



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

**AGENDA  
REGULAR MEETING  
SHAFTER PLANNING COMMISSION  
TUESDAY, MAY 14, 2024**

**NOTICE TO THE PUBLIC:**

*Any documents produced by the City and distributed to a majority of the Planning Commission 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](http://www.shafter.com).*

**CALL TO ORDER:** 6:00 PM

**PLEDGE OF ALLEGIANCE:** Vice Chairman Frantz

**INVOCATION:** Chairman Sanchez

**ROLL CALL:** Chairman Sanchez  
Vice Chairman Frantz  
Commissioner Joshan  
Commissioner Piuser  
Commissioner Wiebe

**APPROVAL OF AGENDA:**

**MINUTES OF PREVIOUS MEETING:**

1. Approval of Minutes: March 12, 2024.

**PUBLIC COMMENT:**

*This portion of the meeting is reserved for persons wanting to address the Commission only on matters not listed on this agenda. 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.*

**PUBLIC HEARING:**

*Should anyone challenge any proposed action which is the subject of a public hearing listed on this agenda, that person challenging any action taken after the public hearing may be limited to raising only those issues addressed at the public hearing described*

*in this notice, or in written correspondence delivered to the Planning Commission at or prior to this public hearing.*

1. **Conditional Use Permit No. 24-142:** Planning Commission find that the project is exempt from the California Environmental Quality Act; conduct a public hearing; and adopt Resolution No. 24-438, a Resolution of the Planning Commission of the City of Shafter, approving Conditional Use Permit No. 24-142 to allow a large collection recycling facility within two existing building totaling 31,000 square feet located at 701 and 731 Canal Street (APN 091-040-21) as shown in Exhibit "A". (Planning Director Esselman)

**ROLL CALL**

2. **Amendment No. 1 to Conditional Use Permit No. 98-5:** Planning Commission find that the action is not defined as a "project" per Section 15378(b)(5) of the CEQA Guidelines; conduct a public hearing; and adopt Resolution No. 24-439, a Resolution of the Planning Commission of the City of Shafter, approving Amendment No. 1 to Conditional Use Permit No. 98-5 to remove Condition No. 2 from the previously approved Conditions of Approval. (Planning Director Esselman)

**ROLL CALL**

3. **Specific Plan Amendment No. 23-09:** Planning Commission find that the environmental impacts of the project have been previously analyzed; conduct a public hearing; and adopt Resolution No. 24-440, a Resolution of the Planning Commission of the City of Shafter making findings and recommending the City Council of the City of Shafter adopt the Amendment (Specific Plan Amendment No. 23-09) to the Mission Lakes Specific Plan as provided in Exhibit "A". (Planning Director Esselman)

**ROLL CALL**

4. **Conditional Use Permit No. 24-144:** Planning Commission conduct a public hearing; adopt Resolution No. 24-441, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 24-144 for On-Sale Beer (Type 40 License) at El Rincon Mexican Restaurant located at 6620 E. Lerdo Highway; adopt above findings; and approve the proposed conditions of approval. (Planning Director Esselman)

**ROLL CALL**

## **COMMISSIONER REPORTS:**

## **ADJOURNMENT:**

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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., May 9, 2024.  
Yazmina Pallares, S/S, City Clerk

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

1. You are strongly encouraged to observe the Planning Commission 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 **6:00 PM on May 14, 2024** to the City Clerk at [CityClerk@shafter.com](mailto: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 Planning Commission 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 Planning Commission 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 Planning Commission meeting.

**MINUTES OF THE REGULAR MEETING OF THE  
SHAFTER PLANNING COMMISSION  
COUNCIL CHAMBER, 336 PACIFIC AVENUE  
MEETING HELD IN-PERSON AND VIA ZOOM AND LIVESTREAM TO YOUTUBE  
TUESDAY, MARCH 12, 2024**

**CALL TO ORDER:** 6:00 PM

**PLEDGE OF ALLEGIANCE:** Commissioner Joshan

**INVOCATION:** Vice Chairman Frantz

**ROLL CALL:**

PRESENT(In-Person): Chairman Sanchez, Vice Chairman Frantz, and Commissioner Joshan.  
Absent with an excused absence: Commissioner Piuser and Wiebe. Also present: Planning Director Esselman, Senior Planner Cazares, IT Specialist Rogers, and Deputy City Clerk Uribe.

**APPROVAL OF AGENDA:**

*MOVED (FRANTZ) AND SECONDED (JOSHAN) COMMISSIONERS APPROVED THE AGENDA AS PRESENTED.  
MOTION CARRIED BY THE FOLLOWING VOTE:*

*AYES: FRANTZ, JOSHAN, AND SANCHEZ.*

*NAYS: NONE.*

*ABSENT: PIUSER AND WIEBE.*

*ABSTENTIONS: NONE.*

**MINUTES OF PREVIOUS MEETING:**

1. Approval of Minutes: February 13, 2024.

*MOVED (FRANTZ) AND SECONDED (JOSHAN) COMMISSIONERS APPROVED THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 13, 2024 AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:*

*AYES: FRANTZ, JOSHAN, AND SANCHEZ.*

*NAYS: NONE.*

*ABSENT: PIUSER AND WIEBE.*

*ABSTENTIONS: NONE.*

**PUBLIC COMMENT:**

There were no members of the public wishing to speak.

**PUBLIC HEARING:**

*Should anyone challenge any proposed action which is the subject of a public hearing listed on this agenda, that person challenging any action taken after the public hearing may be limited to raising only those issues addressed at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to this public hearing.*



- 1. Development Agreement No. 23-21 for Revised Tentative Tract No. 7244 (Portion of Marcona Preserve Specific Plan):** Planning Director Esselman made introductory comments. A notice of public hearing was properly advertised.

Chairman Sanchez opened the public hearing.

Being no members of the public wishing to speak, the public hearing was closed.

*MOVED (FRANTZ) AND SECONDED (JOSHAN) COMMISSIONERS CONDUCTED A PUBLIC HEARING; AND ADOPTED RESOLUTION NO. 23-430, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF SHAFTER ADOPT DEVELOPMENT AGREEMENT NO. 23-21 FOR REVISED TENTATIVE TRACT NO. 7244. MOTION CARRIED BY THE FOLLOWING VOTE:*

|                     |                                     |
|---------------------|-------------------------------------|
| <i>AYES:</i>        | <i>FRANTZ, JOSHAN, AND SANCHEZ.</i> |
| <i>NAYS:</i>        | <i>NONE.</i>                        |
| <i>ABSENT:</i>      | <i>PIUSER AND WIEBE.</i>            |
| <i>ABSTENTIONS:</i> | <i>NONE.</i>                        |

- 2. Conditional Use Permit No. 24-141:** Senior Planner Cazares made introductory comments. A notice of public hearing was properly advertised.

Chairman Sanchez opened the public hearing.

Steve McClain, with Grow Public Schools, thanked staff for their assistance.

Being no other members of the public wishing to speak, the public hearing was closed.

*MOVED (JOSHAN) AND SECONDED (FRANTZ) COMMISSIONERS CONDUCTED A PUBLIC HEARING; ADOPTED RESOLUTION NO. 24-436, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING CONDITIONAL USE PERMIT NO. 24-141 TO ALLOW A CAMPUS EXPANSION AT GROW ACADEMY LOCATED AT 471 W LOS ANGELES AVE (APN 026-220-42 AND 026-220-43); ADOPTING THE ABOVE FINDINGS; AND APPROVING THE PROPOSED CONDITIONS OF APPROVAL. MOTION CARRIED BY THE FOLLOWING VOTE:*

|                     |                                     |
|---------------------|-------------------------------------|
| <i>AYES:</i>        | <i>FRANTZ, JOSHAN, AND SANCHEZ.</i> |
| <i>NAYS:</i>        | <i>NONE.</i>                        |
| <i>ABSENT:</i>      | <i>PIUSER AND WIEBE.</i>            |
| <i>ABSTENTIONS:</i> | <i>NONE.</i>                        |

- 3. Tentative Tract Map 7447:** Senior Planner Cazares made introductory comments. A notice of public hearing was properly advertised.

Chairman Sanchez opened the public hearing.

Being no members of the public wishing to speak, the public hearing was closed.

*MOVED (FRANTZ) AND SECONDED (JOSHAN) COMMISSIONERS CONDUCTED A PUBLIC HEARING; AND ADOPTED RESOLUTION NO. 24-437, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING APPROVAL OF TENTATIVE TRACT NO. 7447, AS DEPICTED IN EXHIBIT "A" TO THE CITY COUNCIL OF THE CITY OF SHAFTER AND APPROVING THE AMENDED CONDITIONS OF APPROVAL*

*PROPOSED IN EXHIBIT "B" BY AMENDING CONDITIONS 22, 55, AND 132. MOTION CARRIED BY THE FOLLOWING VOTE:*

*AYES: FRANTZ, JOSHAN, AND SANCHEZ.*

*NAYS: NONE.*

*ABSENT: PIUSER AND WIEBE.*

*ABSTENTIONS: NONE.*

**COMMISSIONER REPORTS:** There were no Commissioner Reports.

**ADJOURNMENT:**

*MOVED (FRANTZ) AND SECONDED (JOSHAN) COMMISSIONERS ADJOURNED THE MEETING AT 6:30 P.M. MOTION CARRIED WITH NO OPPOSITION WITH COMMISSIONERS PIUSER AND WIEBE ABSENT.*

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John Sanchez, Chairman

**ATTEST:**

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Vanessa Uribe, Deputy City Clerk

**DATE:** May 14, 2024  
**TO:** Planning Commission  
**FROM:** Planning Department  
**SUBJECT:** Conditional Use Permit No. 24-142

**RECOMMENDATION:**

Planning Commission find that the project is exempt from the California Environmental Quality Act; conduct a public hearing; and adopt Resolution No. 24-438, a Resolution of the Planning Commission of the City of Shafter, approving Conditional Use Permit No. 24-142 to allow a large collection recycling facility within two existing building totaling 31,000 square feet located at 701 and 731 Canal Street (APN 091-040-21) as shown in Exhibit "A".

**APPLICANT**  
SOS Recycle LLC  
6300 White Lane, Suite D-202  
Bakersfield, CA 93309

**OWNER**  
Minter Field Airport District  
201 Aviation Street  
Shafter, CA 93263

**LOCATION:** The location of the site is 701 and 731 Canal Street (APN 091-040-21).  
See **Exhibit 1**.

**PROJECT DATA:**

1. General Plan Designation: The current land use designation of the site is I (Industrial). The properties to the north, east, south, and west are also I.
2. Zoning: The site is zoned IH (Industrial-Airport Approach Height). The properties to the north, east, south, and west are also zoned IH.
3. Acreage: 6.5-acre portion of a 307.8-acre parcel (see **Exhibit 2**)
4. Existing Buildings: Approximately 31,000 square feet (see **Exhibit 2**)

**PROJECT ANALYSIS:**

SOS Recycle LLC is requesting a Conditional Use Permit (CUP) to allow a large collection recycling facility located at 701 and 731 Canal Street (APN 091-040-21) within two existing buildings totaling approximately 31,000 square feet.

The City reviewed the Shafter Municipal Code Title 17 (Zoning Ordinance) and determined that the use of the existing buildings for a large collection recycling facility is an allowed use within the IH District with approval of a CUP and compliance with development standards.

The applicant is proposing to use the buildings to sort California Redemption Value (CRV) materials and to bale and ship the collected materials to other SOS Recycle facilities via rail or trucking. The other facilities are located at 11100 Olive Drive, 7701

**PUBLIC HEARING**

White Lane, and 6823 Stine Road. No new development or construction is proposed for the project. The following materials would be collected and processed: plastics, aluminum, glass, and cardboard. Operational hours would be Monday through Friday, 6 am to 5 pm, and Saturday, 6 am to 3 pm. The facility would be closed on Sunday and on major holidays. Once fully operational, up to 15 people would work at the facility. All recycling activities and storage of such materials would occur within the existing buildings. The entire 6.5-acre site would be fenced.

The applicant also proposes to replace the exterior wood of the buildings with a better product to improve energy conservation of the buildings and their look.

### **AIRPORT ANALYSIS:**

The site is located within Land Use Compatibility Zone C of the City of Shafter Zoning Ordinance and the Kern County Airport Land Use Compatibility Plan for the Minter Field Airport; large collection recycling facilities are allowed in this zone. The site is located more than 0.5-miles east of the Approach/Departure Zone of Runway 12-30 for the Minter Field Airport. The existing buildings meet the height requirements in the H (Airport Approach Height) District.

### **CEQA:**

This project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines because the project is the operation and minor alteration of existing private structures involving negligible or no expansion of the existing or former use.

### **FINDINGS:**

1. The Planning Commission finds that the proposed use is permitted within the IH District, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City.
2. The Planning Commission finds the proposed use would not impair the integrity and character of the IH District in which the conditional use permit is to be established.
3. The Planning Commission finds that the project is suitable for the type and intensity of the use proposed for the conditional use permit.
4. The Planning Commission finds that there is adequate provision for water, sanitation, public utilities, and services to ensure public health and safety.
5. The proposed conditional use permit will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.
6. The Planning Commission finds that the proposed conditional use permit (CUP 24-142) is Categorically Exempt from CEQA and therefore, will not have a significant impact on the environment.

7. The attached Conditions of Approval are deemed necessary for the safety and welfare of the community.

**ATTACHMENTS**

**EXHIBIT**

Vicinity Map

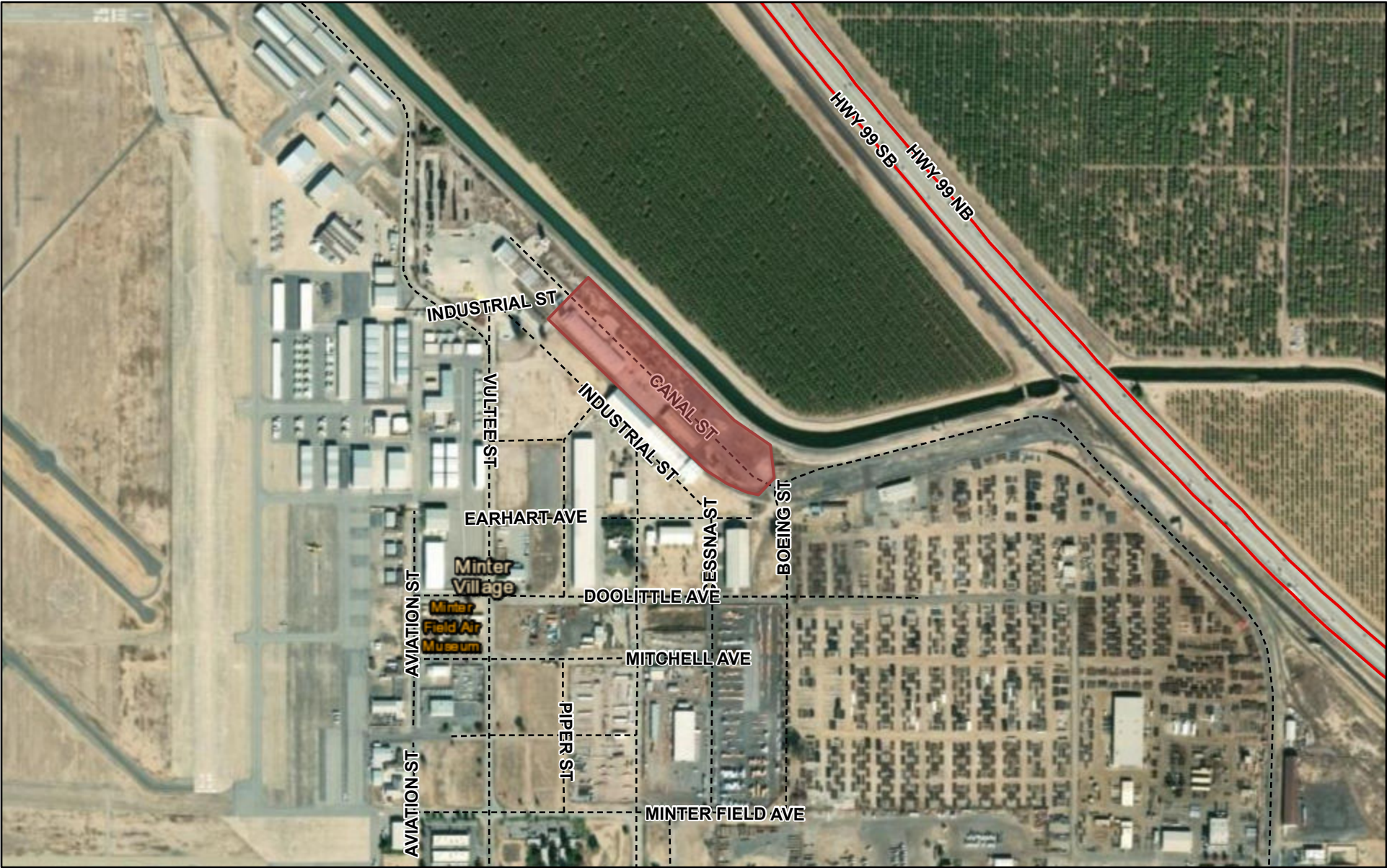
1

Site Map

2

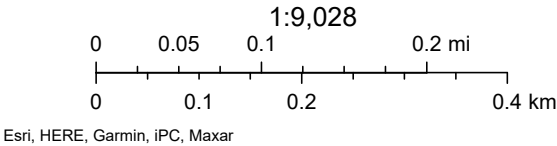
Resolution No. 24-438

3



4/9/2024, 8:59:01 AM

 Site

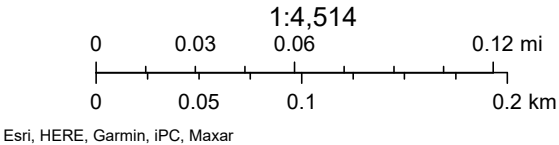






4/9/2024, 9:02:16 AM

 Site



## **RESOLUTION NO. 24-438**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING CONDITIONAL USE PERMIT NO. 24-142 TO ALLOW A LARGE COLLECTION RECYCLING FACILITY WITHIN TWO EXISTING BUILDINGS TOTALING 31,000 SQUARE FEET LOCATED AT 701 AND 731 CANAL STREET (APN 091-040-21) AS SHOWN IN EXHIBIT “A”**

**WHEREAS**, the Planning Commission has, at its regularly scheduled meeting on May 14, 2024, studied and considered the proposed request for a conditional use permit (CUP No. 24-142) to allow a large collection recycling facility within two existing buildings totaling approximately 31,000 square feet located at 701 and 731 Canal Street (APN 091-040-21) (“Project”) as shown in Exhibit “A”; and

**WHEREAS**, the Planning Commission has determined that the proposed conditional use permit (CUP No. 24-142) is exempt from CEQA under Section 15301 (Class 1 – Existing Facilities) of the CEQA Guidelines because the Project is the operation and minor alteration of existing private structures involving negligible or no expansion of the existing or former use; and

**WHEREAS**, a timely and properly noticed public hearing for CUP No. 24-142 was held by the Planning Commission of the City of Shafter at a regular meeting on May 14, 2024, at which hearing evidence, oral and documentary, was admitted on behalf of said Project; and

**WHEREAS**, the Planning Commission finds that the proposed use is permitted within the Industrial-Airport Approach Height (IH) District, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City; and

**WHEREAS**, the Planning Commission finds the proposed use would not impair the integrity and character of the IH District in which the conditional use permit is to be established; and

**WHEREAS**, the Planning Commission finds that the project site is suitable for the type and intensity of use proposed under the conditional use permit; and

**WHEREAS**, the Planning Commission finds that there is adequate provision for water, sanitation, public utilities, and services to ensure public health and safety for the conditional use permit; and

**WHEREAS**, the conditional use permit will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity of the project site; and

**WHEREAS**, the Planning Commission finds that the attached Conditions of Approval are deemed necessary for the safety and welfare of the community.



**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Shafter, in a regular session assembled on the 14<sup>th</sup> day of May 2024, approves Conditional Use Permit No. 24-142 to allow a large collection recycling facility within two existing buildings totaling approximately 31,000 square feet located at 701 and 731 Canal Street (APN 091-040-21), as illustrated in Exhibit “A”, and as described in Planning Commission Resolution No. 24-438, with conditions of approval as provided in Exhibit “B”.

**PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF MAY 2024.**

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John Sanchez, Chairman

**ATTEST**

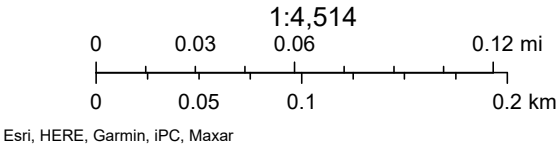
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Vanessa Uribe, Deputy City Clerk



4/9/2024, 9:02:16 AM

 Site



## **EXHIBIT B**

### **CONDITIONAL USE PERMIT NO. 24-142 CONDITIONS OF APPROVAL**

1. The owner(s) or project proponent(s) (hereinafter referred to as “Developer”), solely at their cost and expense, shall defend, indemnify, and hold harmless the City of Shafter (hereinafter referred to as “City”), its agents, legislative bodies, officers, and employees regarding any legal or administrative action, claim, or proceeding concerning approval of Conditional Use Permit (“CUP”) No. 24-142 (hereinafter referred to as “CUP 24-142”) and/or related actions including, without limitation, actions taken or not taken with respect to the California Environmental Quality Act (hereinafter referred to as “CEQA”); or, at its election and in the 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 bodies, officers, and employees for any judgments, amounts paid in settlements, court costs, and attorneys’ fees which the City, its agents, legislative bodies, officers, and employees may be required to pay or otherwise pay because of such action, 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 Developer’s obligations under these conditions of approval (hereinafter referred to as “Conditions”).
2. Developer, or general contractor, shall submit a list of all contractors and/or subcontractors performing work on this project to the City’s Administrative Services Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City prior to the commencement of work.
3. Until all portions of the project have been completed, all vacant and undeveloped land within the boundaries of the project area shall be maintained in a weed-free, clean, and orderly manner by Developer. Should said property not be so maintained, City shall notify Developer that the property is to be cleaned within fourteen (14) days of receipt of said notice. If Developer does not comply within the required time frame, City may then clear the land and bill Developer for expenses incurred and Developer shall promptly pay the City for such expenses.
4. Developer shall comply with all provisions of the City’s Zoning Ordinance, Subdivision and Engineering Design Manual, the latest adopted California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Fire Code, and all other applicable codes, ordinances, regulations, and development standards in effect at the time of issuance of relative permits. Identification of specific sections of any of the City documents does not negate the Developer’s responsibility to conform to

unmentioned sections of the City's Zoning Ordinance, Subdivision and Engineering Design Manual, California Building Code, and all other applicable ordinances, resolutions, standards, and requirements of the City.

5. Approval of CUP 24-142 shall not vest until all Conditions are met. If within one year after the approval by the City, the development has not been initiated, the procedures and actions which have taken place up to that time shall be null and void and the development project shall be subject to the processing of new permits if it is the Developer's intent to proceed with construction unless Developer applies for and receives approval of an extension of time from the City Planning Commission. One extension of time, not to exceed one additional year, may be granted by the Planning Department not less than 30 days prior to the date of expiration. PLEASE NOTE: This will be the only notice given for the above specific expiration date. The Developer is responsible for initiating an extension request.
6. Construction of the development identified as CUP 24-142 shall be in substantial accordance with all City approved submittals to the City by Developer, including, but not limited to all Conditions of CUP 24-142 and Exhibit "A" (Site Plan) of Resolution No. 24-438, except as otherwise set forth in these conditions of approval.
7. The Developer is responsible for maintaining the facility in an appropriate manner consistent with the original approval of this CUP. Should the use be replaced or discontinued for a period of six months, the approval will lapse, and the developer shall remove any associated equipment and materials from the project site and shall repair any damage to the premises or other land caused by such removal. Upon removal of the facility, the Developer shall restore the premises or other land affected by such removal to its original condition.
8. No new construction, or improvements to the property, shall be permitted without first obtaining the proper permits from the Planning, Building, and Engineering Departments of the City.
9. All new utilities shall be underground service.
10. The property and any proposed building(s), as well as any architectural features, shall be kept free of graffiti and shall be maintained in a clean and orderly manner.
11. The project site, access, and storage areas shall be paved as illustrated in Exhibit A (Site Plan) of Resolution No. 24-438.

12. The project shall comply with the lighting standards for non-residential development per Section 10.140 of the Shafter Zoning Ordinance and shall provide adequate lighting for security and shall not unreasonably disturb surrounding properties.
13. Unless otherwise stated, all Conditions shall be completed prior to a final inspection and prior issuance of an occupancy permit.
14. CUP 24-142 shall not become effective for any purpose unless an "Acceptance of Conditions" form has been signed by the Developer and returned to the Planning Department.
15. The Developer shall remove and replace any existing public or private improvements that may become damaged during any phase of construction, as required by the City Engineer.
16. Any contractor working within the public right-of-way shall obtain an encroachment permit from the City Engineer prior to commencing any such work.
17. The Developer shall relocate and/or install all necessary infrastructure to provide utilities to the proposed project.
18. Easements to be given to the City or any other public utility agency for sewer, water, storm drain, electrical, or any other utility or similar purpose shall not cross private property without prior approval of the City Engineer.
19. Any above-ground utility cabinets or facilities to be located within the road right-of-way or public utility easement shall be permitted only upon approval by the City Engineer. Such approval will be made in writing, upon written request of the Developer and/or the affected utility company.
20. Prior to permitting occupancy, a building address shall be permanently installed and clearly visible from the street in a manner approved by the City's Building Official.
21. All conditions of the Kern County Fire Department shall be met prior to issuance of Occupancy Permit. If no conditions are required, a letter stating so shall be submitted to the City Building Department.
22. Prior to any use or recycling activity, a Certificate of Occupancy shall be obtained from the Building Department.
23. Prior to any use or recycling activity, the exterior tanks at 731 Canal Street shall be abandoned in place to the satisfaction of the Building Department.

24. Prior to any use or recycling activity, the Developer shall submit to an inspection by the Building Department and shall make repairs to the satisfaction of the Building Department, including to the roof of the building located at 731 Canal Street.
25. Restrooms for the public and employees shall be established or reestablished prior to issuance of a Certificate of Occupancy. Porta-potties may be used temporarily for a period of six months from the date of CUP approval.
26. All City development fees shall be paid prior to issuance of a building permit.
27. ADA standards shall be adhered to.
28. The Developer shall comply with all applicable San Joaquin Valley Air Pollution Control District (SJVAPCD) regulations, including, but not necessarily limited to, Regulation VIII. Proof of compliance shall be submitted to the City Planning Department prior to issuance of Occupancy Permit.
29. The Developer shall comply with all applicable State laws and regulations related to recycling materials and activities.
30. The site plan as shown in Exhibit "A" of Resolution No. 24-438 is preliminary and used exclusively in the processing of CUP No. 24-142 as it includes basic information, such as building placement, access points, general landscaping, utilities connections, zoning considerations, etc. of sufficient detail to approve the CUP only. Submittal of a final site plan to the Planning, Building, and/or Engineering Department(s) shall be required that is comprehensive and sufficiently detailed to obtain necessary permits and approvals for construction.



**DATE:** May 14, 2024  
**TO:** Planning Commission  
**FROM:** Planning Department  
**SUBJECT:** Amendment No. 1 to Conditional Use Permit No. 98-5

**RECOMMENDATION:**

Planning Commission find that the action is not defined as a “project” per Section 15378(b)(5) of the CEQA Guidelines; conduct a public hearing; and adopt Resolution No. 24-439, a Resolution of the Planning Commission of the City of Shafter, approving Amendment No. 1 to Conditional Use Permit No. 98-5 to remove Condition No. 2 from the previously approved Conditions of Approval.

**APPLICANT**

Virtual Site Walk LLC  
4926 Monta Vista Drive E  
Edgewood, WA 98372

**OWNER**

Code Precast Products Inc.  
1050 E. Los Angeles Avenue  
Shafter, CA 93263

**LOCATION:** The existing tower subject to Conditional Use Permit No. 98-5 is located at 1050 E. Los Angeles Avenue (APN 089-230-64). See **Exhibit 1**.

**PROJECT DATA:**

1. General Plan Designation: The current land use designation of the site is I (Industrial). The properties to the north, east, south, and west are also I.
2. Zoning: The site is zoned I (Industrial). The properties to the north, east, south, and west are also zoned I.
3. Acreage: 4.97 total acres for APN 089-230-64, a 1,200-square-foot portion of which includes the existing wireless telecommunication facility site

**PROJECT ANALYSIS:**

On August 18, 1998, the Planning Commission approved Conditional Use Permit (CUP) No. 98-5, subject to findings and conditions of approval, for a 103-foot-high wireless telecommunication tower and appurtenant uses (collectively, the wireless telecommunication facility) on a 1,200-square-foot portion of APN 089-230-64 located at 1050 E. Los Angeles Avenue. “Telecommunication facilities” are allowed within the I District with approval of a CUP.

There were 19 conditions of approval placed on CUP No. 98-5 when it was approved. Condition No. 2 places a term on the wireless telecommunication facility where, at the end of the term, the CUP would become null and void. The applicant requests the elimination of Condition No. 2 to allow for the facility to operate indefinitely. The remaining 18 approved conditions would still be applicable to the facility.

**PUBLIC HEARING**

Specifically, Condition No. 2 states:

The initial term for this conditional use permit shall be for five (5) years commencing with the issuance of a certificate of occupancy by the City. At the end of the initial five (5) year review period, the City Planning Commission shall review this conditional use permit and shall determine whether or not an additional five (5) year term should be granted. This five (5) year review process may be exercised, provided the Planning Commission continues to make findings to permit continuance of this conditional use permit, a total of 3 times (20 year maximum life of the conditional use permit), at which time this conditional use permit will become null and void.

Therefore, CUP No. 98-5 became null and void on August 18, 2018. However, staff has permitted additional improvements to the facility after 2018, including, most recently, the construction of new antennas and electrical groundwork in August 2022 and the replacement of three antennas in November 2021. Given that staff has continued to permit work at the facility after the CUP expiration date and because such facilities have been proven to be safe and reliable as well as necessary for modern communications, staff has brought forth this amendment to remove Condition No. 2 to allow the facility to continue to operate indefinitely.

The reasoning for the term is unknown other than perhaps wireless technology was less known and understood back in 1998 and, out of an abundance of caution, previous Planning staff decided to apply a term to the facility. Other more recent CUPs to allow wireless communications facilities in the City do not have such terms.

This amendment does not supersede Section 2.190 of Title 17 of the Shafter Municipal Code (Zoning Ordinance), which allows for the revocation of permits, including any CUP, based on specific findings. In other words, if Condition No. 2 is eliminated, the Planning Commission would still have the option of revoking the original CUP, if deemed necessary, provided one or more of the following findings can be made: 1) the approval was obtained by misrepresentation or fraud; 2) the use has ceased for six or more months; 3) conditions of the permit have not been met; or 4) public health, safety, or welfare can only be served by revocation.

#### **CEQA:**

The action is not defined as a “project” per Section 15378(b)(5) of the CEQA Guidelines because the action is to eliminate Condition No. 2 from the conditions of approval for CUP No. 98-5 to eliminate the expiration date for an existing wireless telecommunication tower to allow the tower to continue to operate indefinitely and therefore, it is organizational and administrative activity that will not result in direct or indirect physical changes to the environment and not subject to CEQA.

#### **FINDINGS:**

1. The Planning Commission finds that the proposed use associated with the amendment and the amendment itself are permitted within the I District, is

consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City.

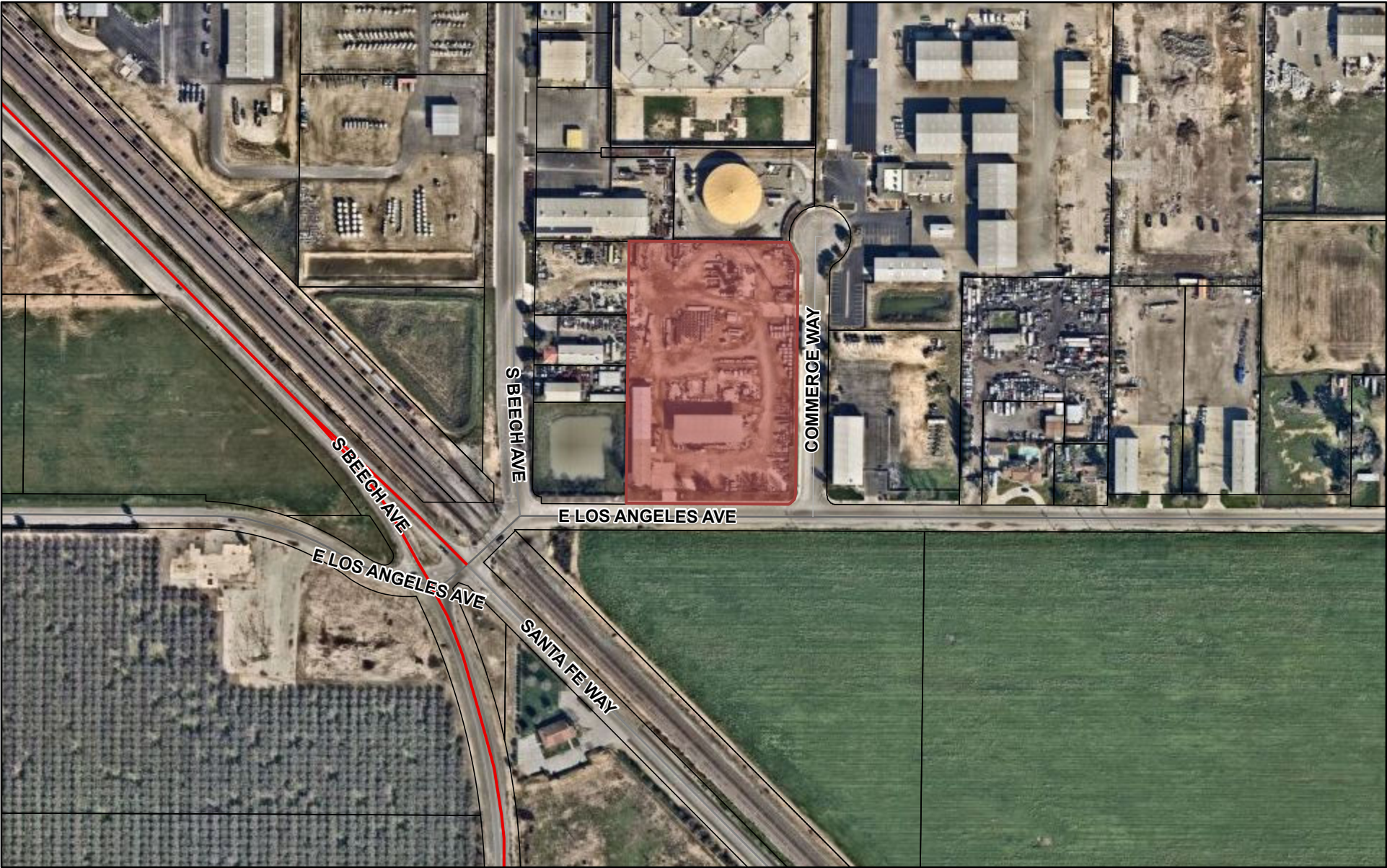
2. The Planning Commission finds the proposed use associated with the amendment and the amendment itself would not impair the integrity and character of the I District in which the conditional use permit is to be established.
3. The Planning Commission finds that the proposed use associated with the amendment and the amendment itself are suitable for the type and intensity of the use proposed for the conditional use permit.
4. The Planning Commission finds that there is adequate provision for water, sanitation, public utilities, and services to ensure public health and safety.
5. The proposed amendment will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.
6. The Planning Commission finds that the amendment is not defined as a “project” per Section 15378(b)(5) of the CEQA Guidelines and therefore, will not have a significant impact on the environment.
7. The attached Conditions of Approval are deemed necessary for the safety and welfare of the community.

**ATTACHMENTS**

**EXHIBIT**

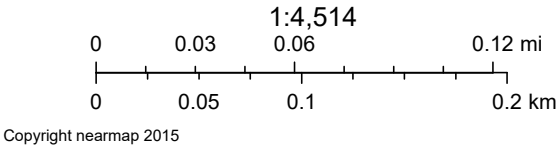
Site Map  
Resolution No. 24-439

1  
2



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 Site





## **RESOLUTION NO. 24-439**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING AMENDMENT NO. 1 TO CONDITIONAL USE PERMIT NO. 98-5 TO REMOVE CONDITION NO. 2 FROM THE PREVIOUSLY APPROVED CONDITIONS OF APPROVAL**

**WHEREAS**, the Planning Commission has, at its regularly scheduled meeting on May 14, 2024, studied and considered the proposed request for Amendment No.1 to Conditional Use Permit (CUP) No. 98-5 to remove Condition No. 2 related to an existing wireless telecommunication facility located at 1050 E. Los Angeles Avenue (APN 089-230-64) (“Project”) as shown in Exhibit “A”; and

**WHEREAS**, on August 18, 1998, the Planning Commission approved CUP No. 98-5 that included 19 conditions of approval, including Condition No. 2; and

**WHEREAS**, Condition No. 2 of CUP No. 98-5 places a term on the wireless telecommunication facility where, at the end of the term, the CUP would become null and void; and

**WHEREAS**, the applicant, Virtual Site Walk LLC, requested an amendment to CUP No. 98-5 to remove Condition No. 2 to allow the Project to continue to operate indefinitely; and

**WHEREAS**, the Project does not supersede Section 2.190 of Title 17 of the Shafter Municipal Code (Zoning Ordinance), which allows for the revocation of permits, including any CUP, based on specific findings; and

**WHEREAS**, the Planning Commission has determined that Amendment No. 1 to CUP No. 98-5 is not defined as a “project” per Section 15378(b)(5) of the CEQA Guidelines because the action is to eliminate Condition No. 2 from the conditions of approval for CUP No. 98-5 to eliminate the expiration date for an existing wireless telecommunication tower to allow the tower to continue to operate indefinitely and therefore, it is organizational and administrative activity that will not result in direct or indirect physical changes to the environment and not subject to CEQA.; and

**WHEREAS**, a timely and properly noticed public hearing for the Project was held by the Planning Commission of the City of Shafter at a regular meeting on May 14, 2024, at which hearing evidence, oral and documentary, was admitted on behalf of said Project; and

**WHEREAS**, the Planning Commission finds that the Project is permitted within the Industrial (I) District, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City; and

**WHEREAS**, the Planning Commission finds the Project would not impair the integrity and character of the I District in which the conditional use permit is to be established; and

**WHEREAS**, the Planning Commission finds that the Project site is suitable for the type and intensity of use proposed under the conditional use permit; and

**EXHIBIT 2**

**WHEREAS**, the Planning Commission finds that there is adequate provision for water, sanitation, public utilities, and services to ensure public health and safety for the conditional use permit; and

**WHEREAS**, the conditional use permit will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity of the project site; and

**WHEREAS**, the Planning Commission finds that the attached conditions of approval are deemed necessary for the safety and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Shafter, in a regular session assembled on the 14<sup>th</sup> day of May 2024, approves Amendment No. 1 to Conditional Use Permit No. 98-5 to remove Condition No. 2 related to an existing wireless telecommunication facility located at 1050 E. Los Angeles Avenue (APN 089-230-64), as illustrated in Exhibit “A”, and as described in Planning Commission Resolution No. 23-439, with revised conditions of approval as provided in Exhibit “B”.

**PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF MAY 2024.**

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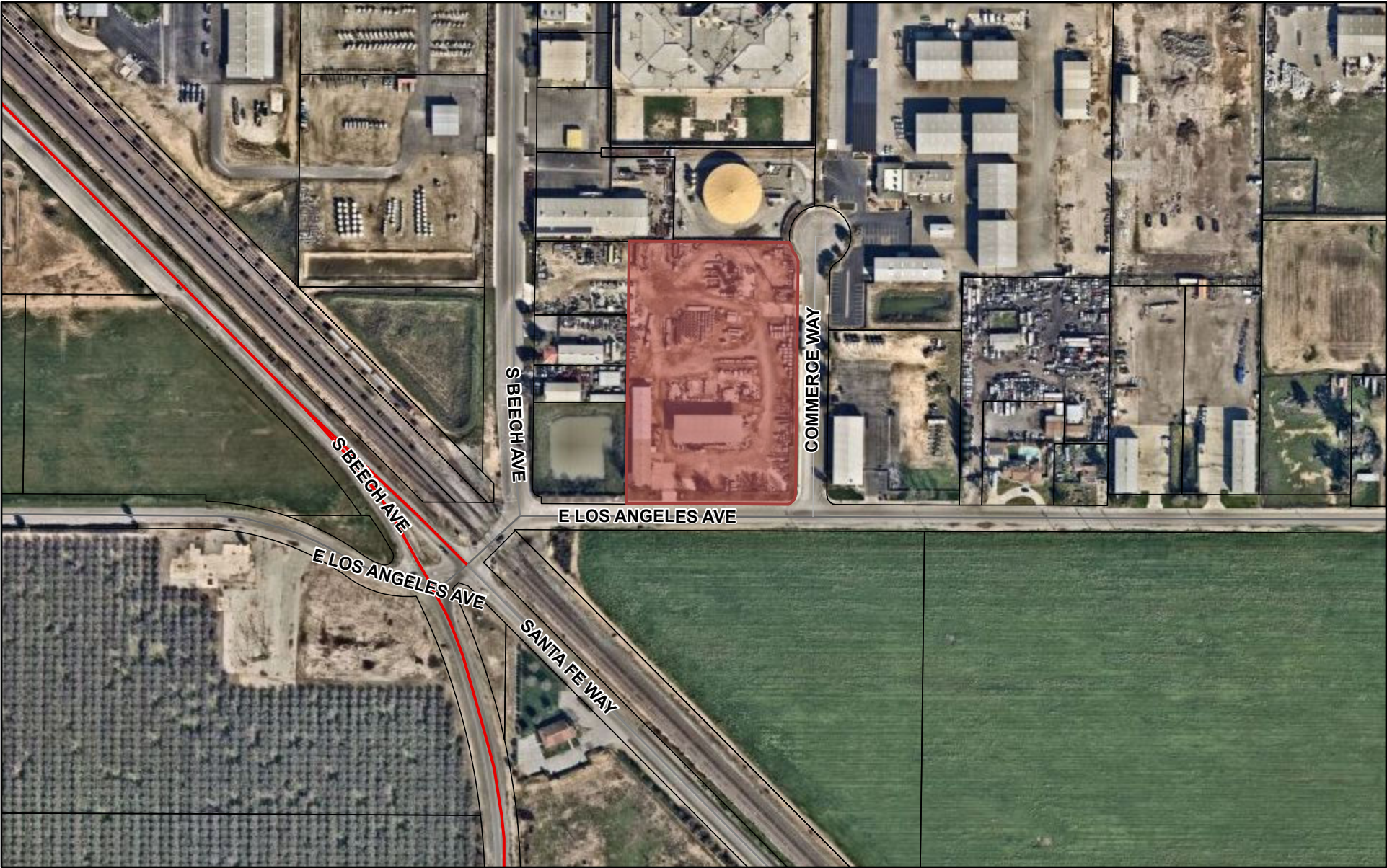
John Sanchez, Chairman

ATTEST

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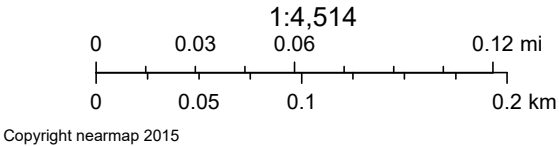
Vanessa Uribe, Deputy City Clerk





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 Site



## **EXHIBIT B**

### **CONDITIONAL USE PERMIT NO. 98-5 CONDITIONS OF APPROVAL**

1. The applicant shall submit to the City a master plan of all proposed facility sites, if any, within the City of Shafter prior to issuance of a building permit for the proposed facility.
- ~~2. Consistent with City Ordinance No. 506, the initial term of this conditional use permit shall be for five (5) years commencing with the issuance of a certificate of occupancy by the City. At the end of the initial five (5) year review period, the City Planning Commission shall review this conditional use permit and shall determine whether or not an additional five (5) year term should be granted. This five (5) year review process may be exercised, provided that the Planning Commission continues to make findings to permit continuance of this conditional use permit, a total of 3 times (20 year maximum life of the conditional use permit), at which time this conditional use permit will become null and void.~~
3. Applicant shall permit City emergency services departments, namely Police and Fire, as well as the Dial-A-Ride transit service to locate their respective antennas and equipment on the applicant's tower and on the premises. The applicant shall further permit the City access onto the premises to maintain any such City equipment. It is understood that such co-location by the applicant of the City's emergency services departments and Dial-A-Ride transit service will in no way overload or jeopardize the structural integrity of the tower. If the addition of the City equipment would result in the potential to overload or jeopardize the structural integrity of the tower, and, for that reason, applicant does not permit placement of said City equipment on the tower, the City will have no recourse against the applicant. However, if placement of said City equipment on the tower will not overload or jeopardize the structural integrity of the tower, the City shall be given first position to locate its equipment on the tower and any additional requests for co-location by other users shall not be considered as grounds to cause City to remove its equipment from the tower if it is determined that placement of said additional equipment would overload or jeopardize the structural integrity of the tower.
4. The applicant shall supply verification to City staff of the proposed facility's compliance with the American National Standards Institute (ANSI) and Institute of Electrical and Electronics Engineers (IEEE).
5. The applicant shall supply verification of compliance with all requirements of the Federal Aviation Administration (FAA).
6. The proposed facility shall be designed to co-locate with other carriers. If co-location is not possible, the applicant shall submit such evidence prior to construction of the facility.

The applicant shall also submit a copy of the appropriate portions of the tentative lease agreement indicating that no exclusive agreements have been made to prevent future carriers to locate on the same site or facility, as well as submit a design plan which does not preclude potential additional users. Any changes to the facility, to provide for co-location not considered in this conditional use permit, shall require the applicant to apply to the City for change of conditions.

7. Support structures shall be screened from view by siting them next to buildings, within a walled area, or screened by dense landscaping.
8. If prescribed by the City or another approving authority, such as the FAA, safety lights shall be required.
9. All structures and equipment shall be painted in a “tan” color, as approved by the Planning Director to neutralize and blend the facility in and with its surroundings. Where an equipment building accompanies the support structure, it shall be designed, colored and textured to match adjacent architecture or to blend in with the surrounding development.
10. The facility shall not create any non-conforming situations to the site such as a reduction in parking, landscaping, loading zones, and/or elimination of loading zones. The wireless communication facility shall be installed and maintained in compliance with the requirements of the latest City adopted Uniform Building Code, Uniform Electrical Code, Noise Standards, and other applicable ordinances.
11. Whip and microwave dish antennae are permitted only if integrated into design of the structure and/or fully screened from public view.
12. All utilities associated with the facility shall be underground.
13. The applicant is responsible for maintaining the facility in an appropriate manner consistent with the original approval of this Conditional Use Permit. Should the use be replaced or discontinued for a period of six months, the approvals will lapse and the applicant shall remove all structures, equipment, and facilities from the project site and shall repair any damage to the premises or other land caused by such removal. Upon removal of applicant’s facilities, applicant shall restore the premises or other land affected by such removal to its original condition.
14. The applicant shall construct a driveway apron, approach, and driveway, consistent with the standards of the Shafter Subdivision & Engineering Design Manual, to connect the project site with Commerce Way.

15. Exterior on-site lighting shall be designed and placed in a manner that will not unreasonably disturb surrounding properties. A lighting plan, subject to review and approval by the Planning Director, shall be implemented prior to issuance of Certificate of Occupancy.
16. No new construction, or improvements to the property, shall be permitted without first obtaining the proper permits from the planning, building, and engineering department of the City. The applicant shall comply with the latest adopted Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, Uniform Fire Code, National Electrical Code, and all other applicable codes, ordinances, and regulations in effect at the time of issuance of relative permits.
17. The applicant, at its sole cost and expense, shall defend, indemnify, and hold harmless the City of Shafter, its agents, legislative body, officers and employees in any legal or administrative action, claim or proceeding concerning approval of this Conditional Use Permit No. 98-5; or at its election and in the alternative, shall relinquish such approval. The applicant shall assume the defense of the City in any such legal or administrative action, claim, or proceeding with legal counsel paid for in its entirety by the applicant, but subject to the City's reasonable approvals. The applicant shall also reimburse the City, its agents, legislative body, officers or employees for any judgements, amounts paid in settlements, court costs, and attorney's fees which the City, its agents, legislative body, officers or employees may be required to pay at court as a result of such action, claim or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any action, claim or proceeding, but such participation shall not relieve the applicant of its obligation under this condition.
18. This conditional use permit shall not become effective for any purpose unless an "Acceptance of Conditions" form has been signed by the applicant and returned to the Shafter Planning Department.
19. This conditional use permit shall become null and void if construction of the facility has not begun within one year of the date of approval by the Planning Commission. One extension of time not to exceed one additional year, may be granted by the Planning Commission upon written request submitted to the Planning Department not less than 30 days prior to the date of expiration. PLEASE NOTE: this will be the only notice given for the above specified expiration date. The applicant is responsible for initiating the extension request.

**DATE:** May 14, 2024  
**TO:** Planning Commission  
**FROM:** Planning Department  
**SUBJECT:** Specific Plan Amendment No. 23-09

**RECOMMENDATION:**

Planning Commission find that the environmental impacts of the project have been previously analyzed; conduct a public hearing; and adopt Resolution No. 24-440, a Resolution of the Planning Commission of the City of Shafter making findings and recommending the City Council of the City of Shafter adopt the Amendment (Specific Plan Amendment No. 23-09) to the Mission Lakes Specific Plan as provided in Exhibit "A".

**APPLICANT**

QK Inc.  
5080 California Avenue, Suite 220  
Bakersfield, CA 93309

**OWNER**

Lennar Homes of California, LLC  
8080 N. Palm Avenue, Suite 110  
Fresno, CA 93711

Suburban Land Reserve Inc.  
P.O. Box 511196  
Salt Lake City, UT 84151

7<sup>th</sup> Standard Ranch Investors, LLC  
P.O. Box 82515  
Bakersfield, CA 93380

**LOCATION:** The Mission Lakes Specific Plan area is shown in **Exhibit 1**.

**PROJECT DATA:**

1. General Plan Designation: The current land use designation for the Mission Lakes Specific Plan area is SP (Specific Plan).
2. Zoning: The current zoning classification for the Mission Lakes Specific Plan Area is SP (Specific Plan).
3. Acreage: The Mission Lakes Specific Plan area consists of about 1,357 gross acres.

**PROJECT ANALYSIS:**

Lennar Homes of California, LLC (Lennar) is requesting an amendment to the Mission Lakes Specific Plan. Specifically, they are requesting the following:



- Allow for a maximum of 1,989 dwelling units within Planning Area (PA) 2a, 5, 6, 7a, 8, and 9. These units may be transferred between these PAs provided that the total number of units does not exceed 1,989.
- Allow for a maximum of 613 dwelling units with PA 2b, 2c, and 7b. These units may be transferred between these PAs provided that the total number of units does not exceed 613.
- Allow one minimum 2.0-acre park in PA-2 rather than two minimum 1.0-acre pocket parks.
- Allow two minimum 1.0-acre pocket parks in PA-5 where currently no parks are allowed.
- Allow one minimum 2.0-acre park in PA-7 rather than two minimum 1.0-acre pocket parks.
- Allow minimum one lake, open space and recreation, and stormwater detention basins on 44.1 acres. Boundaries of public park may encroach on PA 5 and 6, but not the boundaries of PA 12 and 13.
- Revise minimum lot width for minimum 4,000-square-foot lots in PA-1 through PA-9 to 45 feet from 50 feet for interior lots, 50 feet from 55 feet for corner and reverse corner lots, and 30 feet from 35 feet for cul-de-sac lots.
- For 7,200-square-foot lots, if an interior lot width is 45 to less than 60 feet, then development standards for a 4,000-square-foot lot shall apply and a minimum side yard setback of 10 feet shall be enforced for corner and reverse corner lots.
- For 6,000-square-foot lots, if an interior lot width is 45 to less than 60 feet, then development standards for a 4,000-square-foot lot shall apply and a minimum side yard setback of 10 feet shall be enforced for corner and reverse corner lots.
- For 5,000-square-foot lots, if an interior lot width is 45 to less than 60 feet, then development standards for a 4,000-square-foot lot shall apply and a minimum side yard setback of 10 feet shall be enforced for corner and reverse corner lots.
- Revisions to Architectural Diversity – Detached Single-Family; Building Mass, Form, and Scale; Rear Building Elevations; Plotting Concepts; Garages; and Doors and Windows sections of Chapter 5.

The main reason for this Specific Plan Amendment (SPA) is to further subdivide certain PAs by landownership and to allow these landowners the flexibility in moving the total number of dwelling units between certain revised PAs under a landowner's control. PA 2a, 5, 6, 7a, 8 are currently owned by Lennar and PA2b, 2c, and 7b by SLR. The total number of dwelling units that can be moved between the aforementioned PAs was determined by taking the percentage of acreage in the original PAs for each landowner and applying percentage to the total number dwelling units for each affect PA to come up with a total number of dwelling units that can be moved around while not resulting in an increase in the total number of dwelling units originally approved for each PA.

The reason for the park revisions is because the landowners have a new vision for how the parks should be placed into the Specific Plan's geography and to reduce the size of the lake envisioned in the current Specific Plan. Currently, the lake envisioned in the current Specific Plan is almost 30 acres. The applicant wishes to reduce the size of the lake for water conservation reasons and increase the amount of landscaping within the



current lake site. The overall size of the lake and landscaping combined would not be reduced because of this SPA. The overall acreage of parks within the Specific Plan area would increase because of this amendment.

Other revisions to the Specific Plan include revising minimum lot widths for 4,000-square-foot for interior, corner and reverse corner, and lots and mirroring these revisions for 7,200-, 6,000-, and 5,000-square-foot lots.

Finally, the applicant is requesting revisions to various sections of the architectural design guidelines for the Specific Plan, including:

- Architectural diversity – Detached single-family—elimination of the requirement that a maximum of 40% and a minimum of 20% of any one of six different styles shall be used within each PA.
- Building materials and colors—change from three to two colors for elevations, elimination of three roofing color requirement, and elimination of upgraded hardscape in two out of three homes.
- Building mass, form, and scale—elimination of single-story homes or significant single-story components on corner lots at entries and elimination of windowed garage door requirement.
- Rear building elevations—elimination of projections and recesses on long, unbroken stretches of exterior walls; elimination of required variation on second story rear elevations; elimination of articulation on rear elevations and roof planes; and change from three to two required elevations per floor plan.
- Plotting concepts—elimination of plotting alternative floor plan types on contiguous lots where a floor plan shall not be used three times in a row, elimination of not allowing more than 65% of one floor plan on any cul-de-sac are along any street between intersecting street, elimination of having adjacent homes with varying front yard setbacks with exceptions, elimination of driveways towards the rear of the lot on corner lots, elimination of undergrounding utility boxes, and elimination of the requirement of four phone lines to each house.
- Garages—elimination of the requirement of not having two adjacent homes with the same floor plan and elevation with the same garage door pattern; elimination of requiring a variety of garage door designs; elimination of minimizing visual impact by splitting doors into two or more single doors, incorporating windows into garage doors, and using alternative garage configurations; and eliminating design techniques for three door garages.
- Doors and windows—eliminating requirement that doors and windows shall be recessed into or projected out of structures.

The total number of dwelling units in the remaining PAs will remain the same. Suburban Land Reserve Inc. (SLR) and 7th Standard Ranch Investors LLC, the other property owners within the Specific Plan area, have provided staff with letters stating that they authorize Lennar to request the Specific Plan Amendment. Please see **Exhibit A of Exhibit 2** to review the revisions to the Mission Lakes Specific Plan.

**SPECIFIC PLAN CONSISTENCY:**

The proposed changes are consistent with the adopted Mission Lakes Specific Plan. The proposed changes do not result in an increase in the maximum number of housing units previously approved for the Specific Plan area; reduce overall park opportunities; or change wall, street, and landscaping requirements.

**CEQA:**

The amendment is within the scope and intensity of the original Mission Lakes Specific Plan analyzed in the Program Environmental Impact Report (EIR) that was certified for the 2005 City of Shafter General Plan Update (SCH No. 2004101029) and an Addendum to the Certified Final Program Environmental Impact Report for the City of Shafter 2005 General Plan Update and Related Actions (State Clearinghouse No. 2004101029) for Development Agreement No. 06-03 (Addendum). The certified Program EIR and Addendum adequately describes the environmental effects of developing the Specific Plan area with a maximum of 5,334 approved residential units, and the amendment does not increase the maximum units. The Project will not have a significant effect on the environment that has not already been previously analyzed and therefore, the Project has already been analyzed for purposes of the California Environmental Quality Act (CEQA).

**ATTACHMENTS**

**EXHIBIT**

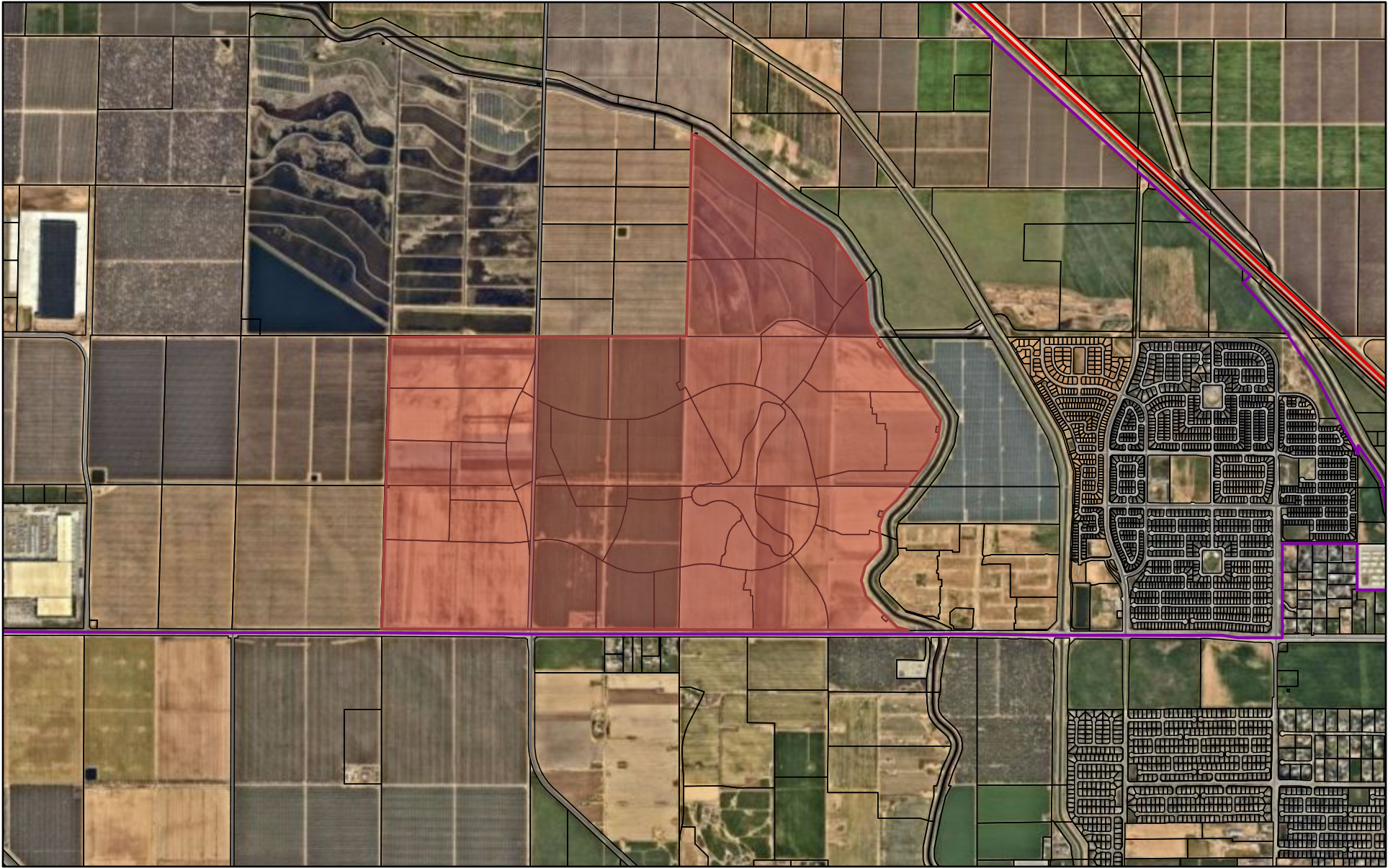
Specific Plan Area

1

Resolution No. 24-440

2

Exhibit 1 - Specific Plan Area



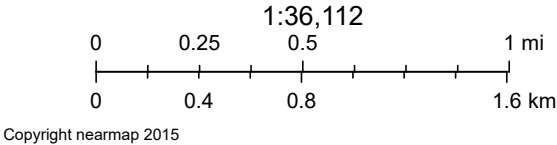
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- Specific Plan
- Shafter City Limits
- Road Centerlines

Arterial

Collector
- Highway

Local



## **RESOLUTION NO. 24-440**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER MAKING FINDINGS AND RECOMMENDING THE CITY COUNCIL OF THE CITY OF SHAFTER ADOPT THE AMENDMENT (SPECIFIC PLAN AMENDMENT NO. 23-09) TO THE MISSION LAKES SPECIFIC PLAN AS PROVIDED IN EXHIBIT “A”.**

**WHEREAS**, Lennar Homes of California, LLC (“Lennar”), a limited liability corporation, is requesting to amend the Mission Lakes Specific Plan (“Project”) to:

- 1) Allow for a maximum of 1,989 dwelling units within Planning Area (PA) 2a, 5, 6, 7a, 8, and 9. These units may be transferred between these PAs provided that the total number of units does not exceed 1,989.
- 2) Allow for a maximum of 613 dwelling units with PA 2b, 2c, and 7b. These units may be transferred between these PAs provided that the total number of units does not exceed 613.
- 3) Allow one minimum 2.0-acre park in PA-2 rather than two minimum 1.0-acre pocket parks.
- 4) Allow two minimum 1.0-acre pocket parks in PA-5 where currently no parks are allowed.
- 5) Allow one minimum 2.0-acre park in PA-7 rather than two minimum 1.0-acre pocket parks.
- 6) Allow minimum one lake, open space and recreation, and stormwater detention basins on 44.1 acres. Boundaries of public park may encroach on PA 5 and 6, but not the boundaries of PA 12 and 13.
- 7) Revise minimum lot width for minimum 4,000-square-foot lots in PA-1 through PA-9 to 45 feet from 50 feet for interior lots, 50 feet from 55 feet for corner and reverse corner lots, and 30 feet from 35 feet for cul-de-sac lots.
- 8) For 7,200-square-foot lots, if an interior lot width is 45 to less than 60 feet, then development standards for a 4,000-square-foot lot shall apply and a minimum side yard setback of 10 feet shall be enforced for corner and reverse corner lots.
- 9) For 6,000-square-foot lots, if an interior lot width is 45 to less than 60 feet, then development standards for a 4,000-square-foot lot shall apply and a minimum side yard setback of 10 feet shall be enforced for corner and reverse corner lots.
- 10) For 5,000-square-foot lots, if an interior lot width is 45 to less than 60 feet, then development standards for a 4,000-square-foot lot shall apply and a minimum side yard setback of 10 feet shall be enforced for corner and reverse corner lots.
- 11) Revise the Architectural Diversity – Detached Single-Family; Building Materials & Colors; Building Mass, Form, and Scale; Rear Building Elevations; Plotting Concepts; Garages; and Doors and Windows sections of Chapter 5; and

**WHEREAS**, the Planning Commission had determined that the Project has already been analyzed for purposes of the California Environmental Quality Act (CEQA) because the Project is within the scope and intensity of the original Mission Lakes Specific Plan analyzed in the Program Environmental Impact Report (EIR) that was certified for the 2005 City of Shafter General Plan Update (SCH No. 2004101029); and

**WHEREAS**, the Planning Commission has determined that the certified Program EIR adequately describes the environmental effects of developing the Specific Plan area with a maximum of 5,334 approved residential units, and the Specific Plan Amendment No. 23-09 does not increase the maximum units; and

**WHEREAS**, a timely and properly noticed public hearing for Specific Plan Amendment No. 23-09 was held by the Planning Commission of the City of Shafter at a regular meeting on May 14, 2024, at which hearing evidence, oral and documentary, was admitted on behalf of Specific Plan Amendment No. 23-09.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Shafter, in regular session assembled on the 14<sup>th</sup> day of May, 2024, resolved to recommend to the City Council of the City Shafter approval of Specific Plan Amendment No. 23-09, as provided in Exhibit “A”, attached hereto, and made part of this resolution.

**BE IT FURTHER RESOLVED** that a copy of this Resolution be delivered forthwith by the Planning Commission Secretary to the City Council of the City of Shafter.

**PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF MAY, 2024.**

---

John Sanchez, Chairman

**ATTEST**

---

Vanessa Uribe, Deputy City Clerk





# Mission Lakes

*Specific Plan*



Exhibit A



**THE  
PLANNING  
CENTER**  
1580 Metro Drive, Costa Mesa, CA 92626  
714-966-9220 [www.planningcenter.com](http://www.planningcenter.com)



# Mission Lakes Specific Plan

*Prepared for:*

**City of Shafter**

336 Pacific Avenue  
Shafter, CA 93263  
(661) 746-2065

*Proposed by:*

~~Seventh Standard Road Investors, LLC~~

~~3101 State Road~~

~~Bakersfield, CA 93308~~

~~(661) 633-7582~~

~~Contact: Lee Jamieson~~

~~March 2005~~

Original Approval: March 2005

Revised: April 2024



# Mission Lakes

## Specific Plan

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# Mission Lakes

## Specific Plan

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## 1.0 INTRODUCTION

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### 1.1 PURPOSE AND INTENT

Mission Lakes is designed as a planned community on 1,356.8 gross acres of unincorporated territory in the City of Shafter Sphere of Influence (SOI). The City of Shafter General Plan update designates an area in the southerly portion of the SOI as Specific Plan, which includes the Mission Lakes property. Annexation of the area designated as Specific Plan is proposed. The development of Mission Lakes will proceed as an orderly conversion of agricultural land to urban uses characterized predominantly by suburban-type residential densities. Community amenities will serve local neighborhood needs and will be integrated into two neighborhood centers. These centers will include some combination of recreation, school, park, public services and/or commercial uses located in close proximity to housing. The development of Mission Lakes is an opportunity to establish a unique and cohesive community identity in Shafter with the provision of entry monuments, landscape treatments, parkways, and appropriate architecture. The interface between individual development areas in the Mission Lakes community will be unified through a well-designed streetscape.

This Specific Plan document is intended to serve as the City of Shafter's long range plan for the physical development of the Mission Lakes community and a guide to all future development proposals within the boundaries of the Specific Plan area. The Environmental Impact Report (EIR) for the City of Shafter General Plan Update, Adopted [INSERT DATE], addresses environmental issues in the Mission Lakes Specific Plan area. The EIR provides California Environmental Quality Act (CEQA) analysis for approval of the Mission Lakes Specific Plan. 6/21/2005

### 1.2 AUTHORITY AND SCOPE

The Mission Lakes Specific Plan (MLSP) has been prepared pursuant to the provisions of California Government Code Section 65450, which grants local government agencies the authority to prepare specific plans for the systematic implementation of the general plan. A specific plan effectively establishes a link between implementing policies of the general plan and individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location, and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.

This Specific Plan is designed to address site specific issues and to provide policy guidance, development standards, and regulations for a localized area within the City of Shafter General Plan



study area. Furthermore, the Shafter General Plan provides overall guidance for physical development in Shafter and is broader in scope than this Specific Plan.

The Mission Lakes Specific Plan contains detailed text and exhibits, which describe the various land uses, amenities, and infrastructure improvements envisioned to occur in the community. Chapter 3 of this document sets forth the master development plan. Design guidelines and development standards in Chapters 4 and 5 will guide site planning, architecture, design and landscaping. A comprehensive analysis has been undertaken to ensure that implementation of the Specific Plan results in the construction of a high-quality community. This document will also guide the build-out of Mission Lakes in a manner that is consistent with State and City policies and standards.

The City of Shafter Development Code, Title 17, Chapter 15, specifies the purpose, requirements, regulations, and procedures for preparation of a Specific Plan in the City of Shafter. California Government Code, Sections 65450 through 65454, establish the authority to adopt a Specific Plan, identify the required contents of a Specific Plan, and mandate consistency with the General Plan.

The California Government Code states that a *“Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent with the General Plan.”*

In response to government requirements, this Specific Plan has been prepared to provide the essential link between City of Shafter General Plan policies and actual development in the Specific Plan area. By functioning as a regulatory document, the Mission Lakes Specific Plan provides a means of implementing the City of Shafter’s General Plan and detailing a specific development proposal for the property. In this regard, all future development plans, tentative parcel and/or tract maps or other similar entitlements, shall be consistent with regulations set forth in this document and with all applicable City regulations.

## 1.3 ACTION EXPECTATIONS

Numerous statements occur in this plan in the form of policies, standards, and guidelines that define action expectations to successfully implement the plan. The following terms clarify the level of commitment intended in the plan, and reflect the expectation or desired outcome. The application of each term to a particular policy or action is a deliberate application of these definitions.

- *Shall.* We will always follow the policy or apply the standard. This is our absolute commitment to the direction expressed. Our expectation is that the direction will definitely be implemented under all circumstances.
- *Should.* We will follow the policy or apply the standard in almost all cases. Exceptions or degrees of implementation are acceptable for good reason. Our expectation is that the direction will almost always be followed.

- *Allow.* We will permit someone else's initiative and support it unless there is a very good reason not to. Our expectation is that the direction will generally be implemented, even though a party other than the City carries it out.
- *Consider.* We will investigate the proposed action or standard to determine the actual level of commitment that is appropriate under the circumstances. Our expectation is that an open-mined effort will be made to evaluate the possibilities until facts are determined and a decision can be made based on those facts.
- *Restrict.* We will take action within certain bounds to limit the direction defined. Our expectation is that implementation will occur, but at a constrained level or within specified limits.
- *Prohibit.* We will actively prevent a specified condition, use or standard from occurring. Our expectation is that the condition or action described will not happen under any circumstance.

Other terminology may appear in certain policy statements. These terms are to be interpreted according to their similarity to the appropriate term described above.

## 1.4 SPECIFIC PLAN USER'S GUIDE

- ***Chapter 1 – Introduction:*** includes the document's purpose and intent, authority and scope, and this guide to the Specific Plan.
- ***Chapter 2 – Project Location and Setting:*** provides general information about the property location, existing site conditions and the Specific Plan's general relationship to the City of Shafter General Plan and Zoning Map.
- ***Chapter 3 – Community Development Plan:*** sets forth a master plan for development of the property consisting of a land use plan, a circulation plan, and public facility information.
- ***Chapter 4 – Development Standards and Regulations:*** includes zoning criteria for the Specific Plan area. These criteria will be applied in the same manner that the City of Shafter Development Code applies elsewhere in the City.
- ***Chapter 5 – Design Guidelines:*** contains design guidelines which will define the community character including but not limited to architecture, landscaping, walls and fences, and signage.
- ***Chapter 6 – Specific Plan Administration:*** describes the project phasing and sets forth administrative procedures for implementing the Specific Plan.

## 2.0 PROJECT LOCATION AND SETTING

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### 2.1 LOCATION

The Mission Lakes Specific Plan (MLSP) is located southeast of the City of Shafter in an unincorporated area of Kern County, approximately 6 miles northwest of the City of Bakersfield (see Figure 2-1, Regional Map). State Route 43 (SR-43) and State Route 99 (SR-99) provide regional access to Shafter and the Specific Plan area. The SR-99 is the closest freeway to Mission Lakes, and the primary local access to the Specific Plan area would be from Seventh Standard Road. Access to individual development areas within the Mission Lakes Specific Plan area will be made possible from the development of new roads.

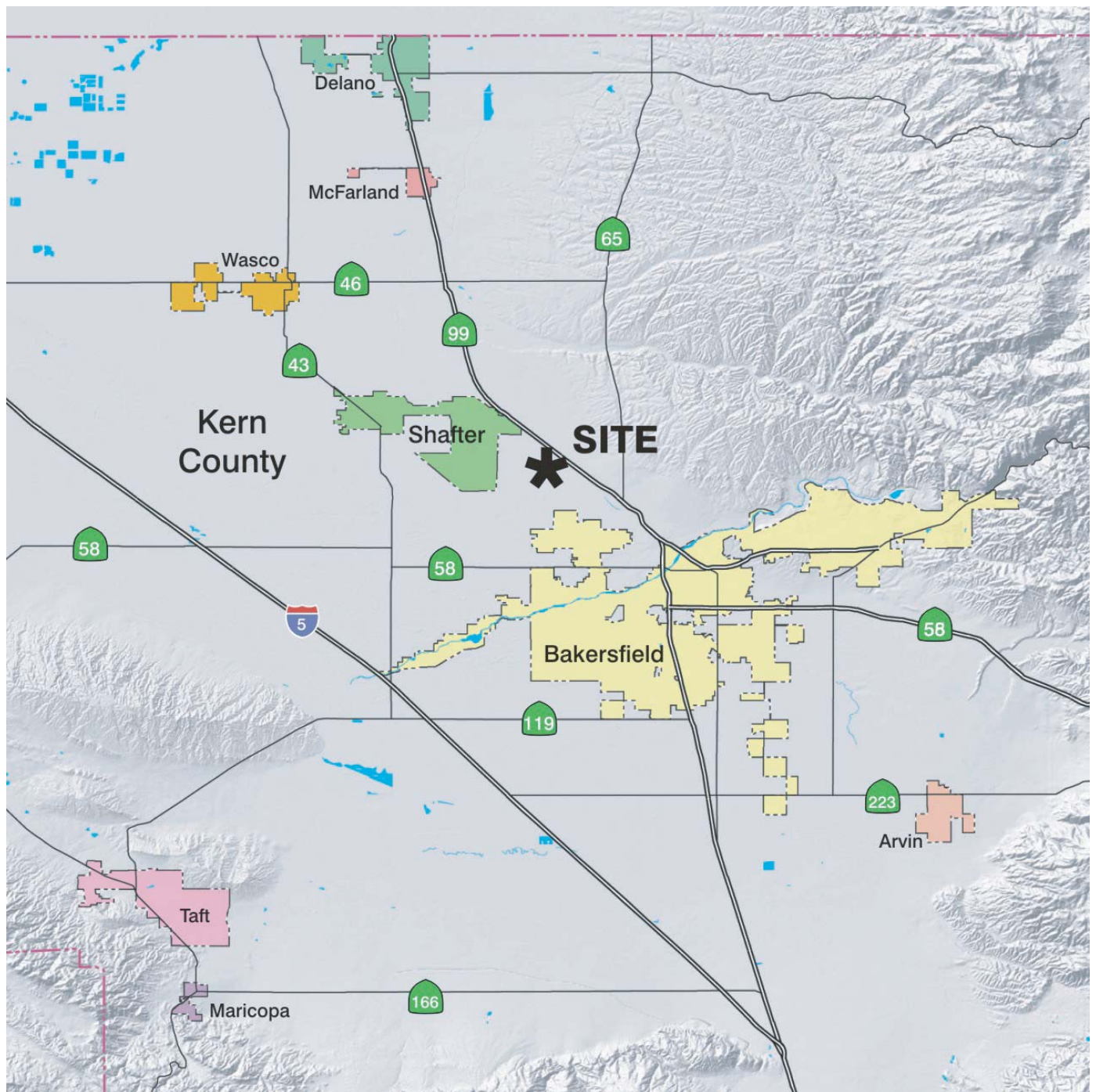
Specifically, the Mission Lakes Specific Plan area is bordered on the north by farmland; on the south by Seventh Standard Road; on the east by the Calloway canal; and extends past Zerker Road on the west. Figure 2-2 shows the boundaries and vicinity of the Specific Plan area.

### 2.2 SURROUNDING LAND USES AND DEVELOPMENT

Agricultural uses are an important part of the City's economic base and comprise the majority of existing and planned land uses in the City. With the exception of small isolated areas of rural residential development approximately 1.25 miles to the east of the Specific Plan area and opposite the site on Seventh Standard Road, the surrounding land uses are agriculture and include the City's irrigation system and NKWS Recharge Basin. Furthermore, farmland to the west and northwest of the Specific Plan area are in agricultural land preserves under the Williamson Act. Some of these agricultural preserves will remain under land conservation contracts; others have been non-renewed. Oil as a mineral resource is also an important land use in the region. Large and small oil fields and tanks farms can be found throughout the surrounding area, including the Fruitvale Oil Field located southeast of the property.

As described above under Section 2.1, the Mission Lakes property is bounded on the east by the Calloway Canal, a major irrigation canal. Although the bordering canal, and nearby freeway and railroad are not part of the Mission Lake property, they are important to the development of Mission Lakes because they guide certain aspects of its design, such as necessitating road improvements over the canals to provide access to adjacent development and requiring landscape zones or other design features that buffer urban development from potential hazards, such as drowning, that may result from siting residential development nearby a canal. Figure 2-3 is an aerial photograph of the Mission Lakes property and its surroundings.

# Mission Lakes Specific Plan



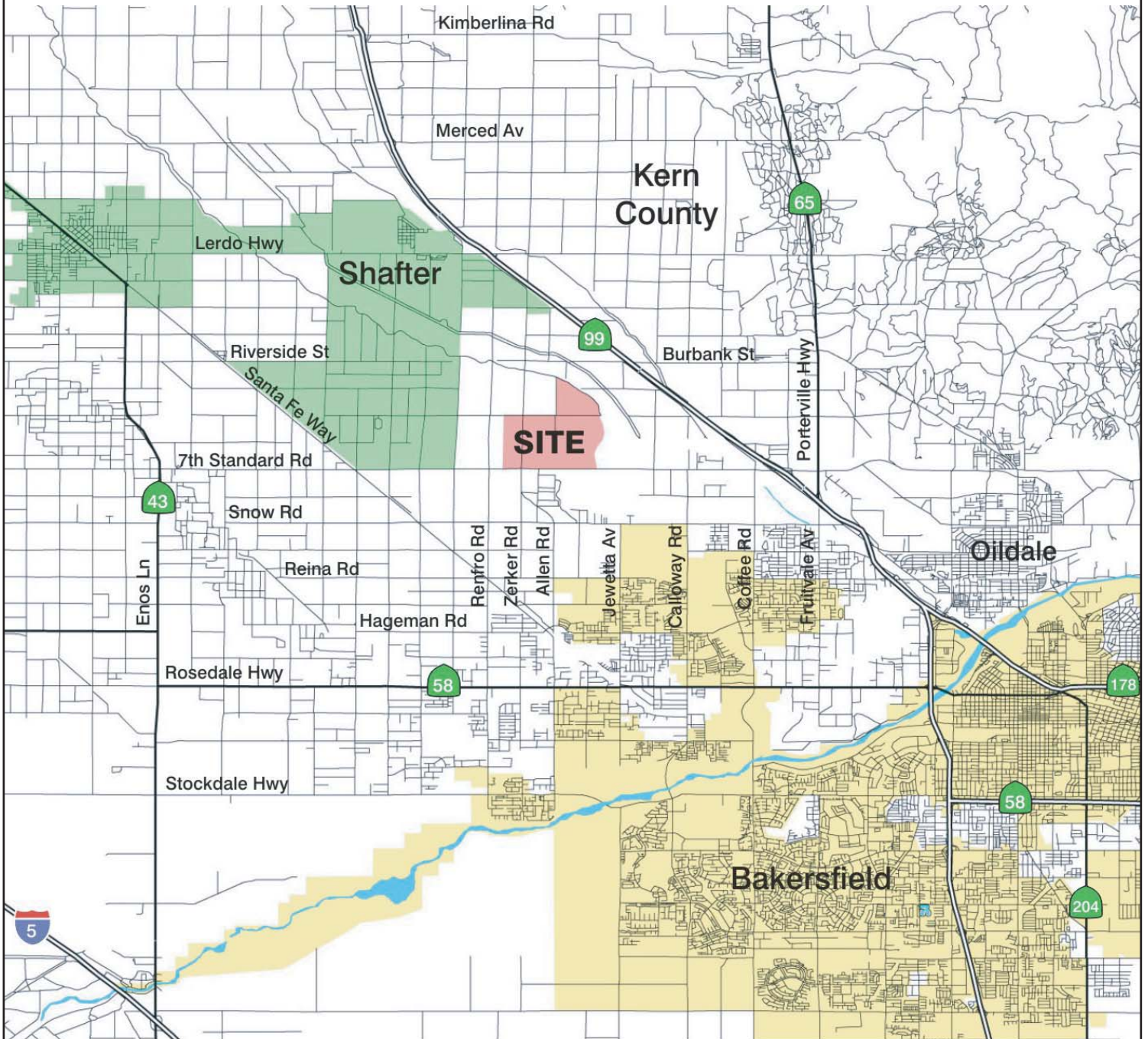
not to scale

Regional Map

Figure 2-1



# Mission Lakes Specific Plan



## Legend

Mission Lakes Specific Plan

not to scale

## Vicinity Map

Figure 2-2



# Mission Lakes

*Specific Plan*



## Legend

○ Oil Wells

not to scale

Aerial Map

Figure 2-3

## 2.3 EXISTING SITE CONDITIONS

The Specific Plan area has been historically used primarily as agricultural land. Land within the Specific Plan area located approximately 0.5 miles north of Seventh Standard Road and continuing north to the northern Specific Plan boundary is under Williamson Act Land Use Contract and has been non-renewed. The majority of the site is covered by a cotton crop, with various dirt roads providing access to and within the farmed area. Farming is supported by five water wells, nine electric powered water transfer units, three concrete lined ditches and an unlined ditch that feeds from the Calloway Canal. Electricity is supplied to the pumps in the eastern portion by a row of power lines. The twenty pole mounted transformers located on the property appear in good condition and show no signs of leakage. Within the south central portion of the property lies a 5.5 acre parcel occupied by two separate, fenced oilfield production facilities, a fenced agricultural equipment storage area, and adjacent parking areas. The production facilities take crude oil and gas from the seven producing wells that are lined up to the north.

The California Division of Oil Gas and Geothermal Resources (CDOGGR) records cite the presence of nine abandoned exploratory oil wells and seven producing wells on the Mission Lakes property, which are identified in Figure 2-3. In the event that a building is constructed within 10 feet of an abandoned well, a leak test must be performed. This consists of exposing the well casing that is normally 5 feet below the ground surface and checking for the presence of any leaks with a soap solution. In addition, CDOGGR has specific requirements for well access. In very rare instances, a building is allowed to be constructed over an abandoned well. When allowed, a single well vent system must be constructed according to CDOGGR requirements.

Topographically, the Mission Lakes site is characterized as flat to gently sloping in a southwesterly direction as shown in Figure 2-4, Topographic Map. Elevations range from 361 to 385 feet above mean sea level. The property does not have any distinguishing geologic formations or topographic features due to its relative flatness. The south end of the San Joaquin Valley is surrounded on all sides, excluding the north, by active fault systems including the San Andreas, White Wolf-Breckenridge-Kern Canyon, and Garlock Faults. Numerous smaller faults exist within the valley floor. The closest known faults to the property are subsurface faults located at the Fruitvale Oil Field. These faults are not thought to be active in the last two million years according to a report prepared by Krazan & Associates.<sup>1</sup>

The Mission Lakes area is located within a structural trough between the Coast Ranges and the Sierra Nevada Mountains. Erosion from both of these mountain systems has resulted in the deposition of immense thickness of sediments in the Valley floor. Heavily-laden streams from the Sierra Nevada have built very prominent alluvial fans along the margins of the San Joaquin Valley. The alluvial deposits are mostly cohesionless sands and silts, with some clayey soils to the northeast

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<sup>1</sup> Karzan & Associates, *Preliminary Geotechnical Investigation*, Bakersfield, CA., 2004.

and central portions of the site. The estimated swell pressures of the clayey soils are not expected to be a major structural consequence, but it may cause minor movement effecting slabs and possible stucco or similar brittle exterior finishes. It is recommended the upper 18 inches of soil within building areas consist of non-expansive engineered fill. Up to 3 ½ feet of fill material exists at various locations due to the construction of access roads and irrigation ditches. The fill material will be suitable for re-use as engineered fill, provided it is cleansed of excessive organics and debris. Average depth to groundwater is 200 feet.

Buried utility lines are located along the edges of the site. Demolition activities should include proper removal of these and their associated buried structures. Buried utility lines should be removed and/or re-routed if not utilized for the proposed development. As well, for any basins or irrigations ditches not utilized for the proposed development, it is recommended that all concrete, deleterious materials and loose soils be removed prior to backfilling. Any buried structures encountered during construction should be properly removed and the resulting excavations backfilled with engineered fill. Water wells should be abandoned in accordance with County standards.

## 2.4 LAND USE DESIGNATIONS AND ZONING

### 2.4.1 GENERAL PLAN

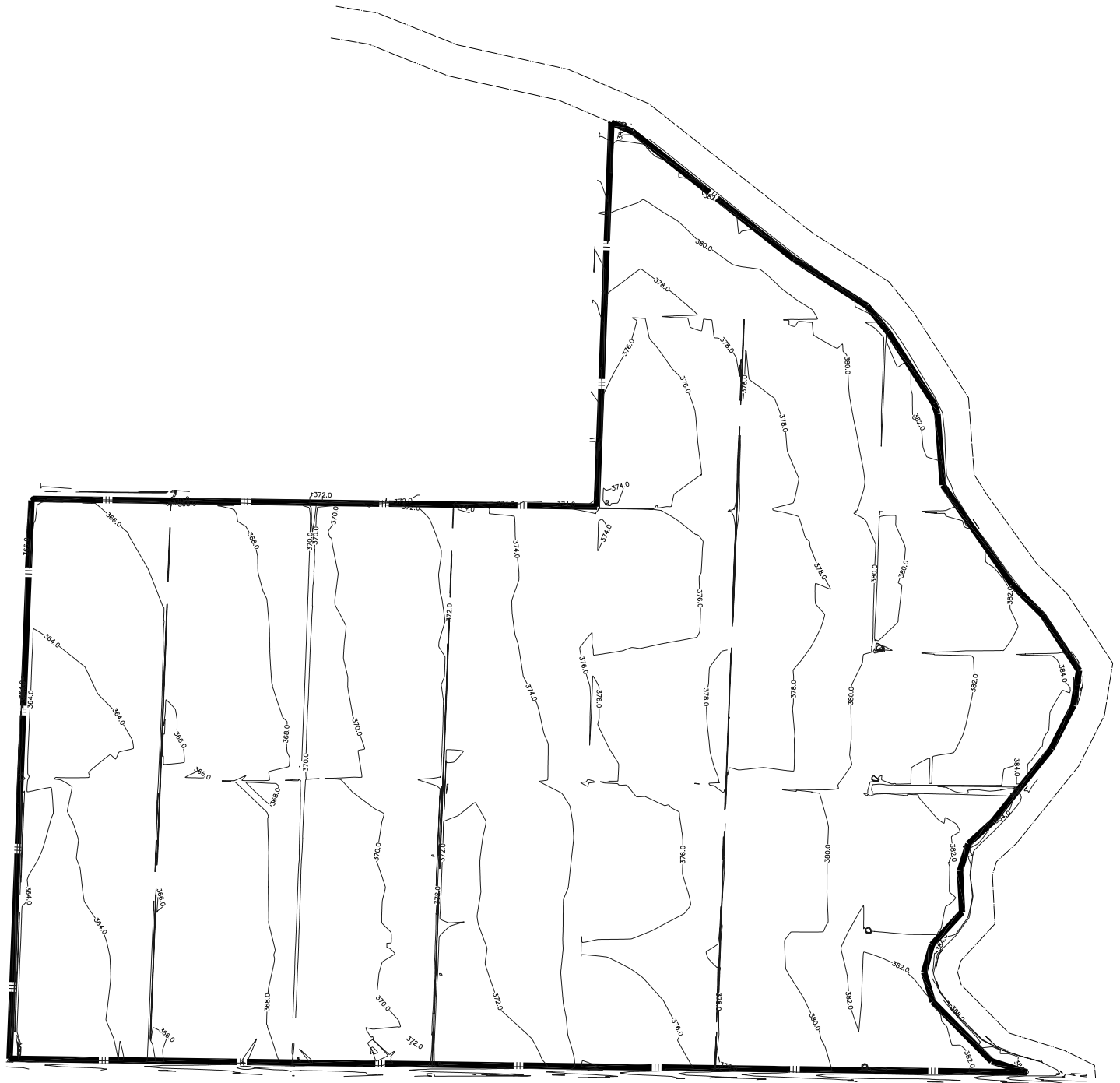
The Mission Lakes property is part of a larger area that has been designated as “Specific Plan” in the City of Shafter General Plan. Figure 2-5 shows the City of Shafter General Plan Land Use Map and land use designations in the area surrounding the Specific Plan. The intent of the Specific Plan designation is to provide a mix of residential, commercial, industrial, parks, schools and community facilities in a master-planned community setting and to encourage orderly urban development and the creation of a unique community identity in Shafter.

### 2.4.2 ZONING

The Specific Plan area is designated as Mission Lakes Specific Plan (SP-2) in the City of Shafter Development Code.

# Mission Lakes

## Specific Plan



not to scale

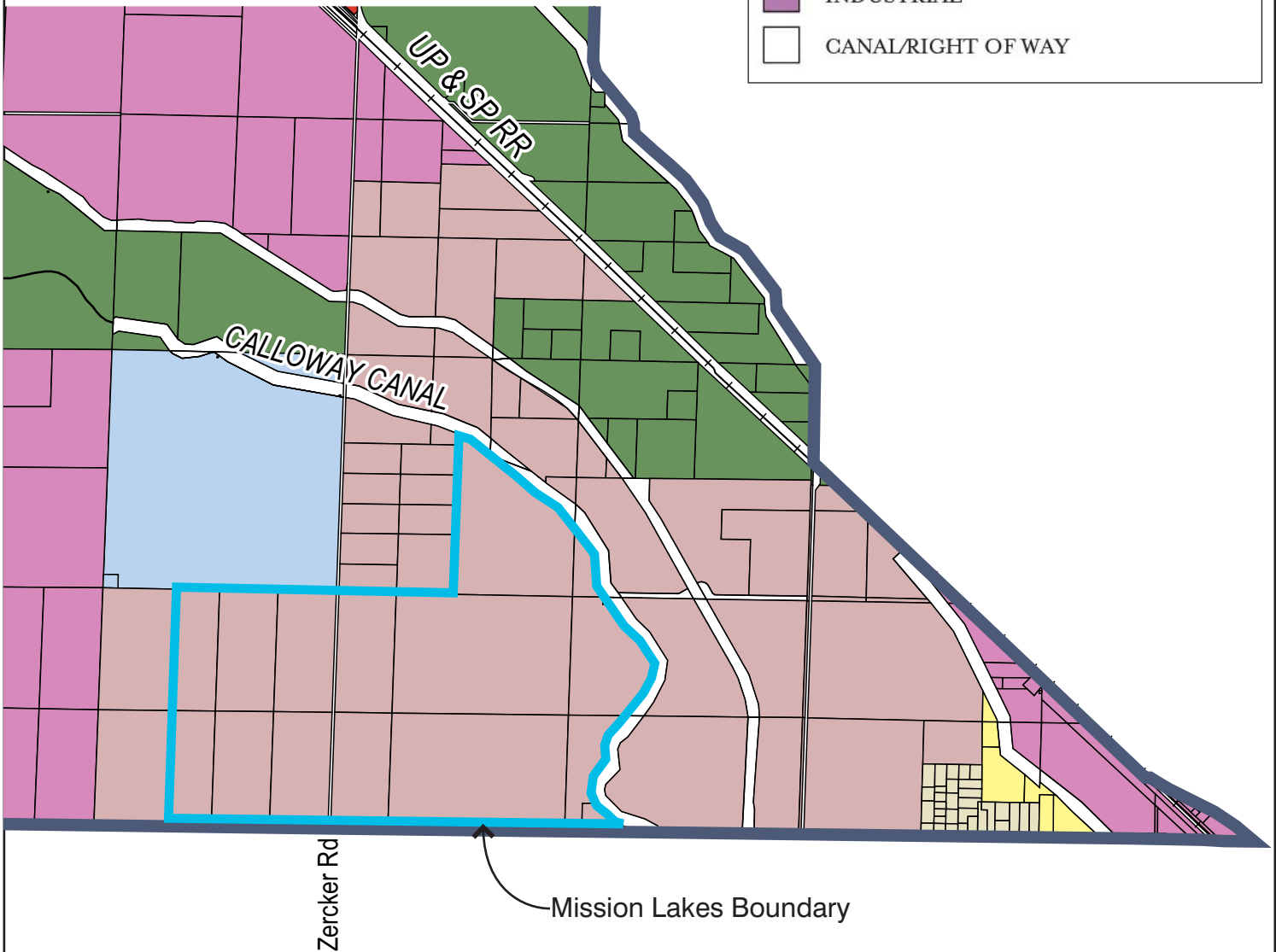
Topographic Map

Figure 2-4

# Mission Lakes Specific Plan

## LEGEND

- GENERAL PLAN AREA BOUNDARY
- RURAL COMMUNITY (1 DU/AC)
- AGRICULTURE/OPEN SPACE
- SPECIFIC PLAN
- BUSINESS PARK
- COMMUNITY FACILITIES
- COMMERCIAL/PROFESSIONAL OFFICE
- INDUSTRIAL
- CANAL/RIGHT OF WAY



not to scale

## General Land Use Plan Designations

Source: Proposed General Plan, City of Shafter, LSA

Figure 2-5



## 3.0 COMMUNITY DEVELOPMENT PLAN

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### 3.1 PROJECT SUMMARY

Mission Lakes is envisioned as a master planned community containing a maximum of 5,334 dwelling units; a major commercial center; locations for an elementary and middle school; and private and public recreation facilities. A variety of detached and attached single-family residential homes will be provided that will appeal to a wide range of future home buyers, responding to both local and regional housing needs. Multi-family residential homes will also be provided near commercial areas for the convenience of residents and to reduce dependency on vehicle travel. Public and private recreation amenities will enhance the area and include such facilities as a community sports center adjacent to a lake, a neighborhood park, pocket parks and a comprehensive trail/paseo system that will provide linkage to neighborhoods, schools and shopping areas. The commercial center, located with major access to Seventh Standard Road, is envisioned to serve a larger region and will include a mixture of restaurants, entertainment and retail operations such as home improvement stores, discount stores and other junior retail stores. The heaviest concentration of residential uses will be adjacent the commercial center which will also provide convenient support to the core uses.

As part of the development, infrastructure improvements will be made that include a primary traffic circulation system, water and wastewater systems. Development of internal roadways and public facilities such as storm water collection systems will occur concurrently with residential development and are planned to accommodate the build-out requirements of Mission Lakes, ensuring that the City's standards for orderly growth are implemented. A brief description of the Mission Lakes community is included in the remainder of this chapter.

### 3.2 DESIGN OBJECTIVES

The Mission Lakes Specific Plan provides a long-range comprehensive planning approach that cannot be accomplished solely by designing the site at a parcel level. To achieve this goal, a number of important issues were considered during preparation of this Specific Plan document, including the City of Shafter Development Code, the updated 2005 General Plan, as well as engineering feasibility, environmental constraints, market acceptance, economic viability, and local community goals. To ensure the functional integrity, economic viability, environmental sensitivity and positive aesthetic contribution of the Mission Lakes Specific Plan, this analysis was used to establish the following list of project objectives. The Mission Lakes project intends to:

- Set forth a comprehensive development plan that implements the applicable portions of the City of Shafter General Plan and achieves the City's development goals for this portion of City.
- Provide a balance of compatible and complementary residential, recreational and commercial land uses in a well-designed master-planned community.
- Provide for a mix of land uses focused on compact pedestrian-oriented principles.
- Provide a range of housing types, densities and design for diverse ages and income levels through both attached and detached housing options.
- Anticipate market demand and public need by providing development standards that will allow the specific plan to accommodate changing housing preferences.
- Provide active and passive recreational amenities to meet the needs of the project residents by incorporating community sports centers, public ~~and private~~ recreational facilities and parks and a trail system.
- Create an aesthetically pleasing and distinct community identity through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments and other planning and design features.
- Ensure that supporting infrastructure systems sufficiently sustain the land use plan by approving development predicated on the ability to provide adequate water supply, sewer and storm water infrastructure, public services and transportation system connections in a comprehensive and timely manner.

### 3.3 LAND USE PLAN OVERVIEW

The Mission Lakes Specific Plan area will contain a high quality and aesthetically pleasing community composed of residential, recreational, commercial, and educational land uses on 1,356.8 gross acres. The land use plan was developed to create a complementary mix of land uses that will appeal to a broad spectrum of the local population. The Mission Lakes site design also reflects a plan consistent with applicable City of Shafter ordinances, development standards and guidelines.

The Land Use Plan for Mission Lakes is illustrated on Figure 3-1, *Land Use Plan*, and includes 16 planning areas. Specific information on each of the planning areas is provided in Table 3-1, *Statistical Summary*, below and in Section 3.4 that follows.

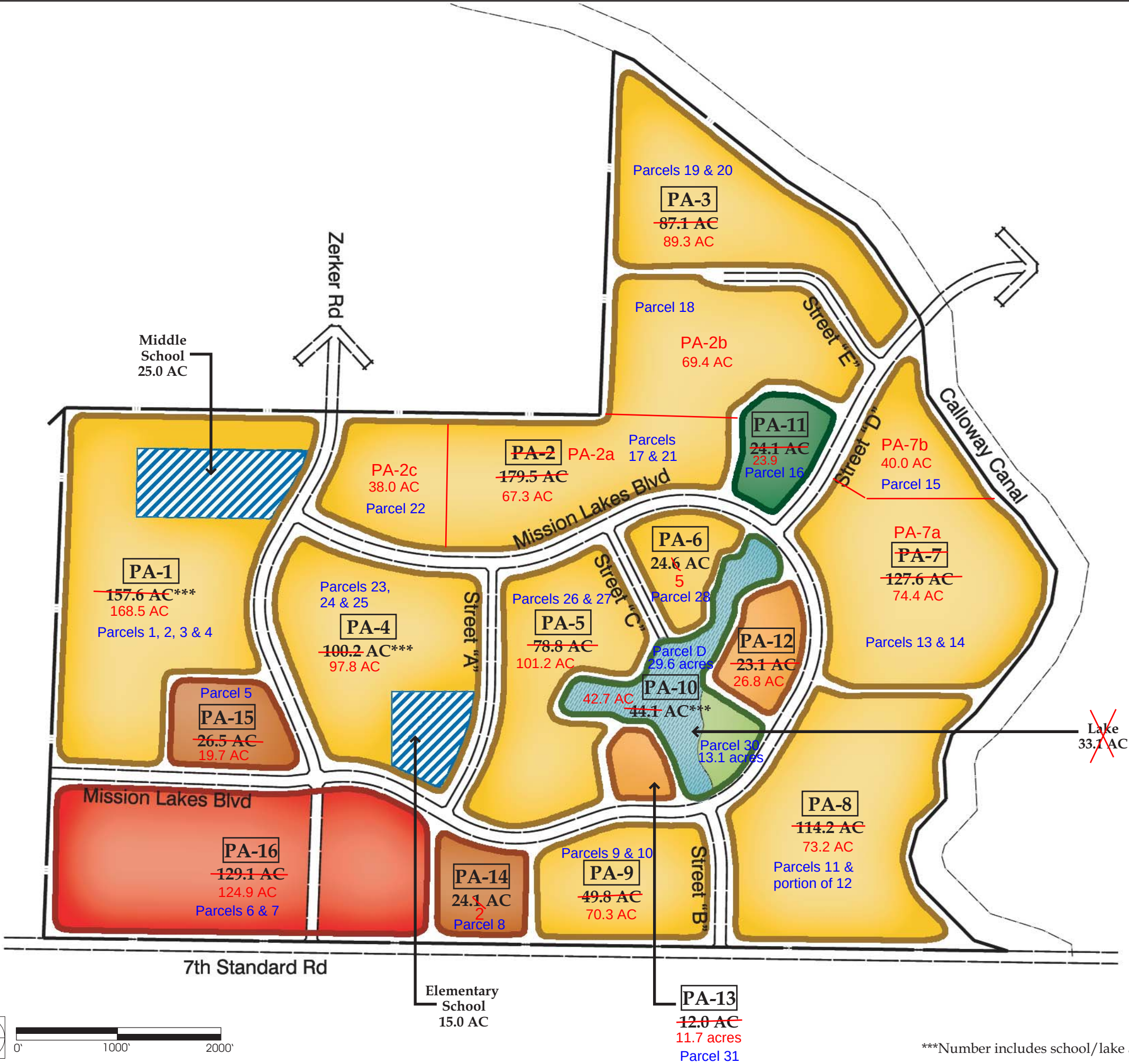
A total of 1989 dwelling units will be permitted in PA's 2a, 5, 6, 7a, 8, and 9. Units may be transferred between Planning Areas provided the total number of dwelling units does not exceed 1989.

A total of 613 dwelling units will be permitted in PA 2b, 2c, and 7b. Units may be transferred between these Planning Areas provided the total number of dwelling units does not exceed 613.

Statistical Analysis

| LAND USE                        | PA    | ACRES*           | DENSITY      | MAX<br>DUs |
|---------------------------------|-------|------------------|--------------|------------|
| RESIDENTIAL                     |       |                  |              |            |
| Low Density Res. (LDR)          | PA-1  | <del>132.6</del> | 4-7.5 du/ac  | 745        |
| Low Density Res. (LDR)          | PA-2  | <del>179.5</del> | 4-7.5 du/ac  | 720        |
| Low Density Res. (LDR)          | PA-3  | <del>87.1</del>  | 4-7.5 du/ac  | 307        |
| Low Density Res. (LDR)          | PA-4  | <del>85.2</del>  | 4-7.5 du/ac  | 435        |
| Low Density Res. (LDR)          | PA-5  | <del>78.8</del>  | 4-7.5 du/ac  | 375        |
| Low Density Res. (LDR)          | PA-6  | <del>24.6</del>  | 4-7.5 du/ac  | 126        |
| Low Density Res. (LDR)          | PA-7  | <del>127.6</del> | 4-7.5 du/ac  | 486        |
| Low Density Res. (LDR)          | PA-8  | <del>114.2</del> | 4-7.5 du/ac  | 620        |
| Low Density Res. (LDR)          | PA-9  | <del>49.8</del>  | 4-7.5 du/ac  | 275        |
| Medium Density Res. (MDR)       | PA-12 | <del>23.1</del>  | 7.5-14 du/ac | 236        |
| Medium Density Res. (MDR)       | PA-13 | <del>12.0</del>  | 7.5-14 du/ac | 123        |
| Medium-High Density Res. (MHDR) | PA-14 | <del>24.1</del>  | 18-24 du/ac  | 400        |
| Medium-High Density Res. (MHDR) | PA-15 | <del>26.5</del>  | 18-24 du/ac  | 486        |
| TOTAL                           |       | <del>965.2</del> |              | 5,334      |
| NON-RESIDENTIAL                 |       |                  |              |            |
| Commercial                      | PA-16 | <del>129.1</del> |              |            |
| Middle School                   | PA-1  | 25.0             |              |            |
| Elementary School               | PA-4  | 15.0             |              |            |
| TOTAL                           |       | 169.1            |              |            |
| PARKS & RECREATION              |       |                  |              |            |
| Private Recreation (HOA)**      | PA-10 | <del>41.0</del>  |              |            |
| Lake                            | PA-10 | <del>33.1</del>  | 42.7         |            |
| Public Park                     | PA-11 | <del>24.1</del>  |              |            |
| TOTAL                           |       | <del>68.2</del>  |              |            |
| Public Road                     |       | 71.6             |              |            |
| Calloway Canal ROW              |       | 82.6             |              |            |
| TOTAL-GROSS ACREAGE             |       | 1,356.8          |              |            |

\*Excludes ROW for roads defined on Circulation Plan  
\*\* Additional private pocket parks located throughout residential areas.  
Note: Lot sizes are averaged to achieve maximum dwelling unit count for each planning area.



\*\*\*Number includes school/lake acreage.



**TABLE 3-1  
MISSION LAKES STATISTICAL SUMMARY**

| LAND USE<br>(ZONING)                                                                                                                                                                                                                                                                                                                  | PLANNING<br>AREA | NET<br>ACRES <sup>1</sup> | DENSITY RANGE<br>(DU/AC) | MAX.<br>DWELLING<br>UNITS |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------------|--------------------------|---------------------------|
| <b>RESIDENTIAL LAND USE</b>                                                                                                                                                                                                                                                                                                           |                  |                           |                          |                           |
| Low-Density Residential (LDR)                                                                                                                                                                                                                                                                                                         | PA-1             | 132.6                     | 4-7.5 du/ac              | 745                       |
| Low-Density Residential (LDR)                                                                                                                                                                                                                                                                                                         | PA-2             | 179.5                     | 4-7.5 du/ac              | 720                       |
| Low-Density Residential (LDR)                                                                                                                                                                                                                                                                                                         | PA-3             | 87.1                      | 4-7.5 du/ac              | 307                       |
| Low-Density Residential (LDR)                                                                                                                                                                                                                                                                                                         | PA-4             | 85.2                      | 4-7.5 du/ac              | 435                       |
| Low-Density Residential (LDR)                                                                                                                                                                                                                                                                                                         | PA-5             | 78.8                      | 4-7.5 du/ac              | 375                       |
| Low-Density Residential (LDR)                                                                                                                                                                                                                                                                                                         | PA-6             | 24.6                      | 4-7.5 du/ac              | 126                       |
| Low-Density Residential (LDR)                                                                                                                                                                                                                                                                                                         | PA-7             | 127.6                     | 4-7.5 du/ac              | 486                       |
| Low-Density Residential (LDR)                                                                                                                                                                                                                                                                                                         | PA-8             | 114.2                     | 4-7.5 du/ac              | 620                       |
| Low-Density Residential (LDR)                                                                                                                                                                                                                                                                                                         | PA-9             | 49.8                      | 4-7.5 du/ac              | 275                       |
| Medium Density Residential (MDR)                                                                                                                                                                                                                                                                                                      | PA-12            | 23.1                      | 7.5-14 du/ac             | 236                       |
| Medium Density Residential (MDR)                                                                                                                                                                                                                                                                                                      | PA-13            | 12.0                      | 7.5-14 du/ac             | 123                       |
| Medium High Density Residential (MHR)                                                                                                                                                                                                                                                                                                 | PA-14            | 24.1                      | 18.0-24.0 du/ac          | 400                       |
| Medium High Density Residential (MHR)                                                                                                                                                                                                                                                                                                 | PA-15            | 26.5                      | 18.0-24.0 du/ac          | 486                       |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                          |                  | <b>965.2</b>              |                          | <b>5334</b>               |
| <b>NON-RESIDENTIAL LAND USE</b>                                                                                                                                                                                                                                                                                                       |                  |                           |                          |                           |
| Commercial                                                                                                                                                                                                                                                                                                                            | PA-16            | 129.1                     |                          |                           |
| Middle School                                                                                                                                                                                                                                                                                                                         | PA-1             | 25.0                      |                          |                           |
| Elementary School                                                                                                                                                                                                                                                                                                                     | PA-4             | 15.0                      |                          |                           |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                          |                  | <b>169.1</b>              |                          |                           |
| <b>PARKS AND RECREATION LAND USE<sup>2</sup></b>                                                                                                                                                                                                                                                                                      |                  |                           |                          |                           |
| <del>Private</del> Recreation ( <del>HOA</del> )                                                                                                                                                                                                                                                                                      | PA-10            | 11.0                      |                          |                           |
| <del>Private</del> Recreation ( <del>Lake</del> )                                                                                                                                                                                                                                                                                     | PA-10            | 33.1                      |                          |                           |
| Public Park                                                                                                                                                                                                                                                                                                                           | PA-11            | 24.1                      |                          |                           |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                          |                  | <b>68.2</b>               |                          |                           |
| Road right-of-way                                                                                                                                                                                                                                                                                                                     |                  | 71.6                      |                          |                           |
| Calloway canal                                                                                                                                                                                                                                                                                                                        |                  | 82.6                      |                          |                           |
| <b>TOTAL GROSS ACREAGE</b>                                                                                                                                                                                                                                                                                                            |                  | <b>1,356.8</b>            |                          |                           |
| 1. Developable area after exclusion of road right-of-way as shown on Circulation Plan.<br>2. Does not include <del>10 one-acre conceptual private</del> recreation (pocket parks) shown on Parks & Recreation Plan.<br>Note: Developable acreage will be further reduced by right-of-way for local streets within each planning area. |                  |                           |                          |                           |

Public  
Public

### 3.3.1 RESIDENTIAL LAND USES

Residential planning areas account for 965.2 net acres of the project site, containing 5,334 dwelling units (du). The overall gross density of the Specific Plan shall not exceed 4.0 dwelling units per gross acre. In conformance with project goals, a variety of low density single-family (detached); medium density (attached and detached) housing styles, sizes and values are proposed, appealing to a wide range of future Shafter residents. The detached single-family housing mix will offer lot

sizes ranging between 4,000 square feet and 7,200 square feet. In addition, medium high density residential uses in the form of multi-family housing will be provided.

**A. LOW DENSITY RESIDENTIAL (LDR)**

The Low Density Residential (LDR) land use designation is intended to provide for the development of single-family detached homes on a variety of lot configurations. The density range of LDR shall be 4 to 7.5 dwelling units per acre. The LDR designation allows a range of lot sizes from a minimum 4,000 square feet to 7,200 square feet. The LDR designation provides flexibility with product types and styles that appeal to a range of market segments from first-time buyers to families.

**B. MEDIUM DENSITY RESIDENTIAL (MDR)**

The Medium Density Residential (MDR) land use designation is intended to provide for the development of a variety of attached, detached and clustered single-family dwellings. The density range for MDR shall be 7.5 to 14.0 dwelling units per acre. Typical products include garden court and townhomes.

**C. MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)**

The Medium High Density Residential (MHDR) land use designation is intended to provide for the development of multi-family, rental properties. The density range for MHDR shall be 18-24 dwelling units per acre.

### **3.3.2 NON-RESIDENTIAL LAND USES**

Non-residential land uses account for 169.1 net acres of the Specific Plan and are comprised of major commercial uses and public schools. Public services such as fire and police facilities will be provided as necessary throughout the community as permitted uses. Chapter 4 provides details of permitted and conditionally permitted uses.

**A. MAJOR COMMERCIAL**

Commercial uses will be built in Planning Area 16 on approximately 129.1 net acres to serve the Mission Lakes community and the surrounding region. The commercial uses are conveniently located in the southwest corner of the development at one of the major entrances to Mission Lakes on Seventh Standard Road. Seventh Standard Road has been designated as a major arterial in the Shafter General Plan. Typical uses are expected to be a mixture of restaurants, entertainment and retail operations such as discount stores and junior retail stores in addition to uses that would typically serve the community such as a supermarket or drugstore.



## **B. PUBLIC SCHOOLS**

Fifteen acres have been set aside in Planning Area 4 to provide for the development of an elementary school to serve the Mission Lakes community and 25 acres has been set aside in PA-1 for a middle school to serve this community and adjacent development in the Specific Plan land use designation area of the General Plan.

### **3.3.3 PARKS AND RECREATION**

Parks and recreation facilities will be provided throughout the community that includes ~~a private lake with adjacent facilities~~, a large public park, small pocket parks and a trail and paseo system to connect all of these features.

#### **A. ~~PRIVATE~~ RECREATION FACILITIES**

Mission Lakes will incorporate one major ~~private~~ recreation facility as an important element of community design ~~that will include a lake for non-motorized recreation~~. Located in Planning Area 10 and occupying a total of 44.1 acres, this ~~private~~ recreation facility is intended to serve as neighborhood gathering area and provide active and passive recreation for the residents of the community. Facilities such as a community center, hard courts, pool/spa, and parking areas will occupy approximately ~~11.0~~ <sup>44.1</sup> acres of PA-10 along Mission Lakes Blvd., ~~with the remainder for lake and passive open space~~.

Additional <sup>public</sup> ~~private~~ recreation areas such as neighborhood pocket parks ranging a minimum of 1.0 acres in size will be built within the single-family detached residential planning areas and have not been included in the total acreage for private recreation facilities.

#### **B. PUBLIC PARK FACILITIES**

In addition to ~~private~~ <sup>other</sup> recreation facilities one major public park will be provided in Planning Area 11 for a total of 24.1 acres. This park shall be designed and maintained to provide active and passive uses and the design shall meet the approval of the City of Shafter.

#### **C. TRAILS AND PASEOS**

A trail and paseo system will be provided throughout the community to encourage passive recreation and pedestrian activity in the Mission Lakes community. The purpose of this system is to provide a landscaped buffer between the major roadways and adjoining developments, accommodate an area for a connecting trail system and to accommodate an area for extensive landscaping that provides a common link throughout the community. The acreage for development of the trails and paseo system has not been included in the development statistics for the Parks and Recreation land use designation.

### 3.4 PLANNING AREAS

Sixteen (16) distinct development areas, referred to as “planning areas” have been designated to implement the planning objectives of the Mission Lakes Specific Plan, Figure 3-1. These planning areas were formed on the basis of logical clusterings of development. Collectively, the various planning areas will form the interlinked Mission Lakes community through complementary architectural and landscape themes, a network of community trails and common recreational amenities positioned throughout the community. The Development Standards and Design Guidelines contained in Section 4.0 and 5.0 will ensure uniformity of use and design as it pertains to zoning and community character.

Actual residential lotting, site planning of commercial and selection of specific recreational amenities will not be determined until the tentative tract map stage and may result in slight differences from the actual number of dwelling units allocated to a particular planning area as presented in Table 3-1. Up to 15% of the detached units in planning areas 1-9 may be transferred to another detached planning area, provided that the maximum unit count for those planning areas as a whole does not exceed 4,089 units. With prior written approval of the Planning Director up to 10% of the medium density (MDR) and medium high density (MHDR) units in planning areas 12-15 may be transferred to another attached planning area, provided the maximum unit count for those planning areas, as a whole, does not exceed 1,245 dwelling units.

#### 3.4.1 LOW DENSITY RESIDENTIAL (PLANNING AREAS 1-9)

Planning Areas 1-9 are comprised of single-family detached residential areas with lot sizes ranging from 4,000 square feet to 7,200 square feet. The density range for all 9 planning areas shall be 4.0 to 7.5 dwelling units per acre. Details of the features described below can be found later in this section and in Chapter 5, Design Guidelines.

##### A. PLANNING AREA 1

PA-1 will contain a maximum of 745 detached dwelling units located on 132.6 acres with primary access from Zerker Road. PA-1 will also have a 25 acre area set aside for a middle school. The school shall be provided with 2 points of access per California Department of Education siting requirements and shall be appropriately buffered from adjacent agricultural uses or other hazards cited in Title 5 of the California Code of Regulations. Design considerations for PA-1 area as follows:

1. One neighborhood pocket park shall be provided in PA-1 with a minimum size of 1.0 acre.
2. A secondary paseo system shall be provided connecting the neighborhood park with the primary paseo system in Mission Lakes Boulevard and to the pocket park in the adjacent planning area (PA-15).

3. Corridor walls shall be provided along Zerker Road and that portion of Mission Lakes Blvd that borders PA-1.
4. Windrows shall be provided along local streets that coincide with the secondary paseos and to distinguish neighborhoods as suggested in Figure 3-5, *Landscape Plan*.
5. Formal landscaping shall be provided along Mission Lakes Boulevard consistent with the plant palate established for Mission Lakes Boulevard and along Zerker Road.

## **B. PLANNING AREA 2**

PA-2 is the largest planning area in the Mission Lakes community and will contain a maximum of 720 detached dwelling units on 179.5 acres. It is located on the northern boundary of the Mission Lakes community with primary access from Mission Lakes Blvd and Zerker Road. Portions of PA-2 can also be accessed from “D” Street (which connects to the Coberly West community) and “E” Street. The Eastern portion of PA-2 is adjacent to the large public park in PA-11. Design considerations for PA-2 are as follows:

- ~~One neighborhood park minimum 2.0 acres~~  
~~PA-2a PA-2. These parks shall be located in the general vicinity indicated in Figure 3-4, Parks and Recreation Plan.~~  
~~Two neighborhood pocket parks, each a minimum of 1.0 acre in size, shall be provided in~~  
~~PA-2. These parks shall be located in the general vicinity indicated in Figure 3-4, Parks and Recreation Plan.~~  
~~This park~~
1. A secondary paseo system shall be provided connecting the neighborhood pocket parks with the primary paseo system of Mission Lakes Boulevard and the large public park.
  2. Formal landscaping shall be provided along Mission Lakes Boulevard consistent with the plant palate established for Mission Lakes Boulevard and windrows shall be provided for streets to separate and distinguish neighborhoods similar to that shown in Figure 3-5, *Landscape Plan*.
  3. Corridor walls shall be provided along Mission Lake Boulevard, Zerker Road and a portion of Street “D”. Open fence shall be provided around the public park of PA-11.

## **C. PLANNING AREA 3**

Planning Area 3 forms the northern border of the Mission Lakes community and borders the Calloway Canal to the east. PA-3 will contain a maximum of 307 detached dwelling units located on 87.1 net acres with a density range of 4.0 to 7.5 units per acre. Access to PA-3 will be via Street “E,” which connects to Street “D” that provides access between the adjacent Coberly West community and Mission Lakes Boulevard, which loops around the Mission Lakes community. Design considerations for PA-3 are as follows:

1. A small neighborhood pocket park shall be provided in PA-3 with a minimum size of 1.0 acre, which shall be connected by a paseo to Street “E”.

2. A secondary paseo shall be provided into PA-3 along Street “E” which is minor collector and a primary paseo shall be provide for that portion of “D” Street that borders PA-3.
3. Windrows shall be provided along Street “E” in conjunction with the secondary paseo.

#### **D. PLANNING AREA 4**

Planning Area 4 will contain a maximum of 435 detached dwelling units on 85.2 net acres and a 15.0 acre location for an elementary school. PA-4 has primary access from Zerker Road and Mission Lakes Boulevard. PA-4 is strategically located in the center of the community with easy access to Seventh Standard via Zerker Road, contains the elementary school and is close to the commercial area that will serve the community and the surrounding area. The elementary school shall be provided with 2 points of access per California Department of Education siting requirements and appropriately buffered from adjacent commercial uses or other hazards cited in Title 5 of the California Code of Regulations. Design considerations for PA-4 area as follows:

1. A small neighborhood pocket park shall be provided in PA-4 with a minimum size of 1.0 acre.
2. Primary paseos shall be located along the major circulation streets of Zerker Road and Mission Lakes Blvd and connecting to the elementary school. Secondary paseos shall be provided to link the neighborhood pocket park to the school and the primary paseo system.
3. Formal landscaping shall be provided along Mission Lakes Boulevard consistent with the plant palate established for Mission Lakes Boulevard and windrows shall be provided that coincide with the primary or secondary paseos as illustrated in Figure 3-5, *Landscape Plan*, and Street “A”.
4. Corridor walls shall be provided around the perimeter of PA-4 along Zerker road and Mission Lakes Boulevard. Open fencing shall be provided around the school wherever it is located.

#### **E. PLANNING AREA 5**

Planning Area 5 is centrally located in the Mission Lakes community adjacent to the community lake with access from Mission Lakes Boulevard on the north and south and Street “A” to the west. PA-5 will contain a maximum of 375 dwelling units on 78.8 net acres. Design considerations for PA-5 area as follows:

1. Primary paseos shall be located along Street “A” and Mission Lakes Boulevard.
2. A secondary paseo shall be provided to link the elementary school to the lake.
3. Formal landscaping shall be provided along Mission Lakes Boulevard consistent with the landscape palette established for Mission Lakes Boulevard.

4. Windrows shall be planted in conjunction with secondary paseos.
5. Corridor walls shall be provided along Mission Lakes Boulevard and open fence shall be provided along Street "A".
6. Allow two (2) minimum one acre pocket parks.

**F. PLANNING AREA 6**

Planning Area 6 borders the northern side of the community <sup>park</sup> ~~lake~~ in the Mission Lakes community, with primary access from Mission Lakes Boulevard. Street "C" separates PA-6 from PA-5 providing secondary access. Across Mission Lakes Boulevard to the northeast of PA-6 is the large 24.1 acre public park. PA-6 consists of 24.6 net acres and will contain a maximum of 126 detached dwelling units. Design considerations for PA-6 area as follows:

1. A primary paseo shall be located along Mission Lakes Boulevard consistent with the paseo system established for Mission Lakes Blvd.
2. A secondary paseo shall be located along "C" Street to connect the primary paseo system along Mission Lake Blvd to the secondary paseo system around the lake that is part of the private recreation facilities of PA-10.
3. Windrows shall be provided along Street "C" and formal landscaping (details in Chapter 5) shall be provided along Mission Lakes Boulevard consistent with the plant palate established for Mission Lakes Boulevard.
4. Corridor walls shall be provided along Mission Lakes Blvd.

**G. PLANNING AREA 7**

PA-7 will contain a maximum of 486 detached dwelling units on 127.6 net acres with primary access from Mission Lakes Blvd. and Street "D". Design considerations for PA-9 are as follows:

1. ~~Two small neighborhood pocket parks a minimum of 1.0 acre in size each shall be provided in PA-7.~~ Allow one neighborhood pocket park minimum 2.0 acres in PA-7a
2. Primary paseo shall be provided along Mission Lakes Boulevard.
3. A secondary paseo shall be provided to connect the neighborhood parks to each other and with the primary paseo system along Street "D" and Mission Lakes Boulevard.
4. Windrows (details in Chapter 5) shall be provided along streets leading to the neighborhood pocket parks in conjunction with the secondary paseos and formal landscaping (details in Chapter 5) shall be provided along Mission Lakes Boulevard consistent with the landscape plant palate established for Mission Lakes Boulevard.
5. Corridor walls shall be provided along Street "D" and along Mission Lakes Boulevard.



## H. PLANNING AREA 8

Planning Area 8 is located in the southeast corner of the Mission Lakes community bordering Seventh Standard Road and consists of 114.2 net acres. PA-8 will contain a maximum of 620 detached dwelling units. Primary access to the majority of PA-8 will be from Street “B” that intersects Seventh Standard Road and Mission Lakes Blvd. Street “B” is a major entrance into the Mission Lakes community. Design considerations for PA-8 area as follows:

1. One small neighborhood pocket park a minimum of 1.0 acre in size shall be provided in PA-8.
2. A primary paseo shall be located along Street “B” and along Mission Lakes Boulevard.
3. A secondary paseo system shall be established with links to primary paseos to the neighborhood pocket parks and to the natural trail on Seventh Standard Road.
4. Formal landscaping (details in Chapter 5) shall be provided along Mission Lakes Boulevard consistent with the landscape plant palette established for Mission Lakes Boulevard and along Street “B”. Landscape plant palette for Street “B” shall be consistent between planning areas. Windrows shall be provided along streets leading to neighborhood pocket parks in conjunction with secondary paseos and to distinguish neighborhoods as illustrated in Figure 3-5, *Landscape Plan*.
5. Corridor walls shall be provided along Mission Lakes Boulevard and Street “B”.

## I. PLANNING AREA 9

Planning Area 9 consists of 49.8 acres and is located on Seventh Standard Road with access via Mission Lakes Boulevard and Street “B” which is a primary entrance into the community. PA-9 will contain a maximum of 275 dwelling units. Design considerations for PA-9 are as follows.

6. One neighborhood pocket park a minimum of ~~1.0~~<sup>2.0</sup> acre in size shall be provide din PA-9.
7. A primary paseo shall be located along Street “B” and along Mission Lakes Boulevard.
8. A secondary paseo system shall be established with links from the primary paseo system along Mission Lakes Boulevard and the neighborhood pocket park. A secondary paseo shall be established to link the primary paseo on Mission Lakes Boulevard to the natural trail on Seventh Standard Road.
9. Formal landscaping shall be provided along Mission Lakes Boulevard consistent with the landscape plant palette established for Mission Lakes Boulevard and along Street “B”. Landscape plant palette for Street “B” shall be consistent between planning areas. Windrows shall be provided along streets leading to neighborhood pocket parks in conjunction with secondary paseos and to distinguish neighborhoods as illustrated in Figure 3-5, *Landscape Plan*.

10. Corridor walls shall be provided along Mission Lakes Boulevard and Street “B”.

### **3.4.2 MEDIUM DENSITY RESIDENTIAL (PLANNING AREA 12 AND PLANNING AREA 13)**

Medium density residential land use has been established for two areas of the Mission Lakes community, PA-12 and PA-13. A variety of single-family attached and detached housing product is envisioned in these locations. PA-12 and PA-13 are located on both sides of PA-10 to take advantage of the largest recreational amenities contained within the community. PA-12 consists of 23.1 acres and will have a maximum of 236 dwelling units. PA-13 consists of 12.0 acres and will have a maximum of 123 dwelling units. The density range will be 7.5 to 14 dwelling units per acre. Primary access to PA-12 and PA-13 will be via Mission Lakes Blvd. Design considerations are as follows:

1. Primary paseos shall be established along Mission Lakes Boulevard.
2. Formal landscaping shall be planted along Mission Lakes Boulevard consistent with the landscape plant palette established for Mission Lakes Boulevard.
3. Corridor walls shall be placed along Mission Lakes Boulevard

### **3.4.3 MEDIUM HIGH DENSITY RESIDENTIAL (PLANNING AREA 14 AND PLANNING AREA 15)**

Two areas have been designated as medium high density residential, PA-14 and PA-15. The medium high density residential has been located adjacent to the commercial uses of PA-16 to provide convenient support of those uses and to reduce vehicle trips. Multi-family residential housing will be built in these two planning areas with a density range of 18-24 dwelling units per acre. PA-14 consists of 24.1 acres and will contain a maximum of 400 dwelling units. PA-15 consists of 26.5 acres and will contain a maximum of 486 dwelling units. Primary access to either planning area will be from Zerker Road and Mission Lakes Blvd. Design considerations for PA-14 and PA-15 are as follows:

1. One neighborhood pocket park shall be provided in each planning area that will be a minimum of 1.0 acre in size.
2. A secondary paseo shall be provided to connect neighborhood pocket parks to the primary paseo system of Mission Lakes Boulevard.
3. Formal landscaping shall be planted along Mission Lakes Boulevard consistent with the landscape plant palette established for Mission Lakes Boulevard and along Zerker Road (for PA-15).
4. Windrows shall be provided along streets leading to neighborhood pocket parks in conjunction with secondary paseos in PA-15.
5. Corridor walls shall be placed along Mission Lakes Boulevard.

### 3.4.4 MAJOR COMMERCIAL (PLANNING AREA 16)

Planning Area 16 is located in the southwest corner of the Mission Lakes community with access to Seventh Standard Road at the intersection with Zerker Road. Mission Lakes Boulevard forms the northern boundary of PA-16 which consists of 129.1 net acres. Design considerations for PA-16 are as follows:

1. Primary paseos shall be provided along Zerker Road and elsewhere the planning area to connect Mission Lakes Boulevard to Seventh Standard Road.
2. Formal landscaping shall be provided along Mission Lakes Boulevard consistent with the landscape plant palette established for Mission Lakes Boulevard along Zerker Road. Complimentary formal landscaping shall be used on internal access roads in PA-16.
3. Groves shall be provided at the western and eastern boundaries of PA-16 to distinguish the area from the residential areas of Mission Lakes.

### 3.4.5 PARKS AND RECREATION (PLANNING AREA 10, PLANNING AREA 11)

- A. PLANNING AREA 10 ~~(PRIVATE RECREATION)~~ <sup>Public</sup> <sub>minimum</sub>** Allow minimum of one lake and open space on 44.1-acres. Open space may be developed for active and passive recreation and storm water detention areas as long as the open space and recreation does not encroach on PA's 12 and 13.

Planning Area 10 consists of 44.1 acres and shall be developed as ~~private~~ <sup>Public</sup> recreation for the Mission Lakes community. ~~Up to 33.1 acres of PA 10 shall be developed as a combination of open space and lake for active recreation such as non motorized boats/canoes. Private recreation facilities in PA-10 shall be provided on 11.0 acres and are more fully described in Section 3.6, Parks and Recreation and Chapter 5, Design Guidelines. Design considerations are as follows:~~

1. Primary paseos shall be provided to link Mission Lakes Boulevard to the recreation facilities and along Mission Lakes boulevard
2. ~~A restricted access, secondary paseo shall be provided around the lake and access will be restricted to the residents of Mission Lakes.~~ Trails and sidewalks in adjacent streets that border the park will provide pedestrian access around the park
3. Formal landscaping shall be provided along Mission Lakes Boulevard consistent with the landscape plant palette established for Mission Lakes Boulevard.
4. Open fence (restricting access) shall be provided around the lake and a corridor wall shall be provided to separate the recreation facilities from the adjacent neighborhoods of PA-12.
5. Site specific design of the lake and recreation facilities ~~(excluding community facilities)~~ shall be determined and executed by a landscape architect and shall meet the approval of the Planning Director.
6. ~~Private~~ parks and recreation facilities shall be maintained by ~~a Homeowners Association (HOA) established for the Mission Lakes community~~ by North of the River Recreation and Park District.

## **B. PLANNING AREA 11 (PUBLIC RECREATION)**

Planning Area 11 consists of 24.1 acres and shall be developed for public recreation. Public recreation facilities are more fully described in Section 3.6 Parks and Recreation and in Chapter 5, Design Guidelines. General design considerations for PA-11 are as follows:

1. A primary paseo shall be provided along Mission Lakes Boulevard.
2. A secondary paseo shall be provided around PA-11 connecting to adjacent neighborhoods.
3. Formal landscaping shall be provided along that portion of Mission Lakes Boulevard bordering PA-11 that is consistent with the landscape plant palette established for Mission Lakes Boulevard. Windrows shall be provided along Street "D".
4. Open fence shall be provided around PA-11.
5. Public park design shall be determined by site specific design executed by a landscape architect and shall meet the approval of the Planning Director.

## **3.5 CIRCULATION**

A roadway concept has been developed for Mission Lakes as illustrated on Figure 3-2, *Circulation Plan*. Primary access to the project site is via Seventh Standard Road on the southern boundary of the site. The circulation system has been designed to accommodate the build-out of the Specific Plan by providing direct and convenient access throughout the community in a safe and efficient manner and has been coordinated with circulation plans for the City of Bakersfield. Additional internal streets will be built within the planning areas connecting to the circulation system shown. A description of the concept follows. Typical Street Cross Sections are illustrated in Figure 3-3. Detailed design of streets shall be included with tract map submittals.

- *Zerker Road*: serves as one of two primary entrances to the Mission Lakes community from Seventh Standard Road and will be the major entrance to the regional shopping of PA-16, bisecting the planning area. Zerker Road is a continuing road from Bakersfield and will extend through Mission Lakes to the north connecting to the circulation plan of the City of Shafter. It is designated as a four-lane, divided (raised median) arterial.
- *Mission Lakes Boulevard*: is designated as a four-lane, divided (raised median) arterial that intersects with Zerker Road at a "T" intersection in the northwest part of the community and loops around the core of the community and exists to the west in the southwest corner, providing internal access to all of the major amenities of the Mission Lakes including the major commercial areas of PA-16.
- *Street "A"*: is designated as a two-lane minor collector and bisects the center of the community connecting to Mission Lakes Boulevard at the northern loop and the southern loop. Street "A" will provide the primary access the elementary school of PA-4.

The header image is a grayscale photograph showing a family of four (a man, a woman, and two children) sitting on a grassy area, possibly a beach or park, looking towards the right. The text "Mission Lakes" is in a large, serif font, and "Specific Plan" is in a smaller, italicized serif font below it.

## Mission Lakes *Specific Plan*

- *Street "B"*: serves as the second primary entrance to the community and the major entrance for the residential areas. It is designated as a four-lane, divided (raised median) arterial that intersects with Mission Lakes Boulevard at PA-10 to provide a dramatic view of the most significant feature of the community, the lake.
- *Street "C"*: is designated as a two-lane minor collector connecting the lake to Mission Lakes Boulevard and bisecting PA-5 and PA-6.
- *Street "D"*: is designated as a four-lane, divided (raised median) arterial connecting Mission Lakes Boulevard to the adjacent Coberly West Specific Plan area.
- *Street "E"*: provides access to the north eastern portion of the Mission Lakes community as a two-lane, minor collector, connecting to Street "D"



# Mission Lakes

## Specific Plan



7th Standard Rd

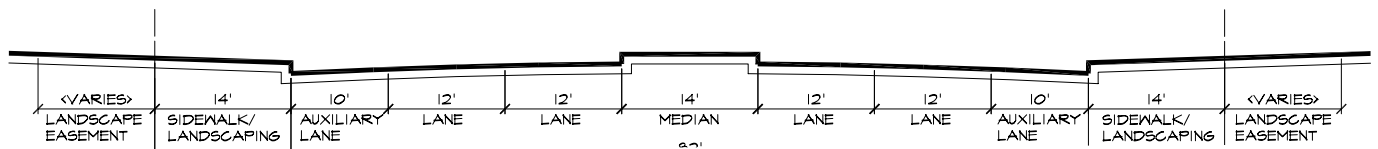
### Legend

- Arterial Street (4 lane, raised median)
- Minor Collector (2 lane)
- Bicycle Lane

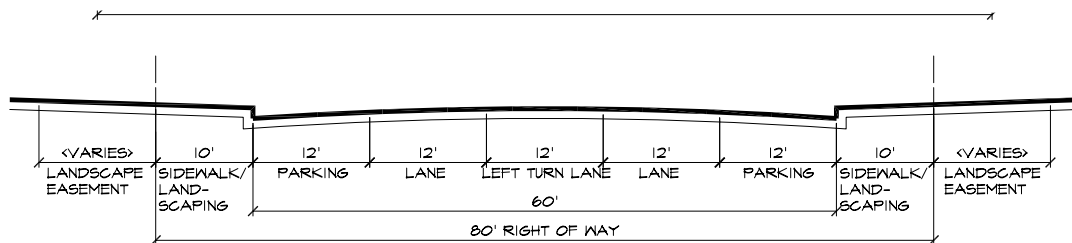
not to scale

Circulation Plan

Figure 3-2



Arterial Street Cross Section (4 lane, divided)



Minor Collector Cross Section (2 lane, undivided)

\* Landscape easement varies according to Paseo and Landscaping Plans.

not to scale

## 3.6 PARKS AND RECREATION

An important element of the Mission Lakes community is the *Parks and Recreation Plan*, Figure 3-4. The parks and recreation plan provides for a variety of active and passive recreational opportunities available for the enjoyment of project residents, including public ~~and private~~ recreation facilities, neighborhood pocket parks and a paseo system.

### 3.6.1 ~~PRIVATE~~ RECREATION FACILITIES

The ~~private~~ recreation area in PA-10 will serve as the primary recreational facility for the community and is envisioned to have numerous amenities ~~including a lake~~. Centrally located in the community at the intersection of a major community entry and the loop road, this area will be a focal point of the community and shall be completed prior to issuance of the certificates of occupancy for 1500 dwelling units within the Specific Plan area. ~~Grading for the lake will begin with the initial phase on construction~~. Facilities to be provided within the ~~private~~ recreational areas shall include, but are not limited to, a community center for hosting special events, a pool and spa, restroom facilities, basketball and tennis court, tot lots, open space turf area for various activities, and barbeque facilities. ~~A community wide home owners association (HOA) shall be established to provide funding for maintenance of the lake and recreation facilities. Existing local water wells will be used to supply water for the initial filling of the lake.~~ These recreational facilities ~~may also be~~ will be annexed into the North Bakersfield Recreation and Parks District for maintenance in the future.

Smaller neighborhood pocket parks shall be incorporated into residential planning areas as depicted conceptually in Figure 3-4 to provide opportunities for passive recreation such as picnicking and neighborhood gathering. These parks shall include special landscaping such as focal elements with specimen trees, flowering shrubbery, and turf. Additional elements such as tot lots, picnic tables, benches, low fences and gates, or archways should be provided to further tie these spaces into the neighborhood character. These parks shall be a minimum of 1.0 acre in size and designed to be consistent with the design theme of the neighborhood. ~~The home owners association established for the community will also provide funding for maintenance of these pocket parks.~~ Neighborhood parks shall be completed prior to issuance of 60% of the certificates of occupancy for dwelling units in the respective planning area where they are located.

### 3.6.2 PUBLIC PARK FACILITIES

A public park consisting of 24.1 acres is planned for PA-11 and will be constructed to City standards, with construction beginning after the issuance of the certificates of occupancy for 2,500 dwelling units within the Specific Plan area and completed before 3,000 certificates of occupancy for dwelling units have been issued. Facilities to be provided within this public park shall include, but are not limited to a tot lot and children's play area with adjacent seating and paths, multipurpose turf, ball fields, multi-use courts that may include tennis, basketball, volleyball or



handball, bike racks, restroom facilities, trash receptacles and parking. This public park shall be annexed into the ~~North Bakersfield Parks and Recreation District~~ for maintenance.  
~~North of the River Recreation Park District~~

### **3.6.3 TRAILS AND PASEOS**

The Parks and Recreation Plan includes a network of trails and paseos that provide an alternative mode of transportation throughout the community. Design guidelines for these trails and paseos can be found in Chapter 5. These trails and paseos provide a comprehensive system of linkages to recreation facilities, open space, schools and the commercial uses of PA-3.

# Mission Lakes Specific Plan



7th Standard Rd

## Legend

- P Public Park
- R Private Recreation
- HOA Homeowners Association
- Primary Paseo
- Secondary Paseo
- Natural Trail

not to scale

## Parks and Recreation Plan

Figure 3-4



### 3.7 LANDSCAPE PLAN

The landscape plan for Mission Lakes is shown in Figure 3-5 and includes locations for primary and secondary entry monuments. The character of the Mission Lakes community will be in part formed by the landscape plan. Strong landscape features along with streetscape features help integrate the diverse elements of the built environment by unifying the street scene, orienting travelers and creating a memorable image. The purpose of the plan is to establish a unified landscape framework that provides continuity throughout the Specific Plan. Four distinctive landscape themes or elements are used within the Specific Plan as follows:

- **Formal Landscaping:** shall be used to distinguish the major entrances to the community and the arterial streets that form the primary circulation system. Formal landscaping is characterized as a linear or patterned arrangement of trees and plants at a regular spacing interval. The pattern and plant palette for formal landscaping should be consistent throughout and recognizable to orient travelers and the community to the major land use elements of the Specific Plan.
- **Groves:** are situated along the eastern and western boundary of the major commercial area and along the residential portion of Seventh Standard Road. They are intended to provide a buffer between the residential areas and high intensity traffic areas. The groves shall be planted uniformly with productive or non-productive species such as olive or citrus, reflective of the traditional agricultural practices of the area.
- **Windrows:** provide a strong visual linkage between neighborhoods and are most typically associated with the secondary paseo system linking the recreational amenities and activity centers throughout the Specific Plan. Windrows shall be informal groupings of trees and plant materials, both deciduous and evergreen, in an irregular arrangement with the purpose of providing a buffer from adjacent development and protection from wind. Tall growing trees will characterize the windrows so that they can be seen from a distance to provide orientation in the community.
- **Entry Monuments:** shall be placed at the major and secondary entrances where indicated on Figure 3-5 to provide a visual gateway to the Mission Lakes community. Conceptual illustrations of entry monuments can be found in Section 5.3, Landscape Design Guidelines.

### 3.8 WALL AND FENCE PLAN

A simple wall and fence plan for the Mission Lakes community is shown in Figure 3-6. Walls and fences are primarily placed along arterials and recreation facilities canals for safety and sound reduction. The plan identifies three distinct types of walls or fences that should be used: 1) sound wall; 2) corridor wall; and 3) open fence. In order to provide a feeling of community openness, individual developments should limit the use of solid perimeter walls and gated entrances. Details for walls and fences can be found in Section 5.3 Landscape Design Guidelines.

# Mission Lakes Specific Plan



## Legend

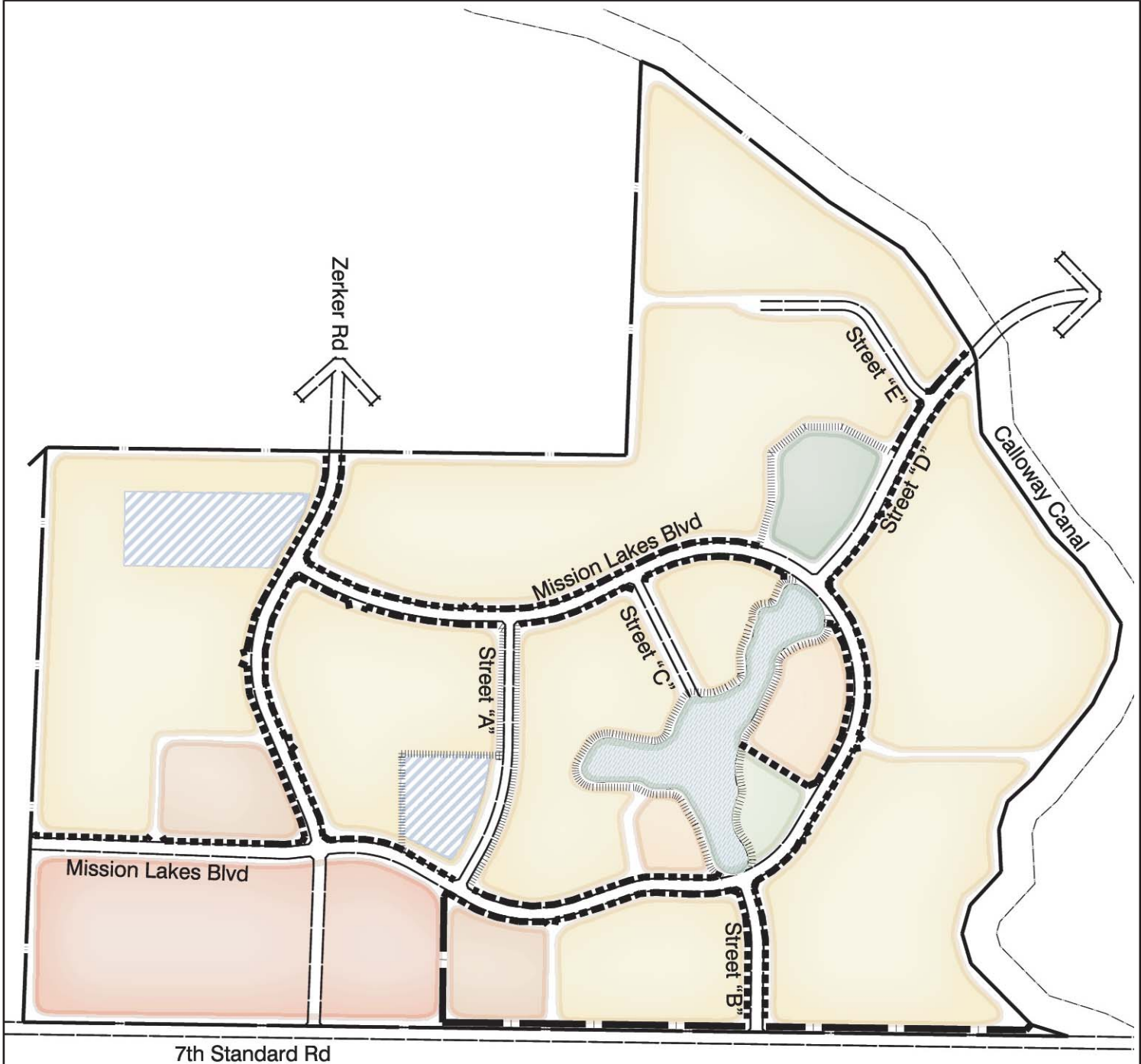
- Formal Landscaping
- ~ Windrows
- Tree Groves
- ✱ Primary Entry Monument
- ✱ Secondary Entry Monument

not to scale

## Landscape Plan

Figure 3-5

# Mission Lakes Specific Plan



## Legend

|  |               |
|--|---------------|
|  | Solid Wall    |
|  | Corridor Wall |
|  | Open Fence    |

not to scale

Wall and Fence Plan

Figure 3-6

### 3.9 GRADING CONCEPT

Grading for Mission Lakes is tailored to the existing topography of the project site. The project site is part of a flat to gently sloping alluvial plain. Soils and geologic conditions present no significant constraints to grading. The primary objectives of the grading concept are to: a) establish road grades that are consistent with those of the existing City streets around the site; b) provide stable development pads for residential and commercial structures and recreation amenities; and c) balance the cut and fill grading quantities on-site.

Grading is expected to balance on-site and will not require import or export of materials. Approximately 1.5 million cubic yards of material will be moved overall; the entire site will balance and there will be no import or export of material. This quantity may vary as final grading plans are developed. The grading plans shall be designed to accommodate drainage and a street system that meets City of Shafter standards.

### 3.10 PUBLIC FACILITIES

#### 3.10.1 WATER

The Oildale Mutual Water District (OMWD) will provide potable water service to the area. OMWD operates facilities that serve residents to a point north of Seventh Standard Road and west of State Route 99. Potable water will service the residential and commercial areas of Mission Lakes. The OMWD existing water supply is a combination of groundwater and treated surface water. It currently has excess groundwater and has expressed a willingness to consider expanding its service into the Mission Lakes area, thereby more fully utilizing its existing groundwater resources. Mission Lakes falls within the North Kern Water Storage District, where landowners have a right to reasonable and beneficial use of the underlying groundwater. Currently farming is supported by five water wells, nine electric powered water transfer pumps, eight diesel powered water transfer units, three concrete lined ditches, and an unlined ditch that feeds from the adjacent Calloway Canal. Existing or new wells will provide secondary water for irrigation of lawns, parks and landscaped areas.

The water company's infrastructure consists of groundwater wells, above-ground water storage tanks with booster stations, groundwater and treated surface water, and water distribution lines. The primary connection points available for the Mission Lakes area will be from the ~~Coberly West~~ Gossamer Grove Specific Plan area through Street "D" and additionally along Seventh Standard Road to the east to form a looped system.



The proposed water system, as shown in Figure 3-7, *Master Water Plan*, will include a 12-inch minimum main line in Seventh Standard Road, Zerker Road, the northern and eastern loop of Mission Lakes Boulevard, Street “B” and Street “D” connecting to the adjacent Coberly West property. Within the internal roadways, 8-inch minimum lines will serve to provide domestic service to each proposed residence and commercial tenant as well as supplying sufficient fire flows to fire hydrants placed in accordance with the Kern County Fire Department standards. The parallel system for irrigation will be developed in the same utility easement as the potable drinking water system and connecting to on-site wells located throughout the property.

### 3.10.2 SEWER

The City of Shafter is responsible for the collection of wastewater within its corporate limits. The City has a Joint Powers Agreement with Kern County and the North of the River Sanitary District (NORSD) for the operation of a Regional Wastewater Treatment Plant.

A proposed sewer plan consists of an extension of the already existing facilities west of the project, as shown in Figure 3-8, *Master Sewer Plan*. A proposed 12-inch minimum main sewer line is to be constructed in Seventh Standard Road, Zerker Road, and around the lake on Zerker Road connecting to “B” Road. Within the Specific Plan internal streets, 6” and 8” sewer mains will be utilized. The system will flow through a composition of gravity sewer lines to the Shafter-North of the River Regional Wastewater Treatment Facility, located on 160 acres along Seventh Standard Road in the southwest portion of the Planning Area of the City of Shafter General Plan. The facility provides secondary wastewater treatment.

Sewage disposal facilities shall be installed in accordance with the requirements and specifications of the City of Shafter.

### 3.10.3 STORM WATER

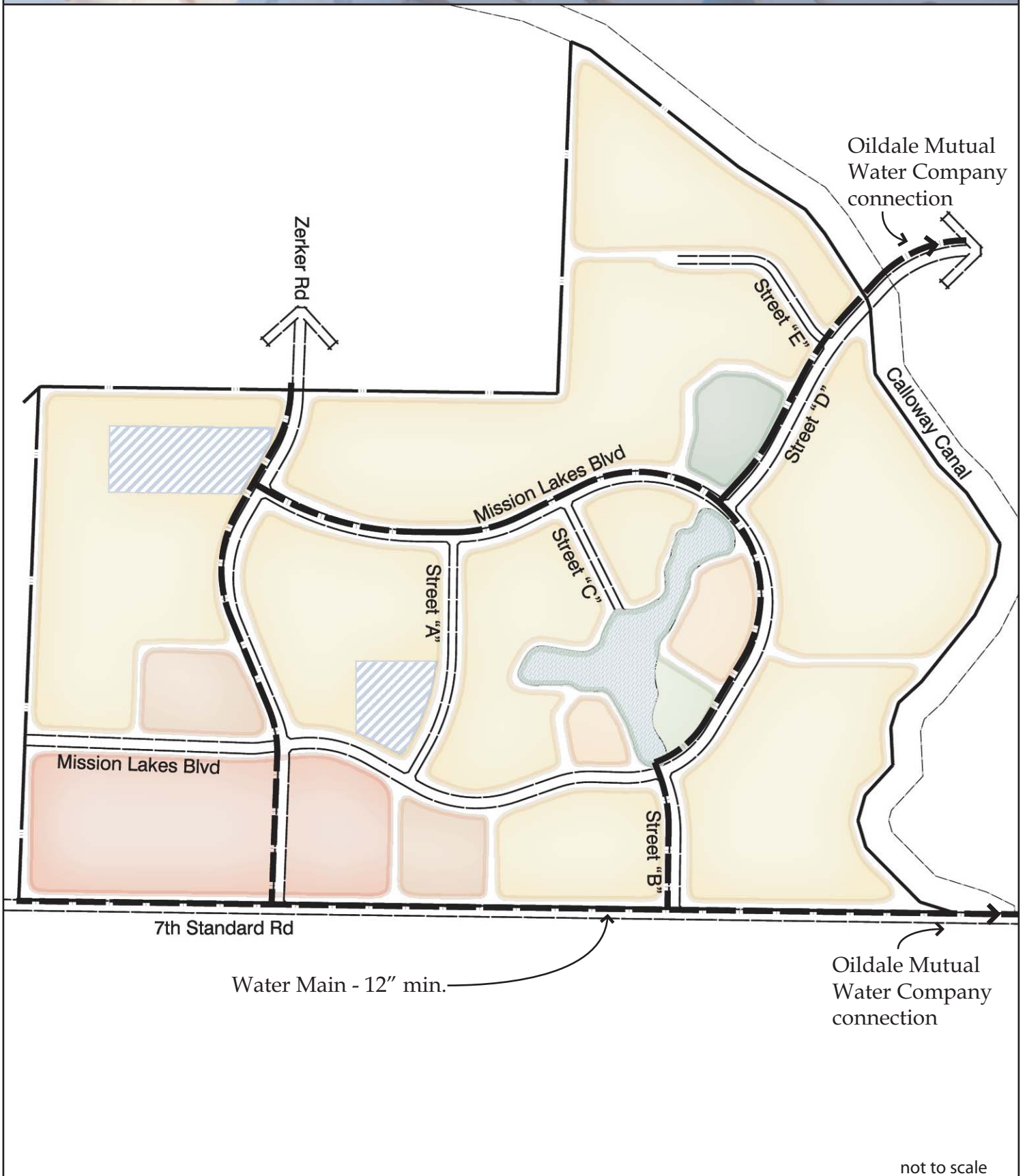
The Mission Lakes site is situated on the eastern flank, near the south end of the Great Valley Geomorphic Province. This province is a large northwesterly trending geosyncline or structural trough between the Coast Ranges and the Sierra Nevada Mountains. Erosion from both of these mountain systems has resulted in the deposition of immense thickness of sediments in the Valley floor. Heavily-laden streams from the Sierra Nevada have built very prominent alluvial fans along the margins of the San Joaquin Valley. This has resulted in a rather flat topography in the vicinity of the project site.

The southwesterly flowing Kern River is approximately 6 miles south of the site. Existing topographic relief consists of relatively flat contours, with the existing site drainage generally sheet flowing in a westerly-southwesterly direction. The site is not located within the 500-year Kern River floodplain zone. The drainage plan for Mission Lakes will be consistent with common practice in the area and City of Shafter standards.

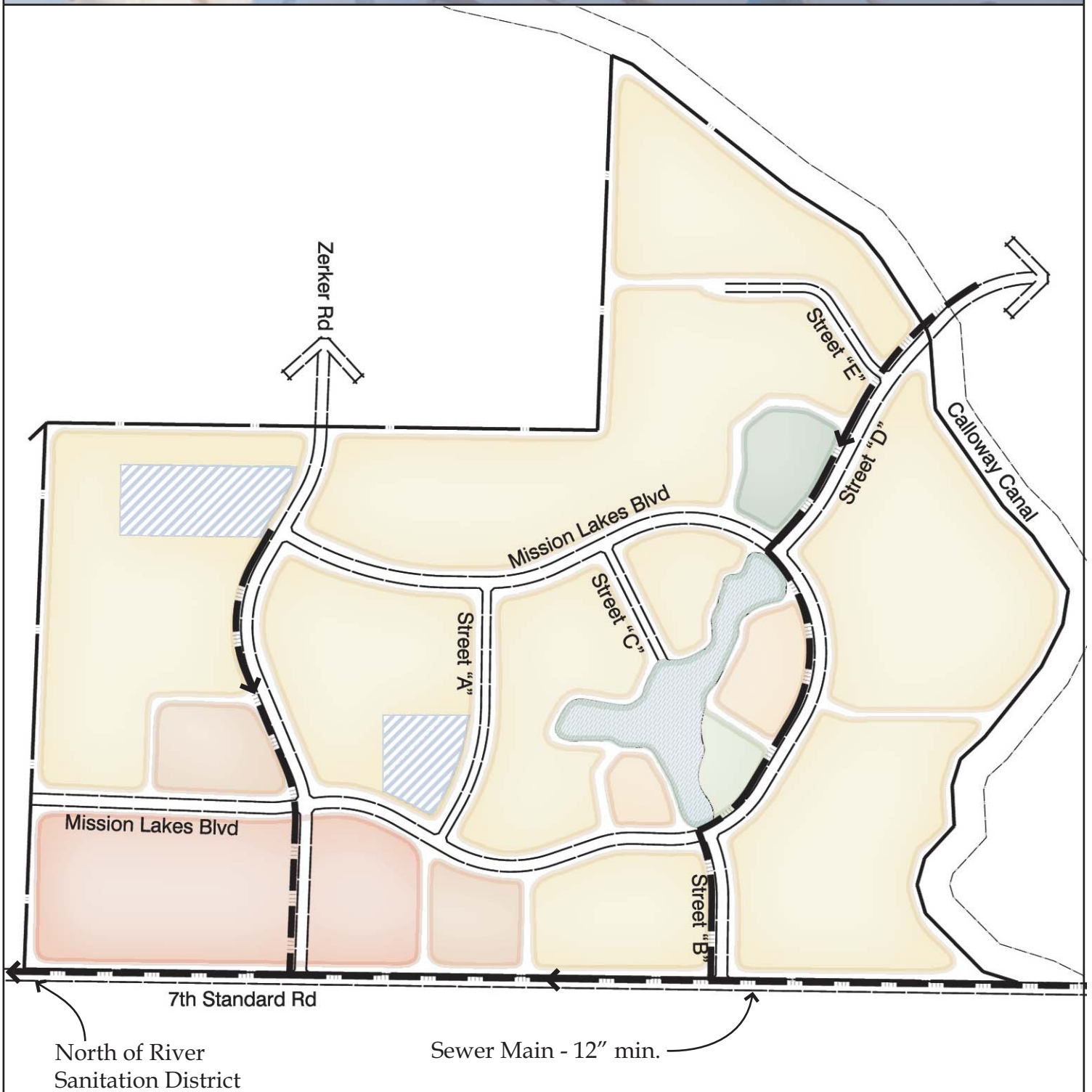


# Mission Lakes

*Specific Plan*



# Mission Lakes Specific Plan



not to scale

All drainage created within the Specific Plan area will be detained on-site within the specific plan and percolate into the ground. All surface runoff will be detained in on-site detention basins located within the individual tract maps submitted for approval within the planning areas. The drainage waters will be collected and then transported via underground piping systems to the detention basins.

Drainage basins shall be constructed with 1 major basin for each 160 gross acres of land, and they will be designed to allow for multiple homebuilders or areas to share the major basins. Detention basins will be designed, tested and sized at such time as the individual tentative tract maps are designed. Where possible, detention basins should be integrated into open space areas, park-like features, lineal open space swales and play fields.

Prior to final map approval, detailed drainage/hydrological studies shall be required to address on-site drainage conditions and increased runoff flows associated with proposed land uses on a subdivision-level basis. Drainage facilities within public road right-of-ways and drainage easements are proposed to be maintained by the City of Shafter.

### **3.11 PUBLIC SERVICES**

The following information is a brief summary of services to be provided to Mission Lakes. A more detailed discussion of facilities and service availability is presented in the Environmental Impact Report (EIR) for the General Plan update.

#### **A. POLICE AND FIRE PROTECTION**

Acreage for police and/or fire facilities shall be provided within the Specific Plan area as required by the City of Shafter/Kern County and shall be a permitted use in all areas.

#### **B. PUBLIC SCHOOLS**

Mission Lakes is divided between the Richland and Norris Elementary School Districts. A location for an elementary school will be provided within the Specific Plan in PA-4 and additional facilities are currently planned just north of Mission Lakes within the Richland Elementary School District on the Bidart property. This school will also serve the Mission Lakes community. Older students from Mission Lakes will attend a planned Middle School to be located within the PA-1. The North High School District will serve high school students.



### C. UTILITIES

Mission Lakes will be served with telephone, cable internet (data), electric, natural gas, and solid waste collection service from private companies serving the area as detailed below:

| UTILITY     | PROVIDER                        |
|-------------|---------------------------------|
| Electricity | PG&E                            |
| Gas         | Southern California Gas Co.     |
| Water       | Oildale Mutual Water District   |
| Sewer       | City of Shafter                 |
| Solid Waste | City of Shafter                 |
| Telephone   | <del>SBC</del> AT&T             |
| Cable       | <del>BrightHouse</del> Spectrum |

## 4.0 DEVELOPMENT STANDARDS AND REGULATIONS

---

### 4.1 GENERAL PROVISIONS

The following Development Standards and Regulations implement the planning and design concepts of this Specific Plan. These standards and regulations address site development issues and provide the basic criteria that govern all development within the boundaries of Mission Lakes. Development within the Specific Plan shall be subject to the review processes discussed in Chapter 6 of this Specific Plan. Any standard or regulation contained herein that differs from the City of Shafter Municipal Code shall take precedence over, and supersede, the City of Shafter Municipal Code, unless otherwise prohibited. Any standard or regulation of the City of Shafter Municipal not covered by this Specific Plan in the areas of site development, administration, review procedures, environmental review, and parking regulations shall apply to this Specific Plan. Where a discrepancy occurs that unreasonably restricts the implementation of this Specific Plan, a Specific Plan Amendment shall be required.

#### 4.1.1 DEFINITION OF TERMS

All terms used in this document shall have the same definitions as provided in the City of Shafter Municipal Code, Zoning Ordinance, Section 1.190, except where altered in the definitions provided below:

- *Abutting, Adjoining, Adjacent.* Having district boundaries or lot lines in common, however, where properties would have had lot lines in common except for the existence of an alley, the lot lines of those properties are considered to be abutting, adjoining, or adjacent.
- *Accessory Structure.* Any subordinate structure or portions of the main structure, the use of which is incidental to that of the main structure on the same lot or premises, and which is used exclusively by the occupants of the main structure. An accessory structure may be erected only after the principal structure is established.
- *Acreage, Gross.* The total fee ownership of a parcel or land area including any easements.
- *Acreage, Net.* The land area which remains after dedication of ultimate rights-of-ways for 1) exterior boundary streets, 2) flood control rights-of-way, and 3) easements.
- *Active Recreational Uses.* Facilities occurring in a planned development or Specific Plan which are designed to provide individual or group activities of an active nature including, but not limited to, sports fields, court games, swimming pools, children's play areas, picnic areas, golf courses, and recreational community gardening. Active recreational uses do not



include natural open space, nature study areas, open space for buffer areas, riding and hiking trails, water courses or drainage areas.

- *Alley.* A secondary means of access to property, generally located at the rear or side of the property. An alley is not intended for general circulation traffic.
- *Architectural Features.* Any portion of the outer surface of a structure, including, but not limited to, the kind, color and texture of the building material, the type and style of windows, doors, lights, signs, walls, fences, awnings, canopies, screens, sculptures, decoration, roof shape and materials, and other fixtures appurtenant to a structure.
- *Architectural Projections.* A marquee, fireplace, chimney, porch, canopy, or similar projection of a building.
- *Building Height.* The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof, but exclusive of vents, air conditioners, chimneys, or other such incidental appurtenances.
- *Coverage, Lot or Site.* "Lot or Site Coverage" shall mean the ratio between the ground floor area of the building or buildings and the lot area.
- *Density.* The number of permanent dwelling units per unit of land.
- *Dwelling, Multi-Family.* A building containing two or more dwelling units; or two more dwelling units, either attached or detached, on one lot.
- *Dwelling, Single-Family.* A building containing one dwelling unit on one lot.
- *Easement.* The right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies may have easements on private properties to be able to install and maintain utility facilities.
- *Floor Area, Gross.* The total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms, and basement or attic areas having a height of more than 7 feet, but excluding area used exclusively for vehicle parking or loading.
- *Floor Area, Net.* The total building floor area excluding garages, hallways, lobbies, elevators, and other common spaces.
- *Frontage, Building.* The side or face of the building which is parallel to or is at an angle of 45 degrees or less to a public street or a public parking area.

- *Frontage, Road.* A minor street which is parallel to, and adjacent to an arterial street or freeway, and which provides access to abutting properties and protection from through and fast traffic.
- *Frontage, Street or Highway.* That portion of a lot or parcel of land which borders and has access to a public street, highway, or parkway. The frontage shall be measured along the common lot line separating the lot or parcel of land from the public street, highway, or parkway.
- *Garage.* A permanently roofed structure with 3 enclosed sides and a garage door which is used for automobile shelter and storage.
- *Lot.* A site or parcel of land under one ownership having frontage upon a street, other than an alley, or a private easement determined by the Public Works Manager to be adequate for purposed of access.
- *Lot Area.* The horizontal area within the property lines excluding area to be included in future street right-of-way as established by dedication.
- *Lot, Corner.* A site bounded by 2 or more adjacent street lines that have an angle of intersection of not more than 135 degrees.
- *Lot Depth.* The average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.
- *Lot, Double Frontage.* An interior lot having frontage on more than one street.
- *Lot, Flag or Corridor.* A lot with access provided to the bulk of the lot by means of a narrow corridor.
- *Lot, Interior.* A lot other than a corner lot.
- *Lot, Reversed Corner.* A corner lot the side line of which is substantially a continuation of the front property line of the first lot to its rear.
- *Lot Line.* A line of record that divides one lot from another lot or from a public or private street or any other public space.
- *Lot Width.* The average horizontal distance between the side lot lines, measured at right angles to the lot depth as a point midway between the front and rear lot lines.
- *Open Space, Common.* An open space within a residential development reserved for the exclusive use of residents of the development and their guests.
- *Open Space, Private.* A usable open space adjoining and directly accessible to a dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

- *Open Space, Usable.* Outdoor space which serves a recreational function or provides visual relief from the building mass, the minimum dimension of which shall be 6 feet excluding required front yards.
- *Project.* Any proposal for new or changed use, or for new construction, alteration or enlargement of any structure, that is subject to the provisions of this Specific Plan.
- *Property Line, Front.* The shortest boundary line of a lot which is coterminous with a street line. Boundary lines of a double frontage lot which are coterminous with street lines shall be front lines and shall both meet minimum front yard set back requirements. When the boundary lines of a corner lot, which are coterminous with street lines, are of equal or substantially equal lengths, the front line shall be determined by the Planning Director. In determining the front line, the Planning Director shall take into consideration the character of the improvements in the neighborhood of the lot, the relative impact to abutting property owners from the establishment of either of such boundaries as a front line, the character of the building proposed to be constructed and the distance that the buildings are set back from the lines of the two streets on which the lot in question abuts.
- *Property Line, Interior.* A lot line not abutting a street.
- *Property Line, Rear.* A lot line that is parallel or approximately parallel to the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, shall be deemed the rear lot line for the purpose of measuring rear yard depth.
- *Property Line, Side.* Any lot line that is not a front lot line or a rear lot line.
- *Property Line, Streetside.* A side lot line abutting a street.
- *Site.* A lot or group of contiguous lots not divided by an alley, street, other right-of-way or city limit that is proposed for development in accord with the provisions of this Specific Plan and/or the Shafter Zoning Ordinance, Title 17, and is in a single ownership or has multiple owners, all of whom join in an application for development.
- *Specific Plan.* A plan as defined in California Government Code 65450.
- *Structure.* Anything constructed or erected that requires a location on the ground, including a building, but not including a fence or a wall used as a fence if the height does not exceed 6 feet, or access drives, or walks, or swimming pools.
- *Yard or Court.* An open space on the same site as a structure, unoccupied, and unobstructed by structures from the ground upward or from the floor level of the structure requiring the yard or court upward except as otherwise provided in this title, including a front yard, side yard, rear yard, or court between structures.

- *Yard, Front.* A yard extending the full width of a site, the depth of which is the minimum horizontal distance between the front property line and a line parallel thereto on the site. The front yard of a corner lot is the yard adjacent to the shortest street frontage.
- *Yard, Rear.* A yard extending across the full width of a site, the depth of which is the minimum horizontal distance between the rear property line and a line parallel thereto on the site, except that on a corner lot the rear yard shall extend only to the side yard abutting a street.
- *Yard, Side.* A yard extending from the rear line of the required front yard, or the front property line of the site where no front yard is required, to the front of the line of the required rear yard, or the rear property line if the site where no rear yard is required, the width of which is the horizontal distance between the side property line and line parallel thereto on the site, except that the side yard on the street side of a corner lot shall extend to the rear lot line.

#### 4.1.2 GENERAL NOTES

1. The maximum number of residential dwelling units permitted by the Mission Lakes Specific Plan shall be 5,334. The approximate number of dwelling units within each residential planning area is established on the Mission Lakes Land Use Plan, Figure 3-1. Each planning area contains a target gross density and an approximate number of dwelling units. During the site plan and tentative map stage of design, the actual number of dwelling units allocated to a particular planning area may slightly differ from the number shown on Figure 3-1. ~~Up to 15% of~~ The detached units in Planning Areas 1-9 may be transferred among these planning areas, provided the maximum unit count for the Specific Plan as a whole does not exceed 4,089 units. With prior written approval of the Planning Director up to 10% of the medium density (MDR) and medium high density (MHDR) units in planning areas 12-15 may be transferred among these planning areas, provided the maximum unit count for those planning areas, as a whole, does not exceed 1,245 dwelling units.
2. Minor boundary, density, and acreage variations (up to 10%) in the planning areas shall be permitted, subject to approval of the Planning Director, without an amendment to the Specific Plan document.
3. General development standards contained in Chapters 10 through 14 of the Municipal Code, Title 17 of the City of Shafter, shall be applicable to performance standards, parking, signage, swimming pools and other specific uses, accessory structures and other general development in the Specific Plan area.
4. Special use regulations; additional development standards for condos, townhouses, and apartment developments; and specific development standards contained in Title 17, Chapter 4 of the Municipal Code shall be applicable to the Specific Plan area. Specific

development standards include parking requirements, landscaping, open space, ~~private open space~~, pedestrian circulation, security fencing, laundry facilities, lighting, trash collection areas, security devices, and maximum number and dimension of connecting units. Where a discrepancy occurs, the standards and regulations contained in this section of the Specific Plan document shall supersede Title 17, Chapter 4 of the Municipal Code.

5. ~~All private streets within the Specific Plan shall be permanently reserved and maintained for their intended purpose by a means acceptable to and enforceable by the City of Shafter. Access for emergency vehicles shall be maintained at all times.~~
6. Staggered building placement required for variation in streetscape shall not encroach into the minimum required setback area for any given lot (variations in building footprints shall be set back from the minimum front yard setback required).
7. Additional wells may be required throughout the Specific Plan for irrigation water and development and operation of these wells shall be allowed uses anywhere within the Specific Plan and shall meet approval conditions established by the Public Works manager.

## 4.2 DEVELOPMENT STANDARDS AND REGULATIONS

The following Section sets forth development standards for all land uses within the Mission Lakes community. All setbacks established by this Chapter, unless otherwise noted below, shall be measured from the property line. A variety of residential lot sizes may be developed within each planning area provided that the maximum number of units designated for each planning area as stated in Table 3-1 is not exceeded. The planning area where the specific lot sizes described below shall be used is indicated in parenthesis behind the lot size. There is no maximum lot coverage established for any residential zone or lot size. Additional wells for irrigation water may be required throughout the Specific Plan

### 4.2.1 LOW DENSITY RESIDENTIAL (LDR)

The following lot sizes shall be allowed in the Low Density Residential (LDR) zone: 7,200 square feet, 6,000 square feet, 5,000 square feet and 4,000 square feet. The LDR zone consists of Planning Areas 1-9. Permitted and conditionally permitted uses in the LDR zone shall be those allowed under the R-1 (Low Density) Residential District (zone) of the Municipal Code of the City of Shafter with the exception of ~~private~~ neighborhood pocket parks and educational facilities which shall be a permitted use in any planning area.

#### A. MINIMUM 7,200 S.F. LOT (PLANNING AREAS 1-9)

The following standards are applicable where ever minimum 7,200 square foot lots are planned in the LDR zone in the Mission Lakes Specific Plan. These standards are summarized in Table 4-1 and shown in Figure 4-1. The standards presented here shall apply to any lot size of 7,200 square feet up to but not including 10,000 square feet.



**(1) Minimum Lot Size**

The minimum residential lot size shall be a minimum 7,200 square feet.

**(2) Minimum Lot Width**

Minimum lot width shall be (a) ~~60~~<sup>45</sup> feet for interior lots; (b) ~~60~~<sup>50</sup> feet for corner lots; (c) 30 feet for cul-de-sac lots along the arc of the front property line; and (d) 30 feet for knuckle and flag lots along the arc of the front property line.

**(3) Minimum Lot Depth**

Lot depth shall be a minimum of 90 feet, 75 feet for cul-de-sac lots, flag lots or lots fronting on a knuckle. For purposes of this requirement, each side of the lot may be averaged if one side is longer than the other to determine the lot depth.

**(4) Front Yard Setback**

Minimum front yard setback from the front property line to the habitable portion of the structure shall be (a) 20 feet for lots adjacent to a straight street and flag lots; and (b) 20 feet for cul-de-sac or knuckle lots and (c) 15 feet to open porch.

**(5) Front Yard Setback – Garage**

Side-entry garages shall maintain a minimum front yard setback of (a) 20 feet from the garage to the front property line; and (b) 20 feet from the garage door to the front property line for front entry garages. Side-entry garages shall also maintain a minimum lot width of 60 feet for adequate entry/exit.

**(6) Rear Yard Setback**

Required rear yard shall be (a) 15 feet for a lot with no alley; and (b) 5 feet for a lot with an alley and (c) 10 feet to open patio cover.

**(7) Side Yard Setback – Interior Lot**

Minimum side yard setback for interior lots shall be (a) 5 feet for one-story homes; cul-de-sac lots and knuckle lots; (b) 5 feet for any portion of a structure exceeding one story.

**(8) Side Yard Setback – Corner Lot/Reverse Corner Lot**

Minimum side yard setback shall be (a) 10 feet for corner lots; and (b) ~~15~~<sup>10</sup> feet for reverse corner lots. Garage loading on street side yards shall require a 20-foot setback from property line to garage.

**(9) *Minimum Building Separation – Interior Side Yard***

The minimum side yard separation between primary structures on adjacent lots shall be 10 feet for adjacent two-story homes. Side yard separation standards do not apply to accessory structures.

**(10) *Maximum Building Height***

No building shall exceed a height of 38 feet. An architectural projection, such as a chimney or tower, may exceed the maximum building height but shall not exceed a height of 40 feet.

**(11) *Minimum Dwelling Unit size***

Minimum dwelling unit size shall be 1,400 square feet.

**(12) *Architectural Projections***

No portion of any building may protrude into the front setback unless the following conditions are met:

- Architectural projections, such as porch roofs, awnings, canopies, and roof overhangs, may project over the required front yard setback, but not more than 10 percent thereof.
- Uncovered porches, platforms, or landing places that do not extend above the level of the first floor of the building may extend into any front yard not more than 6 feet, an openwork railing not more than 30 inches in height may be installed or constructed on any such porch, platform, or landing place.

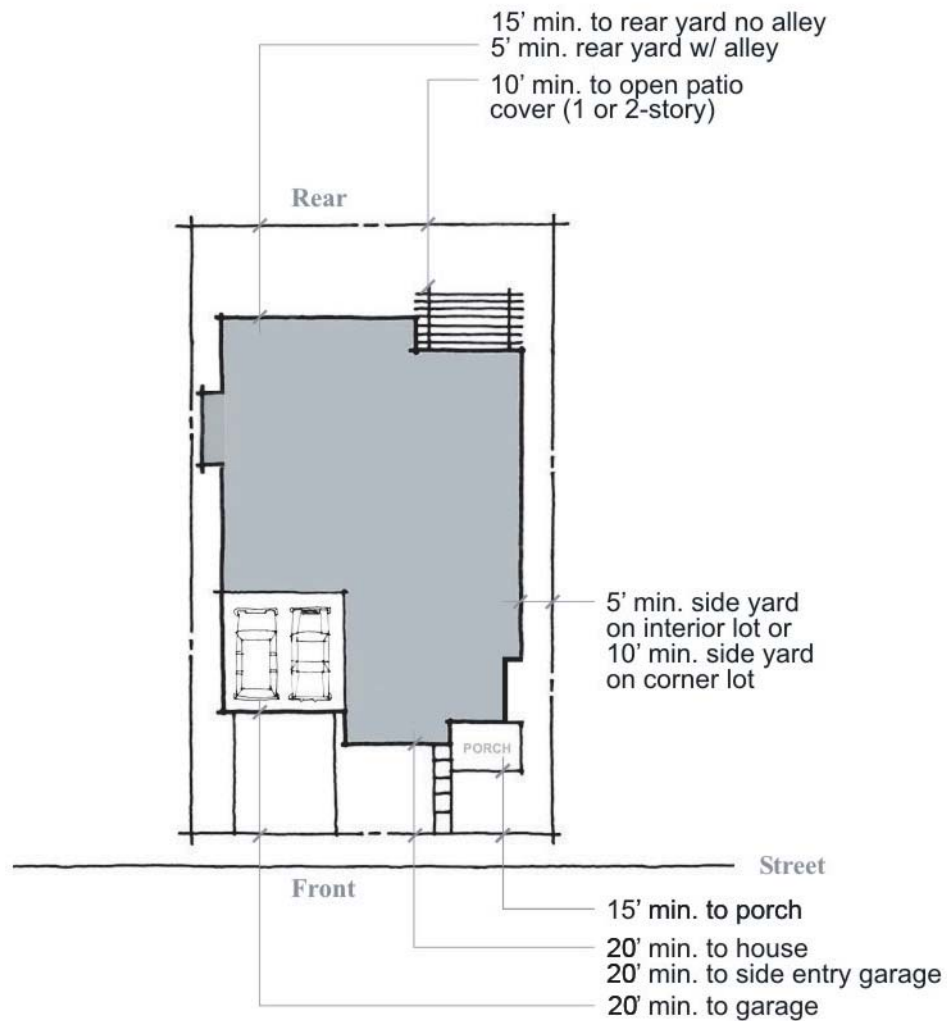
TABLE 4-1  
DEVELOPMENT STANDARDS SUMMARY:  
7,200 SQUARE FOOT LOTS

| PLANNING AREAS                                                                                                                                                                                                                                                                                                     | PA-1 TO PA-9                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| DEVELOPMENT STANDARDS                                                                                                                                                                                                                                                                                              |                                                                                    |
| <i>Minimum Lot Area</i>                                                                                                                                                                                                                                                                                            | 7,200 s.f.                                                                         |
| <i>Minimum Lot Width:</i><br>(a) Interior<br>(b) Corner lots<br>(c) Cul-de-sac lots<br>(d) Knuckle lots and flag along the arc of the front property line<br>(e) Lots with side-entry garages                                                                                                                      | <del>60 ft.</del> 45 ft.<br><del>60 ft.</del> 50 ft.<br>30 ft.<br>30 ft.<br>60 ft. |
| <i>Minimum Lot Depth:</i><br>(a) Front loaded lot.                                                                                                                                                                                                                                                                 | 90 ft.                                                                             |
| <i>Minimum Front Yard Setback:</i><br>(a) Front property line to habitable portion of the structure: straight street and flag lots<br>(b) Front property line to habitable portion of the structure: cul-de-sac<br>(c) Front property line to habitable portion of the structure: knuckle lot<br>(d) To open porch | 20 ft.<br>20 ft.<br>20 ft.<br>15 ft.                                               |
| <i>Minimum Front Yard Setback: Garage</i><br>(a) side entry<br>(b) front entry                                                                                                                                                                                                                                     | 20 ft.<br>20 ft.                                                                   |
| <i>Minimum Rear Yard Setback to habitable structure:</i><br>(a) No alley<br>(b) With alley<br>(c) For open patio cover (one- or two-story)                                                                                                                                                                         | 15 ft.<br>5 ft.<br>10 ft.                                                          |
| <i>Minimum Side Yard Setback</i><br>(a) Side yard setback – interior lot<br>(b) Corner lot<br>(c) Reverse corner lot<br>(d) Garage loaded side yard on corner or reverse corner lots                                                                                                                               | 5 ft.<br>10 ft.<br><del>15 ft.</del> 10 ft.<br>20 ft.                              |
| <i>Minimum Building Separation – interior side yard:</i><br>(a) Between adjacent two-story structures<br>(b) Between one-story and any adjacent structure                                                                                                                                                          | 10 ft.<br>10 ft.                                                                   |
| <i>Maximum Building Height</i><br>(a) with architectural projections                                                                                                                                                                                                                                               | 38 ft.<br>40 ft.                                                                   |

Note: If an interior lot's width is 45-feet to less than 60-feet on a proposed 7,200 square foot lot, then the Development Standards for a 4,000 square foot lot (Table 4-4) shall apply. The Development Standards for a Reversed Corner Lot Minimum Side Yard Setback shall be 10-feet for corner lots and reversed corner lots.

# Mission Lakes

## Specific Plan



NOTE: This prototype site plan is conceptual in nature and is only one of many design solutions that are permitted in this land use designation.

not to scale

**B. MINIMUM 6,000 S.F. LOT (PLANNING AREAS 1-9)**

The following standards are applicable where ever minimum 6,000 square foot lots are planned in the LDR zone in the Mission Lakes Specific Plan. These standards are summarized in Table 4-2 and shown in Figure 4-2. The standards presented here shall apply to any lot size of 6,000 square feet up to but not including 7,200 square feet.

**(1) *Minimum Lot Size***

The minimum residential lot size shall be a minimum 6,000 square feet.

**(2) *Minimum Lot Width***

Minimum lot width shall be (a) ~~55~~<sup>45</sup> feet for interior lots; (b) ~~60~~<sup>50</sup> feet for corner lots; (c) 30 feet for cul-de-sac lots along the arc of the front property line; and (d) 30 feet for knuckle and flag lots along the arc of the front property line.

**(3) *Minimum Lot Depth***

Lot depth shall be a minimum of 75 feet, 70 feet for cul-de-sac lots, flag lots or lots fronting on a knuckle. For purposes of this requirement, each side of the lot may be averaged if one side is longer than the other to determine the lot depth.

**(4) *Front Yard Setback***

Minimum front yard setback from the front property line to the habitable portion of the structure shall be (a) 18 feet for lots adjacent to a straight street and flag lots; and (b) 20 feet for cul-de-sac or knuckle lots and (d) 10 feet to open porch.

**(5) *Front Yard Setback - Garage***

Side-entry garages shall maintain a minimum front yard setback of (a) 15 feet from the garage to the front property line; and (b) 20 feet from the garage door to the front property line for front entry garages. Side-entry garages shall also maintain a minimum lot width of 55 feet for adequate entry/exit.

**(6) *Rear Yard Setback***

Required rear yard shall be (a) 15 feet for a lot with no alley; and (b) 5 feet for a lot with an alley and (c) 10 feet to open patio cover.

**(7) *Side Yard Setback - Interior Lot***

Minimum side yard setback for interior lots, cul-de-sac lots, and knuckle lots shall be (a) 5 feet for one- and two-story homes.



**(8) Side Yard Setback – Corner Lot/Reverse Corner Lot**

Minimum side yard setback for shall be (a) 10 feet for corner lots; and (b) ~~15~~<sup>10</sup> feet for reverse corner lots. Garage loading on street side yards shall require a 20-foot setback from property line to garage.

**(9) Minimum Building Separation – Interior Side Yard**

The minimum side yard separation between primary structures on adjacent lots shall be 10 feet for adjacent two-story homes. Side yard separation standards do not apply to accessory structures.

**(10) Maximum Building Height**

No building shall exceed a height of 38 feet. An architectural projection, such as a chimney or tower, may exceed the maximum building height but shall not exceed a height of 40 feet.

**(11) Minimum Dwelling Unit Size**

Minimum dwelling unit size shall be 1,100 square feet. No more than 25% of dwelling units shall be at the minimum size of 1,100 square feet in any planning area.

**(12) Architectural Projections**

No portion of any building may protrude into the front setback unless the following conditions are met:

- Architectural projections, such as porch roofs, awnings, canopies, and roof overhangs, may project over the required front yard setback, but not more than 10 percent thereof.
- Uncovered porches, platforms, or landing places that do not extend above the level of the first floor of the building may extend into any front yard not more than 6 feet, an openwork railing not more than 30 inches in height may be installed or constructed on any such porch, platform, or landing place.

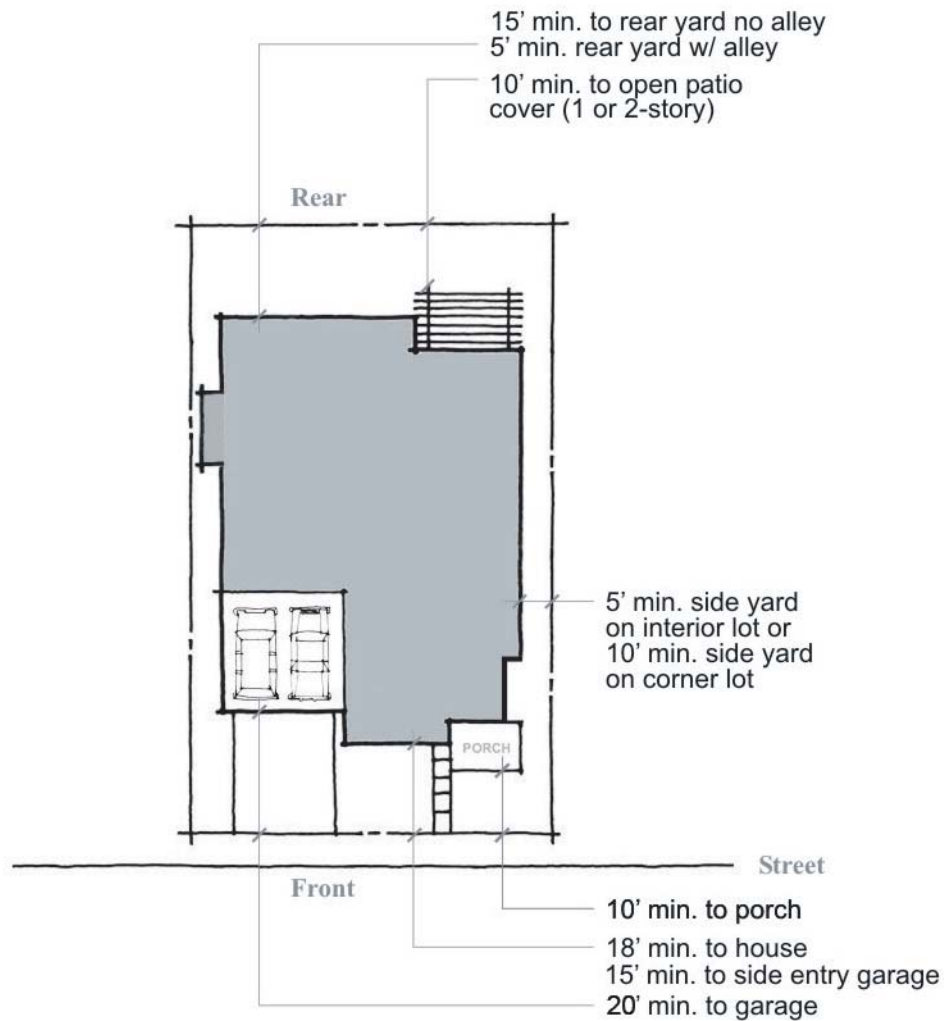
**TABLE 4-2  
DEVELOPMENT STANDARDS SUMMARY:  
6,000 SQUARE FOOT LOTS**

| PLANNING AREA (S)                                                                                                                                                                                                                                                                                                  | PA-1 TO PA-9                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| DEVELOPMENT STANDARD                                                                                                                                                                                                                                                                                               |                                                                                    |
| <i>Minimum Lot Area</i>                                                                                                                                                                                                                                                                                            | 6,000 s.f.                                                                         |
| <i>Minimum Lot Width:</i><br>(a) Interior<br>(b) Corner lots<br>(c) Cul-de-sac lots<br>(d) Knuckle lots and flag along the arc of the front property line<br>(e) With side-entry garages                                                                                                                           | <del>55 ft.</del> 45 ft.<br><del>60 ft.</del> 50 ft.<br>30 ft.<br>30 ft.<br>55 ft. |
| <i>Minimum Lot Depth:</i><br>(a) Front loaded lot<br>(b) Cul-de-sac                                                                                                                                                                                                                                                | 75 ft.<br>70 ft.                                                                   |
| <i>Minimum Front Yard Setback:</i><br>(a) Front property line to habitable portion of the structure: straight street and flag lots<br>(b) Front property line to habitable portion of the structure: cul-de-sac<br>(c) Front property line to habitable portion of the structure: knuckle lot<br>(d) To open porch | 18 ft.<br>20 ft.<br>20 ft.<br>10 ft.                                               |
| <i>Minimum Front Yard Setback: Garage</i><br>(a) side entry<br>(b) front entry                                                                                                                                                                                                                                     | 15 ft.<br>20 ft.                                                                   |
| <i>Minimum Rear Yard Setback to habitable structure:</i><br>(a) No alley<br>(b) With alley<br>(c) For open patio cover (one or two-story)                                                                                                                                                                          | 15 ft.<br>5 ft.<br>10 ft.                                                          |
| <i>Minimum Side Yard Setback</i><br>(a) Side yard setback – interior lot<br>(b) Corner lot<br>(c) Reverse corner lot<br>(d) Garage loaded side yard on corner or reverse lot                                                                                                                                       | 5 ft.<br>10 ft.<br><del>15 ft.</del> 10 ft.<br>20 ft.                              |
| <i>Minimum Building Separation – interior side yard:</i><br>(a) Between adjacent two-story structures<br>(b) Between one-story and any adjacent structure                                                                                                                                                          | 10 ft.<br>10 ft.                                                                   |
| <i>Maximum Building Height</i><br>(a) with architectural projections                                                                                                                                                                                                                                               | 38 ft.<br>40 ft.                                                                   |

Note: If an interior lot's width is 45-feet to less than 60-feet on a proposed 6,000 square foot lot, then the Development Standards for a 4,000 square foot lot (Table 4-4) shall apply. The Development Standards for a Reversed Corner Lot Minimum Side Yard Setback shall be 10-feet for corner lots and reversed corner lots.

# Mission Lakes

## Specific Plan



NOTE: This prototype site plan is conceptual in nature and is only one of many design solutions that are permitted in this land use designation.

not to scale

**C. MINIMUM 5,000 S.F. LOT (PLANNING AREAS 1-9)**

The following standards are applicable where ever minimum 5,000 square foot lots are planned in the LDR zone in the Mission Lakes Specific Plan. These standards are summarized in Table 4-3 and are shown in Figure 4-3. The standards presented here shall apply to any lot size of 5,000 square feet up to but not including 6,000 square feet.

**(1) *Minimum Lot Size***

The minimum residential lot size shall be 5,000 square feet, including easements.

**(2) *Minimum Lot Width***

Minimum lot width shall be (a) <sup>45</sup>~~50~~ feet for interior lots and flag lots; (b) <sup>50</sup>~~55~~ feet for corner lots; (c) 35 feet for cul-de-sac lots along the arc of the front property line; and (d) <sup>35</sup>~~35~~ feet for knuckle lots along the arc of the front property line. <sup>30</sup>

**(3) *Minimum Lot Depth***

Lot depth shall be a minimum of 75 feet, 70 feet for cul-de-sac lots, flag lots or lots fronting on a knuckle. For purposes of this requirement, each side of the lot may be averaged if one side is longer than the other to determine the lot depth.

**(4) *Front Yard Setback***

Minimum front yard setback from the front property line to the habitable portion of the structure shall be (a) 16 feet for lots adjacent to a straight street and flag lots; and (b) 20 feet for cul-de-sac or knuckle lots and (d) 10 feet to open porch.

**(5) *Front Yard Setback - Garage***

Side-entry garages shall maintain a minimum front yard setback of (a) <sup>10</sup>~~15~~ feet from the garage to the front property line; and (b) 20 feet from the garage door to the front property line for front entry garages. Side-entry garages shall also maintain a minimum lot width of 55 feet for adequate entry/exit.

**(6) *Rear Yard Setback***

Required rear yard setback shall be (a) 10 feet for a lot with no alley; and (b) 5 feet for a lot with an alley and (c) 10 feet to open patio cover.

**(7) *Side Yard Setback - Interior Lot***

Minimum side yard setback for interior lots, cul-de-sac or knuckle lots shall be (a) 5 feet for one- or two-story homes; and (b) 5 feet for any portion of a structure exceeding one story.

**(8) Side Yard Setback – Corner Lot/Reversed Corner Lot**

Minimum side yard setback for shall be (a) 10 feet for corner lots; and (b) ~~15~~<sup>10</sup> feet for reverse corner lots.

**(9) Minimum Building Separation – Interior Side Yard**

The minimum side yard separation between primary structures on adjacent lots shall be 10 feet for adjacent two-story homes. Side yard separation standards do not apply to accessory structures.

**(10) Maximum Building Height**

No building shall exceed a height of 38 feet. An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 40 feet.

**(11) Minimum Dwelling Unit Size**

Minimum dwelling unit size shall be 1,000 square feet. No more than 35% of dwelling units shall be at the minimum of 1,000 square feet in any planning area.

**(12) Architectural Projections**

No portion of any building may protrude into the front setback unless the following conditions are met:

- Architectural projections, such as porch roofs, awnings, canopies, and roof overhangs, may project over the required front yard setback, but not more than 10 percent thereof.
- Uncovered porches, platforms, or landing places that do not extend above the level of the first floor of the building, may extend into any front yard not more than 6-feet, an openwork railing not more than 30 inches in height may be installed or constructed on any such porch, platform, or landing place.



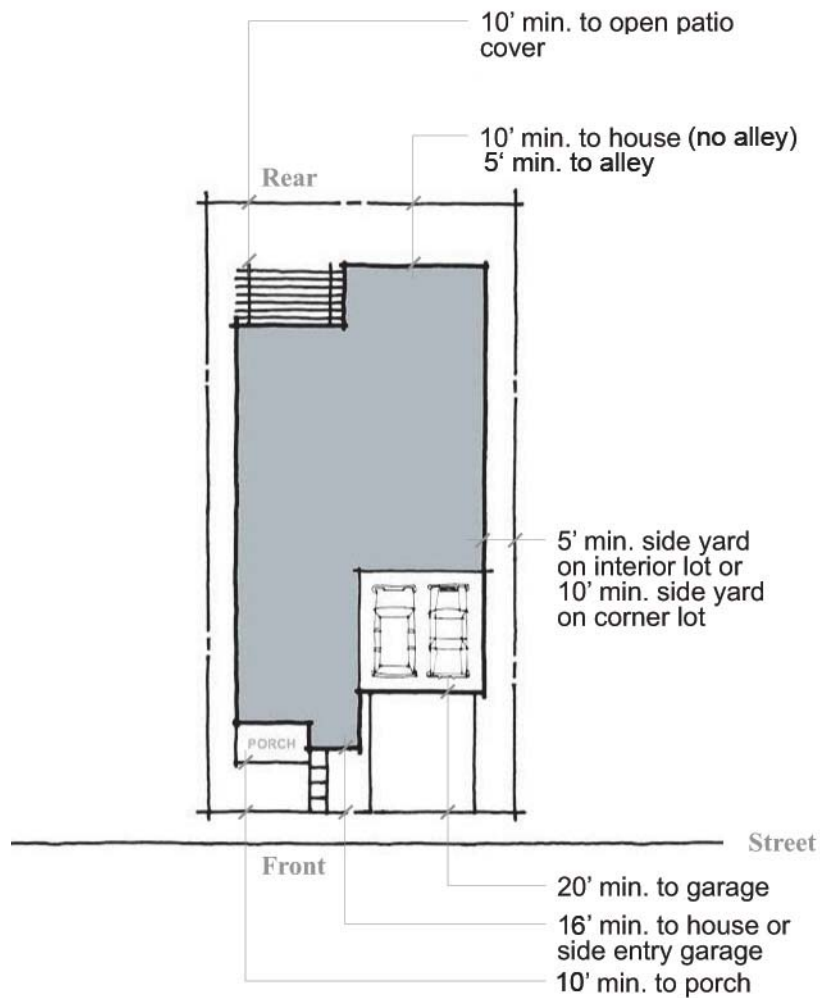
**TABLE 4-3  
DEVELOPMENT STANDARDS SUMMARY:  
5,000 SQUARE FOOT LOTS**

| PLANNING AREA (S)                                                                                                                                                                                                                                                                                                  | PA-1 TO PA-9                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| DEVELOPMENT STANDARD                                                                                                                                                                                                                                                                                               |                                                                                    |
| <i>Minimum Lot Area</i>                                                                                                                                                                                                                                                                                            | 5,000 s.f.                                                                         |
| <i>Minimum Lot Width::</i><br>(a) Interior<br>(b) Corner lots<br>(c) Cul-de-sac lots<br>(d) Knuckle lots and flag along the arc of the front property line<br>(e) With side-entry garages                                                                                                                          | <del>50 ft.</del> 45 ft.<br><del>60 ft.</del> 50 ft.<br>30 ft.<br>30 ft.<br>55 ft. |
| <i>Minimum Lot Depth:</i><br>(a) Front loaded lot<br>(b) Cul-de-sac lot                                                                                                                                                                                                                                            | 75 ft.<br>70 ft.                                                                   |
| <i>Minimum Front Yard Setback:</i><br>(a) Front property line to habitable portion of the structure: straight street and flag lots<br>(b) Front property line to habitable portion of the structure: cul-de-sac<br>(c) Front property line to habitable portion of the structure: knuckle lot<br>(d) To open porch | 16 ft.<br>20 ft.<br>20 ft.<br>10 ft.                                               |
| <i>Minimum Front Yard Setback: Garage</i><br>(a) side entry<br>(b) front entry                                                                                                                                                                                                                                     | 15 ft.<br>20 ft.                                                                   |
| <i>Minimum Rear Yard Setback to habitable structure:</i><br>(a) No alley<br>(b) With alley<br>(c) For open patio cover (one- or two-story)                                                                                                                                                                         | 10 ft.<br>5 ft.<br>10 ft.                                                          |
| <i>Minimum Side Yard Setback</i><br>(a) Side yard setback – interior lot<br>(b) Corner lot<br>(c) Reverse corner lot<br>(d) Garage loaded side yard on corner or reverse lot                                                                                                                                       | 5 ft.<br>10 ft.<br><del>15 ft.</del> 10 ft.<br>20 ft.                              |
| <i>Minimum Building Separation – interior side yard:</i><br>(a) Between adjacent two-story structures<br>(b) Between one-story and any adjacent structure                                                                                                                                                          | 10 ft.<br>10 ft.                                                                   |
| <i>Maximum Building Height</i><br>(a) with architectural projections                                                                                                                                                                                                                                               | 38 ft.<br>40 ft.                                                                   |

Note: If an interior lot's width is 45-feet to less than 60-feet on a proposed 5,000 square foot lot, then the Development Standards for a 4,000 square foot lot (Table 4-4) shall apply. The Development Standards for a Reversed Corner Lot Minimum Side Yard Setback shall be 10-feet for corner lots and reversed corner lots.

# Mission Lakes

## Specific Plan



NOTE: This prototype site plan is conceptual in nature and is only one of many design solutions that are permitted in this land use designation.

not to scale

**D. MINIMUM 4,000 S.F. LOT (PLANNING AREA I-9)**

The following standards are applicable where ever minimum 4,000 square foot lots are planned in the LDR zone in the Mission Lakes Specific Plan. These standards are summarized in Table 4-4 and are shown in Figure 4-4. The standards presented here shall apply to any lot size of 4,000 square feet up to 5,000 square feet.

**(1) *Minimum Lot Size***

The minimum residential lot size shall be a minimum 4,000 square feet.

**(2) *Minimum Lot Width***

Minimum lot width shall be (a) ~~50~~<sup>45</sup> feet for interior lots and flag lots; (b) ~~55~~<sup>50</sup> feet for corner lots; (c) 35 feet for cul-de-sac lots along the arc of the front property line; and (d) ~~35~~<sup>30</sup> feet for knuckle lots along the arc of the front property line.

**(3) *Minimum Lot Depth***

Lot depth shall be a minimum of 75 feet, 70 feet for cul-de-sac lots, flag lots or lots fronting on a knuckle. For purposes of this requirement, each side of the lot may be averaged if one side is longer than the other to determine the lot depth.

**(4) *Front Yard Setback***

Minimum front yard setback from the front property line to the habitable portion of the structure shall be (a) 15 feet for lots adjacent to a straight street and flag lots; and (b) 18 feet for cul-de-sac or knuckle lots and (c) 10 feet for alley loaded. Minimum front yard setback from property line to open porch shall be 8 feet.

**(5) *Front Yard Setback – Garage***

Side-entry garages shall maintain a minimum front yard setback of (a) 10 feet from the garage to the front property line; and (b) 20 feet from the garage door to the front property line for front entry garages. Side-entry garages shall also maintain a minimum lot width of 55 feet for adequate entry/exit.

**(6) *Rear Yard Setback***

Required rear yard shall be (a) 5 feet for a lot with no alley; and (b) 0 feet for a lot with an alley.

**(7) *Side Yard Setback – Interior Lot***

Minimum side yard setback for interior lots shall be (a) 5 feet for one-story homes; and (b) 5 feet for any portion of a structure exceeding one story.

**(8) *Side Yard Setback – Corner Lot/Reverse Corner Lot***

Minimum side yard setback for shall be (a) 10 feet for corner lots; and (b) 10 feet for reverse corner lots.

**(9) *Minimum Building Separation – Interior Side Yard***

The minimum side yard separation between primary structures on adjacent lots shall be 10-feet for adjacent two-story homes. Side yard separation standards do not apply to accessory structures.

**(10) *Maximum Building Height***

No building shall exceed a height of 38 feet. An architectural projection, such as a chimney or tower, may exceed the maximum building height but shall not exceed a height of 40 feet.

**(11) *Minimum Dwelling Unit Size***

Minimum dwelling unit size shall be 1,000 square feet.

**(12) *Architectural Projections***

No portion of any building may protrude into the front setback unless the following conditions are met:

- Architectural projections, such as porch roofs, awnings, canopies, and roof overhangs, may project over the required front yard setback, but not more than 10 percent thereof.
- Uncovered porches, platforms, or landing places that do not extend above the level of the first floor of the building may extend into any front yard not more than 6 feet, an openwork railing not more than 30 inches in height may be installed or constructed on any such porch, platform, or landing place.

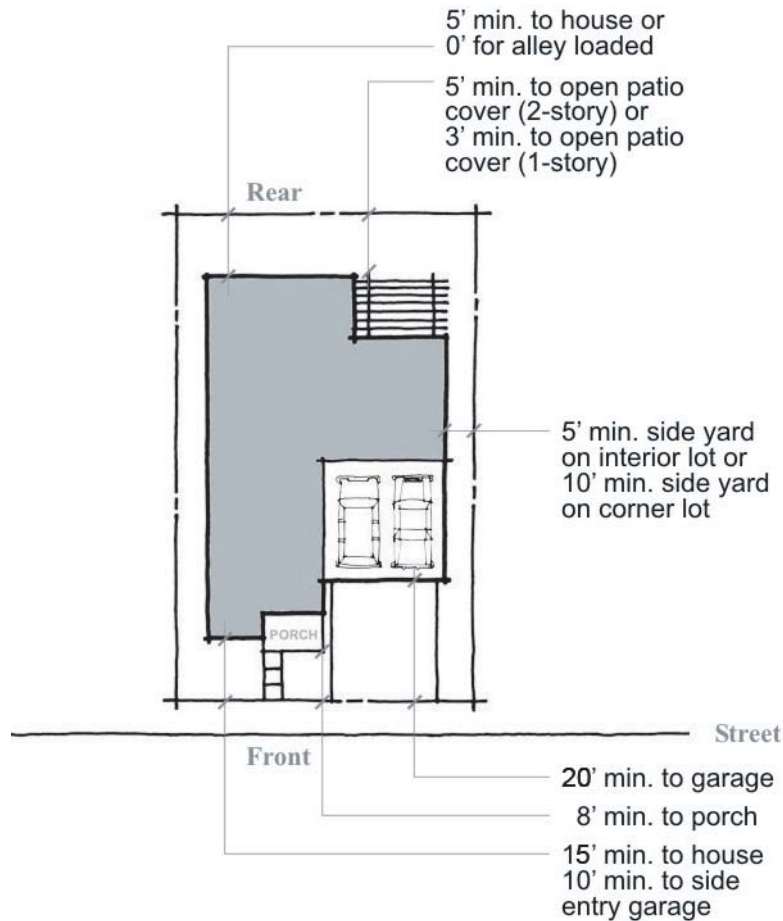
TABLE 4-4  
DEVELOPMENT STANDARDS SUMMARY:  
4,000 SQUARE FOOT LOTS

| PLANNING AREA (S)                                                                            | PA-1 TO PA-9             |
|----------------------------------------------------------------------------------------------|--------------------------|
| DEVELOPMENT STANDARD                                                                         |                          |
| Minimum Lot Area                                                                             | 4,000 s.f.               |
| Minimum Lot Width::                                                                          |                          |
| (a) Interior                                                                                 | <del>50 ft.</del> 45 ft. |
| (b) Corner lots                                                                              | <del>55 ft.</del> 50 ft. |
| (c) Cul-de-sac lots.                                                                         | <del>35 ft.</del> 30 ft. |
| (d) Knuckle lots and flag along the arc of the front property line.                          | 35 ft.                   |
| (e) With side-entry garages                                                                  | 55 ft.                   |
| Minimum Lot Depth:                                                                           |                          |
| (a) Front loaded lot.                                                                        | 75 ft.                   |
| (b) Cul-de-sac lot                                                                           | 70 ft.                   |
| Minimum Front Yard Setback:                                                                  |                          |
| (a) Front property line to habitable portion of the structure: straight street and flag lots | 15 ft.                   |
| (b) Front property line to habitable portion of the structure: cul-de-sac                    | 18 ft.                   |
| (c) Front property line to habitable portion of the structure: knuckle lot                   | 18 ft.                   |
| (d) Alley loaded                                                                             | 10 ft.                   |
| (e) To open porch                                                                            | 8 ft.                    |
| Minimum Front Yard Setback: Garage                                                           |                          |
| (a) side entry                                                                               | 10 ft.                   |
| (b) front entry                                                                              | 20 ft.                   |
| Minimum Rear Yard Setback to habitable structure:                                            |                          |
| (a) No alley                                                                                 | 0 ft.                    |
| (b) With alley.                                                                              | 5ft.                     |
| (c) To open patio cover (two-story)                                                          | 5 ft.                    |
| (d) To open patio cover (one-story)                                                          | 3 ft.                    |
| Minimum Side Yard Setback                                                                    |                          |
| (a) Side yard setback – interior lot                                                         | 5 ft.                    |
| (b) Corner lot                                                                               | 10 ft.                   |
| (c) Reverse corner lot                                                                       | 10 ft.                   |
| (d) Garage loaded side yard on corner or reverse lot                                         | 20 ft.                   |
| Minimum Building Separation – interior side yard:                                            |                          |
| (a) Between adjacent two-story structures.                                                   | 10 ft.                   |
| (b) Between one-story and any adjacent structure.                                            | 10 ft.                   |
| Maximum Building Height                                                                      | 38 ft.                   |
| (a) with architectural projections                                                           | 40 ft.                   |



# Mission Lakes

## Specific Plan



NOTE: This prototype site plan is conceptual in nature and is only one of many design solutions that are permitted in this land use designation.

not to scale

#### 4.2.2 MEDIUM DENSITY RESIDENTIAL (MDR)

The following development standards shall be allowed in Medium Density Residential (MDR) zone: Garden Court and Townhouse. The MDR zone consists of Planning Areas 12 and 13. Permitted and conditionally permitted uses in MDR shall be those allowed under in the R-2 (Medium Density) Residential District of the Municipal Zoning Code of the City of Shafter.

##### A. GARDEN COURT (PA 12 AND PA-13)

The following standards are applicable wherever Garden Court development is planned within PA-12 and PA 13 in the Mission Lakes Specific Plan. These standards are summarized in Table 4-5 and shown in Figure 4-5.

**(1) *Minimum Lot Size***

Minimum lot size shall be 2,800 square feet, including easements.

**(2) *Minimum Lot Width***

Minimum lot width shall be 35 feet.

**(3) *Minimum Lot Depth***

Minimum lot depth shall be 70 feet.

**(4) *Front Yard Setback***

Minimum front yard setback from the front property line to the habitable portion of the structure shall be 10 feet. Porches located within the front yard shall have a minimum setback of 8 feet. The minimum distance house to house in the front shall be 40 feet.

**(5) *Rear Yard Setback***

Alley entry garages shall maintain a minimum rear yard setback of 5 feet measured from the garage to the property line. Rear yard setback to residential living area shall be 10 feet. Rear yard setback for an open patio cover (one- or two-story) shall be 5 feet.

**(6) *Side Yard Setback***

Minimum side yard setback shall be 5 feet. Minimum distance between structures shall be 10 feet, excluding projections described in number (10).

Side yard width on a corner lot shall not be less than 8 feet and shall extend the full length of the lot, excluding the corner lot cutout.

**(7) Minimum Building Separation**

The minimum building separation between adjacent two-story structures shall be 10 feet. The minimum building separation between one-story and any adjacent primary structures shall be 10 feet.

**(8) Minimum Dwelling Unit Size**

Minimum dwelling unit size shall be 850 square feet.

**(9) Maximum Building Height**

No building shall exceed a height of 38 feet. An architectural projection, such as a chimney or tower, may exceed the maximum building height but shall not exceed a height of 40 feet.

**(10) Architectural Projections**

No portion of any building may protrude into the front setback unless the following conditions are met:

- Architectural projections, such as porch roofs, awnings, canopies, and roof overhangs, may project over the required front yard setback, but not more than 10 percent thereof.
- Uncovered porches, platforms, or landing places that do not extend above the level of the first floor of the building may extend into any front yard not more than 6 feet, an openwork railing not more than 30 inches in height may be installed or constructed on any such porch, platform, or landing place.

**(11) Guest Parking**

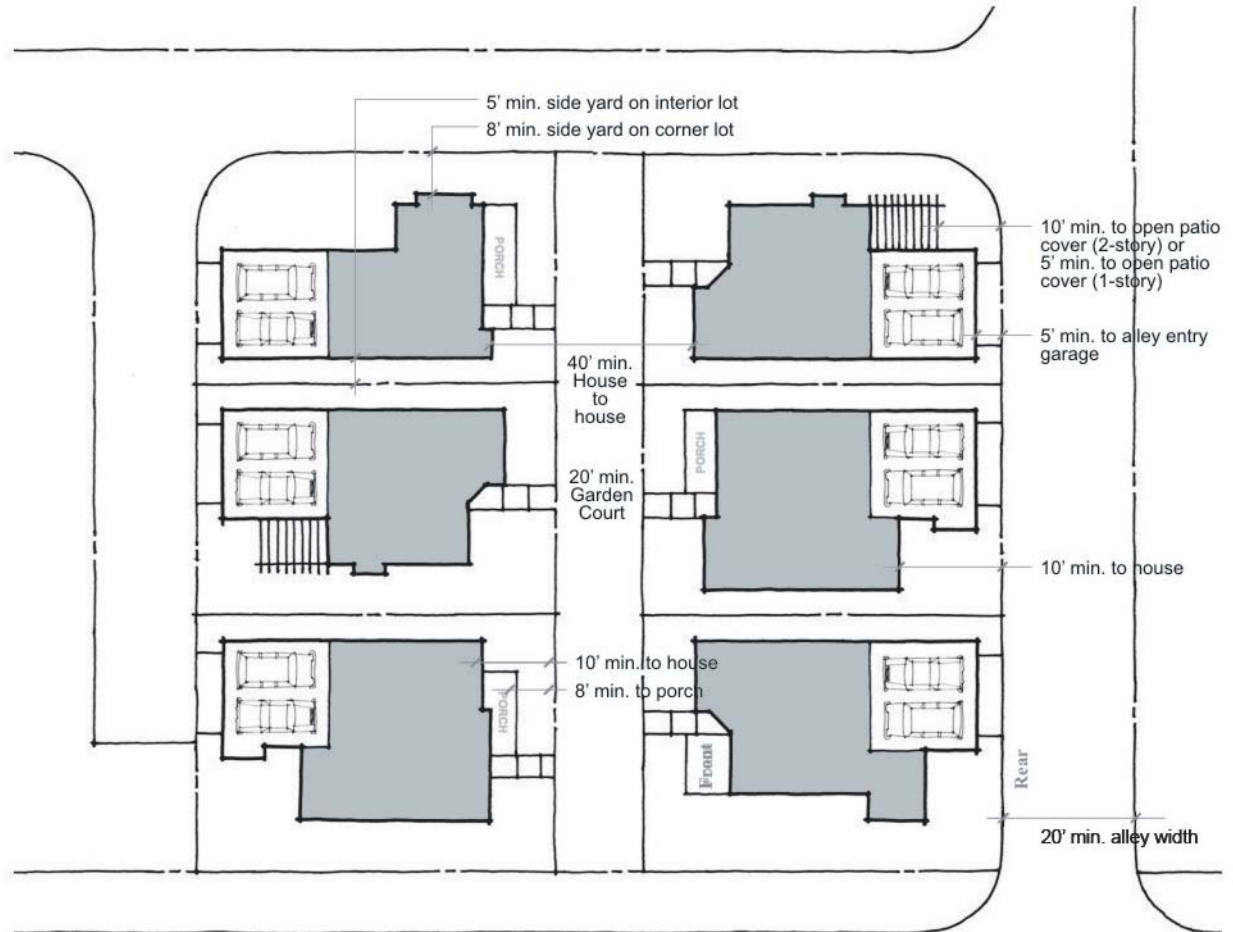
Guest parking shall be provided at a ratio of one-half (0.50) space per unit in off-street/non-alley parking areas.

**TABLE 4-5  
DEVELOPMENT STANDARDS SUMMARY:  
GARDEN COURT**

| PLANNING AREA (S)                                                                                                                                                       | PA-12, PA-13                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| DEVELOPMENT STANDARD                                                                                                                                                    |                                    |
| <i>Minimum Lot Area</i>                                                                                                                                                 | 2,800 s.f.                         |
| <i>Minimum Lot Width:</i>                                                                                                                                               | 35 ft.                             |
| <i>Minimum Lot Depth:</i>                                                                                                                                               | 70 ft.                             |
| <i>Minimum Front Yard Setback:</i><br>(a) Front property line to habitable portion of the structure<br>(b) Front property line to porch                                 | 10 ft.<br>8 ft.                    |
| <i>Minimum Distance Between Habitable Structures – Front Yard</i>                                                                                                       | 40 ft.                             |
| <i>Minimum Rear Yard Setback:</i><br>(a) To habitable structure<br>(b) To open patio cover (one-story)<br>(c) To open patio cover (two-story)<br>(d) Alley entry garage | 10 ft.<br>5 ft.<br>10 ft.<br>5 ft. |
| <i>Minimum Side Yard Setback:</i><br>(a) Side yard setback – interior lot.<br>(b) Corner lot.                                                                           | 5 ft.<br>8 ft.                     |
| <i>Minimum Building Separation – interior side yard:</i><br>(a) Between adjacent one-story<br>(b) Between one story and any adjacent primary structure.                 | 10 ft.<br>10 ft.                   |
| <i>Maximum Building Height</i><br>(a) with architectural projections                                                                                                    | 38 ft.<br>40 ft.                   |

# Mission Lakes

## Specific Plan



NOTE: This prototype site plan is conceptual in nature and is only one of many design solutions that are permitted in this land use designation.

not to scale

## Development Standards - Garden Court

Figure 4-5



## **B. TOWNHOUSE (PA-12 AND PA-13)**

The following townhouse standards are applicable to Planning Areas 12 and 13 within the Mission Lakes Specific Plan.

### **(1) *Minimum Project Size***

Minimum lot size for townhouse projects shall not be less than 0.5 acres.

### **(2) *Front Yard Setback***

Front yard setback to the residential living space (habitable portion) of the structure shall be not less than 10 feet from the front property line.

Front yard setbacks from property line to porch or patio shall be a minimum of 10 feet.

### **(3) *Front Yard Setback – Garage***

Direct-entry garages shall maintain a minimum front yard setback of 20 feet measured from the garage door to the front property line.

### **(4) *Rear Yard Setback***

Required rear yards shall be a minimum of 10 feet as measured from the rear property line to the habitable portion of the structure.

Rear yard setback for a one- or two-story house open patio cover shall be a minimum of 10 feet.

### **(5) *Side Yard Setback – Interior Lot***

Side yard width shall not be less than 10 feet. Minimum distance between structures including porches, patios, or balconies shall be 20 feet, excluding allowed projections as described below.

### **(6) *Side Yard Setback – Adjacent to Street***

On any side that is adjacent to a street, the side yard shall be a minimum of 10 feet and such side yard shall extend the full length of the lot, excluding the corner lot cutout.

### **(7) *Minimum Building Separation – Front to Front***

The minimum separation between primary structures front to front shall not be less than 50 feet.



**(8) *Minimum Building Separation – Between Garages***

The minimum separation between the garages of primary structures shall not be less than 30 feet.

**(9) *Maximum Building Height***

No building shall exceed a height of 38 feet. An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 40 feet.

**(10) *Minimum Dwelling Unit Size***

Minimum dwelling unit size shall be 850 square feet.

**(11) *Projections into Yards***

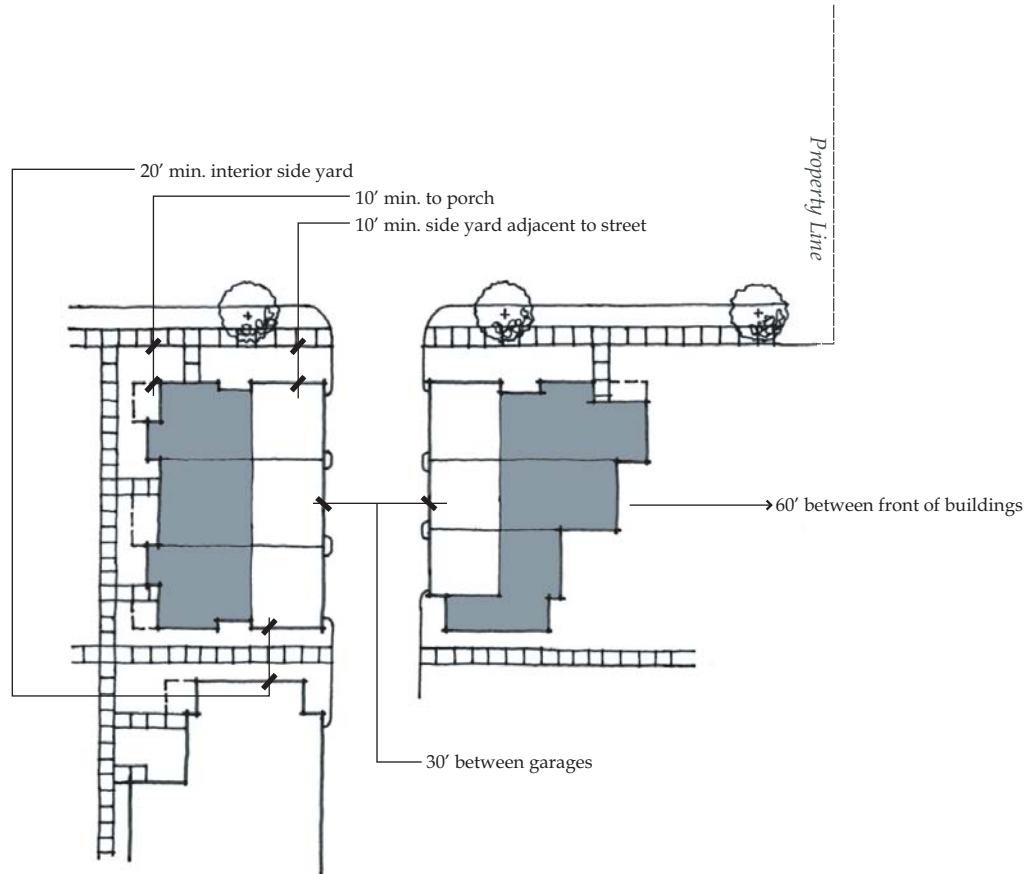
No portion of any building may protrude into the front setback unless the following conditions are met:

- Architectural projections, such as porch roofs, awnings, canopies, and roof overhangs, may project over the required front yard setback, but not more than 10 percent thereof.
- Uncovered porches, platforms, or landing places that do not extend above the level of the first floor of the building may extend into any front yard not more than 6 feet, an openwork railing not more than 30 inches in height may be installed or constructed on any such porch, platform, or landing place.

**(12) *Guest Parking***

Guest parking shall be provided at a ratio of one-half (0.50) space per unit in off-street/alley parking areas.

Single Family Attached  
Townhomes



NOTE: These prototype site plans are conceptual in nature and are only two of many design solutions that are permitted in this land use designation.

not to scale

#### 4.2.3 MEDIUM HIGH DENSITY RESIDENTIAL (MHDR)

The following development standards shall be allowed in Medium High Density Residential (MHDR) zone: multi-family attached. The MHDR zone consists of Planning Areas 14 and 15. Permitted uses in Planning Areas 14 and 15 shall be all those allowed under the R-3 (Medium High Residential) zone of the Municipal Zoning code of the City of Shafter. ~~Public and private common~~ recreation areas are specifically permitted as an accessory use. Permitted uses in PA 14 and 15 shall include (a) ~~private~~ parks and playgrounds; (b) accessory structures; (c) private swimming pool; (d) ~~private~~ tennis court; (e) construction trailers; and (f) sales office (temporary).

##### A. MULTI-FAMILY ATTACHED (PA-14 AND PA-15)

The following standards are applicable wherever Multi-family attached development is planned within PA-14 and PA-15 in the Mission Lakes Specific Plan.

(1) *Maximum Density*

The maximum density shall be 24.0 dwelling units per acre.

(2) *Minimum Lot Size*

The minimum residential lot size shall be 0.5 acre, including easements.

(3) *Minimum Lot Width*

Lot width shall not be less than 60 feet.

(4) *Minimum Lot Depth*

Lot depth shall be a minimum of 100 feet.

(5) *Minimum Front Yard Setback*

A minimum front yard setback of 20 feet shall be provided on any street, cul-de-sac, or knuckle lot.

(6) *Side Yard Setback*

The width of a street side yard on a corner lot shall not be less than 10 feet.

(7) *Rear Yard Setback*

A minimum rear yard setback for lots adjacent to an alley is 5 feet; for lots not adjacent to an alley is 15 feet.

**(8) Minimum Building Separation**

The minimum building separation between primary structures shall be as follows:

| BUILDING ORIENTATION                      | 1 TO 1 STORY                                                                                                                                             | 1 TO 2 STORY | 2 TO 2 STORY | 2 TO 3 STORY | 3 TO 3 STORY |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|--------------|--------------|
| Front to Front                            | 25 feet                                                                                                                                                  | 25 feet      | 30 feet      | 30 feet      | 35 feet      |
| Rear to Rear                              | 15 feet                                                                                                                                                  | 15 feet      | 25 feet      | 25 feet      | 25 feet      |
| Front to Rear                             | 25 feet                                                                                                                                                  | 25 feet      | 30 feet      | 30 feet      | 35 feet      |
| Side to Side                              | 10 feet                                                                                                                                                  | 10 feet      | 15 feet      | 15 feet      | 15 feet      |
| Sidewalls Parallel w/ Front or Rear Walls | 20 feet                                                                                                                                                  | 20 feet      | 30 feet      | 30 feet      | 30 feet      |
| Obliquely Aligned                         | Distances specified above may be decreased by five feet at one building corner provided there is an equal or greater distance increase at the other end. |              |              |              |              |

**(9) Maximum Building Height**

No building shall exceed a height of 45 feet.

An architectural projection such as a chimney or tower may exceed the maximum building height, but shall not exceed a height of 50 feet.

**(10) Minimum Floor Area**

Each dwelling unit shall have a minimum living floor area as listed below, which includes walls and excludes garage and accessory uses such as patios and balconies:

| NUMBER OF BEDROOMS | MINIMUM FLOOR AREA |
|--------------------|--------------------|
| 1 Bedroom          | 800 square feet    |
| 2 Bedroom          | 900 square feet    |
| 3 Bedroom          | 1,100 square feet  |

**(11) Minimum Open Space**

*Private Open Space.* A minimum of 100 square feet of private open space shall be provided per each dwelling unit located on the first floor and 75 square feet for each dwelling unit located on the second and third floors. Private open space may include ground floor patios or courtyards, second or third floor balconies or decks, and roof-top decks. Private open space may be covered, but must be open on at least one side.

*Common Open Space:* A minimum of 25% of the developed area shall be dedicated to common open space.

## (12) Off-Street Parking

Resident parking shall be provided as detailed below:

| NUMBER OF BEDROOMS | REQUIRED SPACES |
|--------------------|-----------------|
| 1 Bedroom          | 1.5             |
| 2 Bedroom          | 2.0             |
| 3 Bedroom          | 2.5             |

Resident parking shall include a minimum of 1 space within an enclosed garage per each 1 bedroom unit. Where two or more spaces are required, 1 space shall be provided within an enclosed garage and remaining spaces shall be covered. Tandem parking shall be counted toward satisfying parking requirements.

Guest or visitor parking shall include a minimum of 1 space for every 3 dwelling units and shall include street parking, parking lots, and carports.

## (13) Storage Facilities

A separate area having a minimum of 300 cubic feet of private and secure storage space shall be provided for each dwelling unit and can be located within the garage, provided it does not interfere with garage use for automobile parking. Normal closet and cupboard space within the dwelling unit shall not count toward meeting this requirement. Enclosed garages are required to provide 300 cubic feet of storage cabinet space, or 300 cubic feet of storage space may be provided elsewhere on the site.

### 4.2.4 MAJOR COMMERCIAL – PLANNING AREA 16

All development standards and guidelines contained within Title 17, Chapter 5, Commercial Districts, of the City of Shafter Municipal Code shall be applicable to Planning Area 16. Permitted and conditionally permitted uses in Planning Area 16 shall be all those allowed under the General Commercial (CG) Zone of the Shafter Development Code.

### 4.2.5 PARKS – ALL PLANNING AREAS

The park system for Mission Lakes will provide for a range of public ~~and private~~ park spaces to serve the community. Figure 3-4, *Parks and Recreation Plan*, identifies the suggested location for each of the public ~~and private~~ park sites based on the expected number of dwelling units within the various areas of the Specific Plan. The actual location and design of the ~~private~~ neighborhood pocket parks will be determined upon approval of final tract or parcel maps. Design of the public park for PA-11 shall meet the approval of the Planning Director.

The City's local parks ordinance, Title 17, Section 10.200, Park and Recreation Facilities, calls for the payment of fees by the developer of a residential development for the fair share cost of developing

park sites to serve the residents of the area being developed. The actual construction costs of the public park shall become a credit to the owner or his assigns against payment of park fees, if constructed by owner. Thus, parkland within Mission Lakes will be dedicated and developed in a timely manner to meet open space and recreational needs of future residents.

In addition to outdoor recreation facilities, improvements may also include a ~~private~~ community center or other community facility in PA-10. Development of other community recreation facilities either within park sites or as stand alone projects may occur through a number of financing mechanisms.

#### 4.2.6 SCHOOLS – PLANNING AREA 1 AND PLANNING AREA 4

Development standards for the elementary school in PA-4 and the middle school in PA-1 are subject to approval by the California State Architect and must meet the siting requirements of California Department of Education and Title 5 of the California Code of Regulations. Public schools shall be permitted uses in PA-1 and PA-4.

#### 4.2.7 DRILLING ISLAND – ALL PLANNING AREAS

Drilling Island (DI) Districts maybe established in all planning areas as necessary. The development standards, guidelines and permitted uses contained in Chapter 3, Section 3.40 of the City of Shafter Municipal Code, shall be applicable to all Planning Areas whenever or where ever oil and gas production are proposed within the Mission Lakes Specific Plan.

#### 4.2.8 DETENTION BASINS

Detention basins shall be designed in accordance with City of Shafter development standards and the following conditions:

- One (1) major detention basin for each 160 gross acres of land.
- Detention basins should be designed to allow for shared use by multiple homebuilders in planning areas.
- Detention basins shall be designed, tested and sized as part of the individual tentative tract map submittal.
- Where possible detention basins should be integrated into a parks and recreation plan as landscaped open space areas for passive recreation and/or playfields.
- ~~A maintenance district and/or Homeowners Association (HOA) shall be established to maintain detention facilities.~~

**The City of Shafter shall maintain all storm basins.**





#### **4.2.9 RIGHT TO FARM PROVISIONS – ALL PLANNING AREAS**

Since the Mission Lakes Specific Plan is located within an agriculturally oriented area, the City's Right to Farm Provisions (Title 17, Section 10.270) shall be taken into consideration during the development of a phasing plan for the project.

#### **4.2.10 EXISTING AND ABANDONED OIL WELLS – ALL PLANNING AREAS**

All existing and abandoned oil wells shall be identified on tract maps or development plans and evidence shall be provided that existing wells have been properly abandoned per the requirements of the California Division of Oil, Gas and Geothermal Resources (CDOGGR) and that siting of structures near abandoned wells shall meet the set back requirements of CDOGGR.

## 5.0 DESIGN GUIDELINES

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### 5.1 PURPOSE AND INTENT

The Mission Lakes Design Guidelines provide general criteria for architecture, landscaping, entry monumentation, and lighting design in order to ensure a high-quality development and strong community character. The overall goal of the Mission Lakes Design Guidelines is to create a unique master planned community within the City of Shafter. This Specific Plan document recognizes that the development of Mission Lakes will play a vital role in the growth of the Shafter area.

These guidelines are intended to provide criteria for design, while allowing flexibility for architects, landscape architects, developers, builders, and others involved in the design of community elements. Variation and customization within the context of the guidelines by a builder is encouraged in order to achieve individually distinctive neighborhoods complemented by recreational amenities and a neighborhood commercial component in the same community. Through collaboration and cooperation between the master developer, the builder(s), and the City of Shafter, the Mission Lakes master planned community is destined to be a successful and desirable addition to the Shafter area.

The specific objectives of the design guidelines are to:

- Provide guidance to builders, engineers, architects, landscape architects, and other professionals in order to obtain high quality design.
- Provide a framework for the formation of Covenants, Conditions, and Restrictions (CC&Rs) for the use of land in the Specific Plan area.
- Provide the City of Shafter with the necessary assurances that the community of Mission Lakes will be developed in accordance with a certain quality and character as set forth in this document.

The Design Guidelines are intended to be flexible and work in concert with the Development Standards contained in Section 4.0 of this document. These guidelines establish standards that will ensure the quality of development, the community landscape, and its character. These guidelines and the standards they contain shall be followed in the design and build-out of the community; they should not be viewed as voluntary. Through review of the plans by the Master Developer and official design review by the City of Shafter, these guidelines shall be enforced and implemented. Projects where nearly identical buildings line streets without variation in placement and form will not be allowed.

## 5.2 ARCHITECTURAL DESIGN GUIDELINES

### 5.2.1 GENERAL ARCHITECTURAL GUIDELINES (APPLIES PLANNING AREAS 1-9, PA-12, PA-13)

The goal of the architectural design guidelines is to allow for a diversification of architecture styles while ensuring visual compatibility. These guidelines do not promote rigid adherence to style descriptions but assist in achieving a particular design direction and high quality construction.

#### A. STYLE

Achieving variety and diversity in neighborhood architecture is a key community objective. For inspiration, Mission Lakes is encouraging compatible architectural styles that have historical precedence in Southern California and are capable of contemporary interpretation and variation. Modern interpretations of historical architectural styles shall address today's market conditions, economics, and building industry standards. Appropriate architectural styles include the following:

- Colonial
- Spanish Colonial
- Cottage
- Monterey
- Craftsman
- Italianate

It should also be noted that additional architectural styles not listed above may be incorporated into the Mission Lakes project.

#### B. COLORS AND MATERIAL

The colors and building materials used at Mission Lakes shall be complementary, and when considered together, shall reflect a distinct community character. The use of elements such as terra-cotta color roof tile, white washed plaster, painted siding, and wrought iron will provide variety and contrast. New interpretations of these classic combinations of materials and inherent colors are encouraged as they relate to a general feeling of neighborhood unity.

Color palettes that reflect traditional architectural themes are the basis for successful modern interpretations as proposed for Mission Lakes. A variety of natural materials and earth tone based colors will provide the diversity required for visual interest while unifying the buildings with their

# Mission Lakes

## Specific Plan

settings and creating a timeless appeal. The primary purpose of the architectural style palette selection is to avoid monotony, provide a variety of color schemes, and promote visual diversity.

### C. ARCHITECTURE ORIENTED TO THE STREET

Architecture shall be oriented to the street so that interactive elements create a human scale and are inviting to the street scene. Interactive elements include; porches, verandas, porte-cocheres, balconies, decks, porticos, trellises, arbors, and courtyards.

The quality design and orientation of interactive elements provide “eyes on the street” and contribute to pedestrian safety, a sense of place, activity, and neighborhood socialization.

### D. ARCHITECTURAL DIVERSITY – DETACHED SINGLE-FAMILY

Detached residential planning areas within Mission Lakes shall utilize a minimum of three to six different architectural styles similar to those suggested below:



The intent is to provide variety and to avoid monotony in the streetscape. ~~A maximum of 40% and a minimum of 20% of any one style shall be used within each Planning Area of Mission Lakes.~~



## E. BUILDING MATERIALS & COLORS

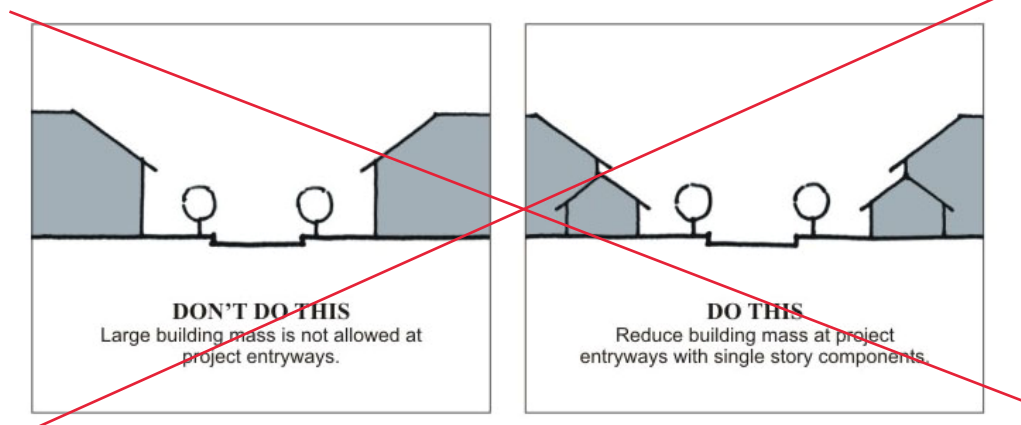
To further the goal of diversity, the following criteria shall be met:

1. Each elevation shall have a minimum of <sup>two</sup>~~three~~ colors. For example: one body, one trim, and one accent color.
2. Front elevation design and materials are to wrap around the side elevation to an appropriate transition point.
3. ~~Each product line shall have a minimum of three different roofing colors.~~
4. Individual color schemes must be appropriate to the architectural styles selected with a harmonious selection of accent materials and roof profile and colors.
5. No two adjacent homes using the same floor plan shall have the same exterior color scheme. A scheme of color values on exterior elements shall be distinct on adjacent homes, with deeper tones encouraged to promote variation.
6. If balconies are provided, materials shall match or complement those used on the main portion of the building.
7. ~~At least two out of every three homes shall upgrade the hardscape used within the concrete walkways leading to the main structure to complement the home's exterior architectural elements. (Example: use of decorative troweled bands; decorative patterned scoring; exposed aggregate finishes; stamped concrete, etc.).~~

## F. BUILDING MASS, FORM, AND SCALE

Creating a street scene that functions well and has visual variety is a key community objective. The following massing and scale criteria are intended to develop variation in appearance and a sense of individuality for each home. Projects where nearly identical buildings are placed on streets without variation in placement and form are not permitted. Listed below are massing and plotting techniques and standards which will create a quality environment.

1. Single-story components such as porches, reduced heights of living spaces, and/or garage areas shall be used to create a sense of variety within the street scene and to break up building massing.
2. Twenty percent (20%) of all plans and elevations plotted shall have a significant single-story component, which can include garages and covered porches.
3. ~~To reduce building massing at project entries, single story homes or significant single story components are required on corner lots located adjacent to gated entries.~~



4. Homes shall be designed with entries, windows, front porches, and living areas placed directly adjacent to the street on most plan variations, while recessing the garages, are encouraged.
5. The proportion of windows and doors to the wall massing shall vary according to the architectural style chosen. Windows and doors shall enhance, rather than dominate, the overall architectural character of the home. The selected style of window shall be appropriate to the architectural style of the house.

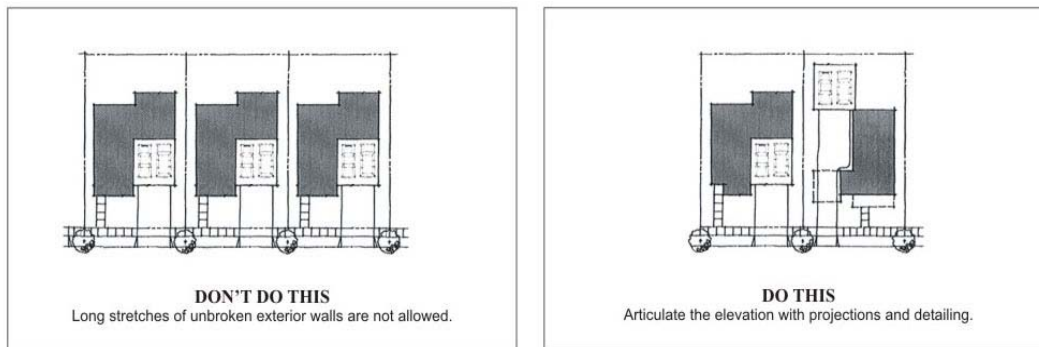


6. Garage doors shall be fully integrated into the design of the architecture and shall complement the building elevation. Accent colors shall be considered to complement the architecture and to provide visual variety along streetscapes. ~~Windows in garage doors are required for all homes.~~ Staggered setbacks, recessed garages, and side-entry garages shall be considered to further vary the streetscape.

#### G. REAR BUILDING ELEVATIONS

The dominant impact from the street is the shape of the building and roofline of two-story plans. Therefore, these second story rear building elevations shall adhere to the following guidelines.

1. Long stretches of unbroken exterior walls are not allowed in favor of articulated elevations with ~~projections, recesses,~~ windows, doors, and specialized architectural detailing, which are required.

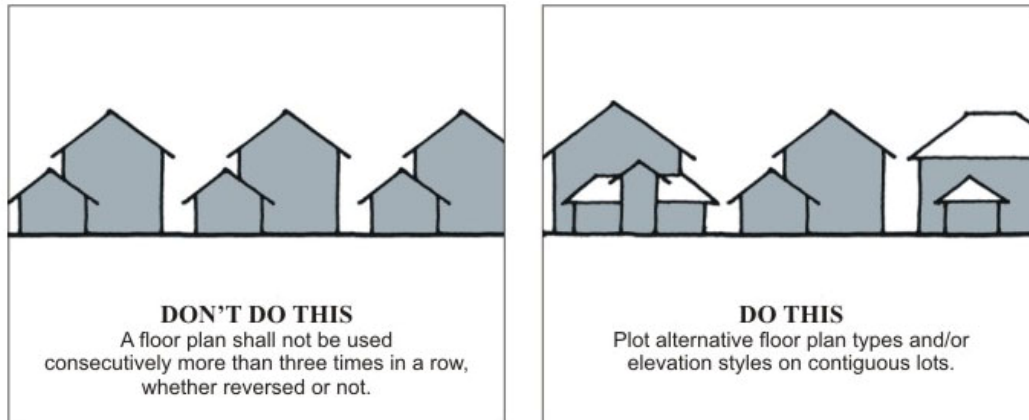


2. ~~The second story portion of the rear elevation of all structures which face arterial roads shall incorporate varied wall planes, roof forms and orientation, or window treatments.~~
3. ~~Articulate the rear elevation and roof plane to minimize the visual impact of repetitious flat plans, similar building silhouettes, and similar ridge heights on homes viewed from arterial roads.~~
4. For each floor plan submitted to the Building Department for review, ~~three~~ <sup>two</sup> elevations are required per floor plan. ~~At least two out of every three elevations per floor plan shall provide general architectural relief at the rear elevation of each home in order to avoid one continuous wall or flat surface on the rear of the home.~~ Fireplaces, rear yard trellises, and media niches are allowed.

## H. PLOTTING CONCEPTS

The following criteria shall be considered when placing a structure on a single-family lot:

1. Reduce the scale and size of each neighborhood by creating “sub-neighborhoods” or “villages” through the use of short or curved street segments, and short cul-de-sac streets.



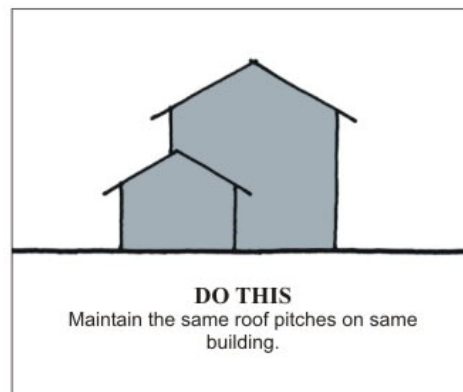
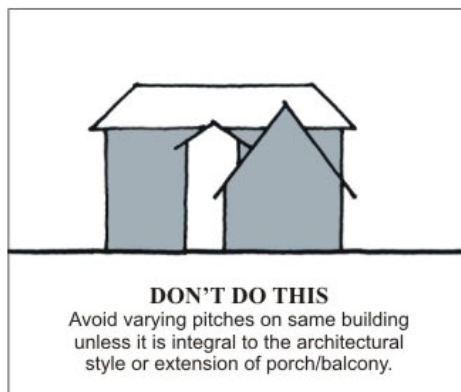
- ~~2. Plot alternative floor plan types and/or elevation styles on contiguous lots. A floor plan shall not be used consecutively more than three times in a row, whether reversed or not.~~
- ~~3. Any one floor plan shall comprise no more than 65% of the number of lots on any cul-de-sac or along any street between intersecting streets.~~
- ~~4. Adjacent homes shall have varying front yard setbacks. This requirement does not apply to lots located on a curvilinear street, cul de sac, or knuckle, which already provide a varied street scene. When one and two-story homes are adjacent, the two-story home shall have the larger front yard setback.~~
- ~~5. Driveways on corner lots shall be located to the rear of the lot to allow expanded opportunities for landscaping at street intersections.~~
6. All utility boxes shall be ~~underground~~ or camouflaged.
- ~~7. Each lot shall be provided with four (4) phone lines to the house.~~
- ~~8. Shadow conduit shall be provided to each home.~~ Conduit for city provided Fiber Optic shall be installed.



## I. ROOFS

Roofs serve as major structural and architectural design elements. A variety of roof types are permitted and encouraged within the project. Roofs shall be consistent with the neighborhood or product-type architectural concept and the style, materials, and scale of the building.

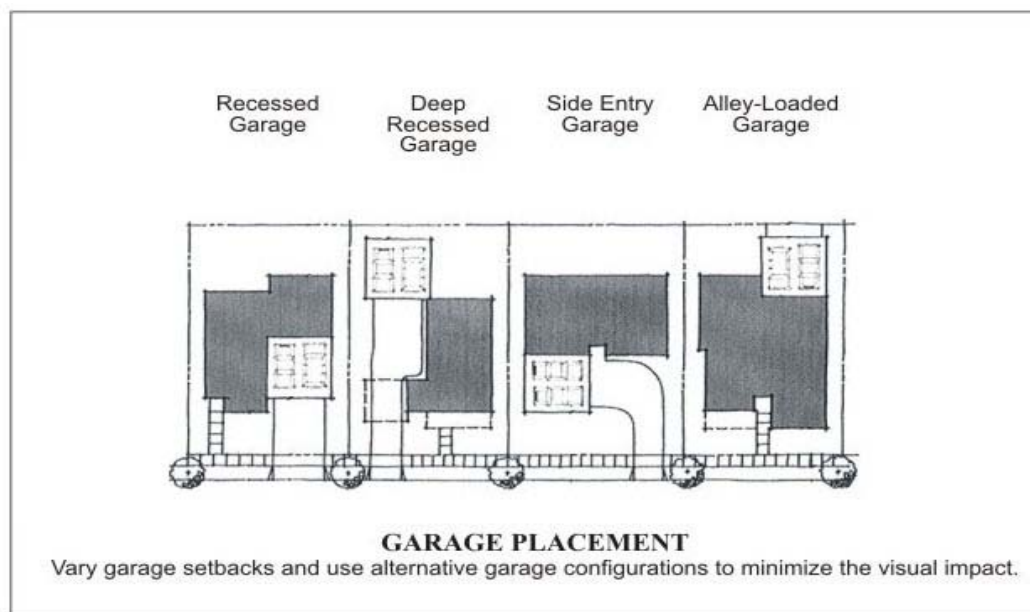
1. As it relates to styles, a variety of roofs shall be permitted, including hip, gable, and shed roofs. Roof heights, pitch and planes shall vary to create interplay between the roof and the walls of the structure. Varying roof pitches on the same building shall be avoided unless they are integral to the architectural style or extending over porches and balconies.
2. Roofs shall be constructed of non-combustible materials. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, and corrugated metal.
3. Roofing trim materials shall be of similar materials and complementary colors. Roof vents and appurtenances shall be painted to match the roof color.
4. Roof overhangs are permitted and shall be designed as an integral part of the roof form.



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### J. GARAGES

1. The home and front yard rather than the garage is the primary emphasis of the front elevation. In order to de-emphasize the role of the garage in front elevations, setbacks, side-entries, detached garages, and other “neo-traditional” treatments are permitted.
2. Garages shall be constructed of materials compatible with the architectural style of the primary structure.
3. ~~No two adjacent homes having the same floor plan and elevation shall use the same garage door pattern. In no case shall more than two (2) adjacent homes of any floor plan or elevation have the same garage door pattern.~~
4. ~~A variety of designs shall be used on garage doors. Minimize the visual impact of garages facing the street by varying garage door patterns, varying colors, varying setbacks, splitting doors into two or more single doors, incorporating windows into garage doors, and using alternative garage configurations.~~
5. Swing-in (side loaded) garages are prohibited on lots less than 55 feet wide at the front setback line.



6. Side elevations of garages facing the street shall have architectural detailing.
7. All garage doors shall be sectional and roll-up ~~with windows.~~

8. The three-car garage configuration requires careful consideration to de-emphasize its impact on the street. The use of tandem garage design is permitted so that three garage spaces appear as two from the street.
9. ~~The following design techniques shall be incorporated in homes with three car garages:~~
  - ~~Where allowed, the standard front facing three-car configuration can be used in a maximum of 65% of plan configurations.~~
  - ~~When the standard front facing three-car configuration is used, it must be combined with one of the following measures:~~
    1. ~~Provide a minimum 75 square feet of porch area (horizontal or vertical).~~
    2. ~~Extend a portion of the home a minimum of 5 feet in front of the garage.~~
    3. ~~Offset the dual car garage door 2 feet from the single car garage door.~~
    4. ~~Provide three separate garage doors to break up the building mass.~~
10. In the case of the recessed two-car garage configuration, a 12-foot-wide driveway shall be allowed that tapers to 16 feet to de-emphasize its impact on front elevations.

#### K. PORCHES AND ENTRYWAYS

Entrances to homes shall be clear and easily recognizable. Covered entrances, porches, and arcades are desirable, because they serve to identify entrances and provide front-yard and side-yard elevational differences. All front doors shall reflect the architectural style that may include a window or other decorative treatment. Porches and entryways shall be used to visually break up large, monolithic buildings into smaller units, more in keeping with the desired human scale.



Where present, porches shall be used on buildings of two or more stories as a transition from nearby single-story structures or other taller structures. Porches shall be constructed of wood, stucco, stone, brick and other similar materials. Wrought iron railings are permitted and acceptable.

#### L. DOORS AND WINDOWS

By varying the spacing, sizes, shapes, and locations of door and window openings in building facades, structures shall be made more visually interesting and attractive. It is especially important to vary the placement of doors and windows on buildings located in close proximity to each other in the same neighborhood. ~~In addition, windows and doors shall be recessed into or projected out~~



~~of structures to emphasize important areas of the building.~~ Windows, frames, mullions, and door frames shall utilize complementary colors with the rest of the building. Doors shall include inset panels, carvings, and/or window panes.

#### **M. BALCONIES AND OVERHANGS**

Balconies and overhangs are desirable elements of a building because they provide architectural interest even when not serving a practical purpose. Balconies and overhangs add visually to a structure by breaking-up wall masses, offsetting floors, and creating a sense of human scale. Balcony railings shall reflect the architectural style. Balcony railings can be solid, if desired. Accent tile is permitted in moderate amounts. In all cases, balconies and overhangs shall be designed such that detailing, form, color, and materials are similar and/or compatible to the main structure.



## 5.2.2 ARCHITECTURAL DESIGN STANDARDS AND REQUIREMENTS – MEDIUM HIGH DENSITY RESIDENTIAL (APPLIES TO PLANNING AREAS 14 AND 15)

### A. ARCHITECTURAL DIVERSITY

Medium-high density residential neighborhoods within Mission Lakes shall consist of attached multi-family product types, townhomes, and condominiums. The increase in density and slight shift in character, compared with the community's traditional single-family detached neighborhoods, will distinguish Mission Lakes as a place that offers a complementary mix of housing types and styles. One of the major goals of the architectural design guidelines for Planning Areas 14 and 15 is to create the impression of small "villages" and discourage a mass produced feel. This goal shall be achieved through a diversity of style, smooth transitions between structures, and enhanced neighborhood hardscape and landscape features. Upon completion, the attached residential planning areas shall encourage neighborhood and pedestrian interaction, and integration within the overall community of Mission Lakes.

One or more specific architecture styles shall be selected for each of the two medium-high density residential planning areas. Mixing of styles within a planning area may occur with approval of the Planning Department. Styles can include, but are not limited to: Colonial, Spanish Colonial, Cottage, Monterey, Craftsman, and Italianate. The main components of these styles shall be applied, and shall be tailored to multi-family residential building types by the designing architect. Each attached structure shall be designed for internal compatibility, using a balanced palette of colors and materials to achieve a restful uniformity within each planning area. Landscaping in multi-family Planning Areas shall be designed to the satisfaction of the Planning Department.



### B. BUILDING ORIENTATION

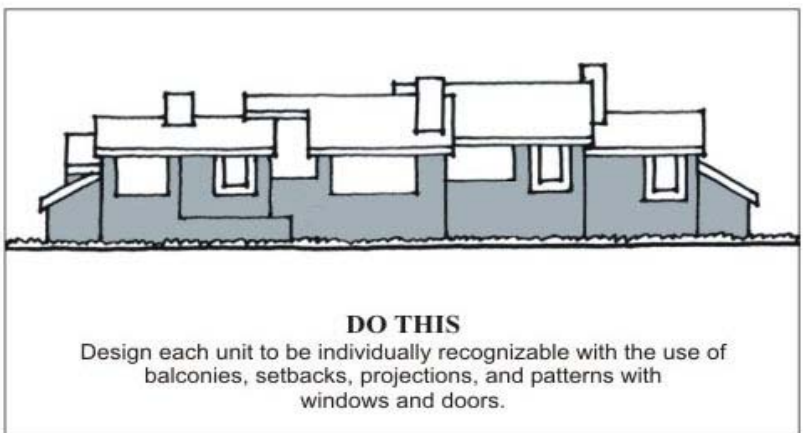
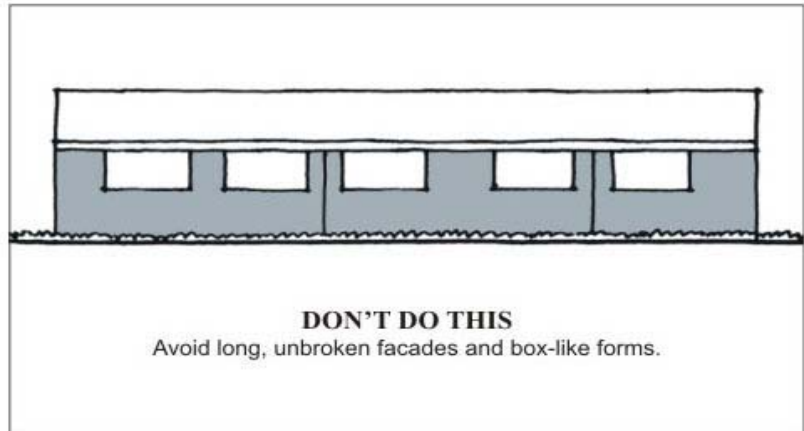
1. Attached structures shall be rotated, angled (right angles allowed), or otherwise offset to afford a sense of individuality, as well as to provide privacy at entries, patios, and balconies.

2. Buildings shall relate appropriately to surrounding development and streets and create a cohesive visual identity for the neighborhood and street scene.
3. Buildings are permitted to be designed with both a “front” and “back” door, so that the buildings may face a street but access could be provided via a parking lot or alleyway via a back door.
4. Public spaces shall be clearly defined from private spaces through the use of building materials, grade separations, and physical separations such as fences, walls, or building enclosures.

### C. BUILDING MASSING, DETAILS, AND MATERIALS

Building massing, details, and materials shall be carefully considered in developing an appropriate architectural character for Planning Areas 14 and 15.

1. Buildings shall not exceed 45 feet in height.
2. Long, unbroken facades and box-like forms shall be avoided. Building facades shall be broken up to give the appearance of a collection of smaller structures.
3. To the extent possible, each of the units shall be individually recognizable. This can be accomplished with the use of balconies, porches, setbacks, and projections that help articulate individual dwelling units or collections of units, and by the pattern and rhythm of windows and doors.



4. Elevations visible from Seventh Standard Road and all other adjacent arterial roads shall be carefully articulated and large unbroken surfaces shall be prohibited.

5. Varied roof forms shall be encouraged and utilized for the creation of a varied yet cohesive residential design.
6. Building projections and recesses shall be provided on the front facade of each structure. The front wall mass of each building should be broken-up into a minimum of two planes (horizontal or vertical) with a break depth of at least 2 feet. No break in plane shall be less than 25 percent of the length or width of the front facade.
7. Emphasis shall be placed on horizontal architectural lines including trim and fascia lines.
8. Buildings shall be designed to define outdoor spaces, with floor plans that have a logical and functional relationship between indoor spaces and outdoor areas.
9. Provide front porches where style appropriate and possible to accomplish stepped massing and transition to public spaces.

**D. ROOFS AND CHIMNEYS**

1. A variety of roofs styles shall be permitted, including hip, gable, and shed roofs. The roof design shall follow the wall planes and roof pitch shall be consistent with the architectural style.
2. Roofs shall be constructed of non-combustible materials. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, and corrugated metal.
3. Roofing trim materials shall be of similar materials and complementary colors. Roof vents and appurtenances shall be painted to match the roof color.
4. Roof overhangs are permitted and shall be designed as an integral part of the roof form.
5. Chimneys and spark arrestors shall act as thematic forms and vertical elements in the architecture. Caps on chimneys shall have low profiles and shall not be visually distractive. Acceptable building materials include stone veneer, brick (including used brick), and stucco. Architectural treatment shall be provided on each chimneystack.

**E. ENTRIES AND WINDOWS**

1. Deep set openings are encouraged to convey the impression of wall thickness and create strong shadows. Front door surround treatment, including a cover for weather protection, shall use decorative trim appropriate to the style, a recess, or sidelights.
2. Window pediments, small roof elements, overhangs, and projections over windows, doors, and garage doors shall be incorporated into the architectural detailing.
3. A variety of window and door treatments shall occur. French doors, dormer windows, or decorative shutters shall be incorporated into the building design.



**F. BALCONIES AND PORCHES**

1. Balconies and porches shall be used to articulate and reduce mass, as well as to provide shadow relief. Where architectural style and density are appropriate, stoops may be used instead of porches.
2. Porches, balconies, and trellis structures shall be compatible with the overall architectural theme, style, and design of the structure.
3. Materials used to construct balconies and porches shall be appropriate to the designated architectural style.



**G. DETAILS**

1. Potshelves, pilasters, and brick and tile accents are encouraged around doors, windows, and entries, particularly near front and side entries that are easily visible from the street.
2. Low and high walls shall be used to define courtyards, patios, and entries.
3. Mechanical equipment such as gas meters and air conditioning and heating units shall be screened from public view, either by landscaping, fences, and walls, or combination thereof.



4. Rain gutters, flashing, and other architectural elements and trim constructed of sheet metal shall be painted with colors similar to the fascia.

#### H. GARAGES AND DRIVEWAYS

1. Banks of garage doors with more than eight (8) single or six (6) double garages shall not be permitted without separation of at least 20 feet between banks of garage doors.
2. Tandem garages are permitted (and count towards parking requirements) to reduce the visual impact of garage doors.
3. Garage doors shall be of complementary colors, textures, and materials used on the front building elevation.
4. Use of carports instead of garages is not encouraged but allowed for guest parking. Should carports be constructed, they shall include substantial design elements (i.e. columns, beams, roof design) to convey a permanent concept. Prefabricated metal carports are prohibited.
5. Private drives that serve as alleys are permitted. To maximize open space, garages should face onto the alley and be located no further from the alley than is required for adequate vehicle access.
6. Guest parking facilities shall be located directly off or near a main driveway.
7. Areas shall be provided adjacent to garage entries located in alleys for landscape elements that will soften the built environment.

### 5.2.3 ARCHITECTURAL DESIGN STANDARDS AND REQUIREMENTS – MAJOR COMMERCIAL (APPLIES TO PLANNING AREA 16)

The architectural design standards and requirements of Planning Area 16 shall be consistent with the applicable sections of the City of Shafter Zoning and Development Code at the time of development.

#### A. BUILDING SITING

1. The placement and design of structures should facilitate and encourage pedestrian activity and convey a physical and visual link to the adjacent residential developments, streets, and sidewalks.



2. Whenever possible, new structures should be clustered to create plazas and pedestrian malls. When clustering is impractical, a visual link between separate structures should be established through the use of an arcade, trellis, or other open structure.
3. Plazas and courtyards shall be incorporated into commercial development design.
4. Buildings should be divided in distinct massing elements. Building facades should be articulated with architectural elements and details. Vertical and horizontal offsets should be provided to minimize bulk.
5. Decorative paving should be incorporated into parking lot design, driveway entries, pedestrian walkways, and crosswalks.



### 5.3 LANDSCAPE DESIGN GUIDELINES

The Mission Lakes Landscape Design Guidelines establish a landscape theme for the project and set forth general criteria for landscaping of the residential community, neighborhood commercial center, and recreational amenities. These guidelines, consisting of written summary and graphic exhibits, establish landscape criteria for entries, streetscapes, recreational amenities, pocket parks, plant palette, lighting, and walls to create a unifying fabric for the community.

The Mission Lakes Landscape and Entry Monument Plan, Figure 3-5, is driven by the desire to integrate the proposed master planned community into the Shafter area and to create an identifiable sense of place. Landscape and streetscape elements will be used to create visual continuity throughout Mission Lakes. Community elements such as entries, streetscapes, and walls will establish the design theme for the community by reinforcing the design hierarchy and by providing a reassurance of the community areas and boundaries. These features are created through a thematic blend of hardscape and planting elements.





## Mission Lakes Specific Plan

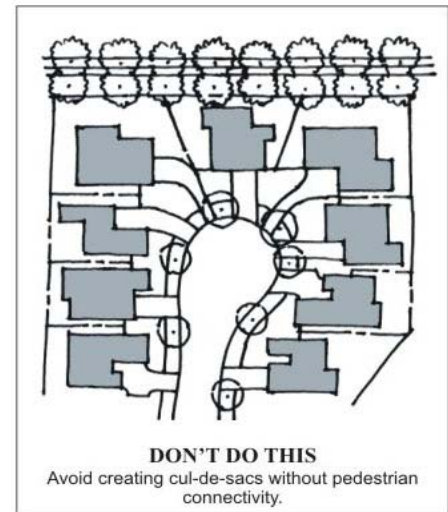
The landscape plan of Mission Lakes calls for a compatible plant palette of trees, shrubs, and ground covers. Once a particular plant or plant combination is used for a particular application, it shall be repeated in similar areas of the community to reinforce a sense of neighborhood cohesion. Landscape design shall not, however, result in monotony or lack of variety or biological diversity. The following is a description of landscape elements for the Specific Plan. These elements shall be detailed at the site development plan or other discretionary permit for each planning area. The landscape design is based on the vision and goals of the Mission Lakes Specific Plan.

### 5.3.1 STREETS: STREETSCAPES

Landscaping of perimeter and internal streets will provide continuity throughout the community and create an appropriate link with adjacent areas. Street trees within the Mission Lakes Specific Plan area will reflect the community's design theme and be selected from the project's plant palette. Street tree placement and design may include a single street tree used along all the streets in a neighborhood, or may include a dominant street tree along with accent street trees used at strategic points along the street, such as clustered at intersections or at curves to break up long uninterrupted lines. Landscaping of streets shown on Figure 3-5 will establish the main planting theme for the community. There are a limited number of different streetscapes for the Mission Lakes Specific Plan as described below.

#### A. MISSION LAKES BOULEVARD

The Landscape Plan indicates that formal planting shall be placed along this four-lane, divided arterial every where within the Specific Plan. Formal planting was discussed Section 3-7. A primary paseo shall be located on one or both sides of Mission Lakes Boulevard. A secondary paseo shall be located on the western portion Mission Lakes Boulevard near the commercial development. The formal landscaping/primary paseo pattern of Mission Lakes Boulevard is a pattern that is repeated on Street "D" and Street "B", which are all arterial streets. This streetscape is shown in Figure 5-1a. Additional landscape easement will be necessary to accommodate the primary paseo.





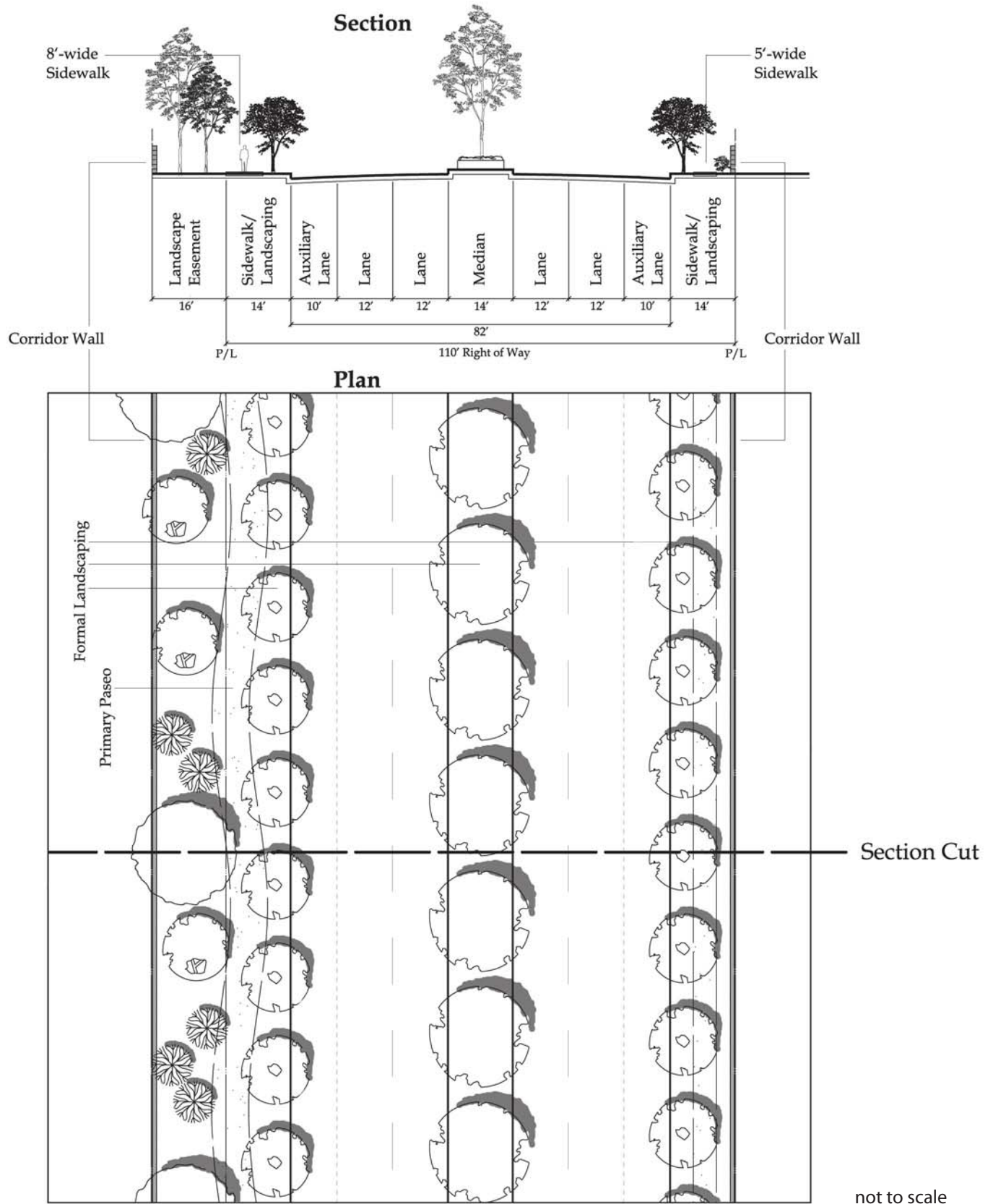
## **B. STREET "C"**

The Landscape Plan for Street "C", shown in Figure 5-1b is representative of the streetscape for the minor collectors in the Mission Lakes Community where a secondary paseo is located along with windrows. Additional easement will be required to accommodate the secondary paseo and windrows. Windrows shall require a minimum planting space of 7 feet.

## **C. ZERKER ROAD THROUGH PLANNING AREA 16 (COMMERCIAL)**

The Landscape Plan for Zerker Road through the commercial area is similar to Mission Lakes Boulevard with formal landscaping except that there will be no corridor walls and the paseo and landscape easements may be a combination of hardscape and street trees ~~in grates~~ as illustrated in Figure 5-1c.

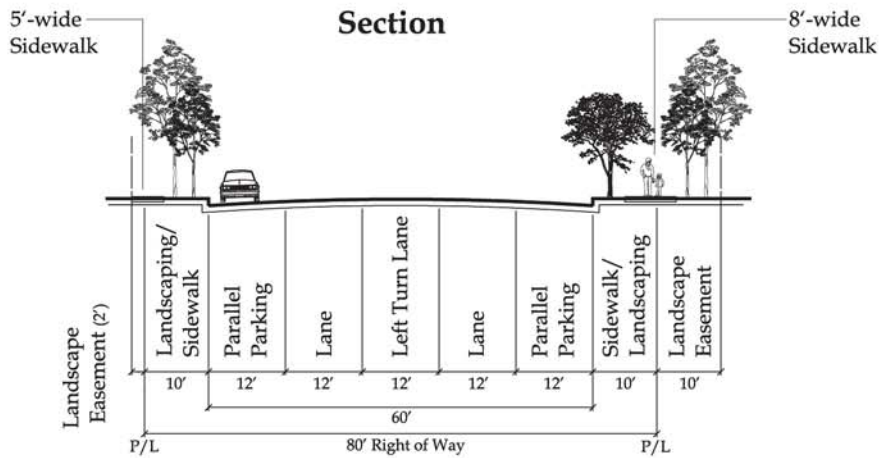
# Mission Lakes Specific Plan



Mission Lakes Blvd Streetscape

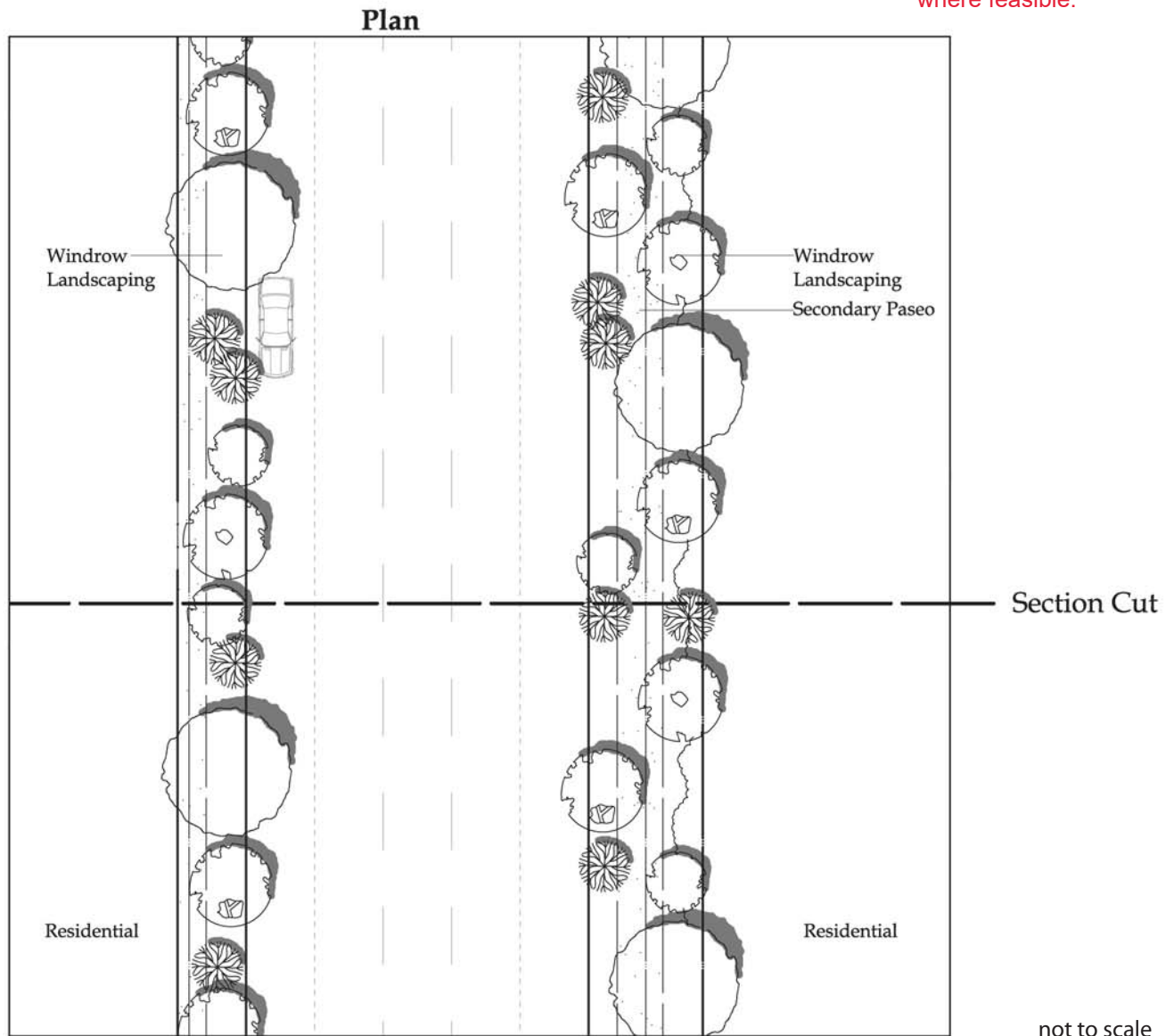
Figure 5-1A

# Mission Lakes Specific Plan



Sidewalks/walkways to meander where feasible.

Walkways to avoid being placed adjacent to a wall where feasible.

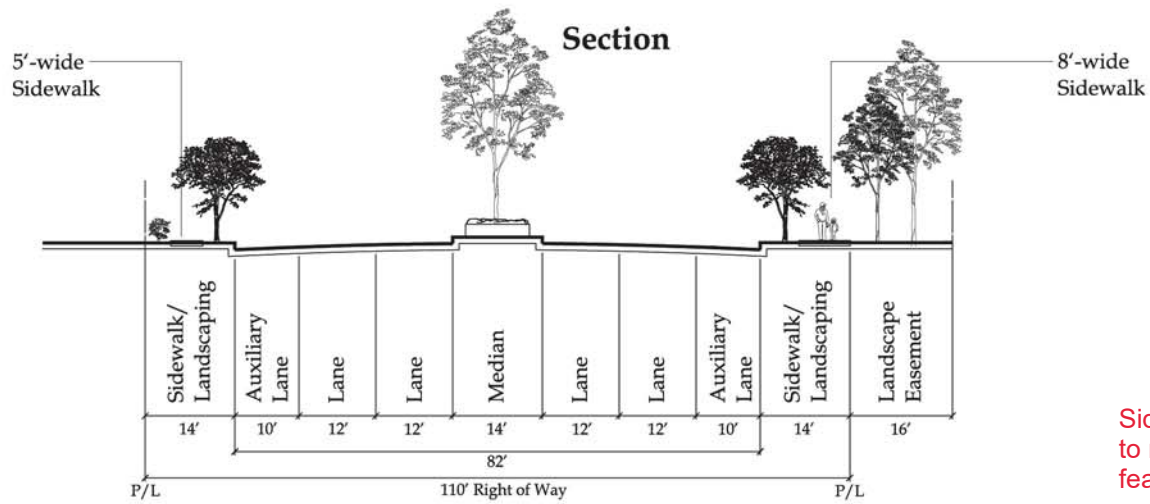


Street "C" Streetscape

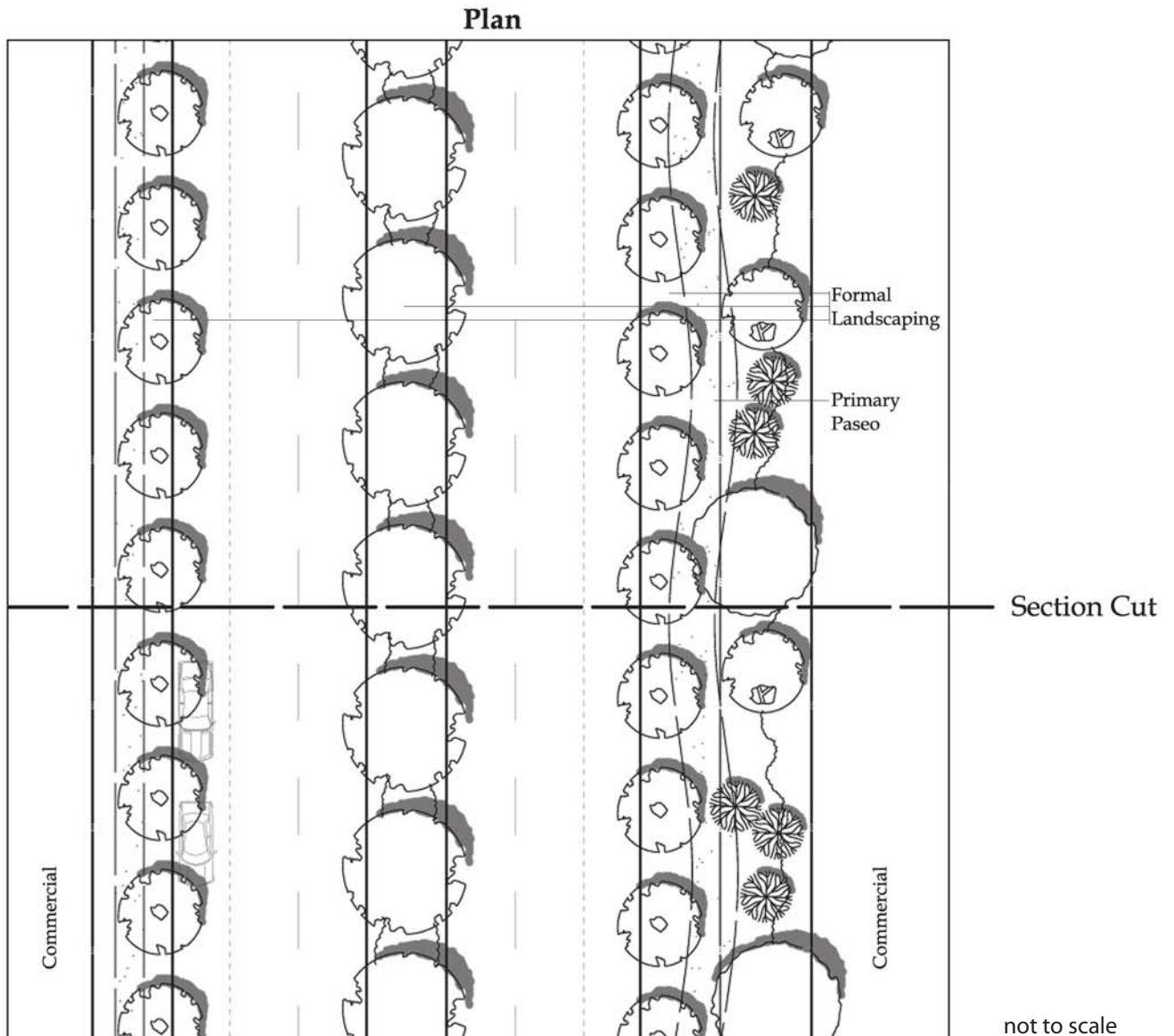
Figure 5-1B



# Mission Lakes Specific Plan



Sidewalks/Walkways to meander where feasible.



Zerker Road Streetscape

Figure 5-1C



### 5.3.2 ENTRY MONUMENTATION

Entry monuments serve several important purposes; therefore careful consideration has been given to the design of community, major, and neighborhood entries. The intent of project monumentation design is to create visual gateways into Mission Lakes and to provide aesthetically pleasing entry statements that highlight the distinctiveness of the community. The Landscape Plan, Figure 3-5, depicts conceptual locations of entries for the Mission Lakes community and for individual planning areas.

As the primary entry to the community, major entry monumentation will be established at Seventh Standard Road and Zerker Lane and at Seventh Standard and Street "B" as illustrated conceptually in Figure 5-2, *Entry Monuments*, and in plan view in Figure 5-3. Secondary monuments will be established on Mission Lakes Boulevard at the western entry, on Zerker Road at the northern boundary of the plan area and at the eastern entrance to the plan area on Street "D". Entry monuments are described below. The design and architectural elements of entries shall be compatible and consistent with the Specific Plan theme elements of the Mission Lakes community. Each entry statement shall consist of a combination of signage, lighting, and landscaping. Additional information on signage and lighting standards is located in Section 5.3.7 and Section 5.3.8 of this Chapter.

#### A. PRIMARY ENTRY MONUMENTS

The primary entry monumentation establishes the character for all project monumentation treatments, emulates the unique landscape theme for Mission Lakes, and provides a strong landmark that reinforces the distinctiveness of the community. Primary entry monumentation will occur at the intersection of Zerker Road and Seventh Standard Road, and Street "B" east of Zerker Road. The entry monumentation is intended to utilize plant palettes and hardscape materials that contribute to the consistent implementation of the Mission Lakes landscape design theme.

#### B. SECONDARY ENTRY MONUMENTS

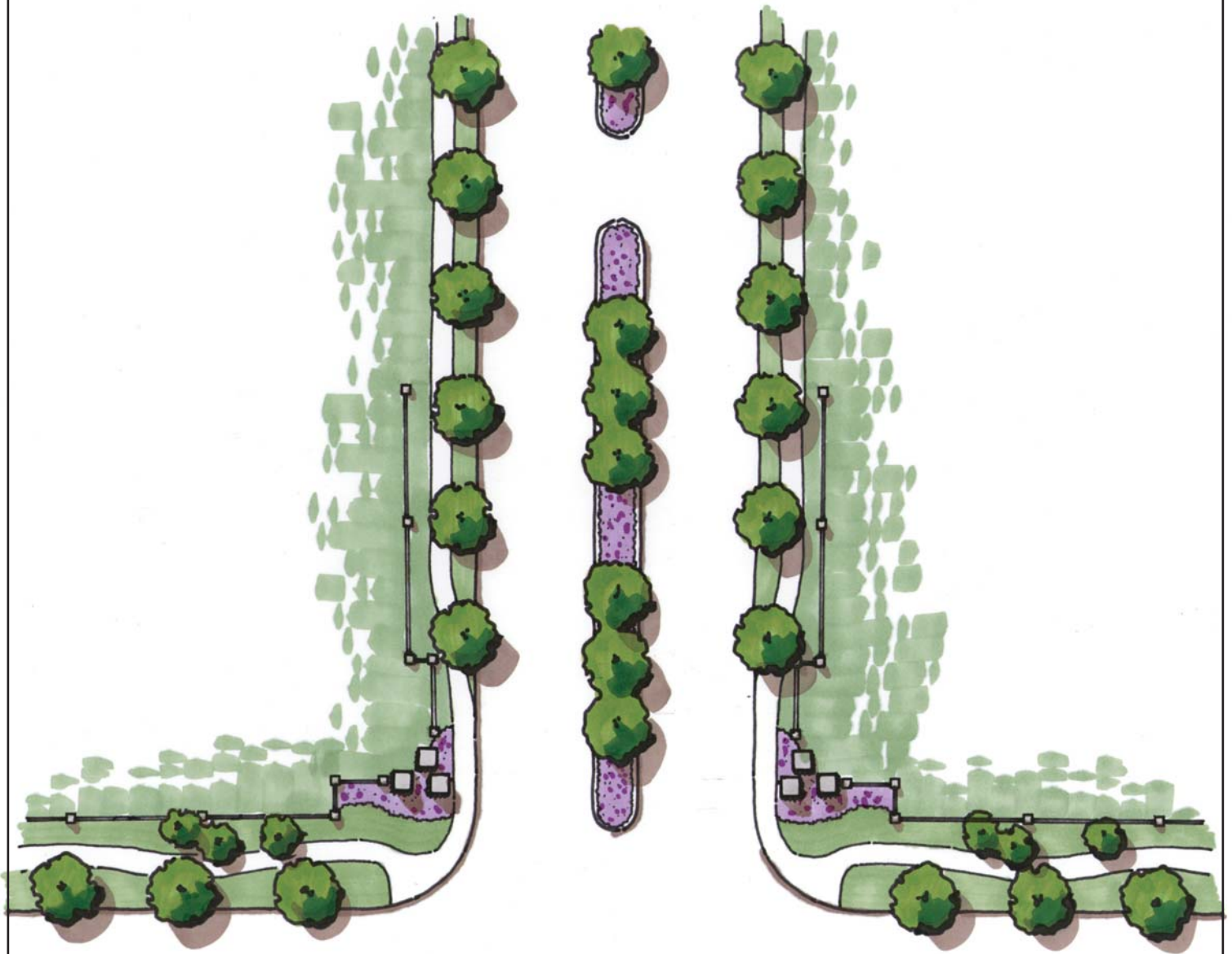
An enhanced secondary entry treatment will be located at three locations: at the intersection of Zerker Road and the Mission Lakes development boundary to the north, at the western edge of the plan area on Mission Lakes Boulevard and on the eastern boundary of the plan area on Street "D". These entries will provide a dramatic visual gateway into Mission Lakes and its amenities. The secondary entry monumentation will utilize a variety of landscape and hardscape elements but will be smaller in scale than primary entry monumentation.





Entry Monument - Elevation

Figure 5-2



Entry Monument - Plan

Figure 5-3

### 5.3.3 ~~PRIVATE~~ <sup>Public</sup> RECREATION & NEIGHBORHOOD PARKS

#### <sup>Public recreation areas</sup>

~~One private recreation area, one public recreation area, and several public neighborhood parks are~~ planned for residents of the Mission Lakes community. The ~~private~~ recreation area is intended to serve as a visual amenity and provides both active and passive recreational uses including, but not limited to, a pool and spa, restroom facilities, basketball court, tot lots, open space turf areas for various activities, and barbeque facilities. A conceptual representation of the private recreation area is provided in Figure 5-4. Open turf areas in the ~~private~~ recreation area may be vegetated with hydroseed. The exact placement, size, and design of the ~~private~~ recreation areas will be determined at the design review stage of project implementation.

The public recreation area and neighborhood pocket park areas (Figures 5-5 and 5-6) are also intended to serve as visual amenities and provide both active and passive recreation for residents within the community. The neighborhood pocket parks will be landscaped with a small grove of trees, shrubs, and other plant material as described in the project's plant palette which will be determined by the master developer. The public and neighborhood pocket parks will have unique identities and shall contain any combination of passive sitting areas, open space turf areas for various activities, tot lots, walkways, and decorative lighting, subject to approval of the Planning Director. Large formal ball fields shall be restricted to the public park area of PA-11. Open turf areas in these parks may also be vegetated with hydroseed. The exact placement, size, and design of the neighborhood pocket parks will be determined at the design review stage of project implementation.



### 5.3.4 PASEOS AND TRAILS

An extensive network of paseos and trails are located throughout the community, providing non-vehicular connectivity to the various internal components of the area. Landscaping of these areas will be designed to accentuate the community's charm. Throughout the Mission Lake Specific Plan, public right-of-ways will be landscaped to provide a feeling of openness. The intent is to establish a "sense of place" where residents can arrive home and feel the embrace of community pride.



# Mission Lakes

## *Specific Plan*



NOTE: This prototype site plan is conceptual in nature and subject to modification.

not to scale

~~PUBLIC~~  
~~Private~~ Recreation ~~(HOA)~~

Figure 5-4



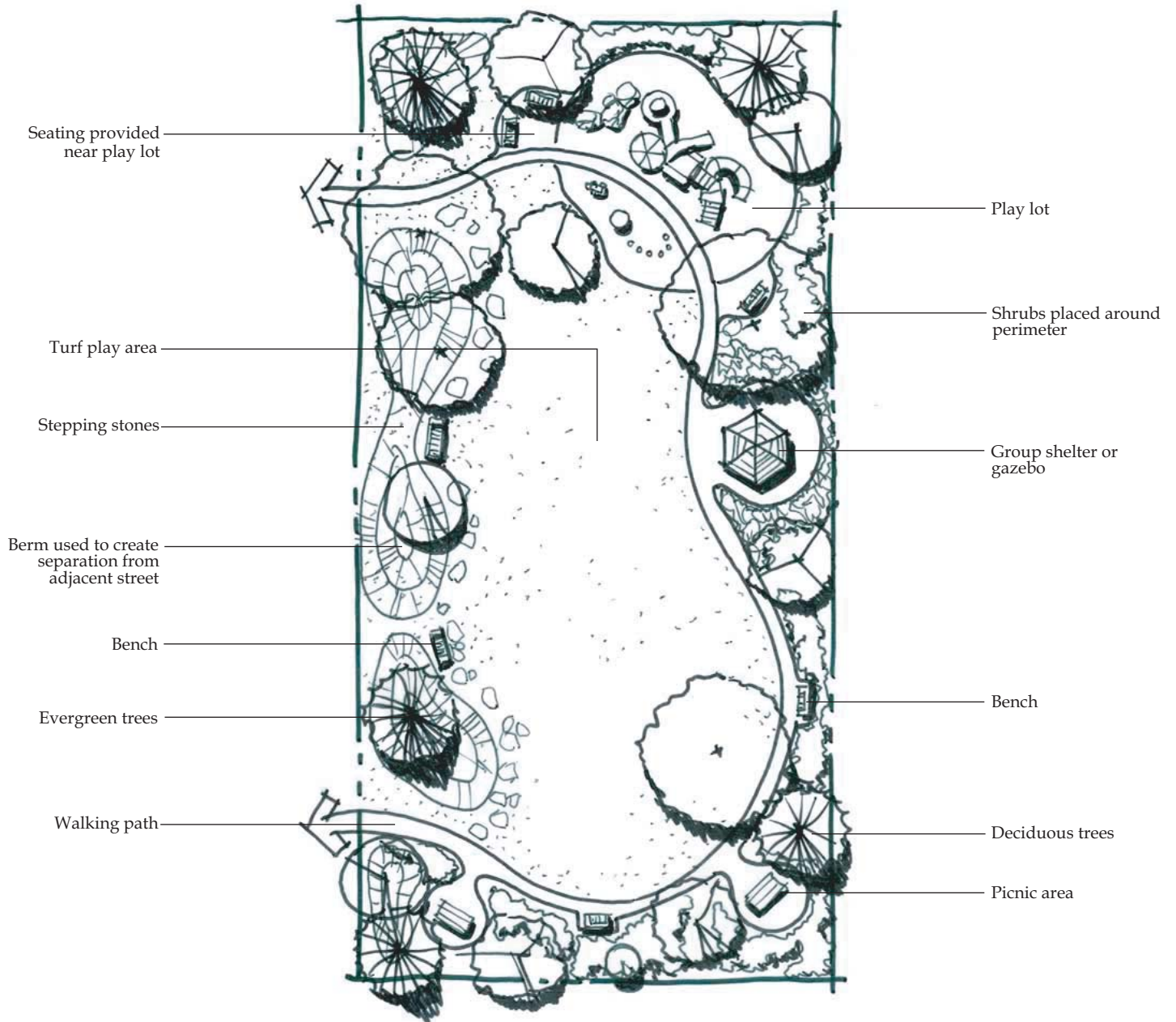
NOTE: This prototype site plan is conceptual in nature and subject to modification.

not to scale

## Public Recreation

Figure 5-5

# Mission Lakes Specific Plan



NOTE: These prototype site plans are conceptual in nature and subject to modification.

not to scale

## Conceptual Neighborhood Parks

Figure 5-6





## Mission Lakes Specific Plan

The paseo and trails system is essential to promoting a “walkable” community by providing an alternative mode of transportation throughout the community. The parcel developer shall be responsible for constructing any portion of the paseo system as shown in Figure 3-4 that lies adjacent to their parcel. Construction of paseos and trails shall coincide with construction of the adjacent development and be completed before the completion of the phase the project is in. A ~~landscape maintenance district~~ shall be established and be responsible for the maintenance of trails and paseos. A plant palette for the natural trail system and paseos shall be established by the master developer to ensure harmony and consistency throughout the Specific Plan. Sidewalks and trails are located within the paseo and trail systems along significant transportation corridors within Mission Lakes as shown in the Parks and Recreation Plan, Figure 3-4. The sidewalks along the paseo system link together the several neighborhood parks, along with the Lake and recreation facilities of PA-10. A multi-use trail is to be located along Seventh Standard Road. The trail will provide recreational opportunities and vehicular access for use by maintenance vehicles. The 10-foot-wide trail shall be maintained by a ~~homeowners association or a landscape maintenance district~~ to be established by the developer. Cross sections of the paseos and trails are shown in Figure 5-7. The design of paths will be reviewed and approved by the City of Shafter Planning Department

### A. NATURAL TRAIL

The natural trial shall be 30 feet wide with a 10-foot-wide meandering sidewalk. The natural trail along the along Seventh Standard shall be planted with groves of trees as described in Section 3.7 Landscape Plan and shall have a sound wall constructed at the edge to protect against noise. Elsewhere the natural trail shall be planted with windrows also described in Section 3.7.

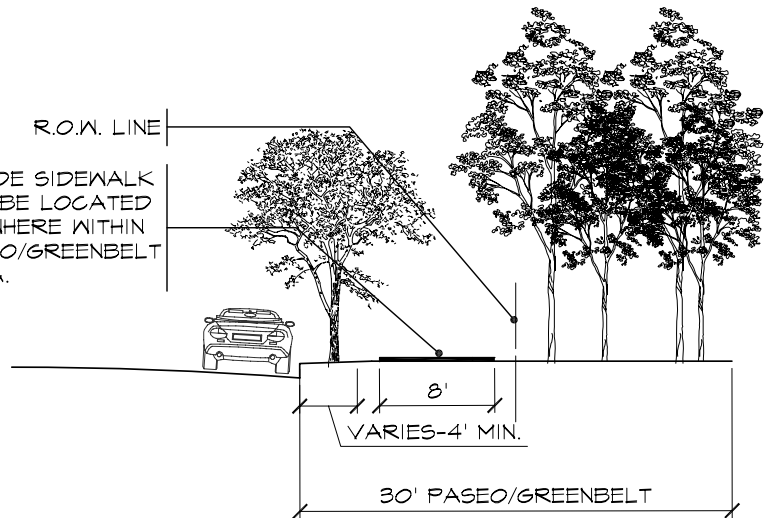
### B. PASEOS

Primary and secondary paseos shall be established along the streets where indicated in the Parks and Recreation Plan. Typically a paseo is located on one side of the street only. Section 5.3.1 Streetscape describes and illustrates the relationship of the paseos to the street right-of-way. A typical primary and secondary paseo are shown in Figure 5-7. Additional landscape easement may be required to implement the paseo system on certain streets. Landscaping of the paseos shall be coordinated with the Landscape Plan. The primary paseo shall be 30 feet wide and the secondary paseo shall be 15 feet wide, each with an 8-foot-wide walk.

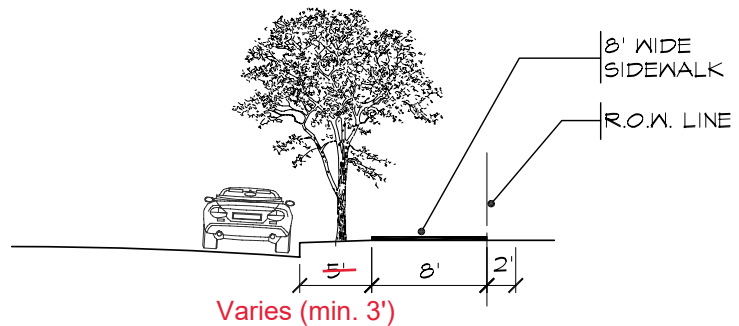
# Mission Lakes Specific Plan

## Primary Paseo

8' WIDE SIDEWALK  
- TO BE LOCATED  
ANYWHERE WITHIN  
PASEO/GREENBELT  
AREA.



## Secondary Paseo

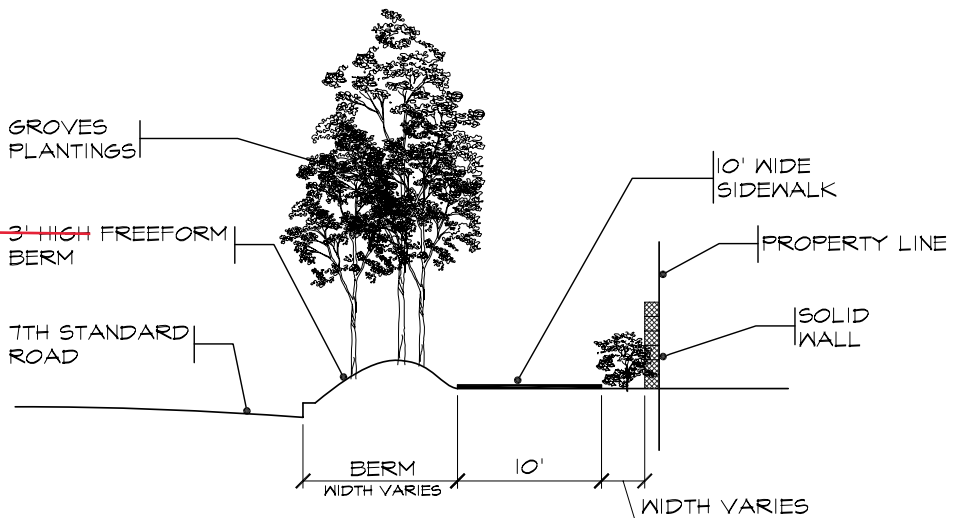


## Natural Trail at 7th Standard ROW

GROVES  
PLANTINGS

3" HIGH FREEFORM  
BERM

7TH STANDARD  
ROAD



Note: Areas in excess of Street Cross Sections will require a landscape easement.

not to scale

## Paseo and Trail Cross Sections

Figure 5-7

### 5.3.5 GENERAL LANDSCAPE STANDARDS

All areas required to be landscaped will be planted with turf, groundcover, shrubs, or trees selected from the plant palette contained in these guidelines. The ~~private~~ recreational facilities and neighborhood parks, neighborhood commercial center, and common landscaped areas are permitted to be planted with a hydroseed mix. Sod shall be used for required front yard landscaping. A combination of hydroseed mix and flatted groundcovers shall be used to cover areas between shrubs and trees to prevent erosion. Colorful perennials also will be a part of these plantings. Plants with similar watering requirements shall be planted together in order to simplify the irrigation systems and increase water use efficiency. Priority use of water shall be considered, meaning that visually sensitive areas are entitled to use more water than low visual impact areas. Visually sensitive areas include entries and highly traveled street frontages.

#### A. DROUGHT TOLERANCE

The landscape palette for the Mission Lakes Specific Plan shall promote selective drought tolerance through the use of native and naturalizing species. All common landscape areas shall be equipped with automatic irrigation systems. Drip or bubbler irrigation shall be provided where feasible. Automatic controllers shall be equipped with automatic rain-shut-off devices and provide for various type of water management options.

#### B. MAINTENANCE

All landscape maintenance shall conform to project Covenants, Conditions, and Restrictions (CC&Rs). In general, the overall appearance of landscape shall be neat, healthy, and free of weeds and debris. All new construction shall be landscaped in accordance with a City approved Landscape Plan, and subject to City inspection of adequate maintenance levels. The homeowner's association within Mission Lakes shall be responsible for the maintenance of all private common landscape areas within each planning area, except within individual private lots. Individual homeowners will be responsible for the maintenance of landscaped areas on individual lots. CC&Rs will set forth requirements for front yard landscaping and maintenance but in no case will landscaping be less restrictive than requirements found in Chapter 2, Section 2.80 of the Shafter Zoning Ordinance. ~~A landscape maintenance district or HOA~~ <sup>A Community Facilities District</sup> shall be established to maintain public trails, paseos, common landscaped areas and detention basins.

#### C. PLANT MATERIAL GUIDELINES

Conceptual planting guidelines have been established through this Specific Plan. More detailed plant material guidelines and plant palette shall be established by the master developer that will be no less restrictive than requirements found in Chapter 2, Section 2.80 and will provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to the community. The plant material lists will be selected for their appropriateness to the project theme, climatic conditions, soil conditions, and concern for maintenance and shall be made available of the City of Shafter Planning department. Wherever

possible, overall plant material groupings shall have compatible drought resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting. Consideration must be given when locating trees to avoid potential long-term problems with tree roots, but the City will have final approval for clearances when public facilities may be affected.

### 5.3.6 WALLS AND FENCES

All walls and fences within Mission Lakes shall be designed as integral elements of building architecture or complementary to the architecture and landscape character. Walls and fences will be used throughout the community to establish community identity, provide protection from roadways, recreation areas, and other noise, and allow privacy and security in residential and commercial areas. Construction of walls and fences shall coincide with construction of the adjacent development and be completed before the completion of the phase the project is in. Three types of walls and fences, excluding walls associated with entry monumentation, will occur within the Mission Lakes Specific Plan: perimeter sound walls, corridor walls, and open fence, which are located where indicated on Figure 3-6. A fourth type of wall, neighborhood wall, may be developed to distinguish individual developments within the Specific Plan, however solid walls separating individual neighborhoods are discouraged. Neighborhood walls may also be used where corridor walls are indicated. The developer shall be responsible for installing the appropriate fencing along the Calloway Canal per the specification of the canal company.

#### A. PERIMETER SOUND WALL

Perimeter sound walls provide for protection against noise and establish the overall community identity or theme and shall be located where indicated in Figure 3-6. The perimeter sound walls shall be constructed by the master developer prior to development of any phases. Details are shown in Figure 5-8.

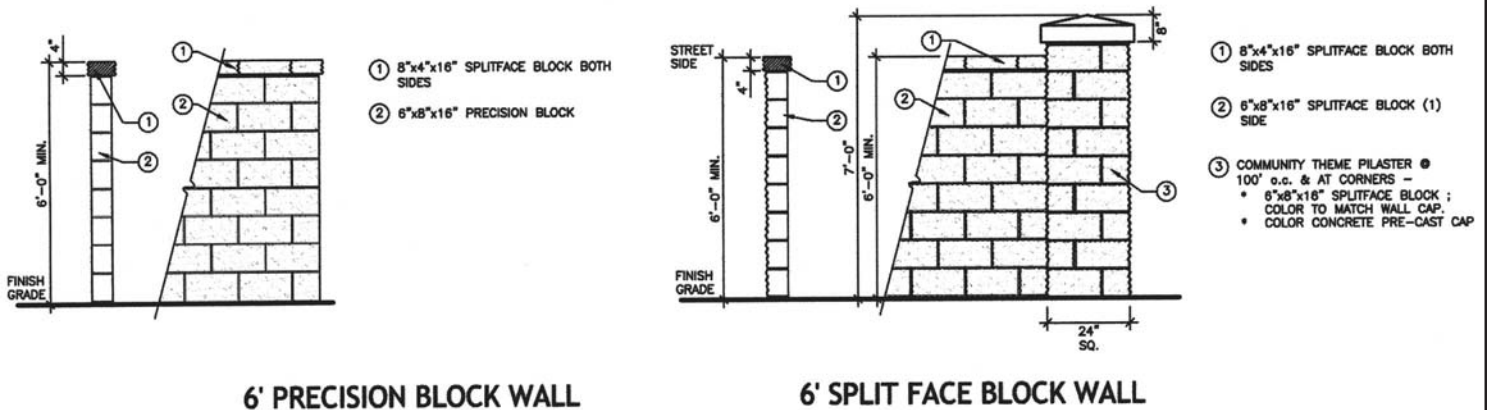
#### B. CORRIDOR WALL

Corridor walls shall be 6-foot split face block walls or precision block walls as shown on Figure 5-8 and are located along major arterials. Regular breaks should occur along these walls where cul-de-sacs intersect to avoid monotony and provide pedestrian access. Where such walls tie into entry monumentation, the transition shall be made from the entry wall to the corridor wall with a pilaster. Pilasters shall be provided at an average of every 100 feet, which may vary, depending on the location of the wall or property lines but shall include changes in elevation or direction.

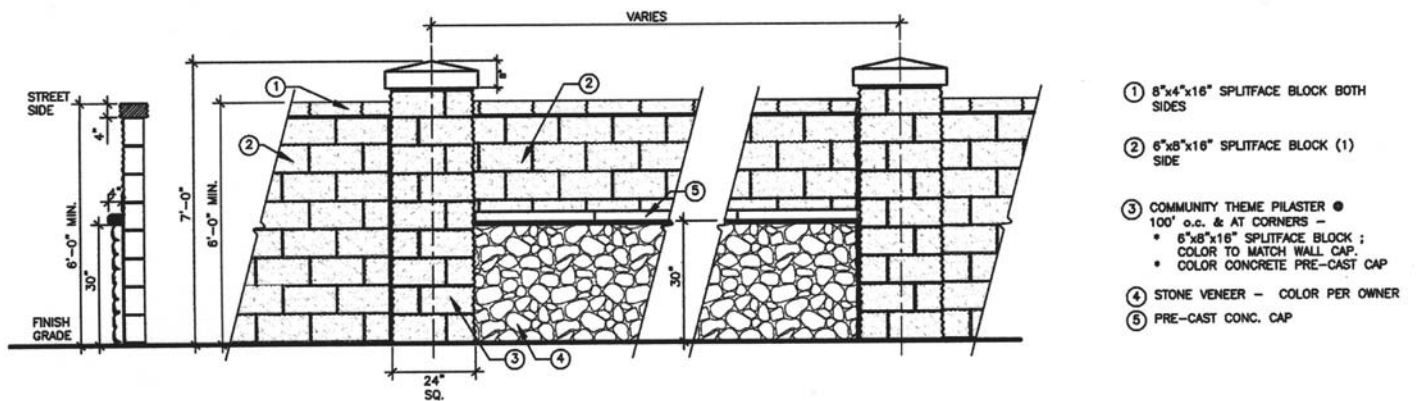




# Mission Lakes Specific Plan



## Corridor or Neighborhood Wall



not to scale

## Wall and Fence - Detail A

Figure 5-8

### **C. OPEN FENCE WALL**

Open fence walls shall be located along the Friant-Kern Canal as part of the natural trail. An open fence wall is described as wrought iron on a split face block wall and is illustrated in Figure 5-9. Chain link fencing shall be required along the Calloway Canal.

### **D. NEIGHBORHOOD WALLS**

Neighborhood walls shall be designed as an integral component and extension of the building design and surrounding landscape (similar to those illustrated in Figure 5-8). Periphery walls can be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment and shall have a maximum height of 6 feet. Walls shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture. Particular importance shall be given to railing and cap details. Walls may be offset occasionally to avoid visual monotony. Walls shall be used to define the limits of property ownership, as well as for the creation of exterior privacy.

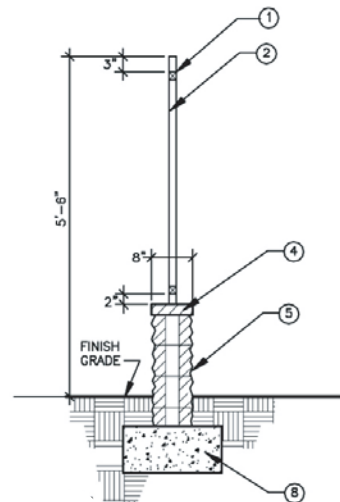
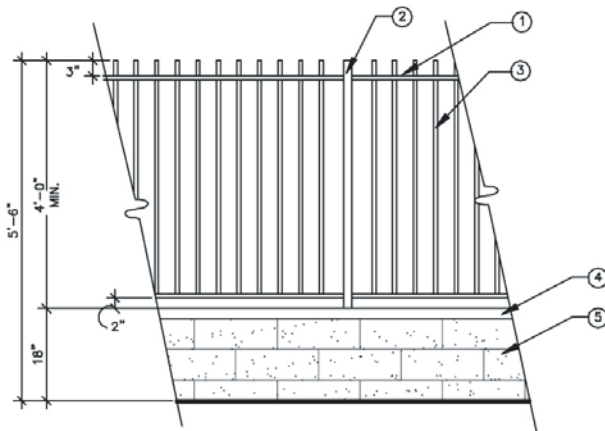
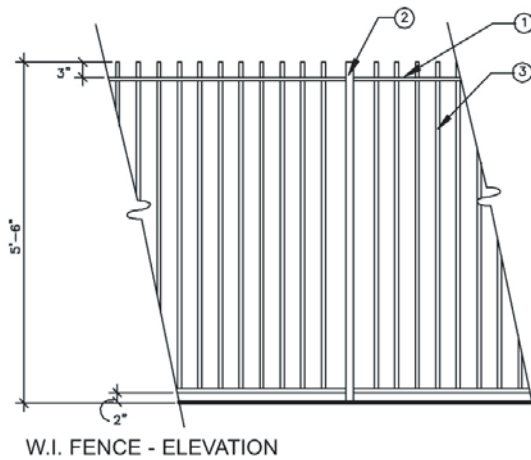
### **E. WALL AND FENCE GUIDELINES**

The following guidelines shall be used for all walls and fences:

1. Appropriate materials include stone, stone veneer, split face/precision block, tubular steel, concrete, stucco pilasters and cap, and wrought iron.
2. Solid walls which are visible from public roadways shall incorporate design elements to reduce monotony. These elements shall include pilasters placed at average intervals of 100 feet.
3. The placement of a wall shall minimize the visual impact of the wall and maximizes its effectiveness as mitigation for noise and privacy.
4. Wall materials and patterns shall be compatible with adjacent building materials.
5. Walls shall be treated as extensions of the residential and commercial structures and use materials and colors complimentary of the overall architectural design.
6. The use of full dimension caps, pilasters, and changes in wall surfaces (staggering) is required where walls are visible from public rights-of-way.



# Mission Lakes Specific Plan



- ① 1 1/2" SQ. 12 GA TUBULAR STEEL TOP & BOTTOM RAILS
- ② 2" SQ. TUBULAR STEEL FENCE POST @ 6'-0" O.C. MAX.
- ③ 5/8" SQ. TUBULAR STEEL PICKETS @ 4" O.C. WITH PLASTIC PLUGS (TOP ONLY); PICKETS CENTERED ON RAILS.
- ④ 8x2 PRECISION CAP
- ⑤ 6x6 SPLIT FACE BLOCK WALL (2 SIDES)

Wrought Iron on Split Face Block Wall Detail (Open Fence Wall)

not to scale

### 5.3.7 SIGNS

Appropriate signage is important in maintaining the community design theme, as well as providing a system for identifying community and commercial development and giving directional information to residents, shoppers, and visitors. Unless noted within this Specific Plan, all signs shall comply with the requirements of the City of Shafter Sign Ordinance (Division 4 of the Shafter Municipal Code). Individual sign programs will be submitted at the time of site development permit review for each planning area.

The following basic principles shall be considered in the provision of signs within this Specific Plan:

1. The design and architectural elements of the proposed signs shall be compatible and consistent with theme elements of the ~~Coberly West~~ **Gossamer Grove** Specific Plan.

2. Signs shall relate to human scale, especially along pedestrian corridors.
3. The design of signs shall be compatible with and complement the architecture of the adjacent buildings.
4. Signs shall be designed to create a unifying theme within the community. Signs utilized in the ~~Coberly West~~ **Gossamer Grove** Specific Plan include both temporary and permanent types:



#### A. PERMANENT SIGNS

- Street Signs
- Project Identification
- Fire Lane Signs
- Community/Gated Entry Signs
- Community and Neighborhood Monumentation
- Commercial-Retail Tenant Signs

#### B. TEMPORARY SIGNS (PRESENT UNTIL THE COMPLETION OF PROJECT CONSTRUCTION)

- Marketing and subdivision sale signs
- Future facility signs

- Directional signs
- Banners and flags

### 5.3.8 LIGHTING

The design issue of “lighting” includes street lighting, as well as building and landscape accent lighting, and sign illumination. Unless noted within this Specific Plan, all lighting shall comply with the requirements of the City of Shafter Sign Ordinance (Division 4 of the Shafter Municipal Code). The following basic principles shall be considered in the provision of lighting:

1. Street lights shall provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.
2. Lighting fixtures shall relate to the human scale, especially in pedestrian areas.
3. Lighting and lighting fixtures shall complement the design and character of each planning area in which they are placed.
4. All lighting shall be pedestrian oriented and friendly but shall not be obtrusive or offensive.
5. All street lighting shall be decorative and conform to City standards or an approved theme lighting program, and shall be approved by the City Engineer.
6. Illuminated entries shall consider direct lighting low to the ground and be limited to only the immediate vicinity of the entry.
7. Lighting of entries shall not be distracting, create visual hot spots, or glare.
8. Lighting of the private recreation areas, neighborhood parks, and commercial areas shall be designed to minimize light spillage onto adjacent and nearby properties.
9. Light fixtures shall be decorative and located throughout the project.

## 6.0 SPECIFIC PLAN ADMINISTRATION

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### 6.1 ADMINISTRATION

#### 6.1.1 OVERVIEW

The Mission Lakes Specific Plan (MLSP) provides for a unique mix of residential and commercial uses in the City of Shafter. This Specific Plan represents a framework of development for the Mission Lakes community. Implementation of the project requires the approval of numerous additional discretionary entitlements over the life of project build-out.

The methods and procedures for implementation and administration of this Specific Plan document are contained in this Chapter. This section sets forth the procedures needed to implement the approved Specific Plan and the procedures required for amendment of the Specific Plan, if necessary. Customized regulations are specified in this document, derived partially from the Specific Plan provisions in the City of Shafter Development Code.

The intent of this Administration section is to consolidate all requirements into a single review process as much as possible. The other regulatory processes required include compliance with subdivision/parcel map laws where land or air rights parcels are being created, or a Conditional Use Permit (CUP) where called for in the Specific Plan to establish a new use.

The site is expected to contain a variety of uses for which impacts and implications will be an integral part of the site planning and review process. Consequently, separate procedures related to the Specific Plan and Variance process are generally not required. For example, the variance procedure will generally not be applicable because modifications to site development standards (beyond interpretive limits available to the Planning Director) would constitute an amendment to the Specific Plan. The provisions of this Plan offer a degree of interpretive flexibility thorough the Development Review process that should accommodate most adjustments that are likely to be sought.

#### 6.1.2 ENVIRONMENTAL REVIEW AND IMPLEMENTATION

Section 21159.21 of the California Government Code provides that once an EIR has been certified and a specific plan adopted, any residential development project, including any subdivision or zone change that is undertaken to implement and is consistent with the specific plan is exempt from additional CEQA review. This exemption does not apply if, after the adoption of the specific plan, any of the events which would trigger preparation of a subsequent or supplemental EIR occur,

including substantial changes in the project or circumstances under which the project is being undertaken requiring major revisions in the project, or new information becomes available which was not known at the time the EIR was certified. However, if a supplemental EIR is prepared covering the changes, new circumstances, or new information and is certified, the exemption will apply to the projects that then follow the specific plan.

### 6.1.3 APPROVAL AUTHORITY

The Planning Director's responsibilities shall include administering, interpreting, and enforcing all requirements and standards of the Mission Lakes Specific Plan, including the acceptance and processing of all land use permit applications. The Planning Director or designated representative may approve development permits that meet the requirements of this Specific Plan and may approve, conditionally approve, or deny minor requests for waiver of Specific Plan standards. The Planning Director and Building Official, or their designees, hold final approval authority for, and enforcement of: building permits, certificates of occupancy, home occupation permits, minor variance modifications, minor precise plans of development, sign permits, similar use determinations, and temporary use permits. The Planning Director may impose conditions of approval or make interpretations of the Specific Plan (City of Shafter Development Code, Section 1.70, Clarification of Ambiguities), which may be appealed to the Planning Commission. The Planning Director may also make a Determination of Similar Use in accordance with Section 1.90 of the Development Code, for any proposed use of a property is not expressly authorized as a permitted or conditional use by the Specific Plan. The Planning Director may refer matters involving development issues to the Project Assistance Committee, or the Planning Commission, and may consult with the City Attorney on questions of interpretation.

The following policies guide the administration of this plan:

1. The title of this plan shall be Mission Lakes Specific Plan (MLSP) and shall be designated on the City's Zoning Map for this property as SP-2.
2. The Mission Lakes Specific Plan shall be adopted in accordance with Title 17, Chapter 15 of the City of Shafter Development Code.
3. Permitted, conditionally permitted, and prohibited land uses shall be as indicated in this Plan. The site development and design regulations, as specified in Sections 4 and 5 of this plan are adopted by ordinance as zoning regulations for the property located within the Specific Plan boundaries.
4. Administrative procedures are provided in this Chapter. The Shafter Development Code shall be referred to for any topics that are not presented here, especially the Development Agreement (Section 17.2.70), Non-Conforming (Section 17.2.120), and Specific Plan (Chapter 15) sections of the City of Shafter Development Code.
5. Content of the Development Review application or CUP shall include content according to the following checklist:





## Mission Lakes Specific Plan

- a. A site plan, at a scale no smaller than 1' = 50', that delineates the location, amount and relationship of proposed uses and supporting improvements, including a statistical summary that identifies acreage by use, dwelling unit counts and non-residential square footage as appropriate to the proposed uses. The plan shall show:
    - i. The location and size of proposed planning areas;
    - ii. The location and size of proposed buildings and structures;
    - iii. The location, size and improvements of all driveways, parking areas, walkways, bus turnouts, drainage ways and means of ingress and egress, including the number parking spaces to be provided;
    - iv. The location and size of proposed public and private open space, including recreation facilities and spaces;
    - v. General landscaping and lighting concept;
    - vi. Location and type of project identification signs; and
    - vii. Project conceptual elevations.
  - b. Either concurrent or subsequent to the development plan submittal, depending on proposed phasing, additional detail on the above components shall be provided, consisting of:
    - i. Dimensions of buildings and structures, including walls and fences;
    - ii. Dimensions of drives, access ways and parking spaces;
    - iii. Dimensions of proposed public and private spaces, including improvements;
    - iv. Improvement plans for infrastructure and utilities;
    - v. A landscaping plan, including plant palette and sizes; and
    - vi. Illustrative elevations of structures and improvements.
  - c. A phasing plan showing how the remainder of the property (for which immediate approval is not being sought) will be developed and how necessary improvements will be made in conjunction with future phases.
  - d. Provisions for business owner, property owner, or homeowner association(s) where that method of management responsibility is proposed.
6. Documentation and justification of the method for providing for the following unifying features of the Specific Plan:
- Access;
  - Entry Points;
  - Internal Circulation;
  - Landscaping;
  - Architectural Theme;
  - Signs; and
  - Infrastructure.

Documentation shall be in the form of a conformance document that has been reviewed by the master developer.

7. Any new Conditional Use Permit (CUP) is subject to the provisions of the MLSP in addition to the findings and potential conditions identified in Section 2.50, Conditional Use Permits, of the City of Shafter Development Code.
8. Administrative interpretation of proposed plans may be made for the following:
  - a. Adequacy of application submissions and documentation;
  - b. Residential unit counts and mix within the designated density ranges;
  - c. Commercial square footage;
  - d. Compliance with design requirements;
  - e. Variations in landscape concept for location of landscape features, but not the total amount of landscaping;
  - f. Variations in setback that do not exceed 10% of the prescribed dimension;
  - g. Land use designation boundary modifications not to exceed a 10% change in area.
9. The Planning Director has the authority to make interpretations and approve modifications to this Plan, including the determination that a proposed project exceeds the flexibility rules and intent of the Plan. In the latter case, an amendment to the Specific Plan would be necessary. The Director's determination shall be rendered within 15 working days of a request for interpretation. This determination may be appealed to the Planning Commission and, subsequently, the City Council. However, under no circumstance shall a modification under this provision be allowed that cannot substantiate the required Specific Plan findings.

## 6.2 REQUIRED FINDINGS

Findings shall be made in accordance with this section of the Specific Plan:

An application for a Development Plan Review (for a permitted use) or Conditional Use Permit (for a conditionally permitted use) may be approved or conditionally approved if, on the basis of application, plans, materials, and/or testimony submitted that the following findings can be made:

1. The Project is consistent with the Shafter General Plan and the Mission Lakes Specific Plan;
2. The project's uses and design are compatible with projects adjacent to the Specific Plan;
3. The project contributes to the design qualities expected of this Specific Plan area;
4. The project can provide the appropriate infrastructure and resources for water, sewer and electrical service; and
5. The project has demonstrated compliance with the Mitigation Measures identified within the General Plan Update Environmental Impact Report.



Failure to make all the required findings shall require denial of the application.

## **6.3 IMPLEMENTATION**

The Mission Lakes Specific Plan will be implemented through the processing of tract maps, parcel maps, and site plans. The implementation process, as described below, provides the mechanism for reviewing precise development plans and ensuring development consistency with the Specific Plan objectives. An implementation process for the amendment of this Specific Plan and for findings of Substantial Conformance to this Specific Plan is also provided below. All development within the Mission Lakes community is subject to the implementation procedures described herein.

### **6.3.1 DEVELOPMENT PLAN REVIEW**

#### **A. PURPOSE**

The purpose of this section is to provide a process for the implementation and review of all site plans that will be required to implement the development and construction of this Specific Plan. An application for design review is required prior to the issuance of any residential or commercial building permit within the Specific Plan area.

#### **B. TIME LIMITATIONS**

Each design approval granted through the Development Plan Review process shall become null and void two years after the date of approval, unless:

1. Building permits have been obtained and successful completion of the first building and safety division inspection has commenced within this period.
2. Any valid design review in effect at the date of adoption or amendment of this Specific Plan shall remain valid for a period of two years from the date of that design review approval or design review amendment. No further extension of time shall be granted for such design review upon expiration of that two-year period.

#### **C. PRE-APPLICATION CONFERENCE**

Prior to the filing of an application for Development Plan Review, the applicant or the applicant's representative may hold a pre-application conference with the Planning Director and other designated staff from other departments and divisions to review the procedures and criteria for the design review process.

#### **D. APPLICATION**

An application for Development Plan Review shall be filed with the Planning Department in compliance with Chapter 2 of the Development Code. Submittals will include, but are not limited to, site plans and elevations. Further, any improvements that are depicted on any colored



rendering, elevation, or drawing which is presented to the Planning Commission in conjunction with a development application, shall be installed pursuant to their appearance in that colored rendering, elevation, or drawing.

#### **E. NOTICE**

Notice of hearings for design review shall be as set forth in the City of Shafter Development Code.

### **6.3.2 DESIGN REVIEW**

No building permit for residential or commercial development shall be issued until the proposed development has received, as part of the building permit review process, design review approval pursuant to the provisions of Section 2.80 of the City of Shafter Development Code.

### **6.3.3 SPECIFIC PLAN AMENDMENTS**

Approval of this Specific Plan indicates acceptance by the City Council of a general framework for community development. Part of that framework establishes specific development standards that constitute the zoning regulations for the Mission Lakes Specific Plan. It is anticipated that certain modifications to the Specific Plan text, exhibits, and/or project may be necessary during the development of the project. Any modifications to the Specific Plan shall occur in accordance with the amendment process described in this section. These amendments, should they occur, are divided into two categories.

The first category, "Substantial Conformance," as defined below, allows for minor changes to the Specific Plan without a public hearing and may be approved by the Planning Director. All other proposed changes are considered Formal Amendments and are required to be reviewed for approval by the Planning Commission and the City Council. In all cases amendments must be found to be in substantial conformance with the goals and standards of the Mission Lakes Specific Plan.

Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. If the Amendment is deemed major by the Planning Director, it will be processed in the same manner as the original Specific Plan. Proposed amendments deemed to be minor modifications by the Planning Director, as defined herein, will be processed administratively by the Administrative Review process.

Depending upon the nature of the proposed Specific Plan Amendment, a supplemental environmental analysis may be required, pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15162.

#### 6.3.4 IMPLEMENTATION ACTIONS

Implementation of the Mission Lakes Specific Plan will require property assembly and complete redevelopment of existing land uses. Because of the complexity of the land use mix, it is likely that development will occur in phases. To accommodate these factors, the following actions must be taken to facilitate implementation.

1. Annex the subject property into the City of Shafter City limits. The Specific Plan area is included as a part of a much larger area currently being annexed by the City.
2. Amend the Shafter General Plan to reference the Specific Plan Area as a Specific Plan Land Use Designation. This is a technical change and should be included with the General Plan update. It should be noted that any reclassification of the General Plan Land Use designation is a separate General Plan action and would be part of a separate planning process.
3. Amend the City of Shafter Development Code to include the Mission Lakes Specific Plan as a Zone District. Any Zoning District classifications for this site would no longer be needed and would be superseded by this Specific Plan.
4. Adopt this Specific Plan in its entirety by Ordinance and incorporate the Specific Plan in the appropriate sections of the City of Shafter Development Code.
5. Encourage and collaborate with private property interests to assemble the existing land parcels so that the concepts in the Plan can be implemented.
6. Condition projects within the Mission Lakes Specific Plan to comply with the mitigation measures specified in the General Plan Update Environmental Impact Report.

#### 6.4 PHASING PLAN

Construction of the Mission Lakes Specific Plan will be phased in a logical sequence, in response to market demands. Ultimate phasing by recordation of phased final tract maps will be finalized at time of sale to merchant builders based on market demands. Adjustments to the phasing sequence are permitted provided that utilities and public facilities are available to service the phase in question.

##### 6.4.1 AMENITIES TIMING

Although the project will be phased over a period of time, certain amenities, such as local parks, must be constructed prior to the issuance of a percentage building permits for a proposed project. Completion of these amenities on a parallel track with proposed residential development helps to ensure that the quality of life of the residents is in place on a timely schedule. As such neighborhood pocket parks must be completed before the issuance of 60% of the certificates of



occupancy in the planning area in which they are located. Construction of the public park in PA-11 shall begin before the issuance of certificates of occupancy for 2,500 dwelling units and be completed before 3,000 certificates of occupancy have been issued. The private recreation facilities of PA-10 must be completed prior to issuance of the certificates of occupancy for 1,500 dwelling units.



**DATE:** May 14, 2024  
**TO:** Planning Commission  
**FROM:** Planning Department  
**SUBJECT:** Conditional Use Permit No. 24-144

**RECOMMENDATION:**

Planning Commission conduct a public hearing; adopt Resolution No. 24-441, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 24-144 for On-Sale Beer (Type 40 License) at El Rincon Mexican Restaurant located at 6620 E. Lerdo Highway; adopt above findings; and approve the proposed conditions of approval.

**APPLICANT**

Carolina Becerra  
3104 Timothy Street  
Bakersfield, CA 93304

**OWNER**

Sam Z. Hillo  
6600 E Lerdo Highway  
Shafter, CA 93263

**LOCATION:** The project site is located at 6620 E Lerdo Highway. See **Exhibit 1**.

**PROJECT DATA:**

1. General Plan Designation: The current land use designation for the project site as well as the surrounding properties is Commercial-Professional Office (CPO).
2. Zoning: The project site as well as the surrounding properties are zoned General Commercial (GC).
3. Building Size: Approximately 1,600 square feet

**PROJECT ANALYSIS:**

The project applicant, Carolina Becerra, is requesting a Conditional Use Permit (CUP) to sell beer for on-site consumption at El Rincon Mexican Restaurant located at 6620 E Lerdo Highway. The applicant is currently applying for a Type 40 license with the California Department of Alcoholic Beverage Control (ABC) for On-Sale Beer. This license authorizes the sale of beer for consumption on the licensed premises where sold. No wine or distilled spirits may be on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified. Although the use of the building as a restaurant is allowed by-right, Shafter Municipal Code, Title 17 (Zoning Ordinance), Section 5.30 (Commercial Use Regulations) requires approval of a CUP for restaurants serving alcoholic beverages.

The ABC Type 40 license would allow the accessory sell of beer to clientele. The local ABC office in Bakersfield has indicated that the Census Tract in which the subject property is located in allows for five (5) on-sale liquor licenses, and there are currently six (6) existing licenses in the area. If a new license is issued to El Rincon Mexican

**PUBLIC HEARING**

Restaurant, then the total number of active ABC licenses in the census tract would be seven (7). The ABC has expressed that the City has the ability to allow more than five licenses in a given Census Tract, and the ABC has no issue approving additional licenses in a census tract if the City approves.

Since the restaurant will be offering Mexican cuisine, it is typical for beer or other alcoholic beverages to be sold concurrently with the meal offerings. The sale of beer at restaurants is not an uncommon allowance in most cities, and the restaurant would conduct the associated activities within the space of an existing facility.

The applicant believes that the license provides an opportunity to better serve clients of the restaurant through an enhanced dining experience. The alcoholic beverage offerings would create a more versatile menu and complement the existing culinary options. The applicant also believes that the license will further incentivize people to do business with the restaurant. The increased volume of clientele would result in additional revenue to maintain current staffing levels and potentially open new positions for hire, thus contributing to local employment opportunities.

Currently this business is vacant and unused, while the owners of El Rincon Mexican Restaurant get ready to occupy the building. A successful business would be preferable to an empty building, and the liquor license may help the restaurant to be more successful. El Rincon Mexican Restaurant offers an opportunity to bring new activity to the east side of Highway 99 on Lerdo Highway, where currently only a Chevron and offices for Wonderful Orchards exist within the city limits. Additionally, the restaurant may help capture traffic off Highway 99, which would contribute to the sales tax revenue.

Public safety has been discussed with local law enforcement, and it was determined that a restaurant offering beers or wine jointly with full meals has not posed a safety issue in the past and would not be considered detrimental to the community's welfare.

The Zoning Ordinance specifies standard conditions of approval for CUPs approved for alcohol-related land uses and additional standard conditions of approval for alcohol-related on-site sales. Staff believes that the proposed conditions of approval are sufficient in nature to preserve the public safety, welfare, and character of the city of Shafter. The required conditions of approval are listed in **Exhibit 2**.

Staff believes the project is compatible with the surrounding area, and with the implementation of the required conditions of approval, allowing the sale of beer for on-site consumption as part of the operation of El Rincon Mexican Restaurant will not pose any issues and will provide a public convenience to the city.

**CEQA:**

Staff has determined that the project is categorically exempt from California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines in that the project will allow the on-site sale of beer at an existing facility with no expansion of its use. Therefore, a Notice of Exemption has been prepared for the project.

**FINDINGS:**

1. The Planning Commission finds that the proposed use is permitted within the General Commercial (GC) designation, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City.
2. The Planning Commission finds the proposed use would not impair the integrity and character of the GC designation in which the CUP is to be established.
3. The Planning Commission finds that the project is suitable for the type and intensity of the use proposed for the CUP.
4. The Planning Commission finds that there is adequate provision for water, sanitation, public utilities, and services to ensure public health and safety.
5. The proposed CUP will not be detrimental to public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.
6. The Planning Commission finds that the proposed CUP No. 24-144 is categorically exempt from CEQA and, therefore, will have no impact on the environment.
7. The Planning Commission finds that public convenience would be served by allowing a Type 40, On-Sale Beer license to sell beer on-site at El Rincon Mexican Restaurant located at 6620 E Lerdo Highway.
8. The attached conditions of approval are deemed necessary for the safety and welfare of the community.

**ATTACHMENTS**

Vicinity Map  
Resolution No. 24-441

**EXHIBIT**

1  
2





# Conditional Use Permit 24-144



-  City Limits
-  Parcel Boundary
-  Site Location

0 125 250 500 US Feet



This map and the data contained within it was generated by the City of Shafter. Please consult the City of Shafter Planning Department with any questions, concerns, or potential inaccuracies that may be associated with this document.



## **RESOLUTION NO. 24-441**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING CONDITIONAL USE PERMIT NO. 24-144 FOR ON-SALE BEER (TYPE 40 LICENSE) AT EL RINCON MEXICAN RESTAURANT LOCATED AT 6620 E LERDO HIGHWAY**

**WHEREAS**, the Planning Commission has, at its regularly scheduled meeting on May 14, 2024, studied and considered the proposed request for a Conditional Use Permit (CUP) No. 24- 144 to permit a Type 40 On-Sale Beer license at El Rincon Mexican Restaurant located at 6620 E Lerdo Highway as shown in Exhibit A; and

**WHEREAS**, the Planning Commission has determined that the proposed CUP No. 24-144 is exempt from CEQA in that the project will utilize an existing facility with no expansion; and

**WHEREAS**, a timely and properly noticed public hearing for CUP No. 24-144 was held by the Planning Commission of the City of Shafter at a regular meeting on May 14, 2024, at which hearing evidence, oral and documentary, was admitted on behalf of said project; and

**WHEREAS**, the Planning Commission finds that the proposed use is permitted within the General Commercial (GC) District, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City; and

**WHEREAS**, the Planning Commission finds the proposed use would not impair the integrity and character of the GC District in which the CUP is to be established; and

**WHEREAS**, the Planning Commission finds that the project site is suitable for the type and intensity of use proposed under the CUP; and

**WHEREAS**, the Planning Commission finds that there is adequate provision for water, sanitation, public utilities, and services to ensure public health and safety for the CUP; and

**WHEREAS**, the CUP will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity of the project site; and

**WHEREAS**, the Planning Commission finds that public convenience would be served by allowing a Type 40 on-sale beer license to sell beer for on-site consumption at El Rincon Mexican Restaurant located at 6620 E Lerdo Highway; and

**WHEREAS**, the Planning Commission finds that the certain conditions of approval are deemed necessary for the safety and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Shafter, in a regular session assembled on the 14<sup>th</sup> day of May, 2024, approves CUP No. 24-144 to permit an on-sale beer license through the Department of Alcoholic Beverage Control (Type 40 license) at El Rincon Mexican Restaurant, located at the project area shown in Exhibit “A” and with the conditions of approval provided in Exhibit “B”.

**PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF MAY, 2024.**

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John Sanchez, Chairman

**ATTEST**

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Vanessa Uribe, Deputy City Clerk





- City Limits
- Parcel Boundary
- Site Location

0 125 250 500 US Feet



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## **EXHIBIT B**

### **CONDITIONAL USE PERMIT NO. 24-144 CONDITIONS OF APPROVAL**

1. The applicant shall furnish the City with a copy of the ABC license and a copy of the conditions placed on the license by the Department of Alcoholic Beverage Control.
2. The applicant shall comply with all restrictions placed upon the license issued by the State of California Department of Alcoholic Beverage Control.
3. The CUP shall not become effective for any purpose unless an “Acceptance of Conditions” form has been signed by the applicant in the presence of the Planning Director, or notarized and returned to the Planning Department, and the ten (10) day appeal period has elapsed.
4. A modification of an approved CUP, as provided in Title 17 of the Shafter Municipal Code, shall be obtained when:
  - a. The establishment proposes to change its type of liquor license.
  - b. The establishment proposes to modify any of its current conditions of approval
  - c. There is a substantial change in the mode or character of operations of the establishment.
5. Exterior lighting in the parking area shall be designed to provide adequate lighting for patrons, while not unreasonably disturbing surrounding properties. A lighting plan, subject to review and approval by the Planning Director, shall be implemented prior to the sale of any alcoholic beverage.
6. In the event City staff determines that security problems exist on the site, the conditions of this permit may be amended, under the provisions of Title 17 of the Shafter Municipal Code, to require additional security.
7. The establishment shall have a public telephone listing.
8. It shall be the responsibility of the applicant/licensee to provide all employees that sell alcoholic beverages with the knowledge and skill that will enable them to comply with their responsibilities under State law. This includes, but is not limited to the following:
  - a. State law relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operations, and penalties for violations of these laws.

- b. The potential legal liabilities of owners and employees of businesses dispensing alcoholic beverages to patrons who may subsequently injure, kill, or harm themselves or innocent victims because of the excessive consumption of alcoholic beverages.
  - c. Alcohol as a drug and its effects on the body and behavior, including the operation of motor vehicles.
  - d. Methods for dealing with intoxicated customers and recognizing underage customers.
- 9. Litter and trash receptacles shall be located at convenient locations inside and outside the establishment, and operators of such establishments shall remove trash and debris in a manner to eliminate a health problem.
- 10. The Planning Commission has the right to hold a public hearing to revoke or modify any CUP pursuant to the provisions of Title 17 of the Shafter Municipal Code if harm or retail-related problems are demonstrated to occur as a result of criminal or anti-social behavior, including but not limited to the congregation of minors, violence, public drunkenness, vandalism, solicitation, and/or litter.
- 11. A CUP which has been approved or conditionally approved for alcohol-related land uses shall become null and void unless exercised within one (1) year of the date of final approval, or such extension of time as may be granted by the Planning Commission pursuant to a written request for extension submitted to the Planning Department a minimum of ninety (90) days prior to such expiration date.
- 12. All alcoholic beverages sold in conjunction with an on-site licensed establishment must be consumed entirely on the premises prior to closing time, and no alcoholic beverage shall be sold as take-out. The establishment shall not sell beer or any other alcoholic beverages for consumption off-site. The establishment shall prohibit unfinished alcoholic beverages from being taken out of the premises by clients.
- 13. There shall be no live entertainment, amplified music, or dancing permitted on the premises at any time, unless specifically authorized by a conditional use permit issued by the City. Furthermore, the proposed uses shall be consistent with the license conditions imposed by the State of California Department of Alcoholic Beverage Control.
- 14. The establishment shall comply with the provision of Section 10.170 (Noise Hazards) of this Title.
- 15. In addition to the knowledge and skills deemed necessary for responsible alcoholic beverage services, as set forth in Title 17 Chapter 11, the following additional topics and skills shall be required:
  - a. Methods to appropriately pace customer drinking to reduce the risk that a customer may leave the premises in an intoxicated manner.

- b. Knowledge of mixology, including marketable alternatives to alcoholic beverages.
16. For a period of one year after approval of this CUP, any complaints, concerns, or incidents directly or indirectly associated with the operations of the Type 40 ABC license at El Rincon Mexican Restaurant, will be documented and kept in the records of the Planning Department. When this one-year review period terminates, any incidents will be compiled into a report and presented to the Planning Commission to determine if on-site sales of beer will continue to be allowed at El Rincon under CUP 24-144. The Planning Commission will have the right to revoke or amend the CUP if deemed necessary by any report.

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Applicant Signature

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Date