

ORDINANCE NO. 6-2026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCFARLAND, CALIFORNIA AMENDING THE OFFICIAL ZONING MAP TO REZONE APPROXIMATELY 10 ACRES LOCATED ALONG SHERWOOD AVENUE BETWEEN BROWNING ROAD AND BLANCO PARK, AFFECTING PORTIONS OF APNS 201-190-04 AND 201-190-13, FROM M-2 AND C-1 TO C-2, CONSISTENT WITH THE CITY OF MCFARLAND GENERAL PLAN

Section 1. Recitals

WHEREAS, the City of McFarland is authorized to adopt and amend zoning regulations and zoning maps for the purpose of implementing the City's General Plan and protecting the public health, safety, and welfare; and

WHEREAS, the City of McFarland adopted the City of McFarland 2040 General Plan on August 26, 2021; and

WHEREAS, the General Plan serves as the City's guiding document for land use and development decisions, and the Land Use Element designates the location, distribution, and intensity of land uses within the City; and

WHEREAS, the City has initiated a zone change affecting approximately 10 acres located along Sherwood Avenue between Browning Road and Blanco Park, consisting of portions of APNs 201-190-04 and 201-190-13; and

WHEREAS, approximately 3 acres of the affected area are currently zoned M-2, and approximately 7 acres of the affected area are currently zoned C-1; and

WHEREAS, the City proposes to rezone the affected 10-acre area to C-2 in order to establish consistency between the Official Zoning Map and the General Plan land use designations applicable to the property; and

WHEREAS, the General Plan land use map identifies the area for commercial land use, while the current zoning map shows portions of the area as M-2 and C-1; and

WHEREAS, the proposed zone change does not approve any specific development project, subdivision, site plan, conditional use permit, building permit, grading permit, or other development entitlement; and

WHEREAS, future development of the property shall remain subject to all applicable provisions of the McFarland Municipal Code, development standards, public works requirements, building code requirements, and environmental review requirements; and

WHEREAS, the City Council conducted a duly noticed public hearing on July 22, 2026, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the City Council has reviewed and considered the staff report, the General Plan, the zoning map, the land use map, the CEQA Guidelines Section 15183 consistency analysis, and all oral and written testimony presented prior to and during the public hearing; and

WHEREAS, the City Council finds that the proposed zone change is consistent with the General Plan and necessary to promote internal consistency between the City's General Plan and Zoning Map; and

WHEREAS, the City Council further finds that the proposed zone change is eligible for environmental streamlining pursuant to CEQA Guidelines Section 15183 because the action is consistent with the City's adopted General Plan land use designations and does not result in project-specific significant environmental effects requiring additional environmental review.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MCFARLAND DOES ORDAIN AS FOLLOWS:

SECTION 1. RECITALS

The above recitals are true and correct and are incorporated herein by this reference as findings of the City Council.

SECTION 2. CEQA FINDING

The City Council finds that the proposed zone change is eligible for environmental streamlining pursuant to CEQA Guidelines Section 15183. The proposed action is consistent with the City of McFarland General Plan land use designations applicable to the property and does not approve any physical development or specific development project.

The City Council further finds that no additional environmental document is required because the proposed zone change does not result in project-specific significant environmental effects that are peculiar to the project or site, were not analyzed in the prior General Plan EIR, were not addressed as off-site or cumulative impacts, or would be more severe based on substantial new information.

SECTION 3. GENERAL PLAN CONSISTENCY FINDING

The City Council finds that the proposed zone change is consistent with the City of McFarland General Plan. The amendment implements the commercial land use pattern established by the General Plan by rezoning the affected property to C-2. The proposed amendment does not change the General Plan land use designation and does not authorize development beyond the land use pattern contemplated by the General Plan.

SECTION 4. OFFICIAL ZONING MAP AMENDMENT

The Official Zoning Map of the City of McFarland is hereby amended to rezone approximately 10 acres located along Sherwood Avenue between Browning Road and Blanco Park, affecting portions of APNs 201-190-04 and 201-190-13, from M-2 and C-1 to C-2.

The City Manager, Community Development Director, City Planner, City Engineer, or their designee is authorized and directed to revise the Official Zoning Map to reflect the zoning designation adopted by this Ordinance.

SECTION 5. NO DEVELOPMENT APPROVAL

This Ordinance does not approve any development project, subdivision, site plan, conditional use permit, building permit, grading permit, or other development entitlement. Any future development proposal for the property shall be subject to all applicable City standards, procedures, and environmental review requirements.

Section 6. Notice. The City clerk shall certify to the passage and adoption of this ordinance and shall cause this Ordinance to be posted within 15 days after its passage, in accordance with Section 36933 of the Government Code.

Section 7. Severability. If any section, subsection, sentence, clause, phrase, or word of this Ordinance is, for any reason, deemed or held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or preempted by legislative enactment, such decision or legislation shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of McFarland hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or word thereof, regardless of the fact that any one or more sections, subsections, clauses, phrases, or word might subsequently be declared invalid or unconstitutional or preempted by subsequent legislation.

Section 8. Effective Date. This Ordinance shall take effect thirty days after its adoption pursuant to California Government Code section 36937.

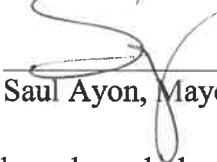
Section 9. Certification; Publication. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

INTRODUCED, at a Regular meeting of the City Council of the City of McFarland, California on 7/22/2026, by the following vote:

PASSED AND ADOPTED at a Regular meeting of the City Council of the City of McFarland on by the following vote:

	Aye	Nae	Abstain	Absent
Saul Ayon	✓			
Ricardo Cano	✓			
Anita Gonzalez	✓			
María T. Pérez	✓			
Martin Gutierrez	✓			

CITY OF MCFARLAND


Saul Ayon, Mayor

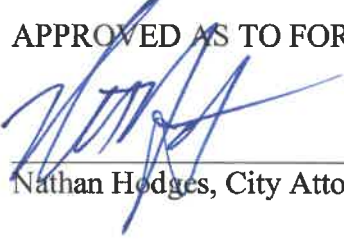
I hereby certify that the foregoing Ordinance was duly and regularly adopted by the City Council of the City of McFarland by a Regular meeting thereof held on August 12, 2026.

ATTEST:


Erika De La Cruz, City Clerk



APPROVED AS TO FORM:


Nathan Hodges, City Attorney