

AGENDA
MCFARLAND REGULAR PLANNING COMMISSION
MCFARLAND SUCCESSOR AGENCY
MCFARLAND PUBLIC FINANCE AUTHORITY
MCFARLAND IMPROVEMENT AUTHORITY
MCFARLAND PARKING AUTHORITY

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

June 1, 2021
6:00 PM

In Person Meeting

How to submit public comments:

- If you have a comment, a statement or question, please submit these in writing to the City Clerk by mail at 401 W. Kern Ave, McFarland, CA 93250, or by email at falvarado@mcfarlandcity.org. Such comments must be identified by adding the Agenda Item Number in the subject line of the email. Please include your name and address for the record.
- Speakers are limited to two (2) minutes.

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 that reasonable arrangements can be made to provide accessibility to the meeting or services.

CALL TO ORDER: Chairman Jose Hernandez

ROLL CALL:

Chairman, Jose Hernandez
Vice Chairman, Rudy Nuñez
Commissioner, Marco Martinez
Commissioner, Jim White
Commissioner, Jose "Jay" Hernandez

PLEDGE OF ALLEGIANCE:

INVOCATION:

PRESENTATIONS, INTRODUCTIONS AND AWARDS

None

PUBLIC COMMENT: This portion of the meeting is reserved for persons desiring to address the Commission on any matter NOT on this agenda and over which the Commission has jurisdiction.

Speakers are limited to two (2) minutes. Please state your name and address for the record before making presentation.

No action or discussion shall be taken on any item not appearing on the agenda, except that any Planning Commissioner may briefly respond to statements made, or questions posed, by members of the public. Concerns or complaints will be referred to the Community Development Director's office

CONSENT AGENDA: These are items scheduled before the Planning Commission which are being recommended for approval by the staff and the applicant has been informed of any special conditions and has no objections. The hearing on these items may be expedited if no member of the Commission or audience wishes to comment or ask questions on the case.

None

PUBLIC HEARINGS

None

ADMINISTRATIVE ITEMS:

1. Report, Discussion, and Possible Approval of Parcel Map 12412 for Leora LLC Development Near Intersection of Garzoli Ave and Taylor Ave.
2. Report, Discussion, and Possible Approval of Tentative Track Map 7393 for Leora LLC Development Near Intersection of Garzoli Ave and Taylor Ave.

COMMISSIONER COMMENTS:

On their own initiative, Commission members may make an announcement or a report on their own activities. They may ask a question for clarification, make referral to staff, or take action to have staff place a matter of business on a future agenda (Government Code Section 54954.2(a)).

ADJOURNMENT:

This is to certify this agenda was posted at McFarland City Hall on **May 27, 2021**.

Francisca Alvarado

Francisca Alvarado, City Clerk

The next Planning Commission schedule will be **June 15th, 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.



PLANNING COMMISSION STAFF REPORT

June 1, 2021

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

DATE: June 1, 2021

DEVELOPER: Interstate Land Company

PROJECT DESCRIPTION: Tentative Parcel Map 12412

ENVIRONMENTAL DOCUMENT: Exempt

APPLICANT: Michael Hair LEORA, LLC

OWNER: Arthur McIntosh & Donna K. McIntosh

APN: Assessor's Parcel Number 060-090-29

ADDRESS: S.W. Corner of Taylor Ave & Garzoli Ave.

SIZE OF SITE: 76.95 acres gross

GENERAL PLAN DESIGNATION: Single Family Residential

ZONE DISTRICT: R-1 Single Family Residential

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

STAFF RECOMMENDATION

The staff recommends approval of Tentative Parcel Map 12412 subject to conditions of approval.

PROJECT DESCRIPTION

Currently the 76.95 acres gross site is being used for agriculture and is made up of Almond orchards. If Approved, once the season has come to an end for the harvest, the proposed

project will be implemented. A development such as this, can be largely beneficial for the City. Larger franchises will often only enter cities, such as McFarland, dependent on the increase of housing developments as it reflects the cities growth potential. 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. The existing parcel will be divided, and the Tentative Parcel map will be recorded to create two parcels. Parcel 1 will consist of 37.38 acres gross and Parcel 2 of 38.58 acres gross. The tentative Parcel Map went through a plan check from the City Planning Department and the City Engineer. The proposed project will include conditions of approval that are based on adopted City guidelines and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety and welfare of the community, and recommended conditions for development that are not essential to the health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment. Some of those conditions of approval would include but are not limited to the aesthetics of the exterior of the homes ensuring that homes are situated with recognizable variations, are compatible with the surrounding environment, and express a cohesive and attractive identity. That landscaping will comply with the State Model Water Efficiency Landscape Ordinance, be well maintained, and follow the design guidelines.

Total Acres 76.95

Parcel 1 – Single-family residential (38.70 gross acres)

Parcel 2 – Single-family residential (38.25 gross acres)

ENVIRONMENTAL REVIEW

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

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

FINDINGS

The proposed tentative parcel map is consistent with the general plan and zoning. In 2019, California legislation passed Senate Bill Number 330 under the Housing Crisis Act. This bill states that due to the significant need in housing development, cities cannot add restrictions or require developer to go through a zone change from R-1 to R-5 or any other Residential zone class. As a case in point, pursuant to section 65905.5 of S.B. 330, Housing Crisis Act of 2019, a zone change is not needed for the residential subdivision and will remain a R-1 zoning.

CONDITIONS OF APPROVAL

1. This map is conditioned upon the Developer defending, indemnifying, and holding harmless the City, its agents, officers, consultants, and /or employees.
2. The safety and security of the project must satisfy Local, County, State, Federal ordinances, California Building Code, and California Occupational Safety and Health Association (CAL/OSHA).
3. This map is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards, and policies.
4. In accordance with Section 66465 of the Subdivision Map Act, a title guarantee dated within 30 days of recordation of the parcel map shall be submitted to the Advisory Agency.
5. Contractors and subcontractors shall obtain a business license from the City prior to beginning any work.
6. Applicant shall pay all building, development impact fees of project at time of building permit issuance.
7. In accordance with Section 66464, 66492, and 66493 of the Subdivision Map Act, a Tax Collectors Certificate, Assessors Tax Estimate, and security (if necessary) shall be submitted to the City of McFarland Engineer/Surveyor, prior to recordation of the final map.
8. The parcel map must contain an owners' statement, signed, and acknowledged by all persons having any right, title, or interest in and to the property being divided. A request for the waivers of the signatures of parties owning right-of-way, easements, or interest which cannot ripen into fee must also accompany the final map in accordance with Section 66445(f) of the Subdivision Map Act. Owner's statement may be recorded on a separate document rather than appear on the map, provided the recording information appears on the map.
9. In accordance with Section 66436(A)(i) of the Subdivision Map Act, any public entity or public utility owning rights-of-way, easements, or other interests which cannot ripen into fee must be advised by certified mail of the division of the property.
10. In accordance with Section 66434.2 of the Subdivision Map Act, Information required by the conditions of approval shall be in the form of an additional map sheet.
11. Final map shall show all Record Bearing and Distances parenthesized and source of record data identified with Map Bk & Pg. or deed Bk & Pg.
12. Final Map Shall show the Distinctive border line (which does not obscure any text) around the exterior boundary of the land being subdivided, on the interior side of subdivision boundary (66434e).
13. Notation or reference to additional information required by 66434.2 and 66434f.
14. Per Section 66475 of the Subdivision Map Act, please show and list all Irrevocable Offers of Dedication on Parcel Map 12412
 - a. Additional 25-foot along Taylor Avenue

15. That the Applicant shall provide an electronic version of the plans to the Planning and Engineering Departments in current AutoCAD format.
16. No work shall be started on site unless all grading, soils, and air quality requirements have been authorized by the appropriate agencies.
17. If during development and construction, artifacts of prehistoric or historic occupation are discovered, construction activities which might disturb or destroy such artifacts or evidence shall be ceased until the development/construction site can be evaluated by a qualified archaeologist and a recommendation made as to their preservation and/or recordation.

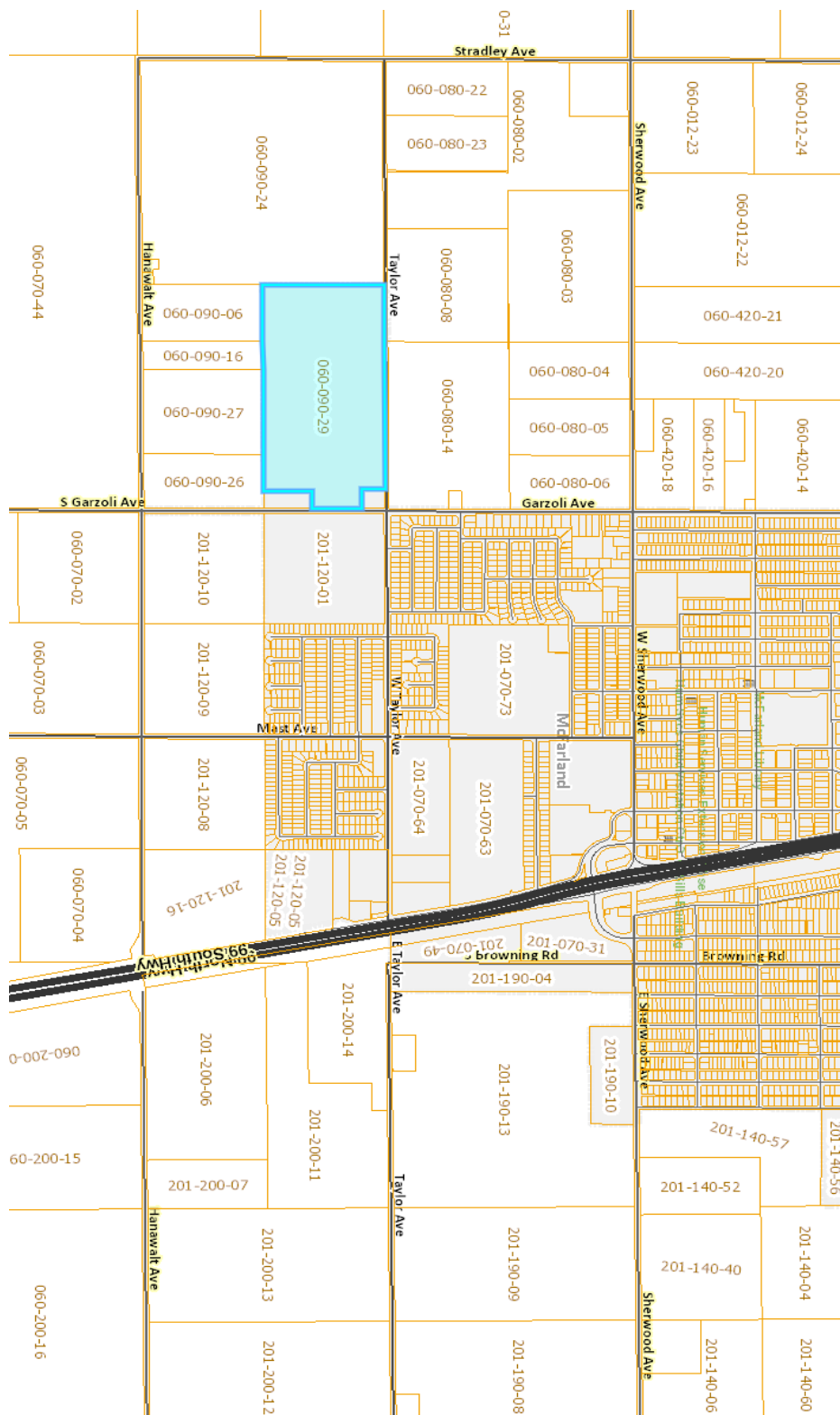
ATTACHMENTS

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Proposed Tentative Parcel Map

ATTACHMENT 1
Vicinity Map



ATTACHMENT 2

Aerial photograph





PLANNING COMMISSION STAFF REPORT

June 1, 2021

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

DATE: June 1, 2021

DEVELOPER: Interstate Land Company

PROJECT DESCRIPTION: Tentative Tract Map 7393

ENVIRONMENTAL DOCUMENT: Negative Declaration

APPLICANT: Michael Hair LEORA, LLC

OWNER: Arthur McIntosh & Donna K. McIntosh

APN: Assessor's Parcel Number 060-090-29

ADDRESS: S.W. Corner of Taylor Ave & Garzoli Ave.

SIZE OF SITE: 38.70 acres gross

GENERAL PLAN DESIGNATION: Single Family Residential

ZONE DISTRICT: R-1 Single Family Residential

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

STAFF RECOMMENDATION

The staff recommends approval of Tentative Tract Map 7393 subject to conditions of approval.

PROJECT DESCRIPTION

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 will be divided, and 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 site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety and welfare of the community, and recommended conditions for development that are not essential to the health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment. Some of those conditions of approval would include but are not limited to the aesthetics of the exterior of the homes ensuring that homes are situated with recognizable variations, are compatible with the surrounding environment, and express a cohesive and attractive identity. That landscaping will comply with the State Model Water Efficiency Landscape Ordinance, be well maintained, and follow the design guidelines. A development such as this, can be largely beneficial for the City. Larger franchises will often only enter cities, such as McFarland, dependent on the increase of housing developments as it reflects the cities growth potential; therefore, staff recommends approval of Tentative Tract Map 7393

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the City prepared an Initial Study/Negative Declaration (IS/ND) for the project. This IS/ND is currently in process and will be made available prior to Final Tentative Tract Map.

FINDINGS

The proposed Tentative Tract Map 7393 is consistent with the general plan. In 2019, California legislation passed Senate Bill Number 330 under the Housing Crisis Act. This bill states that due to the significant need in housing development, cities cannot add restrictions or require developer to go through a zone change from R-1 to R-5 or any other Residential zone class. As a case in point, pursuant to section 65905.5 of S.B. 330, Housing Crisis Act of 2019, a zone change is not needed for the residential subdivision and will remain a R-1 zoning.

CONDITIONS OF APPROVAL

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 Site Plan review 21-0004 (hereinafter referred to as SPR 21-0004) 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 SPR 21-0004 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 SPR 21-0004 have been completed, all vacant and undeveloped land within the boundaries of SPR 21-0004 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. SPR 21-0004 shall expire two (2) years from the date of Planning Commission approval unless an extension is granted by the City Council. Should an extension be requested, the applicant, not less than sixty (60) days prior to the expiration date, shall submit to the City in writing, a request for an extension of that approval in accordance with the provisions of City Codes.
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, including but not limited to permit fees and impact fees 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 7339, the Developer shall convey title to the City for park site at the location and property size as shown on the 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 project, it will extend the time frame for CEQA legal challenges.
11. Prior or concurrent with the recordation of the final map for the first phase of TRACT 7393, the Developer shall the convey title to the City for park site at the location and property size as shown on the tentative tract map and developed in accordance with the Development Agreement.

PLANNING CONDITIONS:

12. All Street names shown on the final map are subject 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.
13. **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.
- b. 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.
14. **All Landscaping to comply with MWELO.** 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 (MWELO). 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.
15. **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.
16. **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.
17. **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.

18. **CEQA Compliance:** The tract map shall comply with any environmental mitigations as required by the adopted Mitigated Negative Declaration.
19. **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.
20. **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.
21. **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, shall be constructed along the westerly and southerly tract boundaries and boundaries of proposed parked sharing property line with any residential property. 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. Screening along exterior boundaries within TRACT 7393 shall incorporate a masonry wall. 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 20'-0" OR a capstone and pilaster distance consistent with exterior walls of adjacent tracts. 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:

22. Private driveways constructed of Portland concrete/cement shall be constructed at a minimum width of twenty (20) feet from the edger of the public right-of-way to the garage of each house.
23. 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.
24. 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.

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. **Development Agreement (DA):** A Development Agreement will outline more specifics related to scope and timing of required offsite and park improvements. A Subdivision 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.
27. **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.
28. **Development Impact Fees:** All development impact fees shall be paid prior to issuance of each building permit.
29. **Engineering Inspection and Materials Testing:** 3% of the engineer's estimate of the public improvements shall be paid prior to Final Map approval.
30. **Plan-check fees:** An engineering plan-check fee of 3% of the engineer's estimate of the public improvements and grading plan shall be paid at time of plan submittal.
31. **Encroachment Permits:** Encroachment Permits must be paid and acquired prior to any street improvement or any new utility installation.
32. **Engineering Inspection and Materials Testing:** 3% of the engineer's estimate of the public improvements shall be paid prior to Final Map approval.
33. **Plan-check fees:** An engineering plan-check fee of 3% of the engineer's estimate of the public improvements and grading plan shall be paid at time of plan submittal.
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. Provide an on-site Drainage Study for the 10-year 5-day storm per Kern County standards.
41. Project to satisfy National Pollution Discharge Elimination System (NPDES) requirements.
42. The following road improvements are required:
 - a. Install Curb, Sidewalk, gutter, and pavement from the west boundary line to the center of Garzoli Ave.
 - b. Install curb, sidewalk, gutter, and pavement from the east boundary line to the center of Taylor Ave.
43. All new and existing utilities to be installed underground.

44. Lighting for all roads surrounding and within subdivision must follow city standard lighting improvement standards.
45. Improvement plans to include a Dust Control Plan as required by San Joaquin Valley Air Pollution Control District (SJVAPCD).
46. Provide verification from Division of Oil and Gas of no conflicts.
47. Provide Kern County Fire Department project approval prior to any plan approvals.
48. Verify water service capacity prior to any plan approval.
49. 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.
50. Water conservation methods to be utilized to satisfy City & State recommendations and requirements.
51. Sewer service to be provided for each parcel created.
52. All dedications and improvements shall conform to the current City of McFarland Improvement Standards and the Americans with Disabilities Act.
53. 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.
54. 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
55. DEVELOPER MUST ANNEX TO THE CITY OF MCFARLAND COMMUNITY FACILITIES DISTRICTS (CFDS) FOR: LANDSCAPING AND STREET MAINTENANCE; POLICE SERVICES; AND FIRE PROTECTION.

KERN COUNTY SUPERINTENDENT OF SCHOOLS:

56. 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:

57. 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.
58. Development of SPR 21-0004 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:

59. An Impact fee of \$2,300.00 per unit shall be paid to the McFarland Recreation and parks District prior to the issuance of a building permit.

ATTACHMENTS

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Proposed Tentative Tract 7393 Map

This is a detailed street map of a residential area in Chicago. The map shows a grid of streets and property lots. Key streets include Stradley Ave at the top, Sherwood Ave running vertically on the right, Garzoli Ave running horizontally in the middle, Taylor Ave running vertically on the left, Midland running horizontally in the center, and Browning Rd running diagonally across the lower portion. A large road, likely a highway, runs diagonally from the bottom left towards the center right. Property lots are labeled with addresses. A specific lot, 060-090-29, is highlighted in light blue. Other visible lot numbers include 060-090-24, 201-120-01, 201-190-10, and 201-140-06. The map also shows various smaller streets and alleys, such as Hanawalt Ave and S Garzoli Ave.

Proposed Tentative Tract 7393 Map

