

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

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

May 18th, 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.

1. Approval of the Minutes of Regular Planning Commission Meeting of April 20th, 2021.

PUBLIC HEARINGS

None

ADMINISTRATIVE ITEMS:

2. Report and Discuss Future Tentative Tract Map for Leora LLC Development and Conditions of Approval.
3. Report, Discussion, and Possible Approval of Parcel Map 12412 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 14th, 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.

CITY OF MCFARLAND REGULAR PLANNING COMMISSION MINUTES
In Person Meeting
April 20, 2021

CALL TO ORDER

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

ROLL CALL

Commissioners Present: Hernandez (Chairman), Nunez (via conference phone), Martinez, White, J.L. Hernandez

***J.L. Hernandez joined the meeting at 6:01p.m.**

Commissioners Absent: None

OFFICIALS PRESENT

City Manager Lara, City Clerk Alvarado, Acting Community Development Director Ronk, City Planner De Leon, Ron Brummett

PLEDGE OF ALLEGIANCE

Commissioner Martinez

INVOCATION

Chairman Hernandez

PRESENTATIONS AND PROCLAMATIONS

None

PUBLIC COMMENTS

None

CONSENT AGENDA

1. Motion was made by: **Commissioner White** to approve minutes of Regular Planning Commission Meeting of January 19, 2021; 2nd by: **Commissioner Martinez**
Vote: 5-0
Ayes: White, Martinez, J.L. Hernandez, Nunez, Hernandez (Chairman)
Nays: None
Absent: None
Abstentions: None

PUBLIC HEARINGS

None

ADMINISTRATIVE AGENDA

2. Report and Discuss Planning Department Projects and Future Trainings.

**City Planner De Leon and City Planning Consultant Ron Brummett gave detailed presentation on all upcoming Planning Department Projects.*

Questions regarding: Residential Subdivision/ Interstate Tract Homes R-1-5

Margie Martinez 212 7th Street- asked if the residential subdivision interstate tract homes development would be on Garzoli or Taylor Ave?

Commissioner White answered Garzoli Ave.

Mrs. Martinez asked if Garzoli Ave would be widened to be a four lane?

Planning Consultant Brummett answered that it is the responsibility of the Developer to build the road up to the center line on his half of the road. So, it should complete Garzoli, and they would be required to build half of Taylor Ave along the north property line.

*Residential Subdivision/ Interstate Tract Homes R-1-5 Developer was open to Planning Commission giving ideas for street names for that development. Planning Commission agreed to come up with several ideas for street names and submit them to the planning department within one month.

COMMISSIONER COMMENTS:

Chairman Hernandez asked the City Manager when his term was up for him and Vice Chairman Nunez?

City Manager Lara responded that yes, their term was expiring on June 30, 2021 and informed him that Acting Community Development Director Ronk would be contacting them both and providing the forms necessary to reapply if interested, and they would be taken to council to give direction to reappoint or open to the community to apply.

Chairman Hernandez asked if he would have to reapply?

City Manager Lara answered yes.

ADJOURNMENT

Motion was made by: **Commissioner J.L. Hernandez** to adjourn meeting 2nd by: **Commissioner White**

Vote: 5-0

Ayes: J.L. Hernandez, White, Martinez, Nunez, Hernandez (Chairman)

Nays: None

Absent: None

Abstentions: None

Meeting adjourned at 6:58 p.m.

Francisca Alvarado, City Clerk



PLANNING COMMISSION STAFF REPORT

May 18, 2021

TO: Chair and Planning Commissioners

FROM: Brianahi De Leon
City Planner
Larry Ronk
Acting Community Development Director

DATE: May 18, 2021

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

PROJECT NAME: Interstate Tract Homes – Tentative Tract #7393 & #7394

PROJECT DESCRIPTION: Updates and discussion on the proposed project Tentative Tract Map & the conditions of approval

ENVIRONMENTAL DOCUMENT: Notice of Exemption

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: R-1 Residential

ZONE DISTRICT: R-1 Single Family Residential

PROJECT SITE

The 76.95 acres gross project is currently being utilized for agriculture. Once the season has come to an end for the harvest, the proposed project will be implemented. The parcel is located right across Horizon Elementary and between Taylor Avenue and Garzoli Avenue. The project site is designated as R-1 on both the City's General Plan Land Use Map and the City's Zoning Map. The designated R-1 zoning will remain on the future development as well.

Total Acres 76.95 & 350 lots

Tract #7393 – (38.70 gross acres) & 167 lots, sump lot, park site

Tract #7394 – (38.25 gross acres) & 183 lots

PROJECT DESCRIPTION

Tentative tract update & conditions of approval

BACKGROUND

Project will face a Parcel Map which will split the parcel into a Parcel 1 and Parcel 2. Each Parcel will then go through a Tentative Tract Map. Tract 7393 will consist of 159 single-family homes with various lot sizes starting at a minimum of 5000 square feet. Tract 7394 will consist of 183 lots with various lot sizes starting at a minimum of 5000 square feet as well. Due to SB 303, the Tentative Tract Maps will not face a zone change, but rather remain as a R-1 and each lot will follow the R-1 ordinances. Pursuant to section 65905.5 of S.B. 330, Housing Crisis Act of 2019, a zone change is not needed for the residential subdivision. Tentative Parcel Map and Tentative Tract Maps went through a plan check review through the City Planning Department and the City Engineer. Due to comments not arriving in time, we have decided to push back approval of the tentative tract map and ask whether council will entertain a special meeting to stay on schedule.

ATTACHMENTS

Attachment 1 – Conditions of Approval

ATTACHMENT ____
CITY OF MCFARLAND
PLANNING DEPARTMENT

Site Plan Review 21-0004
Conditions of Approval
May 7, 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 159 single-family homes with various lot sizes starting at a minimum of 5000 square feet. This tract will be conducted with 4 phases. There will be a drainage basin and a neighborhood park with a total acreage approximately 2.38 acres.

The existing parcel will be divided, and the Parcel Map will be recorded to create two parcels. The second tract is planned for a later time and will consist of Tract 7394 with 180 additional lots. This future development will also be conducted in 4 phases.

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 home owners the ability to conduct their own electricity versus purchasing from a utility company.

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-off will be conveyed to the City owned retention basin located 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 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 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.

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-inch 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) **CEQA Compliance:** The tract map shall comply with any environmental mitigations as required by the adopted Mitigated Negative Declaration.

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, 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:

- 21) 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.
- 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.

ENGINEERING CONDITIONS:

- 24) 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).
- 25) **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.

- 26) **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.
- 27) **Development Impact Fees:** All development impact fees shall be paid prior to issuance of each building permit.
- 28) **Engineering Inspection and Materials Testing:** 3% of the engineer's estimate of the public improvements shall be paid prior to Final Map approval.
- 29) **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.
- 30) **Encroachment Permits:** Encroachment Permits must be paid and acquired prior to any street improvement or any new utility installation.
- 31) **Engineering Inspection and Materials Testing:** 3% of the engineer's estimate of the public improvements shall be paid prior to Final Map approval.
- 32) **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.
- 33) The project site is subject to all applicable City of McFarland ordinances, regulations, standards and policies.
- 34) The applicant shall obtain necessary permits and/or approvals from all agencies having jurisdiction with respect to this project.
- 35) Provide the City of McFarland with a copy of the current Title Report
- 36) Provide the City of McFarland with a Preliminary Soils Report that addresses all improvements.
- 37) Provide the City of McFarland with an estimate of the cost of improvements for bonding or securities of improvements.
- 38) All improvements to comply with American Disabilities Act standards and regulations (ADA) including drive approach ramp(s), walk around(s), etc.
- 39) Provide an on-site Drainage Study for the 10-year 5-day storm per Kern County standards.
- 40) Project to satisfy National Pollution Discharge Elimination System (NPDES) requirements.
- 41) 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.

- 42) All new and existing utilities to be installed underground.
- 43) Lighting for all roads surrounding and within subdivision must follow city standard lighting improvement standards.
- 44) Improvement plans to include a Dust Control Plan as required by San Joaquin Valley Air Pollution Control District (SJVAPCD).
- 45) Provide verification from Division of Oil and Gas of no conflicts.
- 46) Provide Kern County Fire Department project approval prior to any plan approvals.
- 47) Verify water service capacity prior to any plan approval.
- 48) 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.
- 49) Water conservation methods to be utilized to satisfy City & State recommendations and requirements.
- 50) Sewer service to be provided for each parcel created.
- 51) All dedications and improvements shall conform to the current City of McFarland Improvement Standards and the Americans with Disabilities Act.
- 52) 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.
- 53) 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.
- 54) 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:

- 55) 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:

- 56) 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.
- 57) 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:

- 58) 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.

Interstate Tract Homes City of McFarland

Planning Commission Meeting 5/18/21



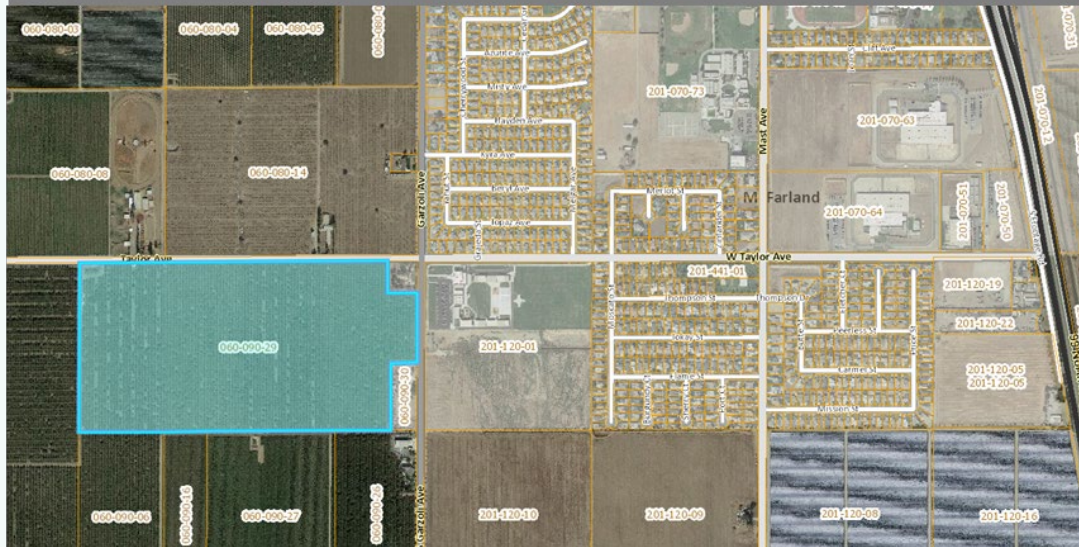
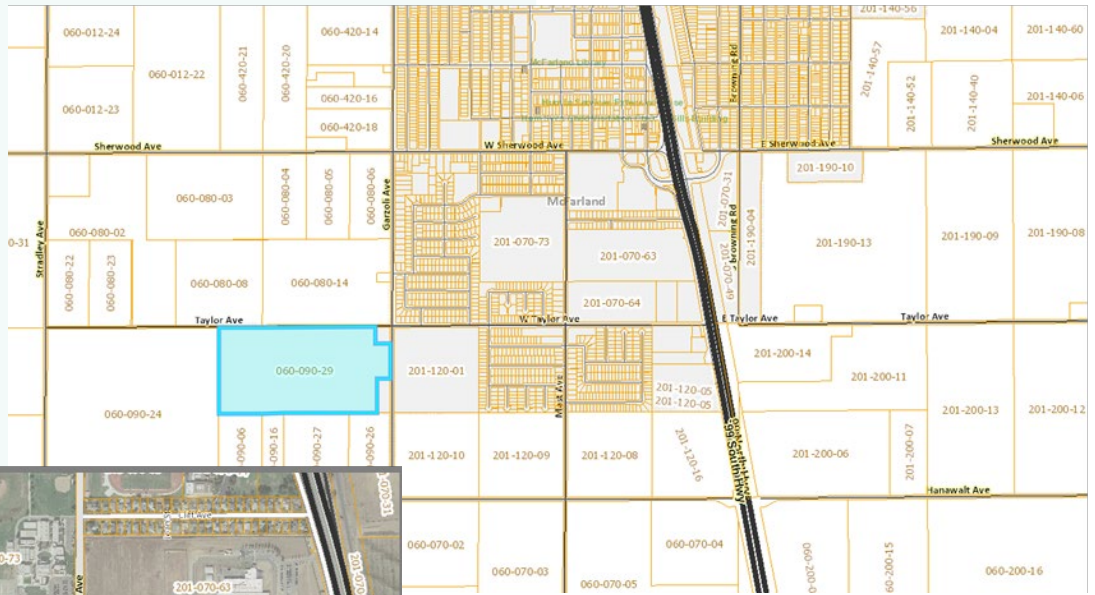
Overview:

1. Project Site
2. Project description
3. Parcel Map
4. Tentative Tract Maps
5. Assigned Street names
6. Homes

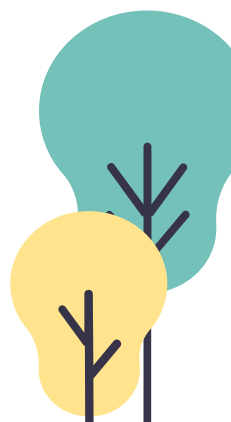


Project Site

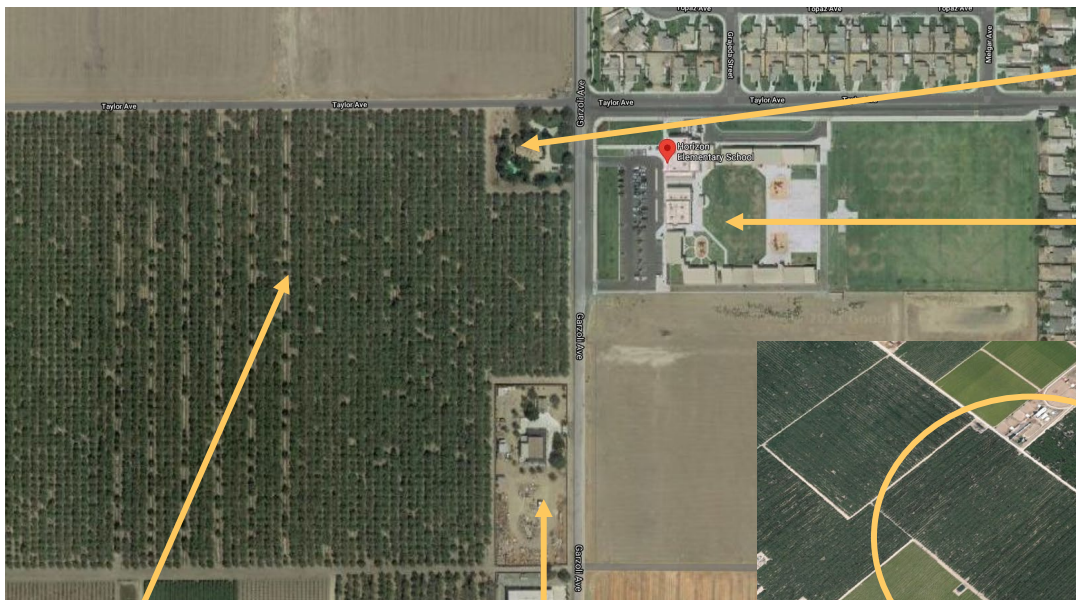
Site is currently being used for agriculture.
After harvest season is complete, you'll begin to see trees taken down and movement happening on that parcel.



Parcel Map and two (2) Tentative Tract Maps.

- Tract 7393
 - 167 lots, 1 sump lot, and 1 park site.
 - Tract 7394
 - 183 lots
 - The street names assigned to the subdivision make up a story of McFarland.
 - The entrance to the subdivision by automobile will be through Taylor Avenue.
 - A smaller pedestrian access will be located down Horizon Avenue and will lead kids straight into the cross walk to Horizon Elementary.
 - Property is designated as residential on City General Plan Map and Zoning Map and will remain; therefore, it will not be needing a change of zone. The proposed project is requesting Planning Commission Approval for a Parcel Map and Tentative Tracts.
- 

Aerial images



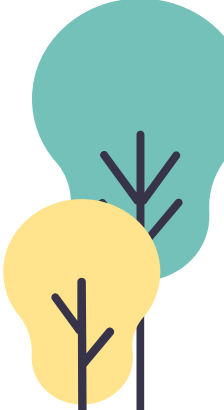
EXISTING
HOME

SCHOOL

PROJECT SITE

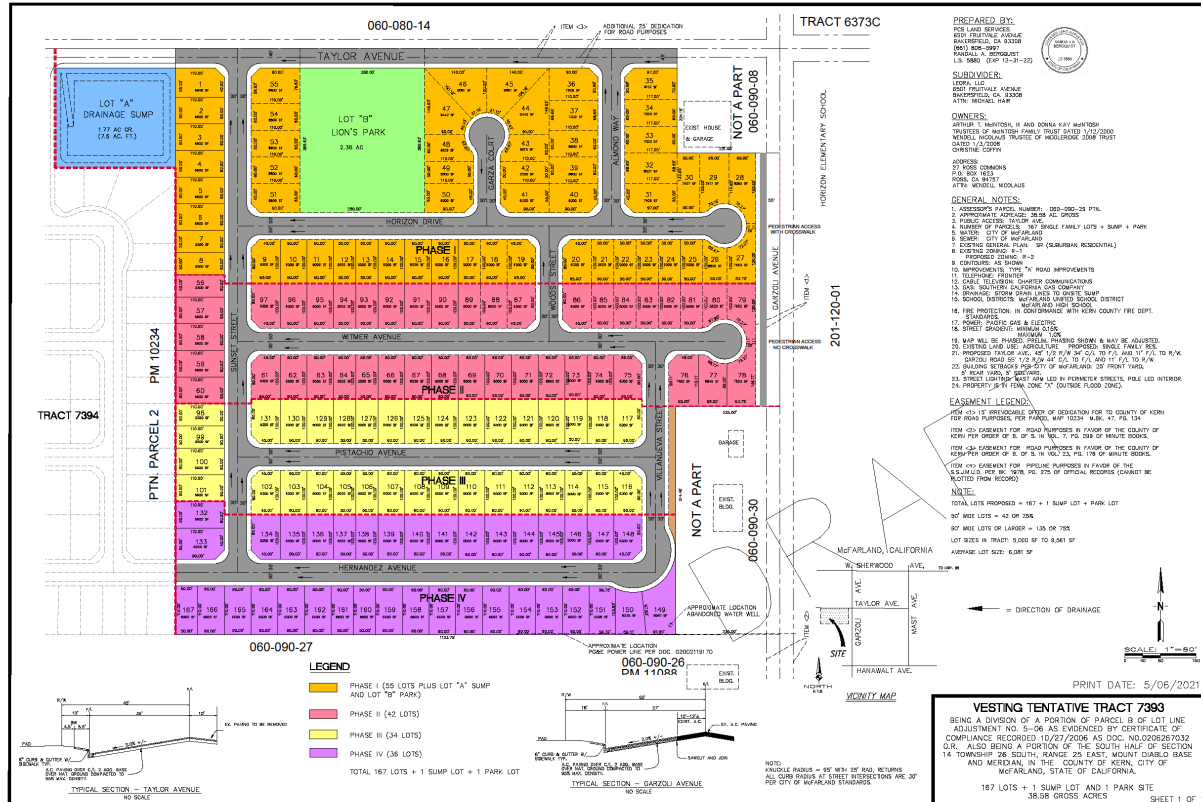
EXISTING
HOME



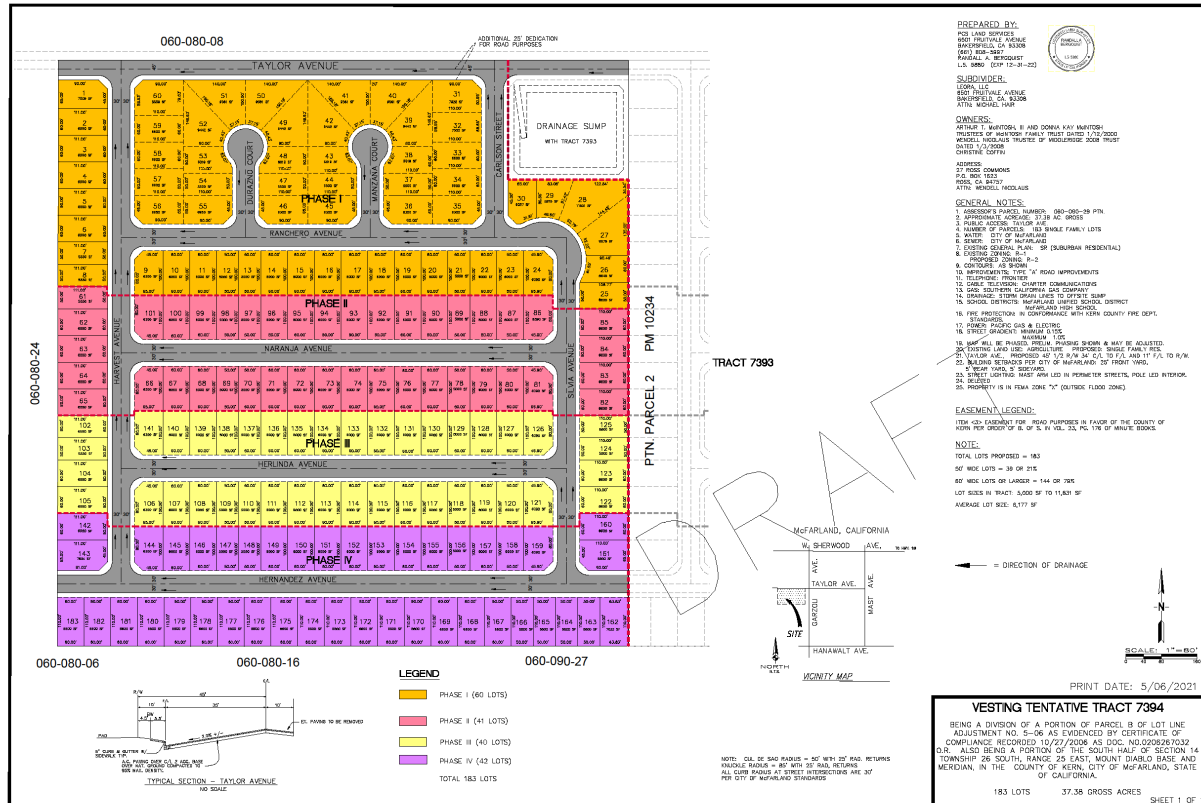


Tract #7393

- 167 lots
- 1 sump lot
- 1 park site
- 38.58 gross acres



Tract #7394



Tract #7394

- 183 lots
- 37.38 gross acres



Tentative Schedule

TENTATIVE SCHEDULE		
	Planning Commission	City Council
Tentative Parcel Map	5/18	
Tentative Tract Map	5/18—potential special meeting	6/10



Assigned Street Names

Agriculture

Harvests found in and around McFarland.

Members of the community

Individuals who were nominated for their continuous support in the community.

Vietnam War Veterans

Vietnam War veterans who were either missing in action or killed in action.

Individuals who were lost along the way

McFarland High School cross country runners that were killed in an accident.



Homes

- Applicant is known for their homes in the surrounding cities of Delano, Wasco, Bakersfield, & Arvin
- These are some of those examples





THANK YOU!

Does anyone have any questions?





PLANNING COMMISSION STAFF REPORT

May 18, 2021

TO: Chair and Planning Commissioners

FROM: Brianahi De Leon
City Planner
Larry Ronk
Acting Community Development Director

DATE: May 18, 2021

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

PROJECT NAME: Interstate Tract Homes – Tentative Parcel Map 12412

PROJECT DESCRIPTION: A request for Planning Commission Approval for a Parcel Map.

APPLICATION(S): Parcel Map

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

PROJECT SITE

The 76.95 acres gross project is currently being utilized for agriculture. You will find Almond orchards on the site currently. The parcel is located right across Horizon Elementary at the Southwest corner of Taylor Avenue and Garzoli Avenue. The project site is designated as R-1 on both the City's General Plan Land Use Map and the City's Zoning Map. The designated R-1 zoning will remain on the future development as well.

Total Acres 76.95 & 350 lots

Parcel 1 – Single-family residential (38.70 gross acres) & 167 lots, sump lot, park site

Parcel 2 – Single-family residential (38.25 gross acres) & 183 lots

PROJECT DESCRIPTION

The City of McFarland recommends the planning commission approve Parcel Map 12412. Property is designated as 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 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 plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety and welfare of the community, and recommended conditions for development that are not essential to the health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment. 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.

BACKGROUND

The single family residential zoned property that the proposed project will be located in has been used for agriculture for several years. 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. Not only with an increase in available housing, but larger franchises will only come into cities such as McFarland when the number of homes in the city increases and reflects the cities growth potential.

The Parcel would have faced a zone change from R-1 to R-1-5; however, pursuant to section 65905.5 of S.B. 330, Housing Crisis Act of 2019, a zone change is not needed for the residential subdivision.

ENVIRONMENTAL REVIEW

The project is exempt from the requirements of the California Environmental Quality Act subject to Section 15061 (b)(3) the General Rule that states “The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the

activity is not subject to CEQA.”

Section 15061(b)(3) the General Rule that states *“The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”*

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.”*

ATTACHMENTS

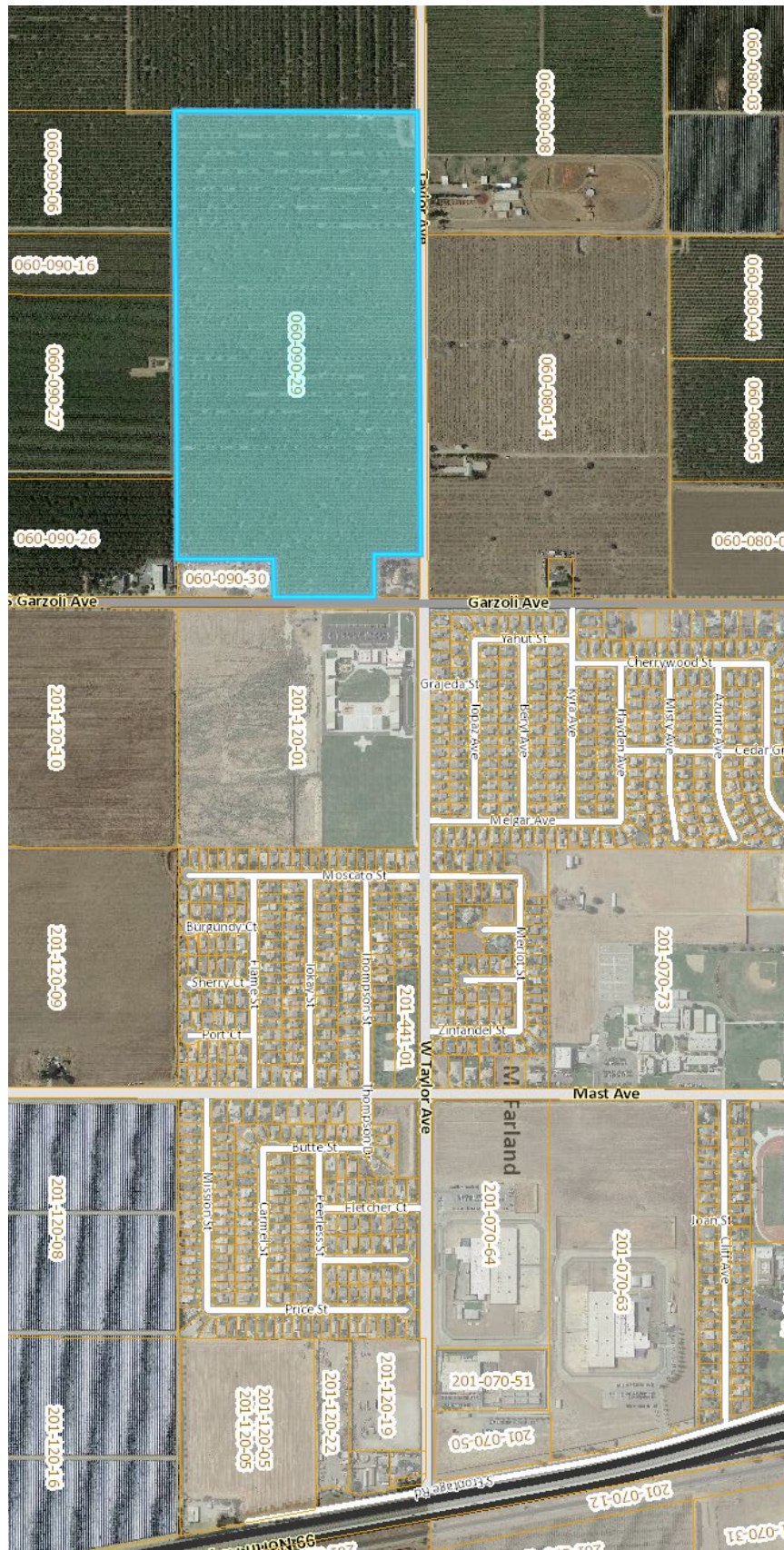
Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

Attachment 3 – Proposed Parcel Map

ATTACHMENT 2

Aerial photograph



TENTATIVE PARCEL MAP NO. 12412

2 PARCELS

75.95 ACRES GROSS

VICINITY MAP

MCFARLAND, CALIFORNIA

W. SHENWOOD AVE.

WE.

TAYLOR	AVE.
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2015

GA

TYPE	T
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HUNTER AVE.

VICINITY MAP |

1

QUESTIONS
