from the edger of the public right-of-way to the garage of each house.
- 22) Prior to permitting occupancy of any lot, building addresses shall be permanently installed and clearly visible from the street, in accordance with the requirements of the McFarland Municipal Code.
- 23) Prior to a Certificate of Occupancy being issued for any structure all required off-site improvements shall be installed and inspected by the City of McFarland.
- 24) **Building Permit Fees.** The Developer shall be responsible for paying all applicable building permit fees as adopted in Resolution No. 2020-0027, which shall apply throughout the entire development of Tract 7393.
- 25) **Development Impact Fees.** The Developer shall be responsible for paying all development impact fees as adopted in Resolution No. 2020-0046, which shall apply throughout the entire development of Tract 7393. All fees associated with each lot shall be paid at time of building permit.

ENGINEERING CONDITIONS:

- 26) The safety and security of the project site shall satisfy and be in compliance with all applicable Local, County, State, Special District, and Federal regulations, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
- 27) This map is being created from Tentative Parcel Map 12412. Final Tract Map 7393 shall not be recorded until the Parcel Map has recorded in accordance with the Subdivision Map Act.
- 28) Final subdivision map proposed to be recorded shall be in substantial conformance with the approved vesting tentative map.
- 29) The applicant to reimburse the City of McFarland for expenses of consultants work for Vesting Tentative Tract Map No. 7393 and agrees to reimburse the City within thirty (30) days of receiving an invoice from the City of McFarland for these expenses.
- 30) **Development Agreement (DA):** A Development Agreement will outline more specifics related to scope and timing of required offsite and park improvements. A Subdivision Improvement Agreement for each phase of the project will be required, in which onsite and offsite public improvement security will be addressed, along with the required landscape and lighting maintenance districts.
- 31) **Grading Permit Fee:** This fee is set by the building code, where the cost depends on the cut/fill volume, and shall be paid prior to Final Map approval. All building finish floor elevations shall be a minimum of one foot above the front street curb elevation.
- 32) **Engineering Inspection and Materials Testing:** 3.5% deposit of the engineer's estimate of the public improvements shall be paid prior to Final Map approval. Total Fee will consist of total time and material plus 15% administration fee.
- 33) **Plan-check fees:** An engineering plan-check fee deposit of \$3,000.00 of the engineer's estimate of the public improvements and grading plan shall be paid at time of plan submittal. Total Fee will consist of total time and material plus 15% administration fee.
- 34) **Encroachment Permits:** Encroachment Permits must be paid and acquired prior to any street improvement or any new utility installation within the public right-of-way.
- 35) The project site is subject to all applicable City of McFarland ordinances, regulations, standards and policies.
- 36) The applicant shall obtain necessary permits and/or approvals from all agencies having jurisdiction with respect to this project.

- 37) Provide the City of McFarland with a copy of the current Title Report
- 38) Provide the City of McFarland with a Preliminary Soils Report that addresses all improvements.
- 39) Provide the City of McFarland with an estimate of the cost of improvements for bonding or securities of improvements.
- 40) All improvements to comply with American Disabilities Act standards and regulations (ADA) including drive approach ramp(s), walk around(s), etc.
- 41) Provide an on-site Drainage Study for the 10-year 5-day storm per Kern County standards.
- 42) Developer shall provide existing sump volume verification for additional runoff capacity.
- 43) Retention basins shall be fenced and provided with gated access when the design ponding depth exceeds 18 inches. All retention basins shall be enclosed by a six (6) foot high commercial grade chain link fence with privacy slat except the northern boundary of sump. Northern boundary shall be construct of a six (6') foot high cement block wall.
- 44) Project to satisfy National Pollution Discharge Elimination System (NPDES), State and Central Valley Regional Water Quality Control Board requirements.
- 45) The following road improvements are required:
- a. Install Curb, Sidewalk, gutter, and pavement adjacent to Tract 7393 along southside of Taylor Ave within the 45' right-of-way.
 - b. Install curb, sidewalk, gutter, and pavement adjacent to Tract 7393 along the westside of Garzoli Ave within the 45' right-of-way.
 - c. With dedication of right-of-way from property owner, Developer to install Curb, sidewalk, gutter, and pavement on the South/West corner property at the intersection of Garzoli Ave and Taylor Ave., conditioned on the following:
 - i. The cost of these improvement will turn into credit towards traffic impact fees applicable to each lot in Tract 7393 and applied until completely exhausted.
 - ii. City shall be responsible for acquiring any additional right-of-way necessary to complete this improvement.
 - iii. If dedication is not given to City by property owner, section C shall be removed and not be completed.
- 46) All new and existing utilities to be installed underground.
- 47) Developer shall use Roadway hard surface design TI-7.

- 48) Lighting for all roads surrounding and within subdivision must follow city standard lighting improvement standards.
- 49) Improvement plans to include a Dust Control Plan as required by San Joaquin Valley Air Pollution Control District (SJVAPCD).
- 50) Provide verification from Division of Oil and Gas of no conflicts.
- 51) Provide Kern County Fire Department project approval prior to any plan approvals.
- 52) Developer shall comply with requirements of the Kern County Fire Department regarding fire hydrants, and hydrant maintenance.
- 53) Verify water service capacity prior to any plan approval.
- 54) Sewer and water service shall be provided for each parcel created.
- 55) Developer shall verify wastewater plant capacity prior to any plan approval.
- 56) Developer shall verify gravity service sewer system prior to any plan approval.
- 57) All streets, alleys, access rights, drainage and/or sewer easements and other easements and parcels of land shown on the final map as intended for public use shall be offered for dedication for public use pursuant to the Subdivision Map Act.
- 58) The final map shall show the location, width and side lines of all easements to which the lots are subject. If an existing easement is not definitely located of record, a statement as to the easement shall appear on the title sheet. Easements for storm drains, sewers, utilities and other purposes shall be denoted by broken lines. Distance and bearings on the side lines of the lots which are cut by an easement shall be so shown as to indicate clearly the actual lengths of the lot lines. The width of the easement, the lengths of the bearings of the lines thereof, and sufficient ties to locate the easement shall be clearly labeled and identified, and, if already of record, proper reference to the records shall be given. Easements being dedicated shall be so indicated in the certificate of dedication.
- 59) Sufficient data shall be shown to determine readily the bearing and length of each line. Dimensions of lots shall be the net dimensions.
- 60) Improvement work shall not be commenced until plans and profiles for such work have been submitted to and approved by the city engineer. Such plans will be required before approval of the final map. All such plans and profiles shall be filed with the city engineer.
- 61) Developer shall provide copies of complete set of Civil on-site/offsite improvement plans

signed by a California Registered Civil Engineer.

- 62) Developer shall 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. The estimate shall include a contingency factor to compensate for the effect of inflation and any changes in construction during the life of the project.
- 63) Improvement work shall not be commenced until the city engineer and the public works director have been notified in advance, and if work has been discontinued for any reason, it shall not be begun again until the city engineer and public works director have been notified.
- 64) All required improvements shall be constructed under the inspection of, and to the approval of, the city engineer and the city public works director.
- 65) All underground utilities, sanitary sewers and storm drains installed in streets, service roads, alleys or highways shall be constructed prior to the surfacing of such street, service road, alley or highway. Service connections for all underground utilities and sanitary sewers shall be placed to such length as will obviate the necessity for disturbing the street or alley improvements when connections thereto are made.
- 66) All streets and highways shall be graded and surfaced to cross sections and grades approved by the city engineer.
- 67) Structures shall be installed as required for drainage, access and/or public safety. Such structure shall be placed to grades and shall be of a design approved by the city engineer.
- 68) Vertical curbs, gutters and sidewalks shall be installed to grades and at locations approved by the city engineer prior to the issuance of an occupancy permit on building construction on any site within the subdivision. Sidewalks shall be required on all street frontages.
- 69) Sanitary sewer facilities connecting with the existing city sewer system shall be installed to serve each lot and to grades, location and design and size approved by the city sewer engineer. No septic tanks or cesspools shall be permitted. Location of house sewer laterals shall be marked on curb or sidewalk with a letter "S."
- 70) Storm drains shall be installed as required by the city engineer.
- 71) Water mains and fire hydrants of design and layout and in locations approved by the city water engineer and public works director shall be installed by the subdivider. Location of water services shall be marked on the curb or sidewalk with a letter "W." The water system shall be installed and in operation and all required fire hydrants

connected thereto prior to the commencement of building construction on any site within the subdivision.

- 72) Permanent stainless-steel storm drain markers shall be installed at all storm drain inlets. Coordinate "No dumping" legend with City.
- 73) Street signs of a type approved by the city shall be installed by the subdivider, in locations approved by the city engineer. Two street name signs shall be installed at each four-way intersection within the subdivision and one street name sign shall be installed at each two-way or three-way intersection. Any required barricades to prevent traffic access to dead-end streets shall be provided by the subdivider.
- 74) Ornamental streetlights shall be installed by the subdivider, at locations approved by the city engineer, at each four-way intersection, at each three-way intersection, at each two-way intersection, at the end of each cul-de-sac and at such other locations as necessary to provide that no point along any street within the subdivision shall be more than two hundred fifty feet from a streetlight.
- 75) Permanent monuments in accord with the standard specifications shall be set at all angle and curve points on the exterior boundaries of the subdivision, at all street intersections, at all angle points of street lines, and at all curve points, both simple and compound, of street lines. Monuments in street lines shall be set on street centerlines unless otherwise directed by the city engineer; provided, however, such permanent monuments need not be set at angle and curve points on the exterior boundaries of the subdivision when such points on the exterior boundaries of the subdivision have been previously monumented and accepted by the city.
- 76) The engineer or surveyor shall set at all corners a marker not less substantial and enduring than one-half-inch iron pipe eighteen inches long with a noncorroding material with the registered engineer's or licensed land surveyor's marker on the head thereof.
- 77) Any monument or benchmark, as required by the provisions of this title, which is disturbed or destroyed before acceptance of all improvements, shall be replaced by the subdivider.
- 78) Monuments and benchmarks shall be set before acceptance of the improvements by the council.
- 79) All improvements necessary shall conform to the proposed subdivision to the standards and policies of the city existing at the time of filing the vesting tentative map shall be installed at the cost of the subdivider.
- 80) Prior to approval by the council of the final map, the subdivider shall execute and file a Subdivision Improvement Agreement between himself and the city specifying a period

(not to exceed twelve months), within which he, or his agent or contractor, shall complete all improvement work and providing that if he fails to complete such work within such period, the city may complete the same and recover the full cost and expense thereof from the subdivider. The agreement shall provide for the inspection of all improvements by the public works department. Such agreement shall include such stipulations as may be required to assure completion of the subdivision in accord with the requirements of the city.

- 81) The subdivider shall file with the agreement required provisions to assure his full and faithful performance thereof, a bond or security for such sum as the City engineer deems sufficient to cover the cost of the improvements.
- 82) The security shall be in the manner, form and kind provided in the Subdivision Map Act. The security shall be in the amount of one hundred percent of the estimated cost of the improvements, conditioned upon the faithful performance of his agreement by the subdivider, and in the additional amount of fifty percent of such sum securing the payment by the subdivider to his contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the improvements.
- 83) The security provided shall guarantee maintenance and/or all defects in the required improvements for a period of one year following acceptance of the improvements by the City.
- 84) (Location) Please add the current property description to the title. (Being a Division of Parcel _ - of Parcel Map 12412)
- 85) Water Meters shall be installed to City Standard and a Master Smart Meter (Part # B16-A31-B15-0101A-1) shall be installed at each single-family dwelling.
- 86) Water conservation methods to be utilized to satisfy City & State recommendations and requirements.
- 87) Sewer service to be provided for each parcel created.
- 88) All dedications and improvements shall conform to the current City of McFarland Improvement Standards and the Americans with Disabilities Act.
- 89) All improvements shall be completed, approved by the city engineer, and accepted by the council before a certificate of occupancy for any structure can be issued and a One Year Guarantee Security shall be posted as required by City Ordinance or a Subdivision Improvement Agreement, Faithful Performance and Laborer and Materialmen Security, and Insurance Certificate shall be posted as required by the City Ordinance for Final Parcel Map recordation.

90) Provide note on Improvement Plans: “PRIOR TO ACCEPTANCE OF IMPROVEMENTS: PROVIDE INSPECTION APPROVAL BY CITY WATER ENGINEER, CITY PUBLIC WORKS DEPARTMENT, CITY POLICE DEPARTMENT AND KERN COUNTY FIRE DEPARTMENT, AND PROVIDE RECORD DRAWINGS AND ONE YEAR GUARANTEE SECURITY.

91) DEVELOPER MUST ANNEX TO THE CITY OF MCFARLAND COMMUNITY FACILITIES DISTRICTS (CFDS) FOR: LANDSCAPING AND STREET MAINTENANCE CFD 2017-2; POLICE SERVICES CFD 2017-1; AND FIRE PROTECTION CFD2019-1.

KERN COUNTY SUPERINTENDENT OF SCHOOLS:

92) The applicant shall be required to pay school impact fees in the amount of \$4.08 per square foot of residential development and \$0.66 per square foot for commercial development. All school fees shall be paid prior to issuance of a building permit.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT:

93) The applicant shall submit and Air Impact Assessment to the San Joaquin Valley Air Pollution Control District. The Air Impact Assessment shall be submitted and approved prior to the recordation of the Final Map.

94) Development of VTTM-7393 may be subject to additional Air District rules therefore the applicant shall contact the San Joaquin Valley Air Pollution Control District prior to construction commencing on any phase of the development.

MCFARLAND RECREATION AND PARKS DISTRICT:

95) Dedication of 2.38 acres park to cover all Quimby Fees and the development of the park in lieu of Park Impact Fees for Tracts 7393 and 7394.

**MEMORANDUM
CITY OF MCFARLAND**

TO: Mayor and City Council

FROM: Maria Lara, City Manager
Larry A Ronk III, Acting Community Development Director

DATE: July 8, 2021

SUBJECT: Appointment to fill two (2) vacancies on the Planning Commission

SUMMARY:

The Planning Commission will have two vacancies in the commission due to Rudy Nunez and Jose Hernandez 4-year term expiring. They served a great duty by appearing and making great decisions during the 4-year term with many obstacles the City Faced. The City greatly appreciates their hard work and determination to be very influential in the community and with economic development.

During the month of June 2021, the City advertised to fill the planning commission seat(s) and received three applicants. Interviews were conducted by an independent panel and Council Sub-Committee to fill the vacancies for the Planning Commission.

RECOMMENDATION:

After reviewing the recommended appointments, staff is requesting City Council approval in the re-appointment of Jose Hernandez to serve four year term and appointment of Luis Sarabia to serve four year term vacated by former Commissioner Rudy Nunez. Term of appointment will end June 30, 2025.

FISCAL IMPACT:

There are no fiscal impacts.

ATTACHMENTS:

- Jose Hernandez Planning Commission Application
- Luis Sarabia Planning Commission Application



BOARD, COMMISSION, AND COMMITTEE APPLICATION

APPLICATION FOR: (Please check all Commissions of Interest)

Planning Commission
City Committee

☒ preference
☐ preference

SUBMIT TO: City Clerk
401 W. Kern Ave
McFarland, CA 93250

Please print or type answers to all questions and place "N/A" in those areas that do not apply. A separate, signed application must be completed for each Commission, or Committee.

NAME: (Mr) Ms.) SARABIA LUIS Home Phone #: 586-3890
Last First Work Phone #: 586-3890
Email Address: Sarabia182@gmail.com

ADDRESS: 431 THOMPSON ST. MCFARLAND CA 93250
Street Address City State Zip Code

EMPLOYER: FASTENAL

ADDRESS: 1747 GLENWOOD ST DELAND, CA 93215
City State Zip Code

EDUCATION: (Highest Grade Completed, Degrees, Etc.)

HIGH SCHOOL

- | | <u>YES</u> | <u>NO</u> |
|--|-------------------------------------|-------------------------------------|
| 1. Are you a City of McFarland resident and <u>register to vote</u> ? | ☒ | ☐ |
| 2. Do you own a business within the City of McFarland? | ☐ | ☒ |
| 3. Do you have relatives or members of your household who are employed by the City of McFarland; or who are currently serving on the City Council? | ☐ | ☒ |

If yes, please explain: _____

4. Do you serve on any appointed board, commission or committee for the City of McFarland or the County of Kern? ☒

If yes, please explain: Vice President, McFarland Greater Chamber of Commerce

5. How did you learn about the Commission, and Committee for which you are applying?
Through mutual friend.
6. Describe your involvement in community activities, volunteer and civic organizations other than partisan political activities (attach additional pages if necessary):
I am involved in the community through the Chamber of Commerce.
Raising money to help out local businesses and awarding Scholarships
to High School Senior students
7. What interests you about this position?
The opportunity to help and improve the growth of McFarland
8. What work and / or volunteer experience do you have that relates to this position?
I have volunteered in the McFarland chamber of commerce

I have considered the duties, role, and time commitment involved in this appointment and request that you consider me for appointment.

L. S. S. S.

Signature

6/16/2021

Date



401 W. Kern Avenue
McFarland, CA 93250
661-792-3091 Office
661-792-3093 Fax

PLANNING COMMISSION APPLICATION

The Planning Commission is a permanent committee made up of five individuals who have been appointed by the governing body (City Council) to review and act on matters related to planning and development. (Cal. Gov't Code §65100) The Commission meets the 3rd Tuesday of each month, starting at 6:00 p.m. Additional meetings may be required.

Planning is a proactive process that establishes goals and policies for directing and managing future growth and development. The planning commission acts as an advisory board to the City Council on all planning and development issues.

Please complete this application, submit a letter of interest briefly stating: (1) why you are interested in serving on the Commission; (2) important land use issues you believe the Commission should address and your opinions on them; (3) if you have any experiences, background, and/or interest in rural land use planning; and (4) your ability to work collaboratively on a board or committee.

Name: LUIS SARABIA

Home Address, Telephone & Email: 431 THOMPSON ST, MCFARLAND, CA 661-586-3890

Occupation: SALES REPRESENTATIVE

Company/Organization: FASTENAL

Business Address & Telephone (if applicable): _____

Position Applied For: PLANNING COMMISSION

LUIS SARABIA
Name Printed

6/16/2021
Date

L Sarabia
Signature



401 W. Kern Avenue
McFarland, CA 93250
661-792-3091 Office
661-792-3093 Fax

PLANNING COMMISSION APPLICATION

The Planning Commission is a permanent committee made up of five individuals who have been appointed by the governing body (City Council) to review and act on matters related to planning and development. (Cal. Gov't Code §65100) The Commission meets the 3rd Tuesday of each month, starting at 6:00 p.m. Additional meetings may be required.

Planning is a proactive process that establishes goals and policies for directing and managing future growth and development. The planning commission acts as an advisory board to the City Council on all planning and development issues.

Please complete this application, submit a letter of interest briefly stating: (1) why you are interested in serving on the Commission; (2) important land use issues you believe the Commission should address and your opinions on them; (3) if you have any experiences, background, and/or interest in rural land use planning; and (4) your ability to work collaboratively on a board or committee.

Name: Jose Jesus Hernandez

Home Address, Telephone & Email: 602 7th St (661) 340-9838 jhernandez021@bakrr.com

Occupation: Retired Banker

Company/Organization: CBB

Business Address & Telephone (if applicable): N/A

Position Applied For: Planning Commissioner

Jose Jesus Hernandez
Name Printed

6-8-2021
Date

Jose Jesus Hernandez
Signature

SUBMIT TO: City Clerk
401 W. Kern Ave
McFarland, CA 93250

NAME: (Mr. Ms.) Hernandez Jose Home Phone #: 792-4009
Last First Work Phone #: 340-9838
Email Address: j.hernandez021@outlook.com

EMPLOYER: N/A

EDUCATION: (Highest Grade Completed, Degrees, Etc.)

- If yes, please explain: _____

4. Do you serve on any appointed board, commission or committee for the City of McFarland or the County of Kern? NO

If yes, please explain: _____

5. How did you learn about the Commission, and Committee for which you are applying?

Have serve on the board for four years.

6. Describe your involvement in community activities, volunteer and civic organizations other than partisan political activities (attach additional pages if necessary):

McFarland Lions Club member

Have serve on the Chamber of Commerce

Have serve on the Festival Committee

7. What interests you about this position?

I like to know what is going on in my community

8. What work and / or volunteer experience do you have that relates to this position?

None

I have considered the duties, role, and time commitment involved in this appointment and request that you consider me for appointment.

Joe J. Hernandez
Signature

6-29-21
Date

June 9, 2021

Planning Commission Letter of Interest:

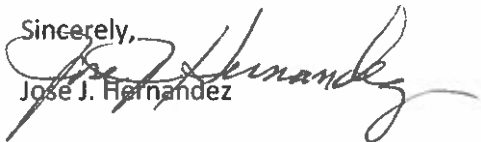
I have served on the McFarland Planning Commission since May of 2018, although I didn't have any experience or background knowledge in this field. After four years, I now have a better understanding how important sitting on this board is for our community. As a longtime resident of McFarland since 1959 when my parents first came here, McFarland has been "HOME" to me. I still remember a former city manager saying to company wanting to come to McFarland "I will do for you that I have done to all others NOTHING". I have always taken an interest in the wellbeing and management of our community. You see, as a McFarland Lions Club member our motto is "We Serve", that has been engrain in me for more than twenty years ever since I became a lion member; I even ran for city council in 2000. So, the question "why am I interested in serving" is not relevant. I think every citizen should try to serve their community as much as possible.

The proper use of land is very important to me, I believe we should have a balance for agriculture use and community development. I believe in having growth in our community so that it can provide housing, jobs, education and a safe place to raise your children and a better quality of living. A positive community atmosphere can lead our community to future prosperity and hope.

As chairperson of the Planning Commission, I encourage the full participation of all commissioners to make contributions and express their opinion in order to maximize our board efforts. I believe I am flexible and able to work with city staff and all commissioners.

Sincerely,

Jose J. Hernandez

A handwritten signature in black ink, appearing to read "Jose J. Hernandez", written over the printed name.

**MEMORANDUM
CITY OF MCFARLAND**

TO: Honorable Mayor and City Council Members

FROM: Maria Lara, City Manager
Larry A Ronk III, Acting Community Development Director

DATE: July 8, 2021

SUBJECT: Report, Discussion, and Possible Approval of Vesting Tentative Tract Map 7394.

RECOMMENDATION:

Staff recommends the City of McFarland City Council to approve Vesting Tentative Tract Map 7394 to produce new housing development and provide 183 residential houses.

BACKGROUND:

The parcel is located across Horizon Elementary at the Southwest corner of Taylor Avenue and Garzoli Avenue. Property is designated as single-family residential, R-1, zoning on the City General Plan Map and Zoning map. The designated zoning will remain on the Tentative Tract. The existing parcel has been divided, and Parcel 2 will be recorded as the Tentative Tract 7394. Parcel 2 will consist of 37.38 acres gross. If approved, the Tentative Tract 7394 would bring forth 183 residential lots. The Tentative Tract 7394 Map went through a plan check from the City Planning Department, the City Engineer, and Subdivision Committee. The proposed project will include conditions of approval that are based on adopted City guidelines, vision, and policies, those determined through subdivision 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.

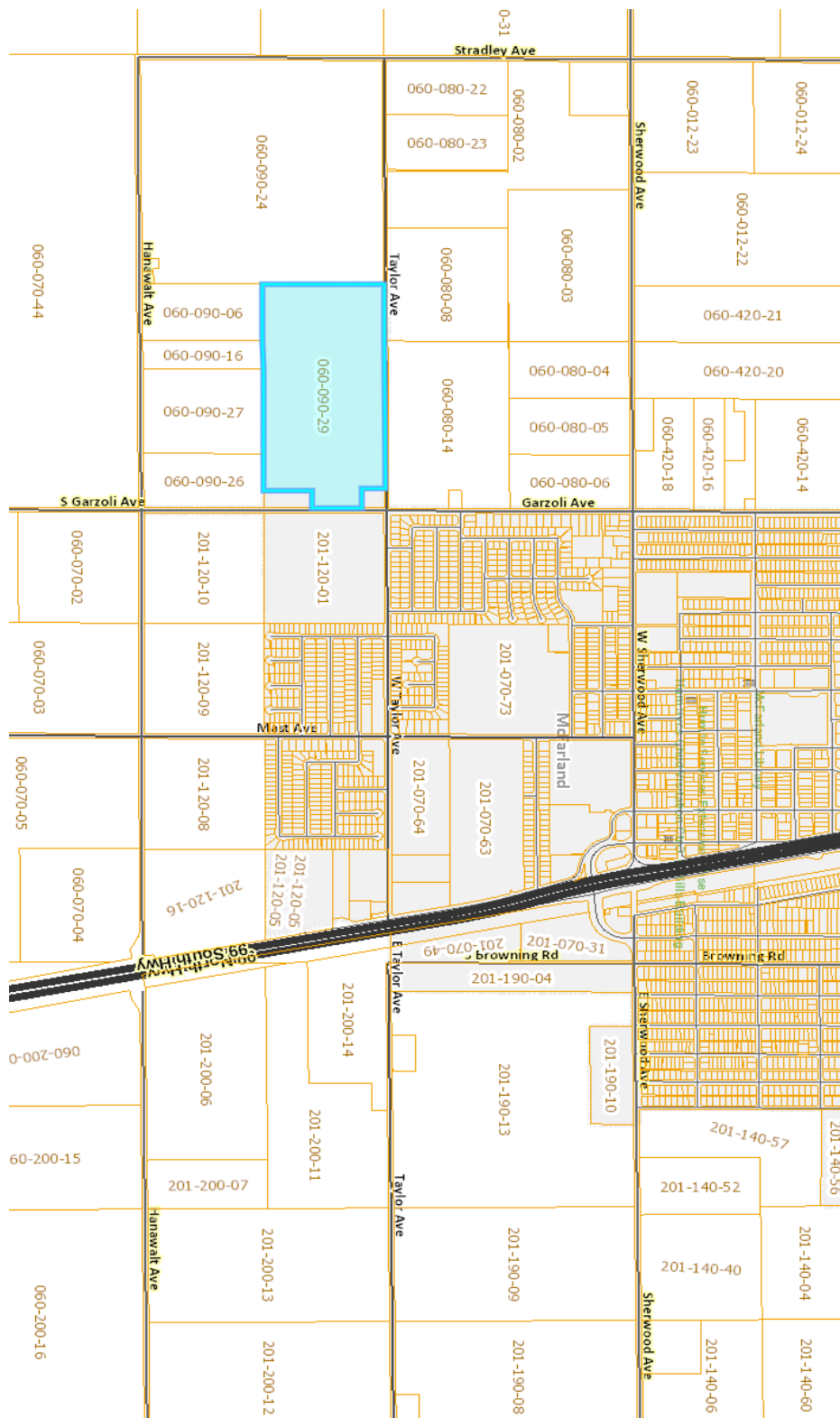
FISCAL IMPACT:

Legal Fees -Development Agreement

Attachments:

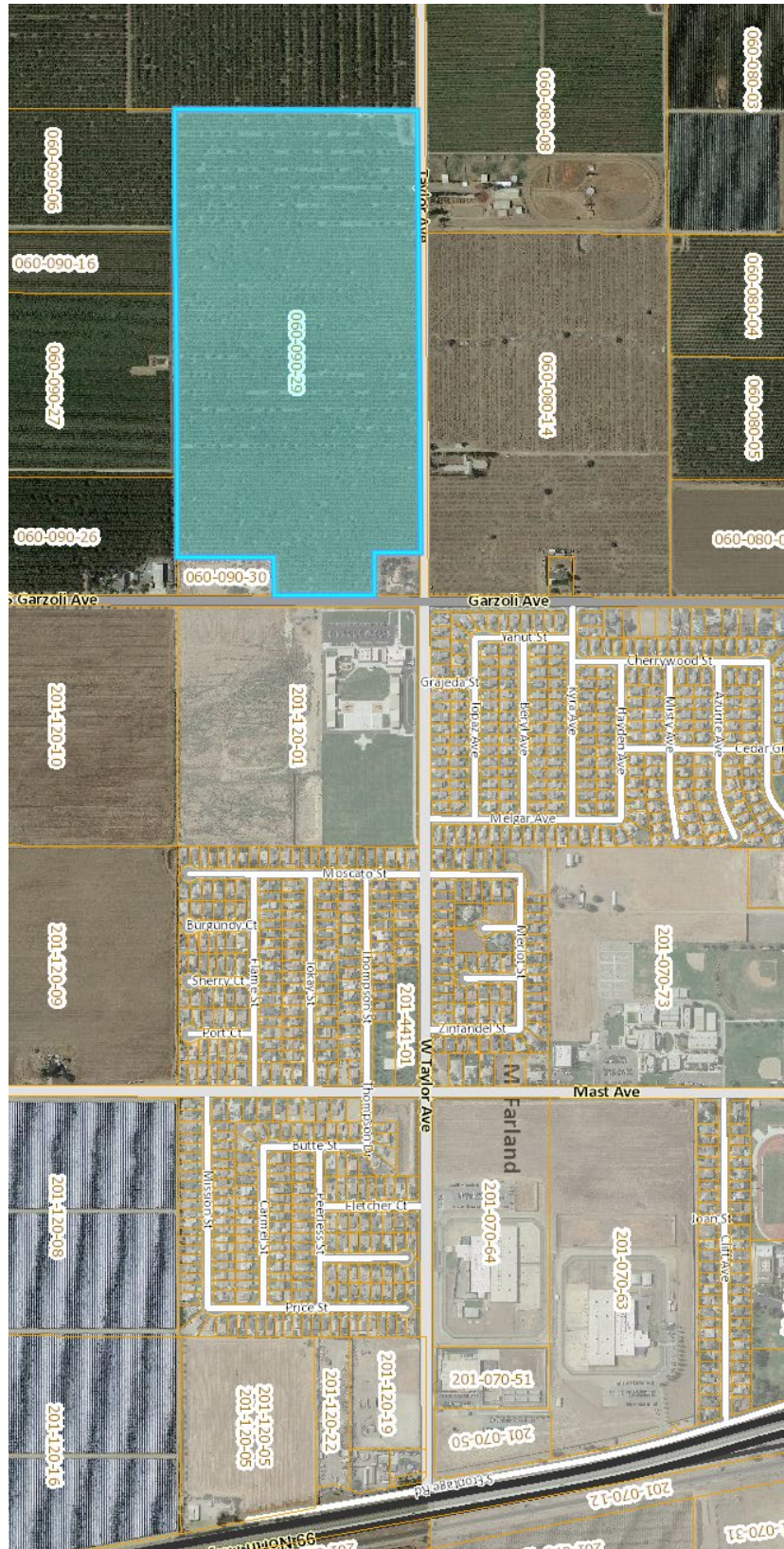
Attachment 1 – Vicinity Map
Attachment 2 – Aerial Photograph
Attachment 3 – Proposed Tentative Tract 7393 Map
Attachment 4 – Conditions of Approval

ATTACHMENT 1
Vicinity Map



ATTACHMENT 2

Aerial photograph



ATTACHMENT 3
Proposed Tentative Tract 7394 Map

060-080-08 FARMLAND

060-080-14

PREPARED BY:

PCS LAND SERVICES
6501 FRUITVALE AVENUE
BAKERSFIELD, CA 93308
(661) 808-5997
RANDALL A. BERGQUIST
L.S. 5880 (EXP 12-31-22)



SUBDIVIDER:

LEORA, LLC
6501 FRUITVALE AVENUE
BAKERSFIELD, CA. 93308
ATTN: MICHAEL HAIR

OWNERS:

ARTHUR T. McINTOSH, III AND DONNA KAY McINTOSH
TRUSTEES OF McINTOSH FAMILY TRUST DATED 1/12/2000
WENDELL NICOLAUS TRUSTEE OF MIDDLEIDGE 2008 TRUST
DATED 1/3/2008
CHRISTINE COFFIN

ADDRESS:
27 ROSS COMMONS
P.O. BOX 1623
ROSS, CA 94757
ATTN: WENDELL NICOLAUS

GENERAL NOTES:

- ASSESSOR'S PARCEL NUMBER: 060-090-29 PTN.
- APPROXIMATE ACREAGE: 37.38 AC. GROSS
- PUBLIC ACCESS: TAYLOR AVE.
- NUMBER OF PARCELS: 183 SINGLE FAMILY LOTS
- WATER: CITY OF McFARLAND
- SEWER: CITY OF McFARLAND
- EXISTING GENERAL PLAN: SR (SUBURBAN RESIDENTIAL)
- EXISTING ZONING: R-1
PROPOSED ZONING: SAME
- CONTOURS: AS SHOWN
- IMPROVEMENTS: TYPE "A" ROAD IMPROVEMENTS
- TELEPHONE: FRONTIER
- CABLE TELEVISION: CHARTER COMMUNICATIONS
- GAS: SOUTHERN CALIFORNIA GAS COMPANY
- DRAINAGE: STORM DRAIN LINES TO OFFSITE SUMP
- SCHOOL DISTRICTS: McFARLAND UNIFIED SCHOOL DISTRICT
McFARLAND HIGH SCHOOL
- FIRE PROTECTION: IN CONFORMANCE WITH KERN COUNTY FIRE DEPT. STANDARDS.
- POWER: PACIFIC GAS & ELECTRIC
- STREET GRADIENT: MINIMUM 0.15%
MAXIMUM 1.0%
- MAP WILL BE PHASED. PRELIM. PHASING SHOWN & MAY BE ADJUSTED.
- EXISTING LAND USE: AGRICULTURE PROPOSED: SINGLE FAMILY RES.
- TAYLOR AVE., PROPOSED 45' 1/2 R/W 34' C/L TO F/L AND 11' F/L TO R/W.
LOCAL STREETS 60' WIDE R/W WITH 40' WIDE F/L TO F/L
- BUILDING SETBACKS PER CITY OF McFARLAND: 25' FRONT YARD,
5' REAR YARD, 5' SIDEYARD.
- STREET LIGHTING: MAST ARM LED IN PERIMETER STREETS, POLE LED INTERIOR.
- DELETED
- PROPERTY IS IN FEMA ZONE "X" (OUTSIDE FLOOD ZONE).

EASEMENT LEGEND:

ITEM <3> EASEMENT FOR ROAD PURPOSES IN FAVOR OF THE COUNTY OF KERN PER ORDER OF B. OF S. IN VOL. 23, PG. 176 OF MINUTE BOOKS.

EASEMENT FOR PIPELINE PURPOSES IN FAVOR OF THE U.S.A. PER BK. 1978, PG. 275 O.R. CANNOT BE PLOTTED FROM RECORD.

NOTE:

TOTAL LOTS PROPOSED = 183

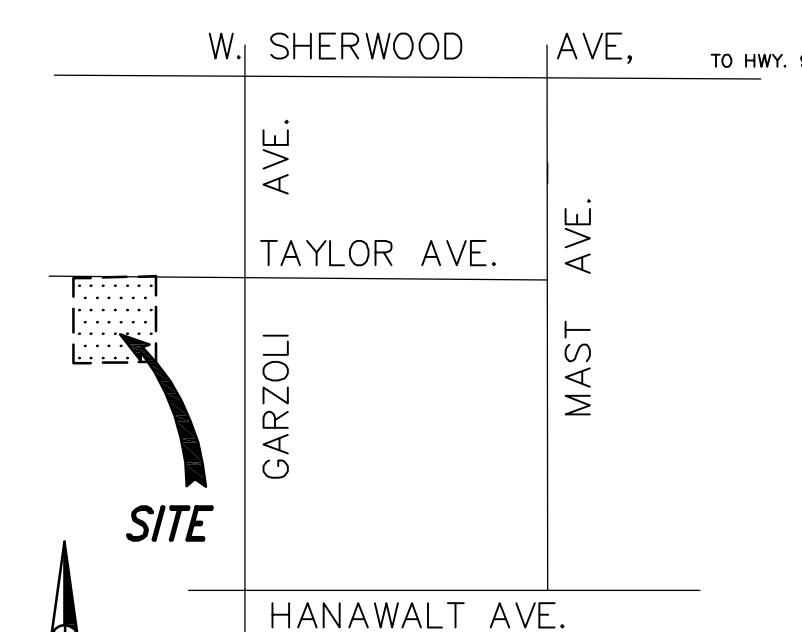
50' WIDE LOTS = 39 OR 21%

60' WIDE LOTS OR LARGER = 144 OR 79%

LOT SIZES IN TRACT: 5,000 SF TO 11,831 SF

AVERAGE LOT SIZE: 6,177 SF

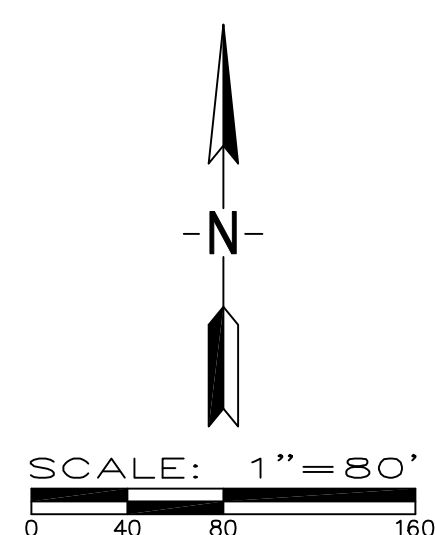
McFARLAND, CALIFORNIA



NORTH
N.T.S.

VICINITY MAP

← = DIRECTION OF DRAINAGE



PRINT DATE: 5/20/2021

VESTING TENTATIVE TRACT 7394

BEING A DIVISION OF PARCEL B OF LOT LINE ADJUSTMENT NO. 5-06 AS EVIDENCED BY CERTIFICATE OF COMPLIANCE RECORDED 10/27/2006 AS DOC. NO.0206267032 O.R. ALSO BEING A PORTION OF PARCEL 2 OF PARCEL MAP 10234 FILED IN P.M. BK. 47, PG.134 IN THE S. HALF OF SEC. 14 T. 26 S., R. 25 E., M.D.B.AND M., IN THE COUNTY OF KERN, CITY OF McFARLAND, STATE OF CALIFORNIA.

183 LOTS

37.38 GROSS ACRES

SHEET 1 OF 1

060-080-24 FARMLAND

060-080-06

060-080-16

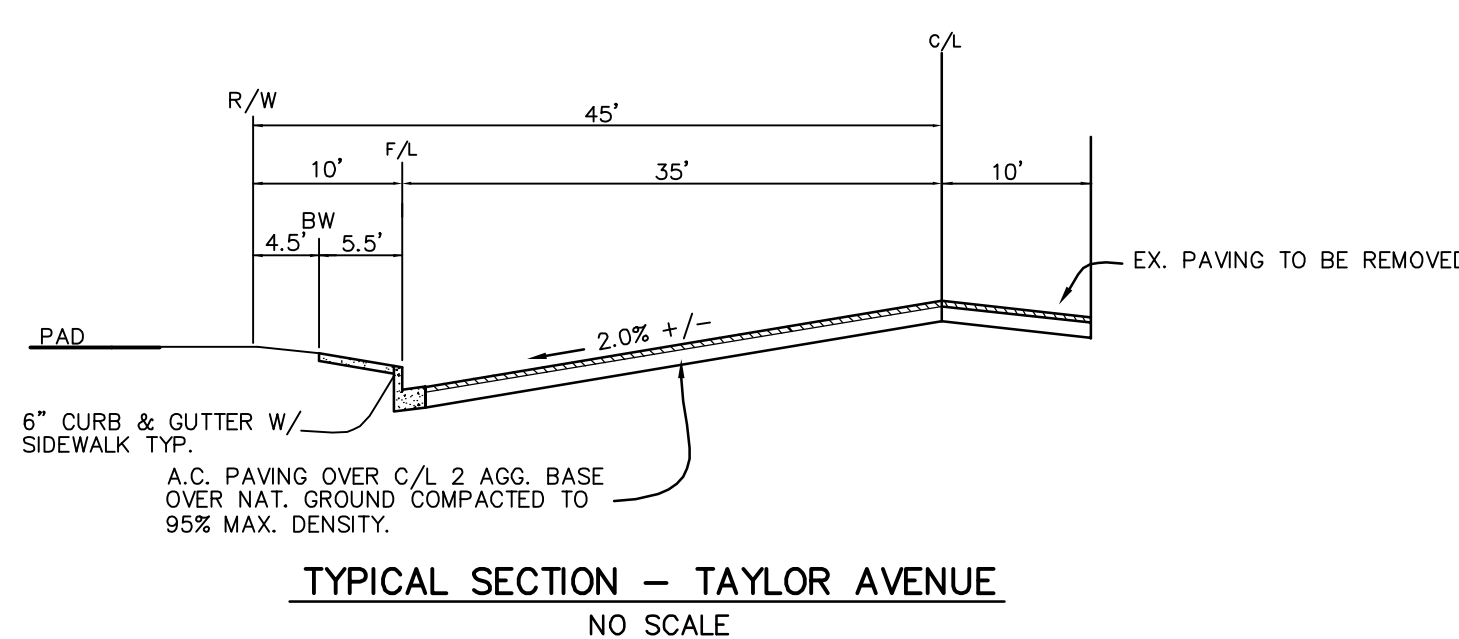
FARMLAND

060-090-27

LEGEND

- PHASE I (60 LOTS)
- PHASE II (41 LOTS)
- PHASE III (40 LOTS)
- PHASE IV (42 LOTS)

TOTAL 183 LOTS



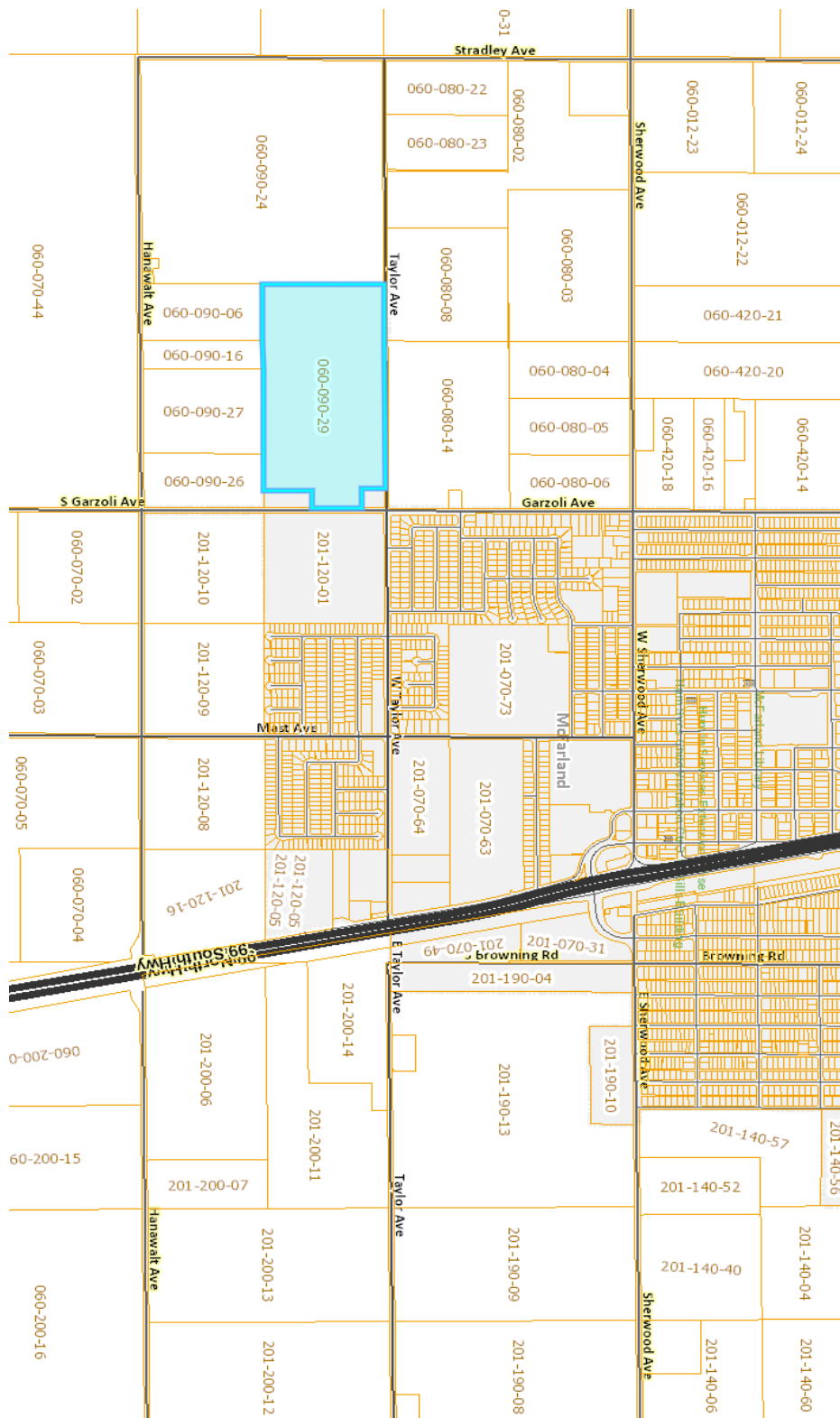
DRAINAGE SUMP
WITH TRACT 7393

TRACT 7393
(PAR. 1, P.M. 12412)

PM 10234

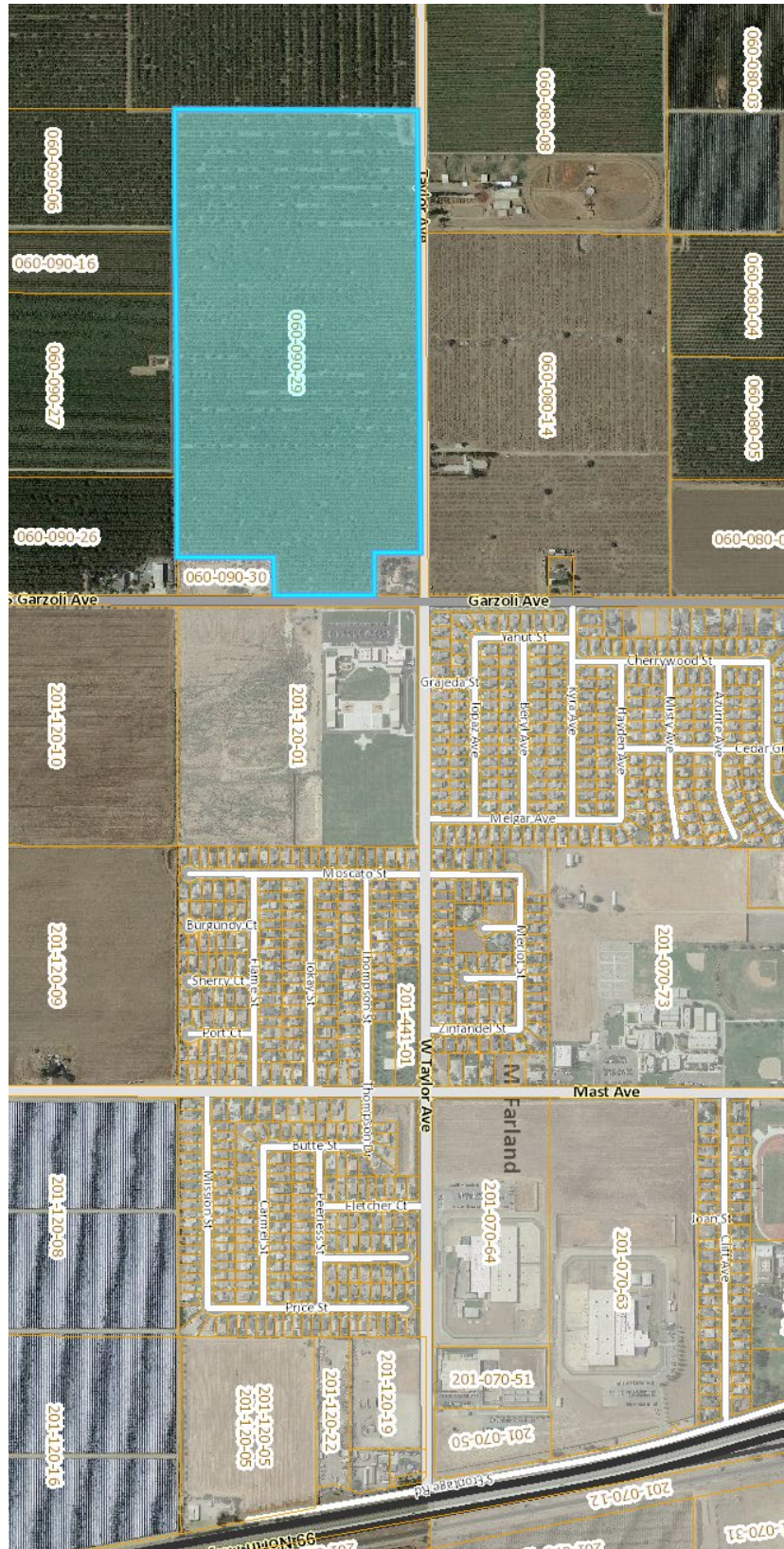
PTN. PARCEL 2

ATTACHMENT 1
Vicinity Map



ATTACHMENT 2

Aerial photograph



**CITY OF MCFARLAND
PLANNING DEPARTMENT**

**Vesting Tentative Tract Map 7394
Conditions of Approval
June 1, 2021 PRELIMINARY**

PART A – PROJECT INFORMATION

Assessor's Parcel Number 060-090-29

Job Address: No address assigned yet

Existing General Plan: Single Family Residential

Existing Zoning: R-1 Single Family Residential

Tract #: Tract 7394

PROJECT DESCRIPTION:

The proposed project is a proposal to construct Tract 7394. The project will consist of 183 single-family homes with various lot sizes starting at a minimum of 5000 square feet with an average lot size of 6177 square feet. This tract will be conducted with 4 phases. A required drainage basin and neighborhood park will be constructed in connection with development of Tract 7393 and will satisfy the requirements for Tract 7394.

The existing parcel will be divided, and the Parcel Map will be recorded to create two parcels. One parcel consists of Tract 7393 and the other parcel comprises Tract 7394.

These residential units will follow all new California Building Code and require solar panels to be installed on new single-family residences. This will give homeowners the ability to conduct their own electricity.

Sanitary sewer and water will be provided by the City of McFarland, refuse services by Franchise Hauler, Police Services by the McFarland Police Department and Fire Services by Kern County Fire Department. All water run-offs will be conveyed to the City owned retention basin constructed as part of Tract 7393, located at the easterly property line on Taylor Ave.

PART B – CONDITIONS OF APPROVAL

The conditions of approval are based on adopted City plans and policies, determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment

including the health, safety and welfare of the community, and recommended conditions will enhance the project and its relationship to the neighborhood and environment.

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

GENERAL CONDITIONS AND REQUIREMENTS

- 1) The applicant(s)/subdividers(s)/developer(s) (hereinafter referred-to as "Developer"), at their sole cost and expense, shall defend, indemnify and hold harmless the City of McFarland (hereinafter referred to as "City") , its agents, legislative body, officers and employees in any legal or administrative action, claim or proceeding concerning approval of Vesting Tentative Tract Map 7394 (hereinafter referred to as VTTM-7394) or, at its election and in all alternative, shall relinquish such approval. Developer shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by Developer, but subject to the City's reasonable approvals. Developer shall also reimburse the City, its agents legislative body, officers and employees for any judgments, amounts paid in settlements, court costs and attorneys' fees which the City, its agents, legislative body, officers and employees may be required to pay at court as a result of such actions, claim, or proceeding. The City may at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve the Developer of their obligations under this condition.
- 2) The following disclosure shall be given as part of transfer to properties: "If your real property is near property used for agricultural operations, you may be subject to inconveniences or discomforts arising from such operations on any 24 hours basis. Said discomforts may include, but not be limited to equipment noises, odors from manure or other chemicals, and dust or smoke: The City has determined that the use of real property for agricultural operations is a high priority and favored use to the City and will not be considered a nuisance for those inconveniences or discomforts arising from agricultural operations, provided such operations are consistent with accepted customs, standards, and laws." Developer, or his successor, shall inform prospective homebuyers of the possible exposure to agricultural chemicals that may be used on adjacent agricultural lands.
- 3) Developer, or the general contractor shall submit a list of all contractors and/or subcontractors performing work on VTTM-7394 to the City Clerk and such contracts and subcontractors shall obtain valid business licenses to do business and/or work in the City.
- 4) Until all portions of VTTM-7394 have been completed, all vacant and undeveloped land within the boundaries of VTTM-7394 shall be maintained in a weed-free, clean or orderly manner by the Developer. Should said property not be maintained, the City shall notify property that the property is to be cleaned within thirty (30) days of receipt of said notice.

If property owner does not comply within the required time frame, City may then clear the land and bill property owner for expenses incurred.

- 5) VTTM-7394 shall expire twenty (20) years from the date of final approval by the City Council consistent with the term of the Development Agreement approved for this Project, and in accordance with California Government Code, §66452.6. In the event the City enacts a moratorium on residential development for any reason whatsoever, VTTM 7394 shall be extended for the same period of time as said moratorium.
- 6) Developer shall comply with the latest Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electrical Code, Uniform Fire Code and all other applicable codes, ordinances, regulations, and development standards in effect at the time of issuance of relative permits.
- 7) Developer shall submit a copy of any proposed Covenants, Conditions and Restrictions (CC&R's) to the City's Community Development Director prior to - Certification of Occupancy and CCRs must also be approved by the city prior to a certificate of occupancy being issued. If the Community Development Director determines that said CC&R's result in any consistency with City Ordinance the City General Plan, or City Development standards, said CC&R's shall be amended to eliminate any such inconsistency. Once the CC&R's are accepted by the City, none of the portions thereof shall be amended, modified or changed without first obtaining written consent from the City.
- 8) Any and all applicable City fees adopted as of the effective date of the Development Agreement and for a period of twenty (20) years thereafter, including, but not limited to Connection Fees, Impact Fees and Exactions, as those terms are defined in the Development Agreement, shall be paid to the City of McFarland prior to the issuance of a building permit.
- 9) Within five working days after project approval, the applicant shall pay the mandatory Notice of Determination (NOD) filing fee of \$50.00 along with the mandatory State Department of Fish and Wildlife CEQA review fee as amended or adjusted from time to time. (F&G code §713) for Kern County Clerk NOD processing. The check will be made to Kern County Recorder. If the required filing fee is not paid for the project, the project approval will not be operative, vested, or final and any local permits issued for the project will be invalid (§711.4 (c) (3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the vesting tentative tract map, it will extend the time frame for CEQA legal challenges.

PLANNING CONDITIONS:

- 10) All Street names shown on the final map are subject to approval of the Community Development Director after consultation with the subdivider or subdivider's representative and approved by the Planning Department. The approved street names shall be shown on the Final Map. The words "Avenue," "Boulevard," "Drive," "Place," "Way," "Street,"

"Road" or other designation of any such street or way shall be spelled out in full. City logo must be present on signage for all subdivision street signs.

11) **Residential Subdivision Land Use Design Criteria.** It is the intent of the General Plan and the provisions of this Title to encourage a variety of residential development types that are innovative in design and compatible with surrounding neighborhoods while being conducive to creating a balanced housing market in the City. The following represents components of design requirements for all residential subdivisions:

- a. Housing within new residential subdivisions should, where possible, be situated with recognizable variations in front and side yard building setbacks. Residential developments should, where possible, maximize a feeling of openness by orienting road axes to open space areas and areas of visual interest.
- b. The use of roof forms, including shed, gable, and hip roofs, alone or in combination shall be used to achieve a variety of roof lines for houses adjacent to public streets. All such roofs shall be of a concrete tile, approved shake, or an architectural style composition shingle with dimensional variations. All other proposed roofing materials shall be subject to review and approval by the City Building Official.
- c. To reduce architectural massing at street corners and to create congruity where a two-story structure is next to a one-story structure, the incorporation of a one-story element into the two-story structure shall be required when feasible.
- d. The minimum size for construction of a new house in the City shall be one thousand one hundred square feet.
- e. Architectural styles and themes should be compatible with the surrounding environment. However, to assure individuality among projects, each development shall vary its architectural design to avoid monotony and create interest, while remaining compatible with surrounding development.
- f. If custom homes are not proposed, the developer shall provide a minimum of five (5) floor plans and four (4) building elevations for each proposed floor plan. The required number of building elevations may be reduced by one for every two building footprints added to the required minimum number. Elevations, for the purpose of meeting this requirement, shall mean the treatment of materials, trim, roofs, or other architectural features which are considerably different than the elevations of any other house in the same subdivision as seen from the street upon which it faces. No two identical elevations shall be placed side by side within a subdivision.
- g. **Color.**
 - i. The use of monochromatic and complementary accent and trim colors is considered to meet the intent of this Chapter.

- ii. The use of bright or garish colors (i.e., fluorescent "hot" or "day-glow" colors) shall not be permitted.
 - iii. Using building materials in their natural state, such as brick or stone, is strongly recommended.
 - iv. The use of colors to express individuality and identity within a cohesive and attractive framework is encouraged. Such colors should be in harmony with other colors used in the immediate area.
- h. **Landscaping of Model Homes**. Notwithstanding the provisions of Section 20.10.410, and as to this Section only, any new single-family project or development:
- i. Consisting of eight or more lots;
 - ii. In which one or more model homes are built; and
 - iii. Which landscapes said model home(s), shall provide the following:
 - iv. All landscaped model home shall comply with the requirements of this Chapter; and
 - v. A four square foot sign shall be placed in the front yard of each said model home that contains such water efficient landscaping, such that it is clearly visible to pedestrian and vehicular traffic. Said sign shall state that the model features a water saving landscape and irrigation system; and
 - vi. Within said models, there shall be located a drawing, or combination of drawings, providing a schematic and description of the landscaping and irrigation system, including a key identifying the common names of all plantings which are part of said landscaping.
- 12) **All Landscaping to comply with MWELQ** A landscaping and irrigation plan prepared by a licensed landscape architect shall be submitted to the City for approval by the Community Development Department. All landscaping plans shall comply with the requirements of the State Model Water Efficiency Landscape Ordinance (MWELQ). Species, sizes, and number of proposed tree and shrub species shall be shown, labeled on the required plans, and consistent with the City's Adopted Urban Forestry Guidelines. The required plans shall show irrigation facilities, automatic controller locations, and points of connection as required by local and state laws. Lawn (turfed) areas and walkways shall be shown.
- 13) **Front Yard Landscaping** The developer shall provide landscaping and an irrigation system for each lot of a residential subdivision prior to receiving a final inspection for any house constructed in that subdivision, as follows: landscaping and an irrigation system for both the front yard and the street side yard, provided the street side yard is not obscured from sight from an adjacent street by fencing, of each lot shall be provided. Said landscaping shall consist of the following: (1) no less than one tree from the approved City Plant List with a minimum listed

canopy width of fifteen (15) foot tree canopy; (2) ten percent of said yard area shall consist of a landscaped planter; and (3) the remaining portion of said yard area not occupied by a driveway, shall be improved with sod including one, six-station clock and two, one-inch valves. All plant materials shall be selected from the City approved Urban Forestry Guidelines. The applicant shall provide two variations of landscaping plans for each model and shall not place the same landscaping configuration on two adjacent properties.

- 14) **Side Yard Wall/Fence Requirement:** Properties with side yards abutting the public right of way may have wood fencing material but must include enhanced landscaping selected from the City Urban Forestry Guideline in order to screen the fencing material from the street. The plants shall be minimum of three feet in height and three feet wide when planted, as listed within the City Plant List. If enhanced landscaping is not installed, the fencing type along the side yards abutting the public right of way must be approved by the Community Development Department. The applicant shall notify property owners of that maintenance of these areas is their responsibility as property owner.
- 15) **Maintenance of Landscaping.** All landscaping and structural features that are required pursuant to this Chapter shall be maintained in a healthy and attractive condition. Maintenance shall include but is not limited to watering, fertilizing, weeding, cleaning, pruning, trimming, spraying, and cultivating. For purposes of enforcement, the owner and the occupant of the property shall be responsible for such maintenance. In the case of a vacant building, the owner shall be responsible for such maintenance.
- 16) **CEQA Compliance:** The tract map shall comply with any adopted environmental mitigations for the project..
- 17) **Development Agreement.** If a Development Agreement is adopted for the proposed project, the Development Agreement requirements as adopted by the City Council shall supersede or modify any requirements listed within the Conditions of Approval.
- 18) **All Plant Materials.** Said plans shall be in compliance with the Municipal Code and Subdivision Design Standards. All landscaping and irrigation system plans shall be submitted to the City of McFarland for review and subsequent approval by the Community Development Department, the City's Engineer Office prior to acceptance of the Final Map.
- 19) **Screening Requirements** Prior to occupancy approval for residential units within the tract map or applicable phase thereof, Developer shall construct a six-foot exterior masonry wall, or a combination of masonry and other compatible material with split block faces, columns, or other design features to provide visual relief along the wall face for the northerly boundary of Tract 7394 adjacent to Taylor Avenue. Said wall(s) shall meet the City's specifications and subdivision standards. The entire wall fshall be completed and

receive final inspection approval, prior to issuance of the first occupancy permit within the development. Exterior surrounding walls of the exterior of the Tract 7394 shall be constructed with decorative materials which include, but are not limited to split face block, slump stone, stucco block, brick, or other similar materials but specifically excluding precision cinder block construction or may be designed to match adjacent exterior walls of adjacent subdivisions. The exterior wall shall include a capstone of a minimum of one (1) inch, and pilasters at every 50'-0". Both the capstone and pilasters shall vary in shade from the rest of the block wall. The wall shall be shown on any permits required for construction of the proposed use prior to issuance of said permits. Final screening design and materials shall be submitted Community Development Department for approval prior to construction.

BUILDING CONDITIONS:

- 20) Private driveways constructed of Portland concrete/cement shall be constructed at a minimum width of sixteen (16) feet from the edger of the public right-of-way to the garage of each house.
- 21) Prior to permitting occupancy of any lot, building addresses shall be permanently installed and clearly visible from the street, in accordance with the requirements of the McFarland Municipal Code.
- 22) Prior to a Certificate of Occupancy being issued for any structure all required off-site improvements shall be installed and inspected by the City of McFarland.
- 23) **Building Permit Fees.** The Developer shall be responsible for paying all applicable building permit fees as adopted in Resolution No. 2020-0027, which shall apply throughout the entire development of Tract 7394.
- 24) **Development Impact Fees.** The Developer shall be responsible for paying all development impact fees as adopted in Resolution No. 2020-0046, which shall apply throughout the entire development of Tract 7394. All fees associated with each lot shall be paid at time of building permit.

ENGINEERING CONDITIONS:

- 25) The safety and security of the project site shall satisfy and be in compliance with all applicable Local, County, State, Special District, and Federal regulations, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
- 26) *This map is being created from Tentative Parcel Map 12412.* Final Tract Map 7394 shall not be recorded until the Parcel Map has recorded in accordance with the Subdivision Map Act.
- 27) Final subdivision map proposed to be recorded shall be in substantial conformance with

the approved vesting tentative map.

- 28) The applicant to reimburse the City of McFarland for expenses of consultants work for Vesting Tentative Tract Map No. 7394 and agrees to reimburse the City within thirty (30) days of receiving an invoice from the City of McFarland for these expenses.
- 29) **Development Agreement (DA):** A Development Agreement will outline more specifics related to scope and timing of required offsite and park improvements. A Subdivision Improvement Agreement for each phase of the project will be required, in which onsite and offsite public improvement security will be addressed, along with the required landscape and lighting maintenance districts.
- 30) **Grading Permit Fee:** This fee is set by the building code, where the cost depends on the cut/fill volume, and shall be paid prior to Final Map approval. All building finish floor elevations shall be a minimum of one foot above the front street curb elevation.
- 31) **Engineering Inspection and Materials Testing:** 3.5% deposit of the engineer's estimate of the public improvements shall be paid prior to Final Map approval. Total Fee will consist of total time and material plus 10% administration fee.
- 32) **Plan-check fees:** An engineering plan-check fee deposit of \$3,000.00 of the engineer's estimate of the public improvements and grading plan shall be paid at time of plan submittal. Total Fee will consist of total time and material plus 10% administration fee.
- 33) **Encroachment Permits:** Encroachment Permits must be paid and acquired prior to any street improvement or any new utility installation within the public right-of-way.
- 34) The project site is subject to all applicable City of McFarland ordinances, regulations, standards and policies.
- 35) The applicant shall obtain necessary permits and/or approvals from all agencies having jurisdiction with respect to this project.
- 36) Provide the City of McFarland with a copy of the current Title Report
- 37) Provide the City of McFarland with a Preliminary Soils Report that addresses all improvements.
- 38) Provide the City of McFarland with an estimate of the cost of improvements for bonding or securities of improvements.
- 39) All improvements to comply with American Disabilities Act standards and regulations (ADA) including drive approach ramp(s), walk around(s), etc.

- 40) Developer shall not be required to construct a retention basin or park as a condition of approval for Tract 7394 based on construction of said improvements in connection with development of VTTM 7393.
- 41) Project to satisfy National Pollution Discharge Elimination System (NPDES), State and Central Valley Regional Water Quality Control Board requirements.
- 42) The following road improvements are required:
- a. Install Curb, Sidewalk, gutter, and pavement adjacent to Tract 7394 along southside of Taylor Ave within the 45' right-of-way.
 - b. Install new pavement on remaining 15' non-improvement street, north of centerline on Taylor Ave between east and west boundaries of Tract 7394.
 - i. Cost of this improvement will turn into credit towards traffic impact fees applicable to each lot in Tract 7394 and applied until completely exhausted.
- 43) All new and existing utilities to be installed underground.
- 44) Developer shall use Roadway hard surface design TI-7.
- 45) Lighting for all roads surrounding and within subdivision must follow city standard lighting improvement standards.
- 46) Improvement plans to include a Dust Control Plan as required by San Joaquin Valley Air Pollution Control District (SJVAPCD).
- 47) Provide verification from Division of Oil and Gas of no conflicts.
- 48) Provide Kern County Fire Department project approval prior to any plan approvals.
- 49) Developer shall comply with requirements of the Kern County Fire Department regarding fire hydrants, and hydrant maintenance.
- 50) Verify water service capacity prior to any plan approval.
- 51) Sewer and water service shall be provided for each parcel created.
- 52) Developer shall verify wastewater plant capacity prior to any plan approval.
- 53) Developer shall verify gravity service sewer system prior to any plan approval.
- 54) All streets, alleys, access rights, drainage and/or sewer easements and other easements and parcels of land shown on the final map as intended for public use shall be offered for dedication for public use pursuant to the Subdivision Map Act.

- 55) The final map shall show the location, width and side lines of all easements to which the lots are subject. If an existing easement is not definitely located of record, a statement as to the easement shall appear on the title sheet. Easements for storm drains, sewers, utilities and other purposes shall be denoted by broken lines. Distance and bearings on the side lines of the lots which are cut by an easement shall be so shown as to indicate clearly the actual lengths of the lot lines. The width of the easement, the lengths of the bearings of the lines thereof, and sufficient ties to locate the easement shall be clearly labeled and identified, and, if already of record, proper reference to the records shall be given. Easements being dedicated shall be so indicated in the certificate of dedication.
- 56) Sufficient data shall be shown to determine readily the bearing and length of each line. Dimensions of lots shall be the net dimensions.
- 57) Improvement work shall not be commenced until plans and profiles for such work have been submitted to and approved by the city engineer. Such plans will be required before approval of the final map. All such plans and profiles shall be filed with the city engineer.
- 58) Developer shall provide copies of complete set of Civil on-site/offsite improvement plans signed by a California Registered Civil Engineer.
- 59) Developer shall 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. The estimate shall include a contingency factor to compensate for the effect of inflation and any changes in construction during the life of the project.
- 60) Improvement work shall not be commenced until the city engineer and the public works director have been notified in advance, and if work has been discontinued for any reason, it shall not be begun again until the city engineer and public works director have been notified.
- 61) All required improvements shall be constructed under the inspection of, and to the approval of, the city engineer and the city public works director.
- 62) All underground utilities, sanitary sewers and storm drains installed in streets, service roads, alleys or highways shall be constructed prior to the surfacing of such street, service road, alley or highway. Service connections for all underground utilities and sanitary sewers shall be placed to such length as will obviate the necessity for disturbing the street or alley improvements when connections thereto are made.
- 63) All streets and highways shall be graded and surfaced to cross sections and grades approved by the city engineer.

- 64) Structures shall be installed as required for drainage, access and/or public safety. Such structure shall be placed to grades and shall be of a design approved by the city engineer.
- 65) Vertical curbs, gutters and sidewalks shall be installed to grades and at locations approved by the city engineer prior to the issuance of an occupancy permit on building construction on any site within the subdivision. Sidewalks shall be required on all street frontages.
- 66) Sanitary sewer facilities connecting with the existing city sewer system shall be installed to serve each lot and to grades, location and design and size approved by the city sewer engineer. No septic tanks or cesspools shall be permitted. Location of house sewer laterals shall be marked on curb or sidewalk with a letter "S."
- 67) Storm drains shall be installed as required by the city engineer.
- 68) Water mains and fire hydrants of design and layout and in locations approved by the city water engineer and public works director shall be installed by the subdivider. Location of water services shall be marked on the curb or sidewalk with a letter "W." The water system shall be installed and in operation and all required fire hydrants connected thereto prior to the commencement of building construction on any site within the subdivision.
- 69) Permanent stainless-steel storm drain markers shall be installed at all storm drain inlets. Coordinate "No dumping" legend with City.
- 70) Street signs of a type approved by the city shall be installed by the subdivider, in locations approved by the city engineer. Two street name signs shall be installed at each four-way intersection within the subdivision and one street name sign shall be installed at each two-way or three-way intersection. Any required barricades to prevent traffic access to dead-end streets shall be provided by the subdivider.
- 71) Ornamental streetlights shall be installed by the subdivider, at locations approved by the city engineer, at each four- way intersection, at each three-way intersection, at each two-way intersection, at the end of each cul-de-sac and at such other locations as necessary to provide that no point along any street within the subdivision shall be more than two hundred fifty feet from a streetlight.
- 72) Permanent monuments in accord with the standard specifications shall be set at all angle and curve points on the exterior boundaries of the subdivision, at all street intersections, at all angle points of street lines, and at all curve points, both simple and compound, of street lines. Monuments in street lines shall be set on street centerlines unless otherwise directed by the city engineer; provided, however, such permanent monuments need not be set at angle and curve points on the exterior boundaries of the subdivision when such points on the exterior boundaries of the subdivision have been

previously monumented and accepted by the city.

- 73) The engineer or surveyor shall set at all corners a marker not less substantial and enduring than one-half-inch iron pipe eighteen inches long with a noncorroding material with the registered engineer's or licensed land surveyor's marker on the head thereof.
- 74) Any monument or benchmark, as required by the provisions of this title, which is disturbed or destroyed before acceptance of all improvements, shall be replaced by the subdivider.
- 75) Monuments and benchmarks shall be set before acceptance of the improvements by the council.
- 76) All improvements necessary shall conform to the proposed subdivision to the standards and policies of the city existing at the time of filing the vesting tentative map shall be installed at the cost of the subdivider.
- 77) Prior to approval by the council of the final map, the subdivider shall execute and file a Subdivision Improvement Agreement between himself and the city specifying a period (not to exceed twelve months), within which he, or his agent or contractor, shall complete all improvement work and providing that if he fails to complete such work within such period, the city may complete the same and recover the full cost and expense thereof from the subdivider. The agreement shall provide for the inspection of all improvements by the public works department. Such agreement shall include such stipulations as may be required to assure completion of the subdivision in accord with the requirements of the city.
- 78) The subdivider shall file with the agreement required provisions to assure his full and faithful performance thereof, a bond or security for such sum as the City engineer deems sufficient to cover the cost of the improvements.
- 79) The security shall be in the manner, form and kind provided in the Subdivision Map Act. The security shall be in the amount of one hundred percent of the estimated cost of the improvements, conditioned upon the faithful performance of his agreement by the subdivider, and in the additional amount of fifty percent of such sum securing the payment by the subdivider to his contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the improvements.
- 80) The security provided shall guarantee maintenance and/or all defects in the required improvements for a period of one year following acceptance of the improvements by the City.
- 81) (Location) Please add the current property description to the title. (Being a Division of Parcel _ - of Parcel Map 12412)

- 82) Water Meters shall be installed to City Standard and a Master Smart Meter (Part # B16-A31-B15-0101A-1) shall be installed at each single-family dwelling.
- 83) Water conservation methods to be utilized to satisfy City & State recommendations and requirements.
- 84) Sewer service to be provided for each parcel created.
- 85) All dedications and improvements shall conform to the current City of McFarland Improvement Standards and the Americans with Disabilities Act.
- 86) All improvements shall be completed, approved by the city engineer, and accepted by the council before a certificate of occupancy for any structure can be issued and a One Year Guarantee Security shall be posted as required by City Ordinance or a Subdivision Improvement Agreement, Faithful Performance and Laborer and Materialmen Security, and Insurance Certificate shall be posted as required by the City Ordinance for Final Parcel Map recordation.
- 87) Provide note on Improvement Plans: “PRIOR TO ACCEPTANCE OF IMPROVEMENTS: PROVIDE INSPECTION APPROVAL BY CITY WATER ENGINEER, CITY PUBLIC WORKS DEPARTMENT, CITY POLICE DEPARTMENT AND KERN COUNTY FIRE DEPARTMENT, AND PROVIDE RECORD DRAWINGS AND ONE YEAR GUARANTEE SECURITY.
- 88) DEVELOPER MUST ANNEX TO THE CITY OF MCFARLAND COMMUNITY FACILITIES DISTRICTS (CFDS) FOR: LANDSCAPING AND STREET MAINTENANCE CFD 2017-2; POLICE SERVICES CFD 2017-1; AND FIRE PROTECTION CFD 2019-1.

KERN COUNTY SUPERINTENDENT OF SCHOOLS:

- 89) The applicant shall be required to pay school impact fees in the amount of \$4.08 per square foot of residential development and \$0.66 per square foot for commercial development. All school fees shall be paid prior to issuance of a building permit.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT:

- 90) The applicant shall submit and Air Impact Assessment to the San Joaquin Valley Air Pollution Control District. The Air Impact Assessment shall be submitted and approved prior to the recordation of the Final Map.

91) Development of TTM-7394 may be subject to additional Air District rules therefore the applicant shall contact the San Joaquin Valley Air Pollution Control District prior to construction commencing on any phase of the development.

MCFARLAND RECREATION AND PARKS DISTRICT:

92) The dedication and development of the community park in connection with the completion of Tract 7393 satisfies all Quimby Fees and in-lieu Park Impact Fees for Tract 7394.