

**CITY OF MCFARLAND
PLANNING COMMISSION AGENDA**

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

**April 26, 2022
6:00 PM**

In Person Meeting

How to submit public comments:

The meetings of the Planning Commission and all municipal entities, commissions, and boards (“the City”) are open to the public. At regularly scheduled meetings, members of the public may address the city on any item listed on the agenda, or on any non-listed matter over which the city has jurisdiction. At special or emergency meetings, members of the public may only address the city on items listed on the agenda.

There is a time limitation of two minutes per person. For any item that is not on the agenda and within the jurisdiction or interest of the city, please come to the podium at this time. The Brown Act does not permit any action or discussion on items not listed on the agenda. If you wish to speak regarding a scheduled agenda item, please come to the podium when the item number and subject matter are announced, and the Chairman opens Public Comment on the item. When recognized, please begin by providing your name and address for the record (optional). Anyone wishing to submit written information at the meeting needs to furnish ten (10) copies to the City Clerk in advance to allow for distribution to Planning Commission, staff, and the media. Willful disruption of the meeting shall not be permitted. If the Chairman finds that there is in fact willful disruption of any Planning Commission Meeting, he/she may order the disrupting parties out of the room and subsequently conduct the Commission’s business without them present.

Americans with Disabilities Act:

In compliance with the ADA, if you need special assistance to participate in a city meeting or other services offered by the City, please contact the City Clerk’s office, at (661) 792-3091 ext. 2135. Notification of at least 48 hours prior to the meeting, or time when services are needed, will assist the city staff in assuring those reasonable arrangements can be made to provide accessibility to the meeting or services.

CALL TO ORDER: Chairman Marco Martinez

ROLL CALL:

Chairman, Marco Martinez
Vice Chairman, Jose Hernandez Jr.
Commissioner, Jose “Jay” Hernandez
Commissioner, Luis Sarabia
Commissioner, Jim White

PLEDGE OF ALLEGIANCE:

INVOCATION:

PRESENTATIONS:

None

PUBLIC COMMENT: This Portion of The Meeting Is Reserved for Persons Desiring to Address the Commission on Any Matter NOT on This Agenda and Over Which the Commission Has Jurisdiction.

Speakers Are Limited to Two (2) Minutes. Please State Your Name and Address for The Record Before Making Presentation.

No Action or Discussion Shall Be Taken on Any Item Not Appearing on The Agenda, Except That Any Planning Commissioner May Briefly Respond to Statements Made, Or Questions Posed, By Members of The Public. Concerns Or Complaints Will Be Referred to The Community Development Director's Office.

PUBLIC HEARINGS:

1. It is recommended that the Planning Commission Conduct a Public Hearing to Receive Input Regarding Variance for Rear Setback and Parking Space Requirements for Superior Station Located on Parcels 200-023-01 & 200-023-01.

- a. Open Public Hearing and Receive Public Testimony:
Close Public Hearing:

- b. Motion to adopt **Resolution No. 2022-0005PC**, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING ZONE VARIANCE 2022-001 A REQUEST TO REDUCE THE REQUIRED NUMBER OF ONSITE PARKING SPACES FOR THE PROPOSED SUPERIOR STATION LOCATED ON THE CORNER OF W. PERKINS AVENUE AND 2ND STREET, WEST OF THE RAILROAD AND HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B.

CONSENT AGENDA: The Consent Agenda consists of items that in staff's opinion are routine and non-controversial. These items are approved in one motion unless the Planning Commission removes a particular item.

None

PLANNING DISCUSSION ITEMS:

2. Report, Discuss, and Possible Approval of **Resolution NO. 2022-0006PC**, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SITE PLAN REVIEW 2022-0003 A PROPOSAL TO CONSTRUCT A SUPERIOR GAS STATION LOCATED ON THE CORNER OF W. PERKINS AVENUE & 2ND STREET AND WEST OF THE RAILROAD AND HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT C AND CONDITIONED IN EXHIBIT B.

COMMISSIONER COMMENTS:

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

ADJOURNMENT:

This Is to Certify This Agenda Was Posted at McFarland City Hall on **April 15, 2022.**

Francisca Alvarado

Francisca Alvarado, City Clerk

The Next Planning Commission is scheduled on **May 17, 2022, at 6:00 P.M.**

The City of McFarland Does Not Discriminate Based on Disability and Complies with The Provisions of The Americans with Disabilities Act (Ada). If You Need Special Assistance to Participate in This Meeting, Please Contact the City Clerk's Office At (661) 792-3091 At Least 48 Hours Prior To The Meeting to Make Reasonable Arrangements to Ensure Accessibility to This Meeting.



PLANNING COMMISSION STAFF REPORT

April 26, 2022

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

DATE: April 26, 2022

DEVELOPER: Abdusalam Ali

PROJECT DESCRIPTION: Variance

ENVIRONMENTAL DOCUMENT: Exempt

APPLICANT: Abdusalam Ali

OWNER: Abdusalam Ali

APN: 200-023-01 & 200-023-14

ADDRESS: Corner of W. Perkins Avenue & 2nd Street

SIZE OF SITE: 20,908.12 sq. ft.

GENERAL PLAN DESIGNATION: Commercial

ZONE DISTRICT: C-2

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

STAFF RECOMMENDATION

The staff recommends planning commission approve variance for approval of a decrease in setback behind the commercial building and for the request of having fuel pumps be counted towards the parking space requirement.

PROJECT DESCRIPTION

The project site is located on the corner of W. Perkins Avenue and 2nd Street. The property is designated C-2 and will remain that zone. The development, if approved. Will consist of a convenience store, take out, and fruit stand. Applicant is requesting the approval of two variances. The first variance is for a decrease in the required set-back on South of the parcel. If approved a 2 Hr. fire wall will be required to be installed per Kern County Fire's advice. The second variance being requested by the applicant is for the fuel pumps to count towards the parking space requirement. If counted towards the parking requirement they would surpass the number of parking needed.

ENVIRONMENTAL REVIEW

The proposed Site Plan is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15332 This project meets all of these conditions.

Section 15332 therefore it is categorically exempt in the In-Fill Development Projects which states *"Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services."*

FINDINGS

Based on the McFarland Municipal Code, the required parking for the project is 20 standard parking spaces, 1 standard ADA, and 1 van ADA. Totaling at 22 parking spaces required. The current site plan has 16 standard parking spaces, 1 standard ADA, and 1 Van ADA. Totaling at 18 parking spaces present. If the variance is approved for the fuel stations to count towards parking spaces, the project would surpass the required parking spaces.

ACTION

The staff recommends planning commission approve Resolution No. 2022-0005 PC for variance to decrease setback behind the commercial building and for the request of having fuel pumps be counted towards the parking space requirement.

Attachment 1 – Vicinity Map

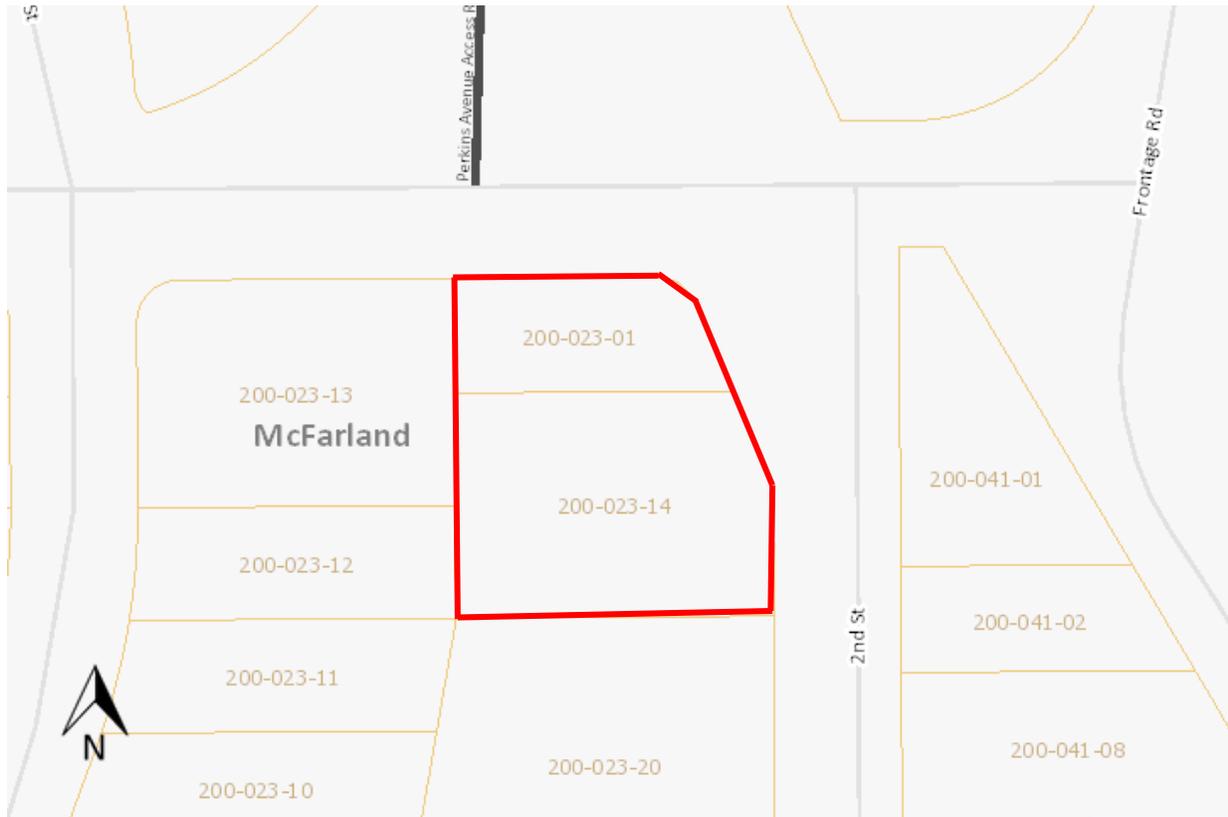
Attachment 2 – Aerial Photograph

Attachment 3 – Proposed Site Plan

Attachment 4- Resolution No. 2022-0005 PC

ATTACHMENT 1

Vicinity Map



ATTACHMENT 2

Aerial photograph



RESOLUTION NO. 2022-0005 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING ZONE VARIANCE 2022-001 A REQUEST TO REDUCE THE REQUIRED NUMBER OF ONSITE PARKING SPACES FOR THE PROPOSED SUPERIOR STATION LOCATED ON THE CORNER OF W. PERKINS AVENUE AND 2ND STREET, WEST OF THE RAILROAD AND HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT B

WHEREAS, Abdusalam Ali has filed an application for Site Plan to build and operate a proposed Superior Station Commercial center that includes a take-out restaurant, minimart, fruit stand, and fuel stations and

WHEREAS, the project location is generally located on the corner of W. Perkins Avenue and 2nd Street and West of the railroad and hwy-99; and

WHEREAS, the project site is located on Assessor's Parcel Number 200-023-01 & 200-023-14.

WHEREAS, said application has been made in the form and manner prescribed by Title 17 Zoning of the McFarland Municipal Code; and

WHEREAS, it has been determined that Zone Variance 2022-0001 is exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3) the General Rule; and

WHEREAS, the Planning Commission, through its clerk, did set Tuesday April 26, 2022, at the hour of 6:00 p.m. in the Council Chambers located at 103 W. Sherwood Ave, McFarland California as the time and place for Zone Variance 2022-0001; and

WHEREAS, the Planning Commission received both written and oral testimony on Zone Variance 2022-0001.

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

- 1) The foregoing recitals are true and correct.
- 2) The proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15601(b)(3) the General Rule.
 - a) The variance granted shall be subject to conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the zone in which the subject property is located.
 - b) Special circumstances exist which are applicable to the subject property, including size, shape, topography, location or surroundings, wherein the strict application of the zoning provision in question is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.
 - c) The granting of the variance will not be detrimental to the public health, safety, convenience, and welfare or injurious to property improvements in the vicinity where the property is located.
 - d) The variance does not allow a use or activity which is not expressly authorized by the regulations governing the subject parcel. The proposed Superior Station is allowed in the C-2 Zone.

Zone Variance 2022-0001 is consistent with the goals and policies of the City of McFarland General Plan and with the uses, density, and intensity standards of the General Plan Residential land use designation.

- 3) Zone Variance 2022-0001 is hereby approved, subject to the Site Plan Review in exhibit B.
- 4) Zone Variance 2022-0001 will not be detrimental to the health, safety and welfare of the citizens of McFarland.
- 5) Any decision by the Planning Commission shall be final unless within fifteen (15) days of the date of the decision unless the applicant or any other person appeals the Planning Commission decision in the matter set forth in Section 17.148.100(b) of the McFarland Municipal Code.

I hereby certify that the foregoing is a full, true and correct copy of the resolution of the Planning Commission of the City of McFarland at a meeting held on Tuesday, April 26, 2022, moved by _____ and seconded by _____ duly adopted and passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BY ORDER OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND.

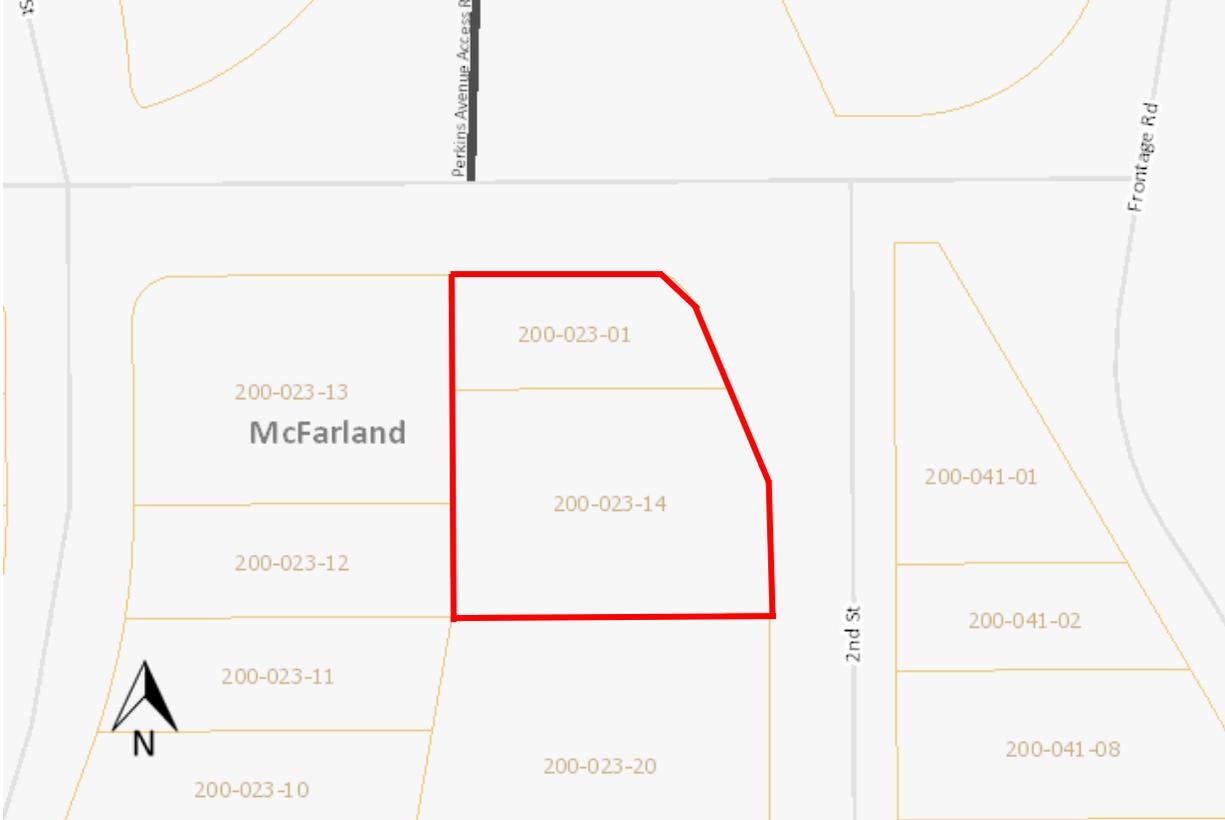
Attest:

Approved:

Francisca Alvarado
City Clerk

Marco Martinez
Chairman

EXHIBIT A
Vicinity Map





PLANNING COMMISSION STAFF REPORT
April 26, 2022

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

DATE: April 26, 2022

DEVELOPER: Abdusalam Ali

PROJECT DESCRIPTION: Site Plan Review

ENVIRONMENTAL DOCUMENT: Exempt

APPLICANT: Abdusalam Ali

OWNER: Abdusalam Ali

APN: 200-023-01 & 200-023-14

ADDRESS: Corner of W. Perkins Avenue & 2nd Street

SIZE OF SITE: 20,908.12 sq. ft.

GENERAL PLAN DESIGNATION: Commercial

ZONE DISTRICT: C-2

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

STAFF RECOMMENDATION

The staff recommends planning commission approve conditions of approval, approve notice of exemption, and review & approve site plan.

PROJECT DESCRIPTION

The project site is located on the corner of W. Perkins Avenue and 2nd Street. The property is designated C-2 and will remain that zone. The development will consist of a convenience store,

take out, fruit stand, and also include 8 fuel pumps. The project will sit on approximately 20,908.12 sq. ft. The project was reviewed by the Planning department. Cal Trans also reviewed the plans but shared with us that they had no comments to add.

ENVIRONMENTAL REVIEW

The proposed Site Plan is categorically exempt from the requirements of the California Environmental Quality Act subject to Section 15332 This project meets all of these conditions.

Section 15332 therefore it is categorically exempt in the In-Fill Development Projects which states *“Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.(c) The project site has no value, as habitat for endangered, rare or threatened species.(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.(e) The site can be adequately served by all required utilities and public services.”*

FINDINGS

The proposed Site Plan is consistent with the general plan. The zoning will remain as a C-2 (Commercial Zoning).

The Community Development Department has taken a Variance to Planning Commission for the approval of a decrease in setback behind the commercial building and for the request of having fuel pumps be counted towards the parking space requirement.

ACTION

The staff recommends planning commission approve Resolution No. 2022-0006PC, conditions of approval, notice of exemption, and site plan.

Attachment 1 – Vicinity Map

Attachment 2 – Aerial Photograph

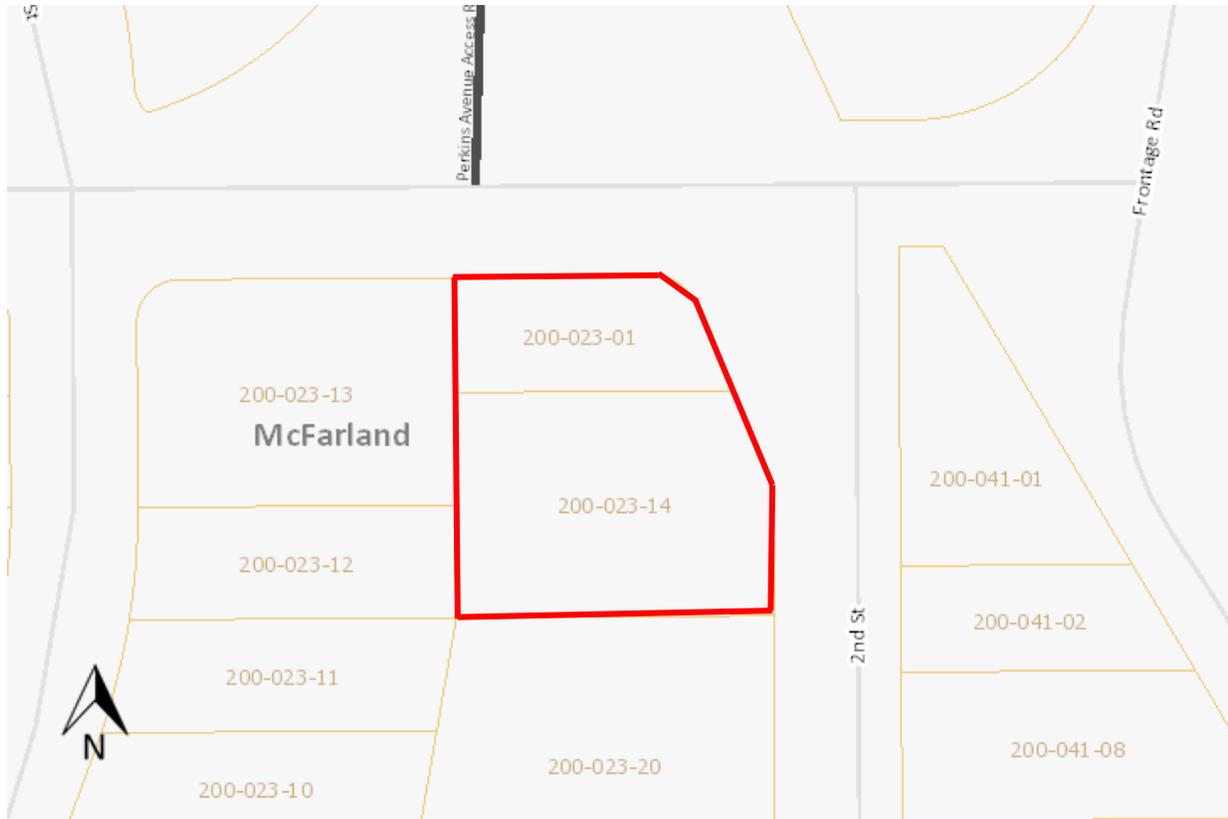
Attachment 3 – Proposed Site Plan

Attachment 4 – Conditions of Approval

Attachment 5- Resolution No. 2022-0006PC

ATTACHMENT 1

Vicinity Map



ATTACHMENT 2
Aerial photograph



ATTACHMENT 4

Conditions of Approval

1. 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).
2. This project is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards and policies.
3. The developer shall obtain necessary permits and/or approvals from all agencies having jurisdiction over property being mapped.
4. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
5. The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.
6. Improvements shall comply with current American with Disabilities Act (ADA) Standards and regulations. (All facilities to provide ADA access). Plans sections and details to show compliance.
7. Provide current Title Report (30 days or less) in PDF format with links to all recorded documents affecting property. Show all easements on plans.
8. Provide Preliminary Soils Report to address all improvements, including utility trenches and chemical reactivity. All improvements to include buildings/paving/concrete structural sections, per City Standards.
9. Show on the plans existing public sewer system location(s). The developer shall install new connection to the public sewer system. This connection shall be shown on the building plans submitted to the City. Sewage disposal for domestic sewage only.
10. Show on the plans existing water main line location(s). The developer shall install new connection to the public water system and hydrants. This connection shall be shown on the building plans submitted to the City.
11. Developer shall provide plan approval by the Kern County Fire Department for access requirements.
12. Developer shall provide plan approval by the Kern County Fire Department for all fire flows and fire hydrant locations.
13. The applicant shall provide written documentation from the Division of Oil and Gas that there are no abandoned wells in the proximity of the project site. If there are abandoned wells in the area, the applicant should obtain written approval from the Division of Oil and Gas for the construction of any improvements over or in the proximity of an abandoned well location. Any habitable structures shall be set back per the requirements of the Division of Oil and Gas.
14. Show on the final building plan, electric vehicle supply equipment to facilitate future installation as required by the California Green Code.

15. The developer shall submit a grading plan for the proposed site to be review and approved by the City Engineer and Building Official.

16. Standard notes to be included in the grading plan cover sheet:

- All grading shall conform with App. J - California Building Code and standards thereof and preliminary soils report by _____, dated _____.
- The Design Engineer shall exercise sufficient supervision control during grading and construction to ensure compliance with the plans, soils report, specifications, and code within his purview.
- Grading work shall be supervised as engineered grading in accordance with App. J of the California Building Code.

17. The following notes shall appear on all grading and construction plans cover sheet:

- a) Any items in public Right-of-way that are damaged or do not meet current standards set by Public Works will require repairing and/or upgrading as per City Engineer.
- b) An open street permit shall be obtained from the City of McFarland Public Works Department for any work performed within existing accepted street right of way. Unless secured by a subdivision agreement, security based on an approved engineer's estimate for the work performed within the right of way and insurance as required shall be provided prior to issuance of a permit.
- c) Should any cultural materials be discovered during any grading or development, all work shall be halted, and a qualified archaeologist/historian shall be contacted to assess the finds and impose mitigation measures, if necessary, prior to the resumption of construction. Page 3 of 4 T:\6-McFARLAND\DOC\21600.12 - Superior Station\9-20-21 - Initial Submittal\Intial Engineering CoA - Superior Station.docx
- d) If human remains are discovered at any time on this property, work must halt in the area of the find, and the Kern County Coroner must be notified immediately (Health and Safety Code Section 7050.5).
- e) During grading operations, the applicant for a development permit shall be responsible for the application of water to development sites to mitigate the impact of dust and PM-10 (particulates) emissions. Spraying should be sufficient to ensure that soils remain damp, with the frequency of spraying dependent on weather conditions.
- f) During grading operations, all activity shall be restricted to periods of low wind to reduce dust emissions.
- g) Construction speed limits will be posted at fifteen miles per hour (15 mph).
- h) During grading and construction, all activities adjacent to residential development shall be limited to 7:00 a.m. to 7:00 p.m., Monday thru Friday. Construction will not be allowed on weekends or federal holidays.

18. The following note shall appear on all grading and construction plans cover sheet:

- If the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a "Notice of Intent" (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (SWRCB ORDER NO. 2009-009-DWQ AS AMENDED BY ORDER 2010-0014-DWQ AND ORDER 2012-0006-DWQJ must be filed with State Water Resources control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours. Waste Discharge Identification (WDID) Number _____ has been issued by the State Water Resources Board for this project.
19. With the grading plan the developer shall prepare a SWPPP/BMP's and retain copy at the construction site to follow all SWPPP and BMP's practices.
 - Projects which disturb one (1) acre or more of land: The Developer shall provide a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit. The plan shall be prepared by a Qualified SWPPP Developer/Practitioner. The SWPPP shall be submitted to the City for review and approval.
 20. Before any building or site can be occupied, the developer must reconstruct or repair substandard off-site street improvements that front the site to adopted City standards as directed by the City Engineer / Public Works Director. Please contact Public Works to schedule a site inspection to find out what improvements may be required prior to submitting a grading plans. Any off-site/frontage improvements or repairs required during the site inspection shall be shown on the grading plan.
 - All existing adjacent public improvements (street, curb and gutter, sidewalk, etc.) which are currently damaged shall be removed and replaced by the applicant. All replaced improvements shall meet current City adopted standards.
 - All adjacent sidewalks, driveways and curb returns shall comply with current ADA standards.
 21. Confirm Landscape Lighting and Maintenance District requirements with Planning Department. Page 4 of 4 T:\6-McFARLAND\DOC\21600.12 - Superior Station\9-20-21 - Initial Submittal\Intial Engineering CoA - Superior Station.docx
 22. Ornamental streetlights shall be installed by the developer, at locations approved by the city engineer, and public works department.
 23. Provide streetlight plans (with irrigation pedestal location, if applicable), for City's Review. Subdivider shall provide underground electrical plans showing power and connection to streetlights and irrigation controllers for review and approval by the City Public Works Department.
 24. The Developer shall dedicate any sidewalk extending out of the right of way as a Public Access Easement. This must be conducted with a separate instrument.
 25. Provide copies of complete set of Civil on-site improvement plans signed by a California Registered Civil Engineer.

26. Provide complete Engineer's Cost Estimate for the project's off-site improvement on City's right-of-way, signed by a California Registered Civil Engineer. Use current Kern County Development Standards Division Seven Sec. 701-1 to Sec. 702-9, available at: <https://kernpublicworks.com/building-and-development/engineering/development-standards/division-seven-construction-security/>. The Engineer's Estimate shall include a contingency factor, per the Kern County Standards Division 7, to compensate for the effect of inflation and any changes in construction during the life of the project.

RESOLUTION NO. 2022-0006 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND APPROVING SITE PLAN REVIEW 2022-0003 A PROPOSAL TO CONSTRUCT A SUPERIOR GAS STATION LOCATED ON THE CORNER OF W. PERKINS AVENUE & 2ND STREET AND WEST OF THE RAILROAD AND HWY-99 AS REFLECTED IN EXHIBIT A AND EXHIBIT C AND CONDITIONED IN EXHIBIT B

WHEREAS, Abdusalam Ali has filed an application for Site Plan Review 2022-0003 a proposal to construct a commercial corner with a minimart, take-out restaurant, fruit stand, and fuel station; and

WHEREAS, the project location is generally located on the corner of W. Perkins Avenue and 2nd Street and West of the railroad and hwy-99; and

WHEREAS, the project site is located on Assessor's Parcel Number 200-023-01 & 200-023-14.

WHEREAS, said application has been made in the form and manner prescribed by Title 17 Zoning of the McFarland Municipal Code; and

WHEREAS, it has been determined that Site Plan Review 2022-0003 is exempt from the California Environmental Quality Act (CEQA) per Section 15332 In-fill Development; and

WHEREAS, the Planning Commission, through its clerk, did set Tuesday April 26, 2022, at the hour of 6:00 p.m. in the Council Chambers located at 103 W. Sherwood Ave, McFarland California as the time and place for Site Plan Review 2022-0003; and

WHEREAS, the Planning Commission received both written and oral testimony on Site Plan Review 2022-0003.

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

1) The foregoing recitals are true and correct.

The proposed project is exempt from the requirements of the California Environmental Quality Act subject to Section 15332 This project meets all of these conditions.

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as all applicable zoning designation(s) and regulations.
 - b) The proposed development occurs within the city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.
 - c) The project site has no value as habitat for endangered, rare or threatened species.
 - d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality.
- 2) Site Plan review 2022-0003 is consistent with the goals and policies of the City of McFarland General Plan and with the uses, density and intensity standards of the General Plan Commercial land use designation.
 - 3) Site Plan Review 2022-0003 is hereby approved, subject to the Site Plan Review in exhibit C and the conditions in exhibit B.
 - 4) Any decision by the Planning Commission shall be final unless within fifteen (15) days of the date of the decision unless the applicant or any other person appeals the Planning Commission decision in the matter set forth in Section 17.148.100(b) of the McFarland Municipal Code.

I hereby certify that the foregoing is a full, true and correct copy of the resolution of the Planning Commission of the City of McFarland at a meeting held on Tuesday, April 26, 2022, moved by _____ and seconded by _____ duly adopted and passed by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

BY ORDER OF THE PLANNING COMMISSION OF THE CITY OF MCFARLAND.

Attest:

Approved:

Francisca Alvarado
City Clerk

Marco Martinez
Chairman

EXHIBIT A
Vicinity Map

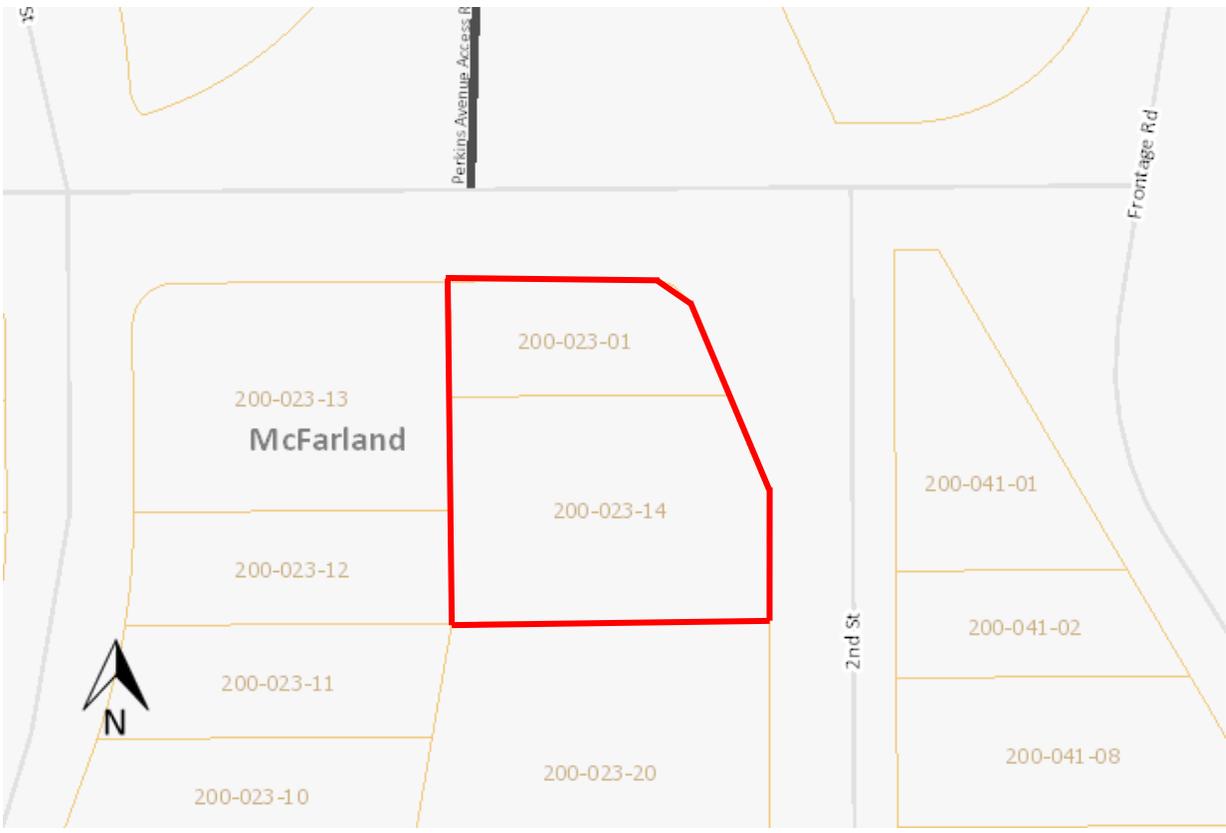


EXHIBIT B

Conditions of Approval

1. 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).
2. This project is subject to applicable District, Local, City, County, State, And Federal statutes, ordinances, regulations, standards and policies.
3. The developer shall obtain necessary permits and/or approvals from all agencies having jurisdiction over property being mapped.
4. Utilities shall be installed underground in accordance with each of the utility company requirements and with the City requirements.
5. The Developer shall dedicate public utility easements within the development where required by the City and affected utilities.
6. Improvements shall comply with current American with Disabilities Act (ADA) Standards and regulations. (All facilities to provide ADA access). Plans sections and details to show compliance.
7. Provide current Title Report (30 days or less) in PDF format with links to all recorded documents affecting property. Show all easements on plans.
8. Provide Preliminary Soils Report to address all improvements, including utility trenches and chemical reactivity. All improvements to include buildings/paving/concrete structural sections, per City Standards.
9. Show on the plans existing public sewer system location(s). The developer shall install new connection to the public sewer system. This connection shall be shown on the building plans submitted to the City. Sewage disposal for domestic sewage only.
10. Show on the plans existing water main line location(s). The developer shall install new connection to the public water system and hydrants. This connection shall be shown on the building plans submitted to the City.
11. Developer shall provide plan approval by the Kern County Fire Department for access requirements.
12. Developer shall provide plan approval by the Kern County Fire Department for all fire flows and fire hydrant locations.
13. The applicant shall provide written documentation from the Division of Oil and Gas that there are no abandoned wells in the proximity of the project site. If there are abandoned wells in the area, the applicant should obtain written approval from the Division of Oil and Gas for the construction of any improvements over or in the proximity of an abandoned well location. Any habitable structures shall be set back per the requirements of the Division of Oil and Gas.
14. Show on the final building plan, electric vehicle supply equipment to facilitate future installation as required by the California Green Code.
15. The developer shall submit a grading plan for the proposed site to be review and approved by the City Engineer and Building Official.
16. Standard notes to be included in the grading plan cover sheet:
 - All grading shall conform with App. J - California Building Code and standards thereof and preliminary soils report by _____, dated _____.
 - The Design Engineer shall exercise sufficient supervision control during grading and construction to ensure compliance with the plans, soils report, specifications, and code within his purview.
 - Grading work shall be supervised as engineered grading in accordance with App. J of the California Building Code.
17. The following notes shall appear on all grading and construction plans cover sheet:
 - a) Any items in public Right-of-way that are damaged or do not meet current standards set by Public Works will require repairing and/or upgrading as per City Engineer.
 - b) An open street permit shall be obtained from the City of McFarland Public Works Department for any work performed within existing accepted street right of way. Unless secured by a subdivision

agreement, security based on an approved engineer's estimate for the work performed within the right of way and insurance as required shall be provided prior to issuance of a permit.

- c) Should any cultural materials be discovered during any grading or development, all work shall be halted, and a qualified archaeologist/historian shall be contacted to assess the finds and impose mitigation measures, if necessary, prior to the resumption of construction. Page 3 of 4 T:\6-McFARLAND\DOC\21600.12 - Superior Station\9-20-21 - Initial Submittal\Intial Engineering CoA - Superior Station.docx
- d) If human remains are discovered at any time on this property, work must halt in the area of the find, and the Kern County Coroner must be notified immediately (Health and Safety Code Section 7050.5).
- e) During grading operations, the applicant for a development permit shall be responsible for the application of water to development sites to mitigate the impact of dust and PM-10 (particulates) emissions. Spraying should be sufficient to ensure that soils remain damp, with the frequency of spraying dependent on weather conditions.
- f) During grading operations, all activity shall be restricted to periods of low wind to reduce dust emissions.
- g) Construction speed limits will be posted at fifteen miles per hour (15 mph).
- h) During grading and construction, all activities adjacent to residential development shall be limited to 7:00 a.m. to 7:00 p.m., Monday thru Friday. Construction will not be allowed on weekends or federal holidays.

18. The following note shall appear on all grading and construction plans cover sheet:

- If the project is subject to the provisions of the National Pollutant Discharge Elimination System (NPDES), a "Notice of Intent" (NOI) to comply with the terms of the General Permit to Discharge Storm Water Associated with Construction Activity (SWRCB ORDER NO. 2009-009-DWQ AS AMENDED BY ORDER 2010-0014-DWQ AND ORDER 2012-0006-DWQJ must be filed with State Water Resources control Board in Sacramento before the beginning of any construction activity. Compliance with the general permit requires that a Storm Water Pollution Prevention Plan (SWPPP) be prepared, continuously carried out, and always be available for public inspection during normal construction hours. Waste Discharge Identification (WDID) Number _____ has been issued by the State Water Resources Board for this project.

19. With the grading plan the developer shall prepare a SWPPP/BMP's and retain copy at the construction site to follow all SWPPP and BMP's practices.

- Projects which disturb one (1) acre or more of land: The Developer shall provide a Storm Water Pollution Prevention Plan (SWPPP) that has been designed, specific to its site, conforming to the State Storm water NPDES Construction Permit. The plan shall be prepared by a Qualified SWPPP Developer/Practitioner. The SWPPP shall be submitted to the City for review and approval.

20. Before any building or site can be occupied, the developer must reconstruct or repair substandard off-site street improvements that front the site to adopted City standards as directed by the City Engineer / Public Works Director. Please contact Public Works to schedule a site inspection to find out what improvements may be required prior to submitting a grading plan. Any off-site/frontage improvements or repairs required during the site inspection shall be shown on the grading plan.

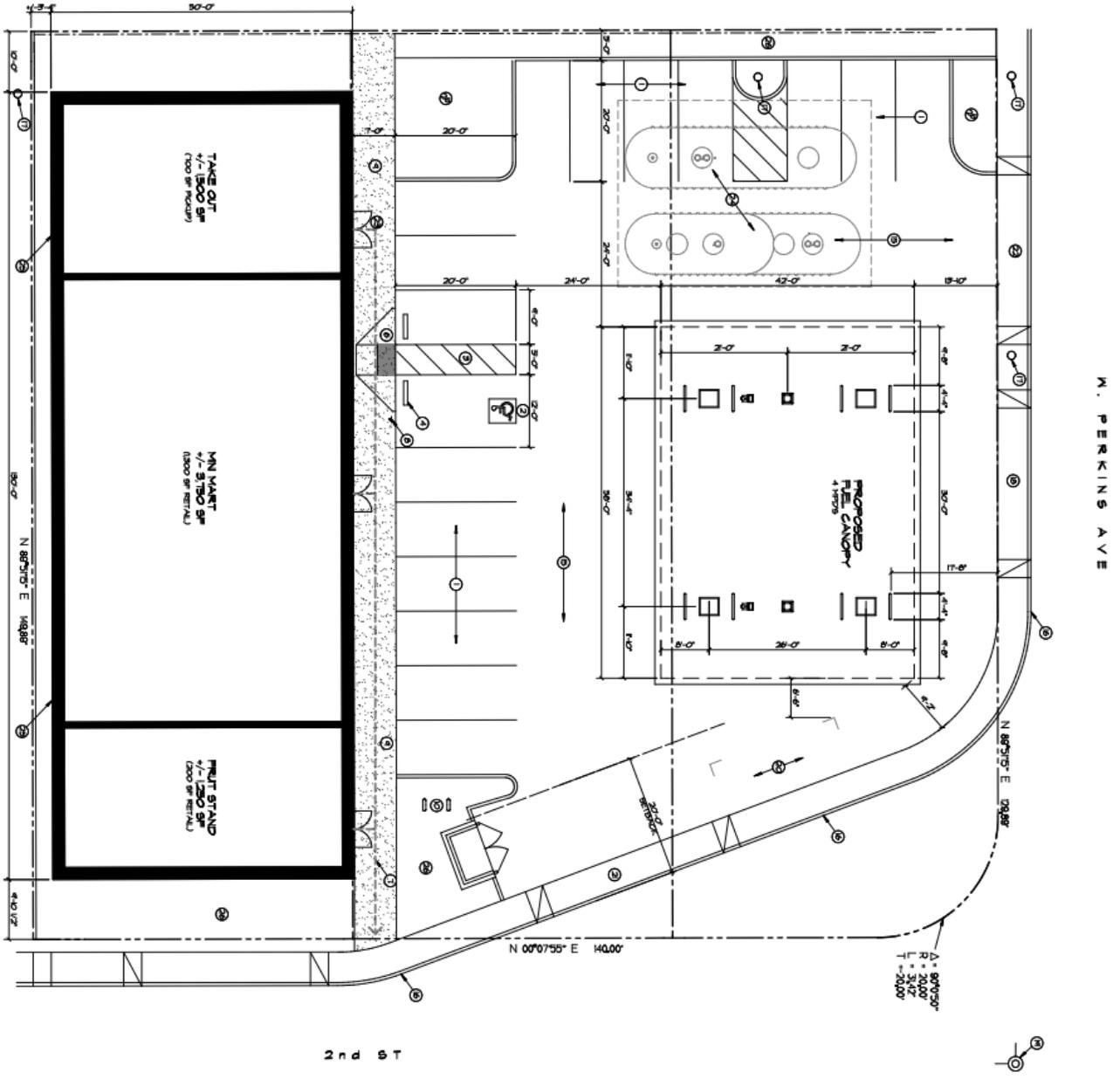
- All existing adjacent public improvements (street, curb and gutter, sidewalk, etc.) which are currently damaged shall be removed and replaced by the applicant. All replaced improvements shall meet current City adopted standards.
- All adjacent sidewalks, driveways and curb returns shall comply with current ADA standards.

21. Confirm Landscape Lighting and Maintenance District requirements with Planning Department. Page 4 of 4 T:\6-McFARLAND\DOC\21600.12 - Superior Station\9-20-21 - Initial Submittal\Intial Engineering CoA - Superior Station.docx

22. Ornamental streetlights shall be installed by the developer, at locations approved by the city engineer, and public works department.
23. Provide streetlight plans (with irrigation pedestal location, if applicable), for City's Review. Subdivider shall provide underground electrical plans showing power and connection to streetlights and irrigation controllers for review and approval by the City Public Works Department.
24. The Developer shall dedicate any sidewalk extending out of the right of way as a Public Access Easement. This must be conducted with a separate instrument.
25. Provide copies of complete set of Civil on-site improvement plans signed by a California Registered Civil Engineer.
26. Provide complete Engineer's Cost Estimate for the project's off-site improvement on City's right-of-way, signed by a California Registered Civil Engineer. Use current Kern County Development Standards Division Seven Sec. 701-1 to Sec. 702-9, available at: <https://kernpublicworks.com/building-and-development/engineering/development-standards/division-seven-construction-security/>. The Engineer's Estimate shall include a contingency factor, per the Kern County Standards Division 7, to compensate for the effect of inflation and any changes in construction during the life of the project.

EXHIBIT C

Site Plan



N PERKINS AVE



A 1 88°35' E
L = 20.00'
L = 33.47'
L = 23.00'

PROJECT ANALYSIS

APN	200-028-01-200-028-04
ZONING	C-2
BUILDING SETBACKS	0'-0" AT CORNER
REAR YARD	5'-0"
CONSTRUCTION TYPE	V-3
FIRE SPRINKLERS	N
BUILDING OCCUPANCY	M
BUILDING AREA	14,375 SF
PROPOSED FLOOR AREA	14,375 SF
PROPOSED VAN STALLS	3
PROPOSED VAN STALLS	3
TOTAL PROPOSED	8,785 SF
ALLOWABLE AREA (CAR TABLE BOOK)	4,000 SF
PROPOSED OFF-STREET PARKING REQUIRED	11 SPACES
TOTAL OFF-STREET PARKING PROVIDED	11 SPACES
TOTAL PARKING REQUIRED	22 SPACES
TOTAL PARKING PROVIDED	22 SPACES

NOTES

- 1 5'-0" WIDE x 20'-0" DEEP PARKING STALL PER CITY OF MCKEANLAND STANDARDS
- 2 5'-0" x 20'-0" VAN ACCESSIBLE PARKING STALL WITH 5'-0" x 8'-0" VAN ACCESSIBLE DRIVE AISLE PER CITY OF MCKEANLAND STANDARDS
- 3 5'-0" x 20'-0" VAN ACCESSIBLE PARKING STALL WITH 5'-0" x 8'-0" VAN ACCESSIBLE DRIVE AISLE PER CITY OF MCKEANLAND STANDARDS
- 4 5'-0" x 20'-0" VAN ACCESSIBLE PARKING STALL WITH 5'-0" x 8'-0" VAN ACCESSIBLE DRIVE AISLE PER CITY OF MCKEANLAND STANDARDS
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