



336 Pacific Avenue, Shafter, CA 93263
Meeting Held In-Person and Via Zoom and Livestream on YouTube.

**AGENDA
SPECIAL MEETING
SHAFTER CITY COUNCIL
TUESDAY, AUGUST 22, 2023**

NOTICE TO THE PUBLIC:

Any documents produced by the City and distributed to a majority of the City Council regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 336 Pacific Avenue, Shafter CA. In addition, such documents will be posted on the City's website at www.shafter.com.

CALL TO ORDER: 4:00 PM

ROLL CALL: Mayor Givens
Mayor Pro Tem Prout
Council Member Alvarado
Council Member Espinoza
Council Member Olvera

APPROVAL OF AGENDA:

PUBLIC COMMENT:

Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the City Council, are invited to speak from the podium and address the City Council. Speakers are limited to five minutes unless additional time is needed for translation. Please state your name and address for the record before making your presentation.

MANAGEMENT REPORT:

- 1. ACTIVE RESIDENTIAL HOUSING TRACTS STATUS REPORT:** Council find action not subject to the California Environmental Quality Act; receive and file the status report. (City Manager Gabriel A. Gonzalez)

ROLL CALL

- 2. CAPITAL IMPROVEMENT PROJECTS UPDATE:** Receive and file report (City Manager Gabriel A. Gonzalez)

ROLL CALL

RECESS:

CLOSED SESSION:

1. **CONFERENCE WITH LABOR NEGOTIATORS:** Pursuant to California Government Code, Section 54957.6
Agency Representative: Gabriel A. Gonzalez, City Manager. Employee Organization: Service Employees International Union, Local 521; Shafter Police Officers Association; Non-represented employees.

ADJOURNMENT:

Pursuant to the Americans with Disabilities Act, if you need special assistance to participate in a City Council Meeting, please contact the City Clerk at (661) 746-5000 at least three (3) days prior to the meeting or time the special services are needed to allow City staff in making reasonable arrangements to provide you with access to the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection in the City Clerk's Office at Shafter City Hall, 336 Pacific Ave., Shafter, CA 93263. This is to certify that this Agenda notice was posted at City Hall and Police Dept. by 5:00 p.m., August 17, 2023. Yazmina Pallares, S/S, City Clerk

REMOTE PUBLIC PARTICIPATION IS ALLOWED IN THE FOLLOWING WAYS, SEE BELOW FOR INSTRUCTIONS.

1. You are strongly encouraged to observe the City Council meetings live via YouTube <https://www.youtube.com/user/CityofShafter/>
2. If you wish to make a comment on a specific agenda item or public comment, please submit your comment via email by **4:00 PM on August 22, 2023** to the City Clerk at CityClerk@shafter.com
3. If you wish to make a written comment to the City Clerk, 336 Pacific Avenue, Shafter, CA 93263.
4. If you wish to make a comment during the live meeting, callers must first register with the City Clerk at 661-746-5012 before the meeting begins to receive instructions and the call- in number and code. Please call by 5:00pm on the Monday prior to the City Council meeting to allow ample time for sign up. You will need to provide your name, phone number and the item number you wish to address.
5. All public comments are provided to the City Council and applicable Staff, for review and consideration by the Board prior to taking action on any matters listed on the agenda and are incorporated into the official record of the City Council meeting.



336 Pacific Avenue, Shafter, CA 93263
Meeting Held In-Person and Via Zoom and Livestream to YouTube.

**NOTICE OF
SPECIAL MEETING OF THE SHAFTER CITY COUNCIL**

NOTICE IS HEREBY GIVEN that a special meeting of the City Council of the City of Shafter will be held on **August 22, 2023**. The meeting will convene at **4:00 PM**, in the Council Chamber at Shafter City Hall, 336 Pacific Avenue, Shafter, California and via teleconference and Livestream on YouTube. Said special meeting shall be for the following purpose:

MANAGEMENT REPORT:

- 1. ACTIVE RESIDENTIAL HOUSING TRACTS STATUS REPORT:** Council find action not subject to the California Environmental Quality Act; receive and file the status report. (City Manager Gabriel A. Gonzalez) **ROLL CALL**
- 2. CAPITAL IMPROVEMENT PROJECTS UPDATE:** Receive and file report (City Manager Gabriel A. Gonzalez) **ROLL CALL**

RECESS:

CLOSED SESSION:

- 1. CONFERENCE WITH LABOR NEGOTIATORS:** Pursuant to California Government Code, Section 54957.6. Agency Representative: Gabriel A. Gonzalez, City Manager. Employee Organization: Service Employees International Union, Local 521; Shafter Police Officers Association; Non-represented employees.

Yazmina Pallares, City Clerk

Affidavit of Posting Special Meeting Notice

This is to certify that this Special Meeting Notice was posted at City Hall and the Police Department by 5:00 p.m., August 17, 2023. Further information regarding this Agenda Notice is available at City Hall, 336 Pacific Ave., Shafter, CA.

Yazmina Pallares, S/S, City Clerk

Dated: August 17, 2023



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: August 22, 2023

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Steve Esselman, Planning Director, Dennis Fidler, Building Official

SUBJECT: ACTIVE RESIDENTIAL HOUSING TRACTS STATUS REPORT

RECOMMENDATION

Council find action not subject to the California Environmental Quality Act; receive and file the status report.

BACKGROUND

The Planning and Building Departments will provide an update to the City Council on the status of active residential tracts in the City. An active residential tract is a tract of homes with at least five lots and where grading for homes and/or construction of homes are currently occurring or will occur soon within the City limits.

ANALYSIS

The following tables show the various residential tracts in the City. The first table shows the active residential tracts within the historic core of Shafter and the second within the Gossamer Grove and Marcona Preserve Specific Plan areas adjacent to 7th Standard Road in the southeastern portion of the City limits. The attached maps provide the locations of the various active residential tracts.

Active Residential Tracts Located in the Historic Core Area

Tract #	Tract Name	Location	# of Lots	# of Lots Built or Permitted	Map Status
7318	Santorini Homes	W. Tulare Ave. and Mettler Ave.	158 (36 Lots in Phases 1-2)	25	Final Map – Phases 1 & 2
7033	Willow Estates	N. Shafter Ave. and E. Fresno Ave.	27	19	Final Map - Phases 1 – 4

MANAGEMENT REPORT

ACTIVE RESIDENTIAL HOUSING TRACTS STATUS REPORT

6490	Mills Ranch	E. Los Angeles Ave. and E. Ash Ave.	107	0	Tentative Map
6713	Self Help Enterprises	Elizabeth Ave. (adj. to Grow Academy)	28	28	Final Map
7375	Reiker Homes	W. Tulare Ave. and N. Reiker St.	10	0	Tentative Map
Total			330	72	

Active Residential Tracts in Gossamer Grove/Marcona Preserve

Tract #	Tract Name	Location	# of Lots	# of Lots Built or Permitted	Map Status
7319-3	Gossamer Grove	Community Dr. and Eagle Creek Dr.	42	19	Final Map
7346-2	Gossamer Grove	Cotton Creek Dr. and Manor Grove Dr.	101	101	Final Map
7346-3	Gossamer Grove	Cotton Creek Dr. and Trail River Ln.	120	120	Final Map
7388	Gossamer Grove	Gossamer Grove Blvd. and N. of PD substation	273	62	Final Map
7447	Gossamer Grove	Gossamer Grove Blvd. and Stone Creek Dr.	145	0	Tentative Map
7244	Marcona Preserve	7 th Standard Rd. and between the Calloway / Friant-Kern	395	0	Tentative Map
Total			1,076	302	

Of the five active tracts in the historic core and six in the Gossamer Grove/Marcona Preserve area, there are a total of 1,406 single-family residential lots within the tracts.

ACTIVE RESIDENTIAL HOUSING TRACTS STATUS REPORT

Of those, 374 lots are built with a home or are fully permitted to be built with a home. More specifically, “permitted” means the developer has gotten a building permit and the home will be built soon if not already under construction, and all that is needed after construction is a certificate of occupancy to allow occupation of the home by its new owner.

Tracts that are in the final map stage mean that the final map has been approved by Council and has been recorded with the County Recorder and the lots within the tracts are legal parcels. Once a lot has been recorded, the developer can apply for a building permit to construct the home on the approved lot.

Tracts that are in the tentative map stage mean that the tentative map has been approved by the Council, but a final map has not been approved and recorded. These tracts will not be issued building permits until the final map for the tract has been recorded.

FISCAL IMPACT

There is no fiscal impact because of this item.

CEQA ANALYSIS

The item is informational only and therefore, there is no discretionary action that triggers California Environmental Quality Act review.

APPROVED BY THE CITY ATTORNEY

Not Applicable

ALTERNATIVES

None

NEXT STEPS

None

ATTACHMENTS

1. Exhibit 1 - Historic Core Active Tracts Map
2. Exhibit 2 - Gossamer Grove/Marcona Preserve Active Tracts Map
3. Exhibit 3 - Active Residential Tracts Status Report PowerPoint

Tract Locations

Tract

City Limits



W FRESNO AVE

Tract
7033

Tract
7318

Tract
7375

W TULARE AVE

N SHAFER AVE

MANNEL AVE

MANNEL AVE

CENTRAL VALLEY HWY

LERDO HWY

SSCHNAIDT ST

Tract
6490

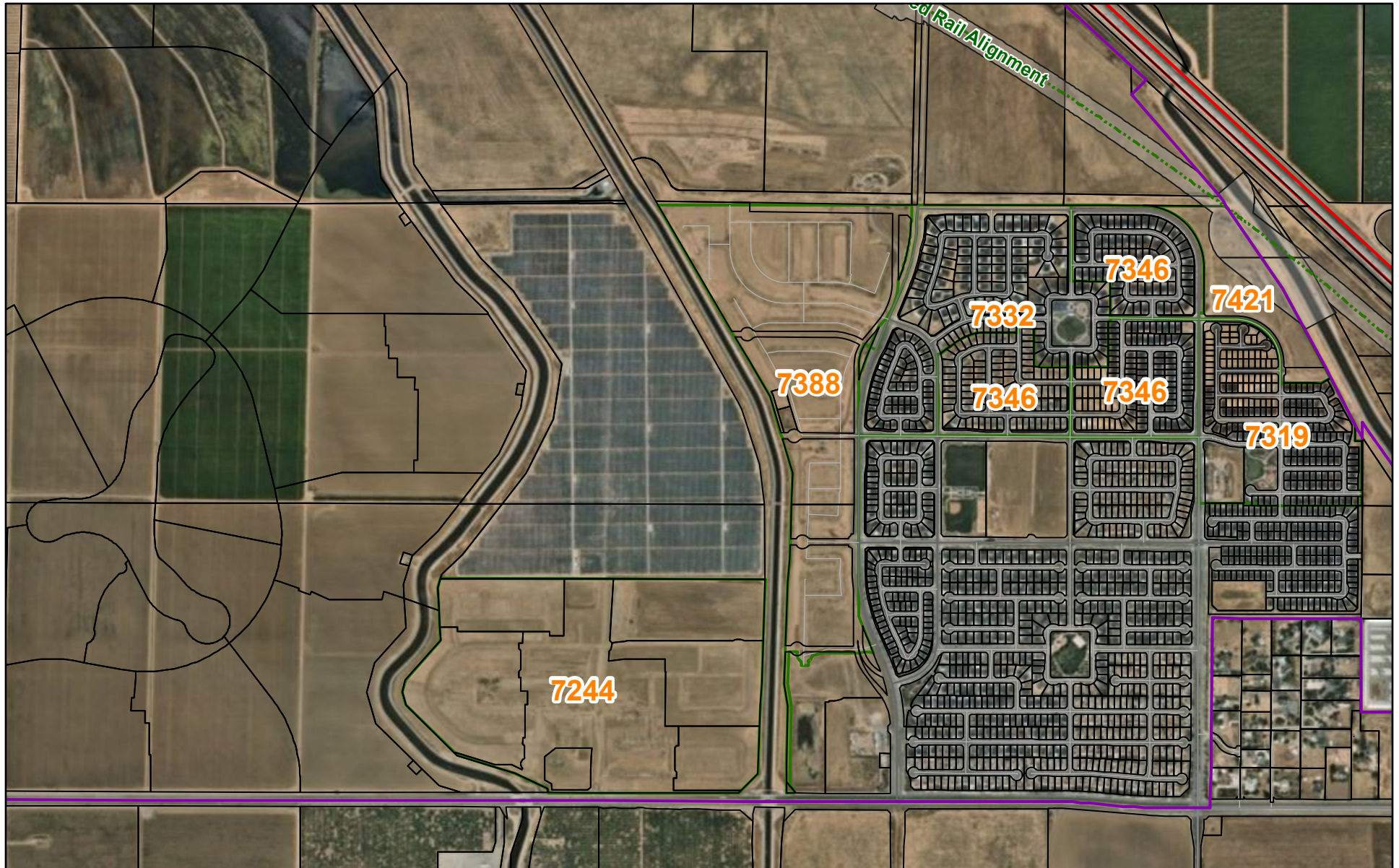
Tract
6713

E LOS ANGELES AVE

SSHAFTER AVE

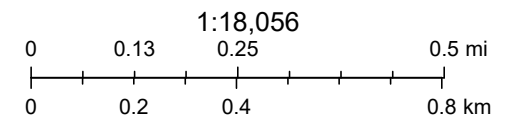
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Feet

Planning Dept Map



8/15/2023, 2:42:51 PM

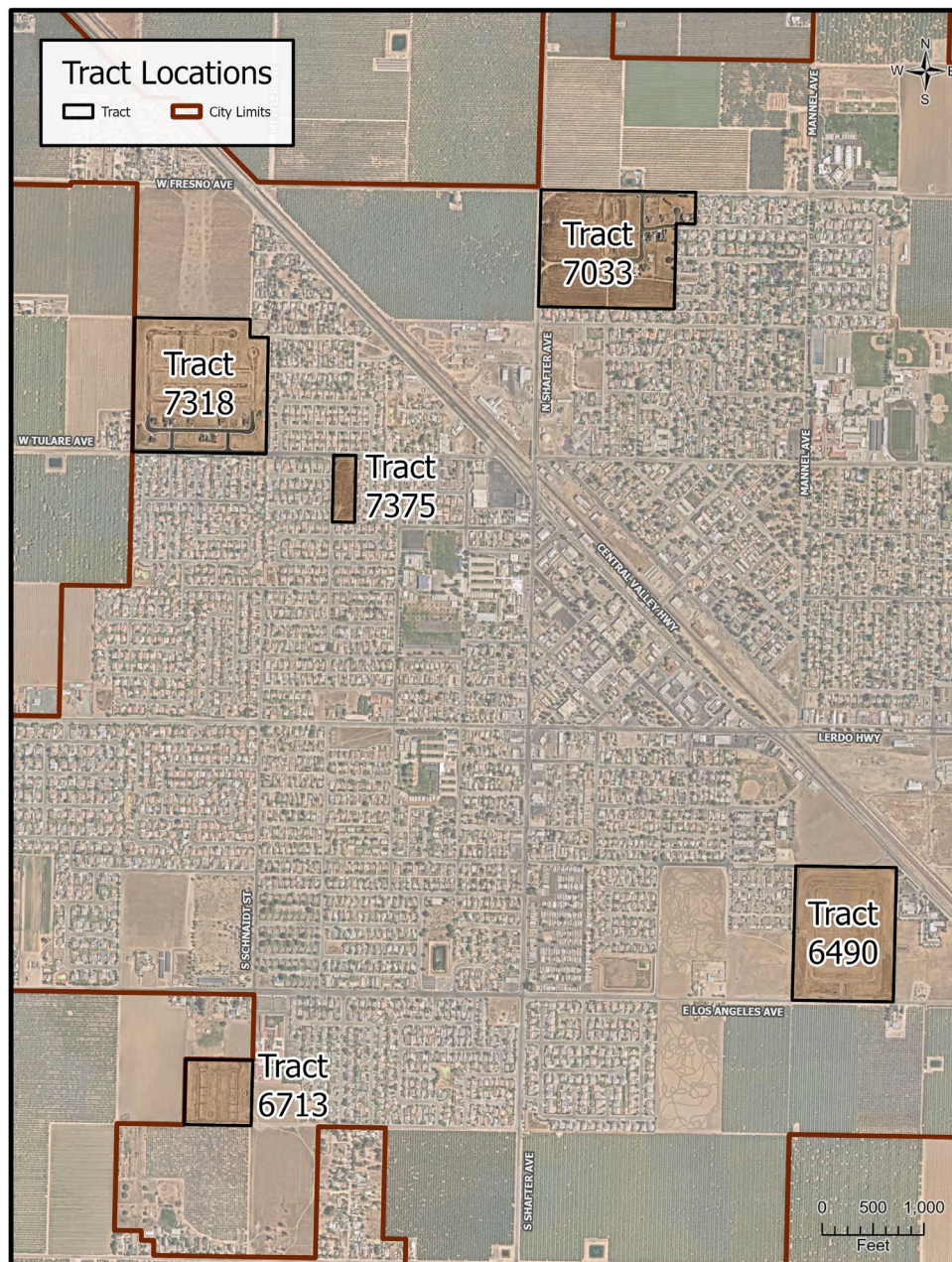
- Shafter City Limits
- High Speed Rail Centerline
- Road Centerlines
- Arterial
- Collector
- Highway
- Local
- Subdivision Projects
- TRACT



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ACTIVE RESIDENTIAL TRACTS STATUS REPORT





Historic Core Active Tract Maps

Historic Core Area

Tract #	Tract Name	Location	# of Lots	# of Lots Built or Permitted	Map Status
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Santorini – Tract 7318





Willow Estates – Tract 7033





Mills Ranch – Tract 6490





Self Help – Tract 6713





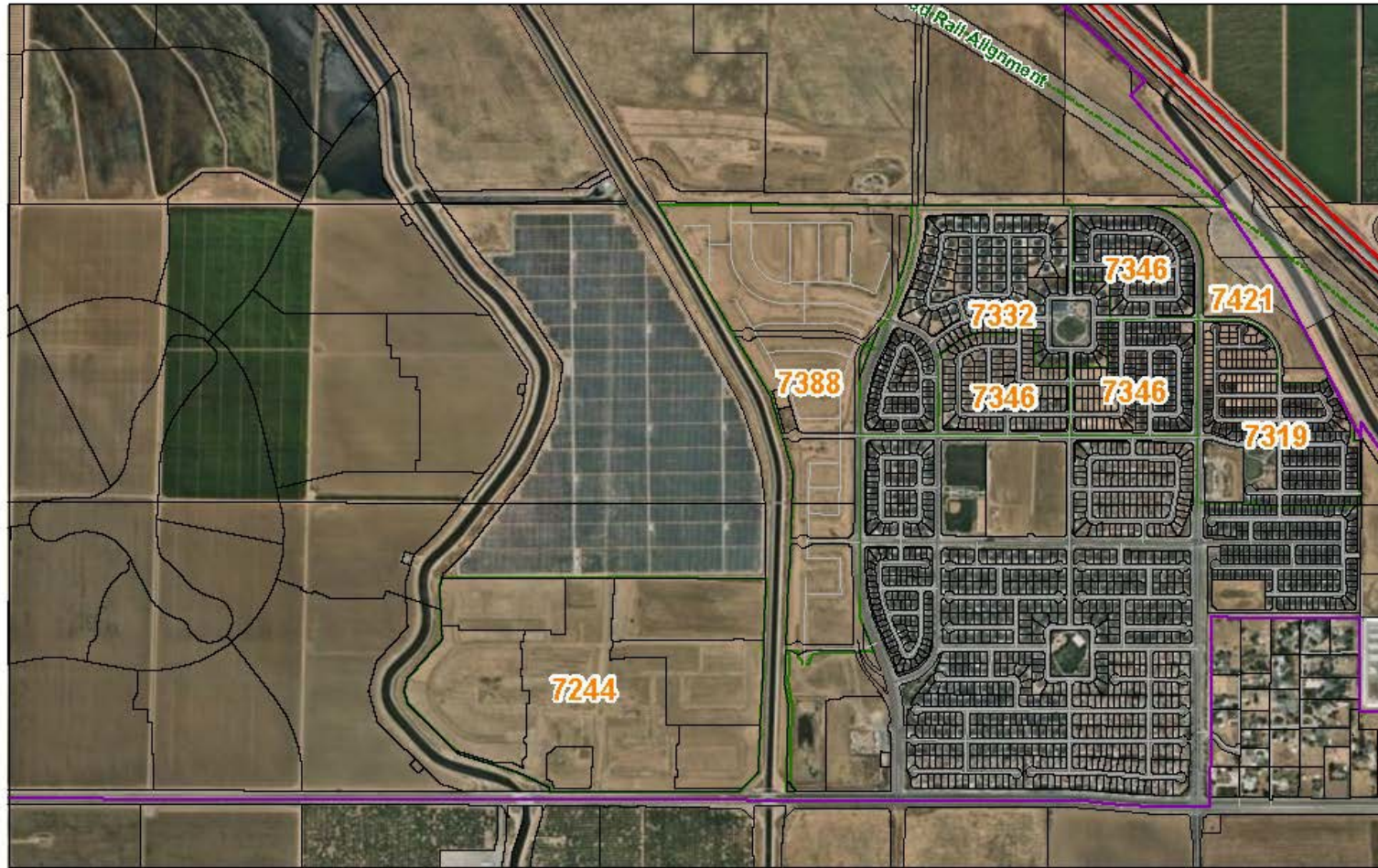
Reiker Homes – Tract 7375



Gossamer Grove / Marcona Preserve

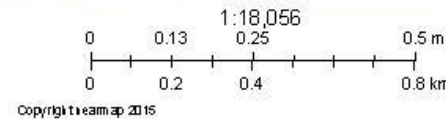
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Total			1,076	302	





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Shafter City Limits
High Speed Rail Centerline
Road Centerlines
Arterial
Collector
Subdivision Projects
Highway
Local
TRACT



City of Shafter | Source: U.S. Census Bureau | County of Kern Planning Department, Bakersfield, California | Kern County Assessor's Office, Mapping Section

Gossamer Grove / Marcona Preserve Active Tract Maps





Gossamer Grove – Tract 7319





Gossamer Grove – Tract 7346-2





Gossamer Grove – Tract 7346-3





Gossamer Grove – Tract 7388





Gossamer Grove – Tract 7447



Marcona Preserve – Tract 7244



Summary

- Five active tracts in historic core area and six in Gossamer Grove/Marcona Preserve
- Historic core area – 330 SFR lots of which 72 built/permitted to build
- Gossamer Grove/Marcona Preserve – 1,076 SFR lots of which 302 built/permitted to build
- All tracts – Total 1,406 SFR lots of which 374 built/permitted to build



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: August 22, 2023

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Michael James, Public Works Director

SUBJECT: CAPITAL IMPROVEMENT PROJECTS UPDATE

RECOMMENDATION

Receive and file report

BACKGROUND

Staff will provide Council an update of major capital projects currently planned for construction through 2024. Attached is Power Point presentation for reference and staff will provide a more detail oral report at the meeting.

ANALYSIS

None.

FISCAL IMPACT

None.

CEQA ANALYSIS

None.

APPROVED BY THE CITY ATTORNEY

ALTERNATIVES

None.

NEXT STEPS

None

ATTACHMENTS

1. Project Update_08-22-2023

CAPITAL IMPROVEMENT PROJECT UPDATE



FY 23-24
Funding
Highlights

Source	Total
ARPA	\$3,500,000
Proposition 68	\$3,800,000
Clean California	\$4,650,000
General Fund	\$600,000
FTIP	\$4,600,000
AB 617	\$1,000,000
TIF	\$1,500,000
TDA/Gas Tax/SB 1	\$2,200,000
HUD	\$2,000,000
Water Enterprise	\$1,300,000
Wastewater Enterprise	\$500,000
Total	\$25,650,000

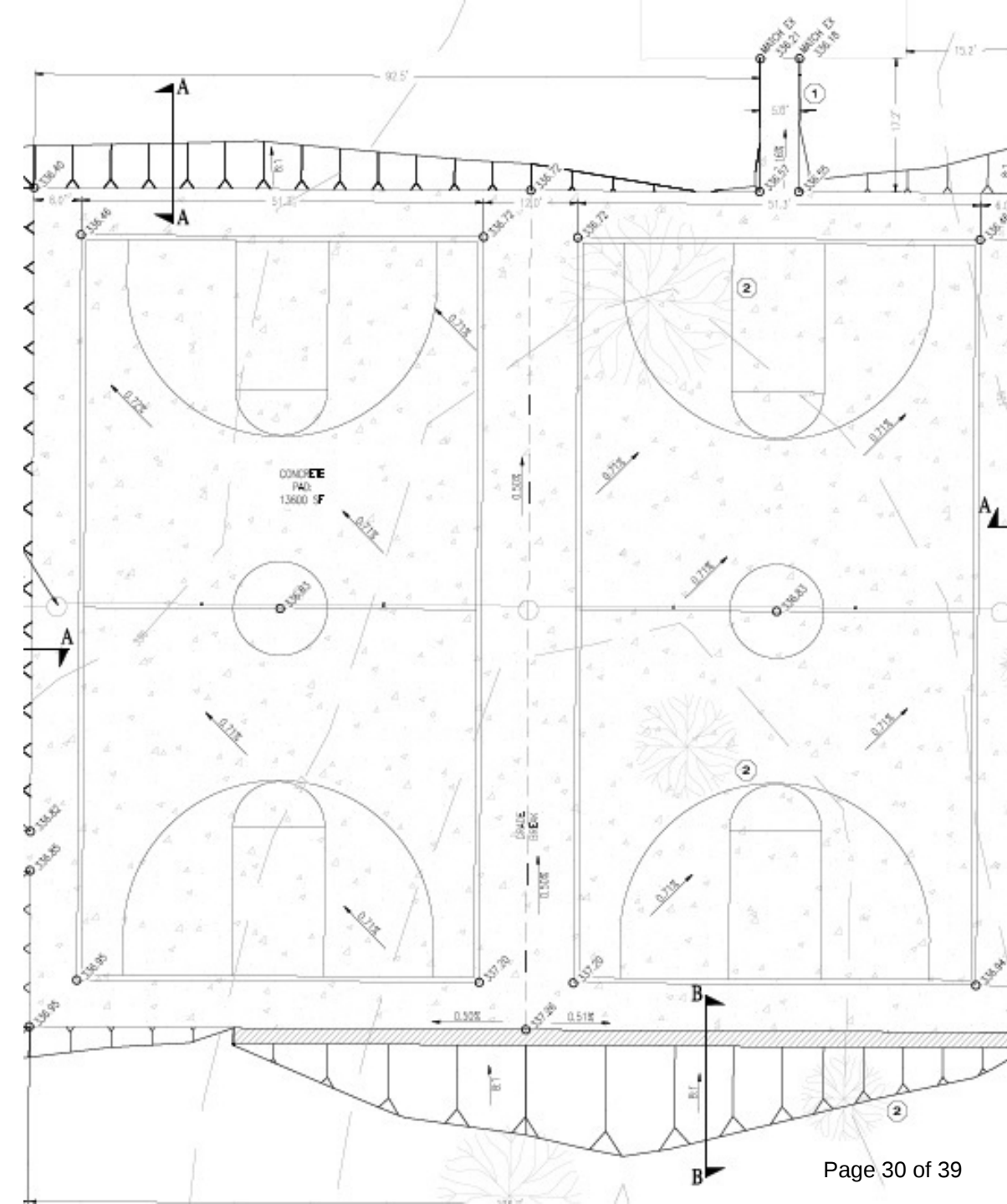
Parks & Recreation - Completed

- Mannel Park Shade Structure #2
- Lighting Enhancements at Veterans Park and Mannel Park



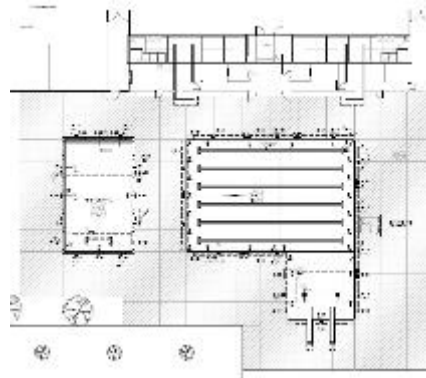
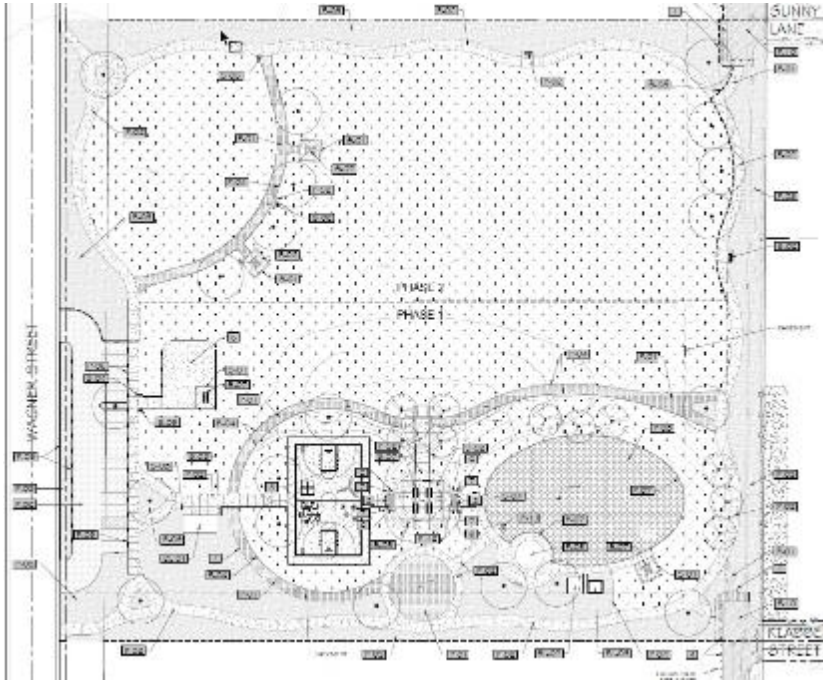
Parks & Recreation Under Construction

- Kirschenmann Park Field Improvements
- Veterans Park Basketball Court Construction

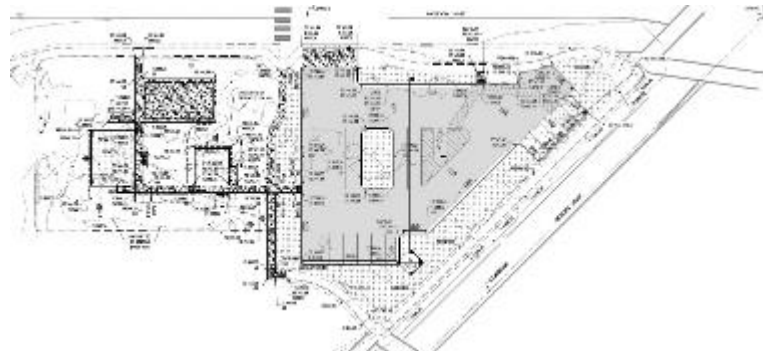


Parks & Recreation

Engineering & Design

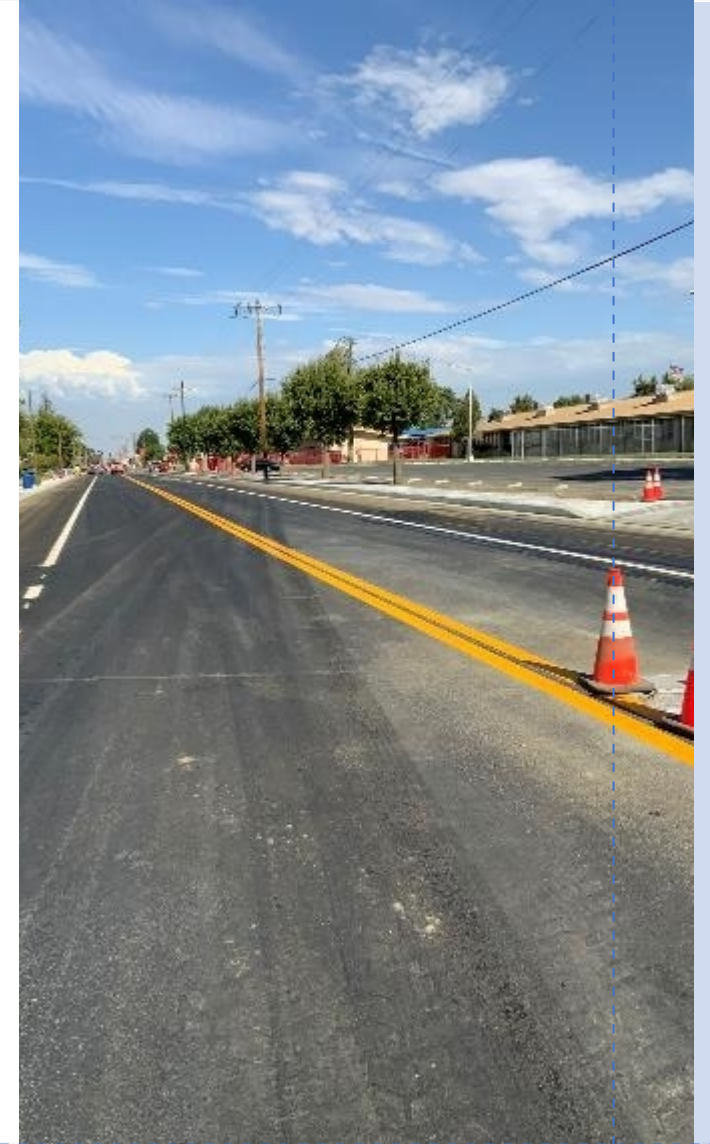
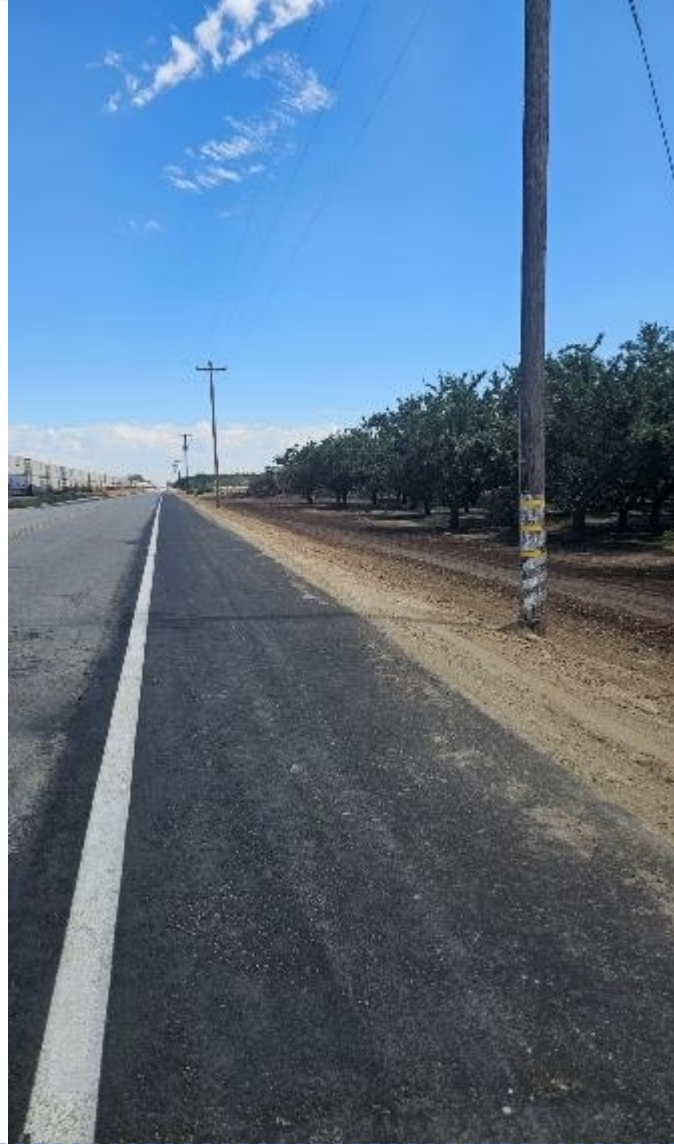


1. James Street Decorative Lighting
2. Skatepark Site & Equipment Upgrades
3. Aquatics Center Pool & Building Restoration
4. North Shafter Community Park
5. Stringham Park Site Enhancements



Streets Completed

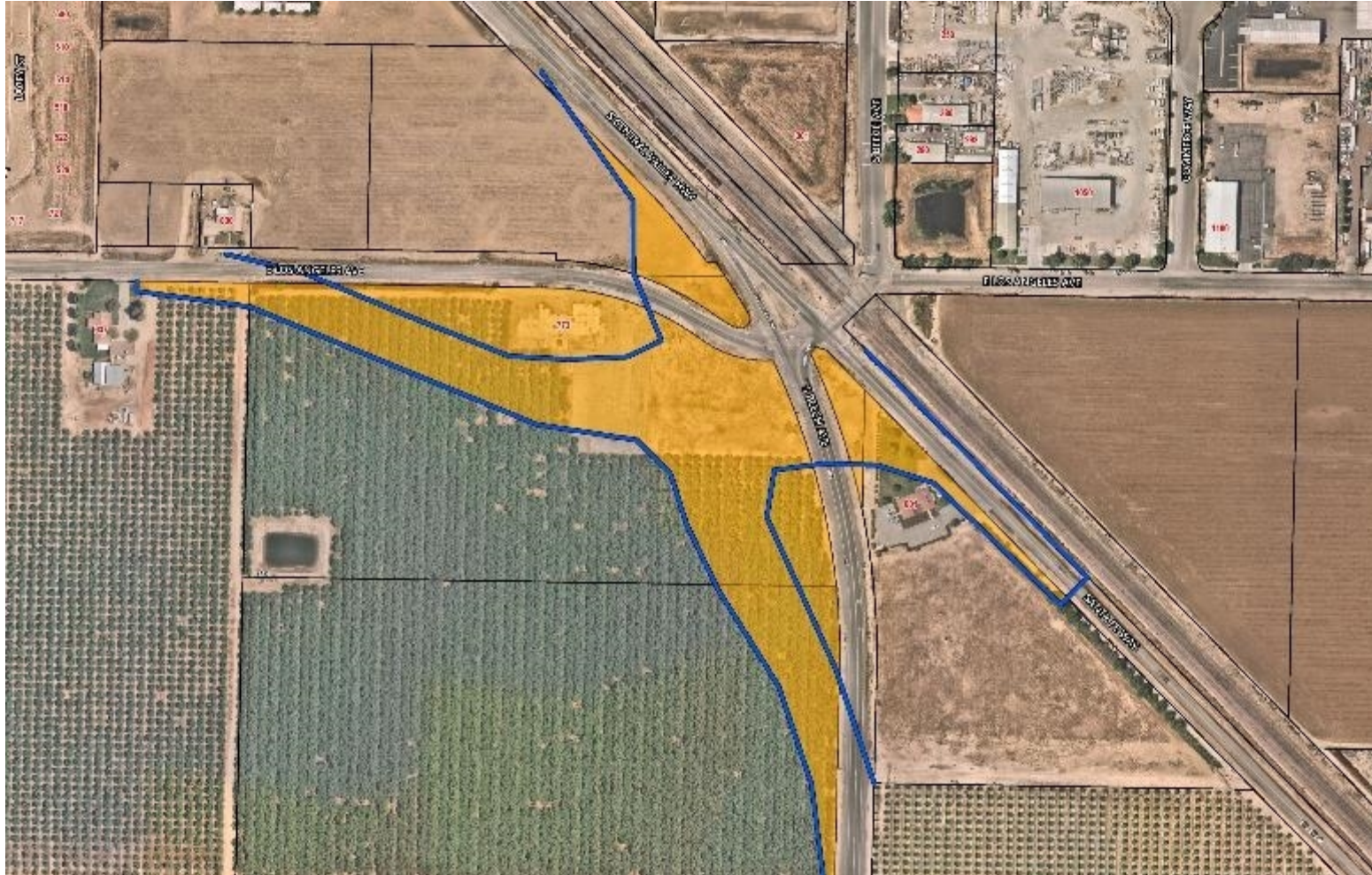
- Lerdo Highway Reconstruction Between Shafter Avenue and North Valley Street
- Santa Fe Way Shoulder Paving – Phase 1



Streets – Engineering & Design



Roundabout Project Right-of-Way Acquisition



Planning and Connecting New Water Wells



Wastewater Treatment Plant Upgrades & Expansions



Public Buildings

City Hall Remodel, Roof Replacement, & Site Enhancements

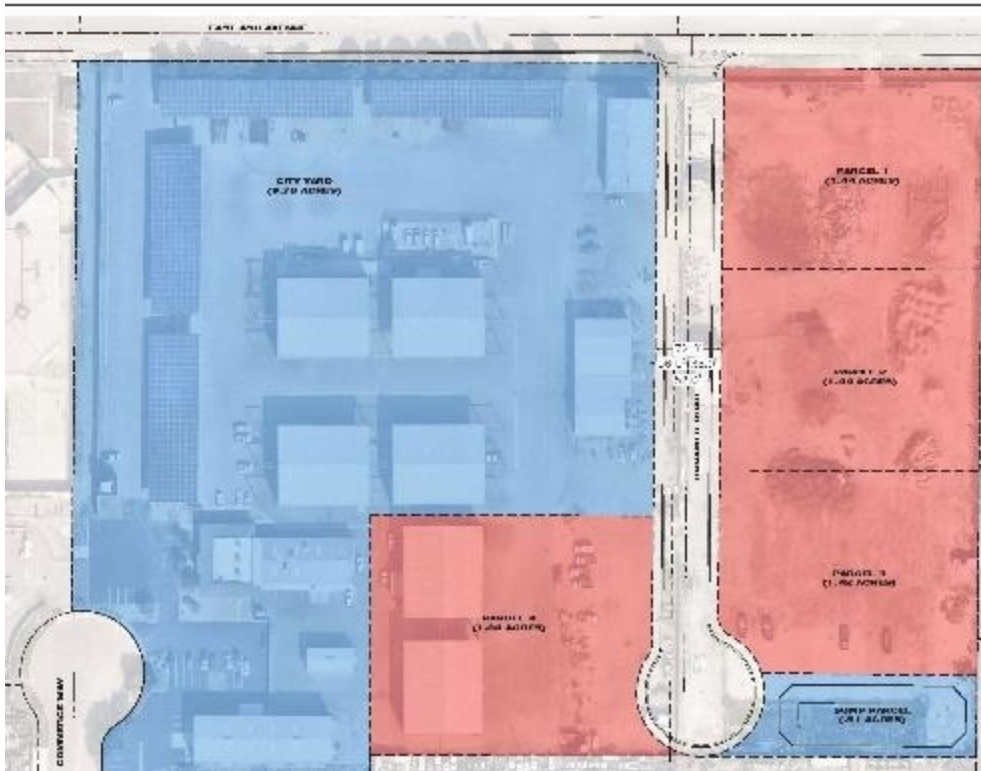


Library and Learning Center Remodel and Site Enhancements



Economic Development

Subdividing Surplus Corporation Yard Property



Sewer Service to Lerdo Commercial Lots



Timelines & Objectives - Highlights

4th Qtr

Bid

Aquatics Center Pool Restoration
Stringham Park Improvements
7th Std. Rd. #2 Lane Reconstruct

Design

Skatepark Upgrades

Complete

James Street Lighting Project
Veterans Park Basketball Court

2023

1st Qtr

Start

Aquatics Center Pool Restoration
Stringham Park Improvements
Skatepark Upgrades

Complete

7th Std. Rd. #2 Lane Reconstruct
Connect Well 21 at WIP
Santa Fe Way Resurfacing

2024

2nd Qtr

Start

Aquatics Center Building Imp.
North Shafter Community Park

Complete

Aquatics Center Pool Restoration
Stringham Park Improvements
Skatepark Upgrades

2024

4th Qtr

Complete

Aquatics Center Building Imp.
Veterans Park Soccer Field
Lighting Imp.
North Shafter Community Park
Drill Well 22 at North Shafter

2024