



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

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, JULY 9, 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.

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE: Chairman Sanchez

INVOCATION: Commissioner Piuser

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

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: June 11, 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. **Extension of Time for Tentative Tract Map No. 6613:** Planning Commission conduct a public hearing; and adopt Resolution No. 24-445, a Resolution of the Planning Commission of the City of Shafter recommending the City Council approve a two (2) year extension of time for Tentative Tract Map No. 6613 located on the South side of E. Los Angeles Avenue approximately 1/3 Mile East of S. Shafter Avenue, with the City of Shafter. (Planning Director Esselman)

ROLL CALL

COMMISSIONER REPORTS:

ADJOURNMENT:

Pursuant to the Americans with Disabilities Act, if you need special assistance to participate in a City Council Meeting, please contact the City Clerk at (661) 746-5000 at least three (3) days prior to the meeting or time the special services are needed to allow City staff in making reasonable arrangements to provide you with access to the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection in the City Clerk's Office at Shafter City Hall, 336 Pacific Ave., Shafter, CA 93263. This is to certify that this Agenda notice was posted at City Hall and Police Dept. by 5:00 p.m., July 3, 2024.
Yazmina Pallares, S/S, City Clerk

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

1. You are strongly encouraged to observe the 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 July 9, 2024** to the City Clerk at CityClerk@shafter.com
3. If you wish to make a written comment to the City Clerk, 336 Pacific Avenue, Shafter, CA 93263.
4. If you wish to make a comment during the live meeting, callers must first register with the City Clerk at 661-746-5012 before the meeting begins to receive instructions and the call- in number and code. Please call by 5:00pm on the Monday prior to the 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, JUNE 11, 2024**

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE: Commissioner Piuser

INVOCATION: Vice Chairman Frantz

ROLL CALL:

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

APPROVAL OF AGENDA:

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

AYES: FRANTZ, JOSHAN, PIUSER, AND SANCHEZ.

NAYS: NONE.

ABSENT: WIEBE.

ABSTENTIONS: NONE.

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: May 14, 2024.

MOVED (PIUSER) AND SECONDED (JOSHAN) COMMISSIONERS APPROVED THE MINUTES OF THE REGULAR MEETING OF MAY 14, 2024, AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, PIUSER, AND SANCHEZ.

NAYS: NONE.

ABSENT: 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. Temporary Land Use Permit No. 23-136 Extension of Time Request:** 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 (PIUSER) COMMISSIONERS CONDUCTED A PUBLIC HEARING; AND ADOPTED RESOLUTION NO. 24-442, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER, APPROVING A ONE- YEAR EXTENSION OF TIME FOR TEMPORARY LAND USE PERMIT NO. 23-136 FOR BAKED POTATO AND ROASTED CORN SALES IN THE APPLE MARKET PARKING LOT AT 111 N CENTRAL VALLEY HIGHWAY, CITY OF SHAFTER. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, PIUSER, AND SANCHEZ.
NAYS: NONE.
ABSENT: WIEBE.
ABSTENTIONS: NONE.

- 2. General Plan Conformity Determination - 100 Carver Street:** 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 (PIUSER) AND SECONDED (FRANTZ) COMMISSIONERS CONDUCTED A PUBLIC HEARING; AND ADOPTED RESOLUTION NO. 24-443, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER, CALIFORNIA FINDING THAT THE SALE OF REAL PROPERTY LOCATED AT 100 CARVER STREET (APN 091-180-16-00-4) CONFORMS WITH THE CITY OF SHAFTER GENERAL PLAN IN ACCORDANCE WITH GOVERNMENT CODE 65402 AND FINDING THE ADOPTION OF THE RESOLUTION IN COMPLIANCE WITH CEQA REQUIREMENTS. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, PIUSER, AND SANCHEZ.
NAYS: NONE.
ABSENT: WIEBE.
ABSTENTIONS: NONE.

- 3. Zone Code Amendment No. 24-18:** Planning Director Esselman made introductory comments. A notice of public hearing was properly advertised.

Chairman Sanchez opened the public hearing.

Barry Braun, with the Kern County Cemetery District, voiced his concerns for the increase of traffic on Santa Fe Way from new employees commuting to and from the new proposed 15-story buildings and suggested a traffic signal light be placed on Santa Fe Way.

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

MOVED (PIUSER) AND SECONDED (JOSHAN) COMMISSIONERS CONDUCTED PUBLIC HEARING; AND ADOPTED RESOLUTION NO. 24-444, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER, RECOMMENDING THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT NO. 24-18, A

PROPOSAL TO AMEND TITLE 17 OF THE SHAFTER MUNICIPAL CODE (ZONING ORDINANCE) TO INCREASE THE MAXIMUM BUILDING HEIGHT REQUIREMENT FROM 45 FEET TO 150 FEET FOR AN APPROXIMATELY 541-ACRE PORTION OF THE AGRICULTURAL ZONE DISTRICT AS SHOWN IN EXHIBIT "A". MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, PIUSER, AND SANCHEZ.

NAYS: NONE.

ABSENT: WIEBE.

ABSTENTIONS: NONE.

COMMISSIONER REPORTS: There were no Commissioner Reports.

ADJOURNMENT:

MOVED (FRANTZ) AND SECONDED (PIUSER) COMMISSIONERS ADJOURNED THE MEETING AT 6:27 P.M. MOTION CARRIED WITH NO OPPOSITION WITH COMMISSIONER WIEBE ABSENT.

John Sanchez, Chairman

ATTEST:

Vanessa Uribe, Deputy City Clerk

DATE: July 9, 2024
TO: Planning Commission
FROM: Planning Department
SUBJECT: Extension of Time for Tentative Tract Map No. 6613

RECOMMENDATION:

Planning Commission conduct a public hearing; and adopt Resolution No. 24-445, a Resolution of the Planning Commission of the City of Shafter recommending the City Council approve a two (2) year extension of time for Tentative Tract Map No. 6613 located on the South side of E. Los Angeles Avenue approximately 1/3 Mile East of S. Shafter Avenue, with the City of Shafter.

APPLICANT

McIntosh & Associates
10800 Stockdale Hwy Suite 300
Bakersfield, CA 93390

OWNER

V Lions Holdings, LLC
PO Box 1200
Wasco, CA 93280

LOCATION: The project site is located south of E Los Angeles Avenue, about ½ mile west of S Beech Ave and 1/3 mile east of S Shafter Ave. See **Exhibit 1**.

PROJECT ANALYSIS:

The City Council approved Tentative Tract Map No. 6613 on July 17, 2007 by Resolution No. 07-1935 (**Exhibit 4**). The tract map is located on the south side of E. Los Angeles Avenue approximately 1/3 mile east of S. Shafter Avenue and proposes to subdivide approximately 20 acres into 36 single-family residential lots with lot sizes ranging from 13,000 square feet to 25,000 square feet (**Exhibit 2**). The subject property under this tentative map is currently owned by V Lions Holdings, LLC. The existing zoning of the site is Estate (E), and the General Plan land use designation is Very Low Density Residential (VLDR).

The original expiration date for the map was July 17, 2009. The tentative map remained active due to numerous extensions of time approved by the State legislature and one (1) two-year discretionary extension of time approved by the City Council, which altogether extended the map approval to July 17, 2024. The last Extension of Time was another two-year State legislature extension in accordance with Government Code Section 66452.26, which was approved by the City Council Resolution No. 2865 on June 07, 2022, and extended the map approval to July 17, 2024.

The applicant has requested an additional two-year discretionary extension (**Exhibit 3**), which is allowed by the City's Subdivision Ordinance and the Subdivision Map Act section 66452.6.e. The approval of this request would result in Tentative Tract Map 6613 expiring on July 17, 2026. The applicant has indicated that the extension of time is needed to provide the developer with additional time to apply for and record a final map. Should additional time be needed to record the final map beyond the new

PUBLIC HEARING

Extension of Time for Tentative Tract Map No. 6613

expiration date, Tentative Tract No. 6613 is still eligible for one final discretionary extension, up to two (2) more years.

Staff recommends the Planning Commission approve for recommendation to the City Council, the requested two-year extension of time to file a final map for Tentative Tract Map 6613, subject to the conditions approved by the City Council on July 17, 2007.

CEQA:

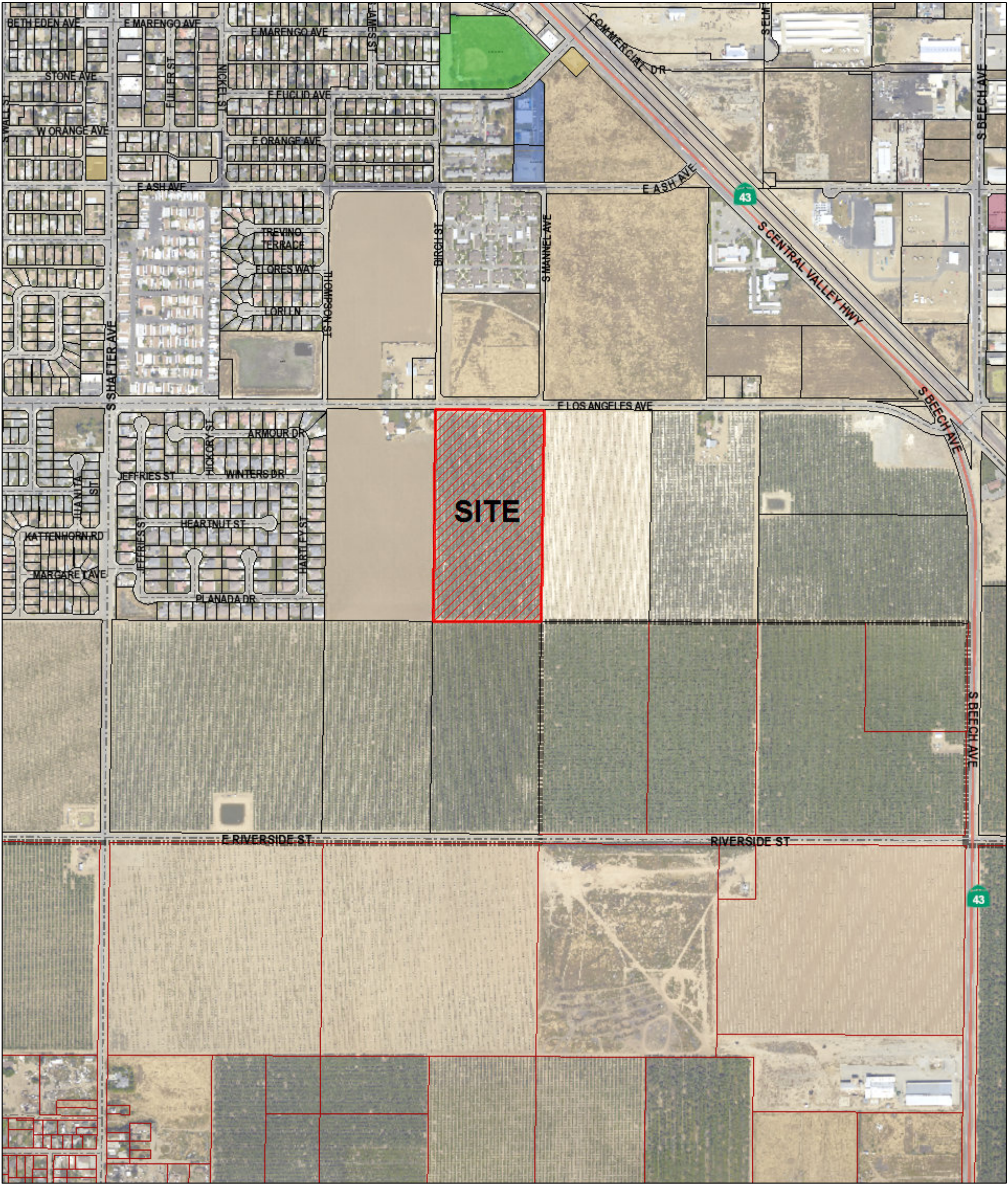
The City of Shafter adopted a Negative Declaration for Tentative Tract No. 6613 on July 17, 2007 (Resolution No. 1935). Therefore, no additional CEQA analysis or documentation is required for the extension of time.

ATTACHMENTS

EXHIBIT

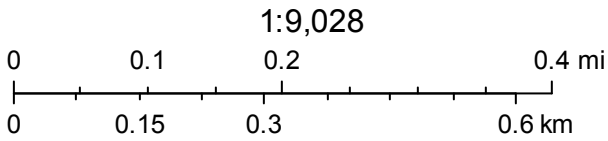
Vicinity Map	1
Tentative Tract Map 6613	2
Extension of Time Application	3
Resolution No. 1935 with Conditions of Approval	4
Resolution No. 24-445	5

TENTATIVE TRACT NO. 6613 - Extension of Time



May 14, 2018

	City		Dirt		Museum
	County		Interstate		Park
	Other		State Highway		Public Building
	Airport Roads		Highway		Recreation
	Interstate		Ramp		School
	State Highway		Arterial		City Limits
	Highway		Collector		Kern County Boundary
	Ramp		Local/Residential		Red: Band_1
	Arterial		Airport - Primary		Green: Band_2
	Collector		Airport - Gated		Blue: Band_3
	Local/Residential		Airport - Secondary		
	Airport - Primary		Dirt		
	Airport - Gated		Church		
	Airport - Secondary		Church/School		



MINERAL RIGHTS OWNERSHIP

NAME	ADDRESS AND PHONE NUMBER	NAME	ADDRESS AND PHONE NUMBER
MARILYN J. BERGMAN	766 TAMARA WAY SHAFTER, CA 93263 746-5002	KATHRYN MILLS ROLLO	1760 HYER COURT DURHAM, CA 95938 530-345-8948
STANLEY D. GAEDE	766 TAMARA WAY SHAFTER, CA 93263 746-5002	PAUL R. JACOBSEN	4911 WEST ALLEN AVENUE VISALIA, CA 93291 559-294-3524
BARBARA J. COX	5964 HUDSEN AVENUE SAN BERNARDINO, CA 92404 909-862-9409 OR 2268 O'MALLOY AVENUE UPLAND, CA 91786	SILVER SACK, AS TRUSTEE OF THE SANDRA CASTRO TRUST	1735 28TH STREET BAKERSFIELD, CA 93301 325-9451
CAROLINA CORTEZ	5706 AUTUMN CREST DRIVE BAKERSFIELD, CA 93313 (PHONE NUMBER NOT OBTAINED)	DAVID J. JACOBSEN	30749 MERCED AVENUE SHAFTER, CA 93263 746-6654
SANDRA ROWLAND-CASTRO	P.O. BOX 220695 NEWHALL, CA 91322 OR 23206 VIA CALUSERO VALENCIA, CA 91355 661-255-8250		
MORGAN E. MANNING	10300 EQUINE DRIVE SACRAMENTO, CA 95829 916-682-2457		
JENNIFER D. WILLIAMS	2680 PASSIFLORA COURT CHICO, CA 95973 (PHONE NUMBER NOT OBTAINED)		

LOT 11 OF SALES MAP
OF KERN COUNTY LAND COMPANY
(APN. No. 280-290-02)

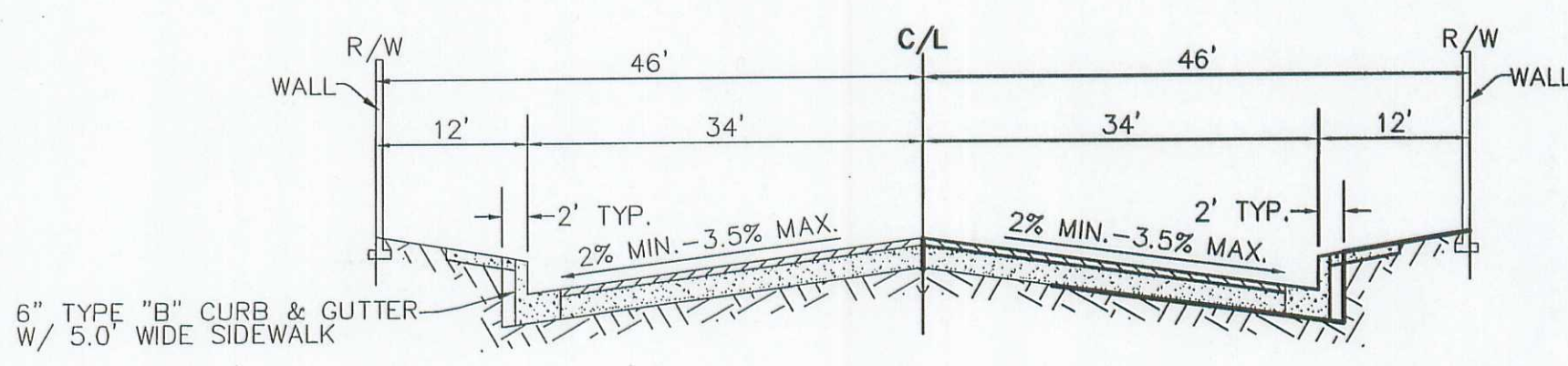
SOUTHWEST CORNER SALES LOT NO. 12,
SET 6" CONCRETE MONUMENT MARKED
"R.C.E." 33448 PER P.M. No. 10996
P.M. BK. 53, PG. 179

TRACT 6490

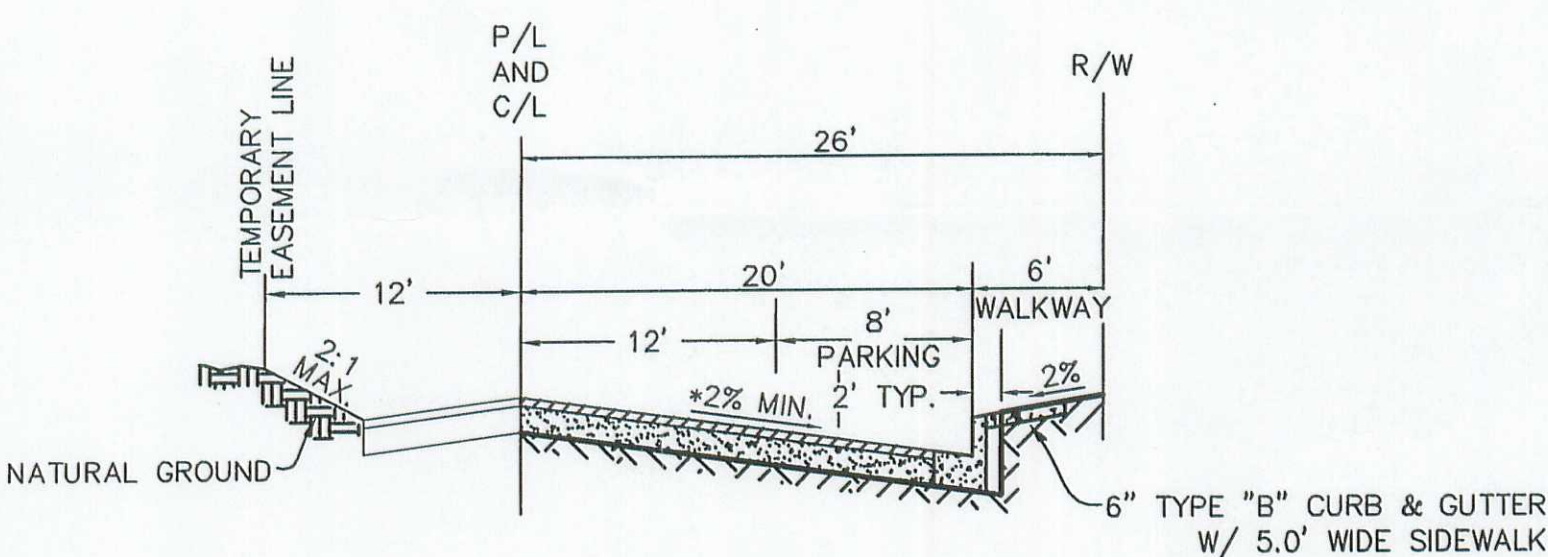
SUMP SITE
PROPOSED MAIN STORMDRAIN
LINE TO REGIONAL SUMP PER
TENTATIVE TRACT MAP 6490

SOUTHEAST CORNER SALES LOT NO. 12,
SET 6" CONCRETE MONUMENT MARKED
"R.C.E." 33448 PER P.M. No. 10996
P.M. BK. 53, PG. 179

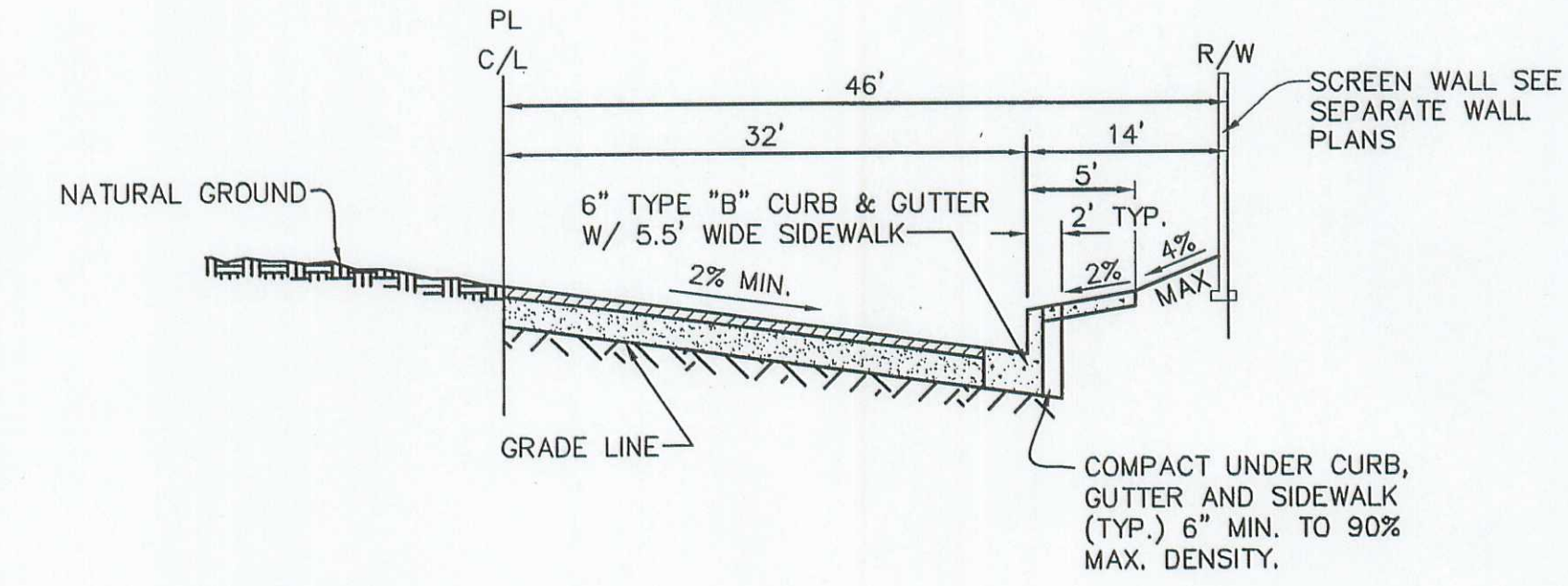
CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	25.00'	39.26'	24.99'	89°59'03"
C2	25.00'	39.28'	25.01'	90°00'57"



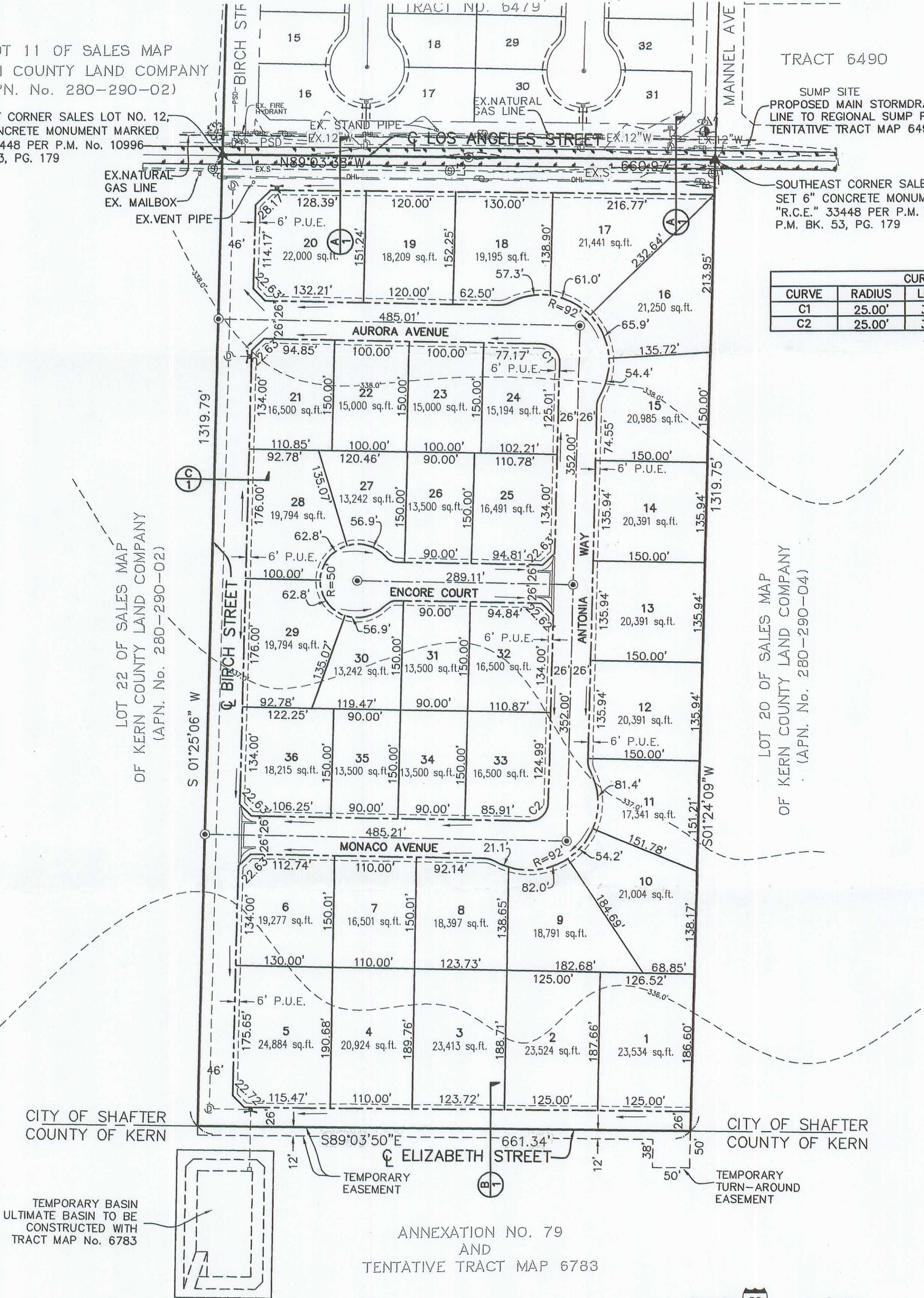
92' RIGHT-OF-WAY
LOS ANGELES STREET SECTION
N.T.S.



52' RIGHT-OF-WAY
ELIZABETH STREET TYPICAL HALF SECTION
N.T.S.



46' RIGHT-OF-WAY
BIRCH STREET SECTION
N.T.S.



GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER(S): 028-290-03
 2. THIS DEVELOPMENT WILL CONFORM TO THE CITY OF SHAFTER SUBDIVISION STANDARDS
 3. FIRE PROTECTION: IN CONFORMANCE WITH CITY OF SHAFTER FIRE DEPT. STANDARDS
 4. THIS WILL NOT BE A PHASED DEVELOPMENT
- STATISTICS
5. APPROXIMATE ACREAGE: 20.03 GROSS ACRES
 6. APPROXIMATE LINEAL FOOTAGE OF STREETS: 1,279 L.F. ±
 7. NUMBER OF LOTS: 36 BUILDABLE LOTS
 8. DENSITY: 1.80 UNITS/ ACRE
- UTILITIES
9. WATER: CITY OF SHAFTER
 10. SEWER: CITY OF SHAFTER
 11. DRAINAGE: IN CONFORMANCE WITH CITY OF SHAFTER SUBDIVISION STANDARDS
 12. GAS: SOUTHERN CALIFORNIA GAS COMPANY
 13. ELECTRIC: PACIFIC GAS AND ELECTRIC COMPANY
 14. TELEPHONE: SBC
- LAND USE
15. EXISTING LAND USE: FARMLAND
 16. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 17. EXISTING AND PROPOSED ZONING: ESTATE LOTS (40,000 sf MIN.)
 18. GENERAL PLAN DESIGNATION: RURAL COMMUNITY (1 D.U./ACRE)
- SCHOOLS & DISTRICTS
19. HIGH SCHOOL: SHAFTER H.S. (KERN HIGH S.D.)
 20. JUNIOR HIGH SCHOOL: RICHLAND JUNIOR H.S. (RICHLAND S.D.)
 21. ELEMENTARY SCHOOL: REDWOOD (RICHLAND S.D.)

LEGEND

- EXISTING GROUND CONTOURS (INTERVAL AS SHOWN)
- TRACT BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- EXISTING UTILITY POLE
- EXISTING OVERHEAD POWER LINE
- PROPOSED STORMDRAIN PER TENTATIVE TRACT MAP No. 6479
- EX STREET NAME SIGN
- EX TRAFFIC SIGN
- FOUND MONUMENT AS NOTED
- PROPOSED DRAINAGE FLOW
- PROPOSED CROSS-GUTTER
- PROPOSED CATCH BASIN
- PROPOSED STORMDRAIN MANHOLE PER TENTATIVE TRACT MAP No. 6490

CITY OF SHAFTER
PLANNING DEPT

Date Map Approved By City Council
Date July 17, 2007

PREPARED BY:

PR

PORTER · ROBERTSON
ENGINEERING & SURVEYING, INC.

1200 - 21ST. STREET
BAKERSFIELD, CA 93301

661-327-0362
FAX 661-327-1065

OWNER:
CORE INVESTMENTS, INC.
1350 EAST GRANDE AVENUE
ARROYO GRANDE, CA 93420

SUBDIVIDER:
S & S HOMES
1350 EAST GRANDE AVENUE
ARROYO GRANDE, CA 93420

LEGAL DESCRIPTION:

LOT 21 OF SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY, IN SECTIONS 15 AND 16, FILED IN THE OFFICE OF THE COUNTY RECORDER, ALSO BEING IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MEIRIDIAN, IN THE CITY OF SHAFTER COUNTY OF KERN, STATE OF CALIFORNIA.

SURVEYOR:

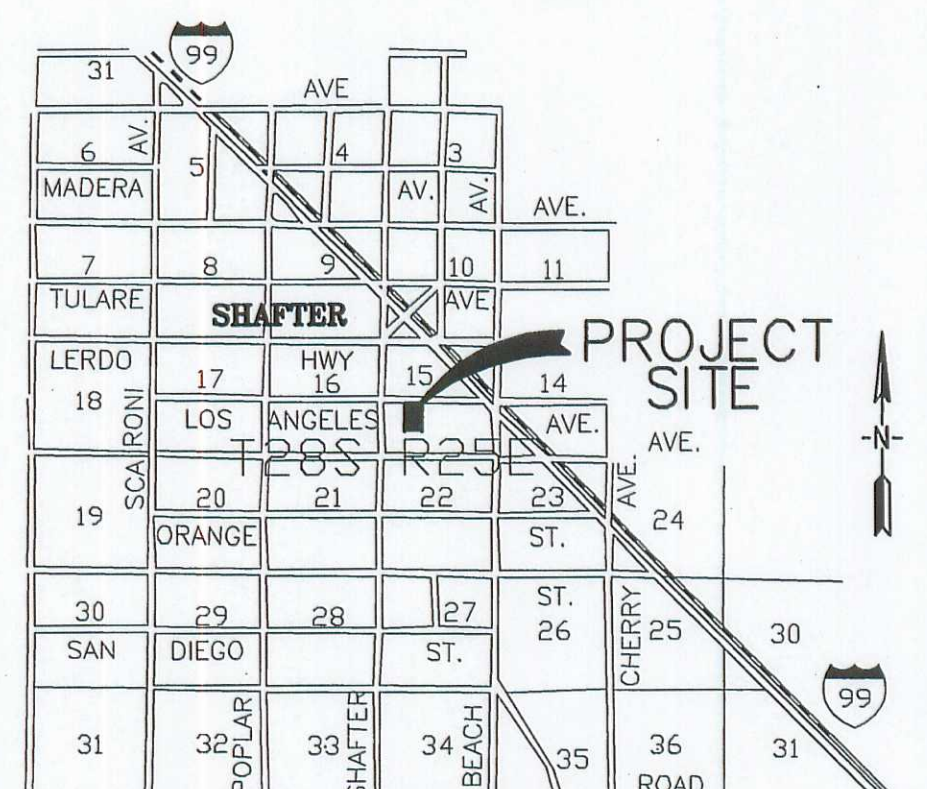
HAROLD W. ROBERTSON
L.S. 5332 EXP. 12/31/07



DATE 07/11/06
PR JOB No. 05-2036

TENTATIVE
TRACT No. 6613
1 OF 1 SHEETS

SCALE: 1" = 100'



VICINITY MAP
NO SCALE

EXHIBIT 3

CITY OF SHAFTER

Planning Department
336 Pacific Avenue
Shafter, California 93263
(661) 746-5002

TENTATIVE SUBDIVISION/PARCEL MAP EXTENSION OF TIME APPLICATION FORM

Tent. Map No. 6613 Application Fee \$ 500.00 Receipt No. _____ Date Received By Staff 6/7/24

To expedite processing of this Extension of Time Application, and to eliminate unnecessary delays to the applicant, Planning Staff will not accept this application unless all items have been completed and this application form has been signed and dated.

In the event errors or omissions are discovered, the application will be deemed incomplete and will be returned to the applicant for revision.

APPLICATION IS HEREBY MADE TO THE PLANNING DEPARTMENT THAT:

Property Owner (attach sheet if more than one property owner)

Name: V Lions Holdings, LLC Phone: (661) [REDACTED]
Address: P.O Box 1200
City: Wasco State: CA Zip: 93280
E-mail address [REDACTED]

Applicant or Agent (attach sheet if more than one applicant)

Name: McIntosh & Associates Phone: (661) [REDACTED]
Address: 10800 Stockdale Hwy Suite 300
City: Bakersfield State: CA Zip: 93390
E-mail address [REDACTED]

BE GRANTED AN EXTENSION OF TIME FOR:

Tentative Subdivision/Parcel Map No: _____ Tentative Tract No. 6613

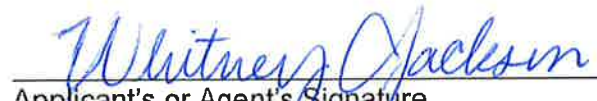
Reason(s) for and supporting the requested extension: The extension of time is needed to allow the developer additional time to record a final map. We are requesting a two-year extension which would extend the map to July 17, 2026

APPLICANT'S SIGNATURE AND DATE INDICATES COMPLETION OF THE APPLICATION.

I certify that I am the record owner or authorized agent and that the information filed is true and correct to the best of my knowledge.


Owner's Signature

5/31/24
Date


Applicant's or Agent's Signature

6.6.24
Date

RESOLUTION NO. 07-1935

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHAFTER ADOPTING A NEGATIVE DECLARATION AND APPROVING TENTATIVE TRACT NO. 6613, AS DEPICTED IN EXHIBIT "A"

WHEREAS, Core Investments, Inc., 1350 East Grand Avenue, Arroyo Grande, CA 93420, filed an application requesting approval of Tentative Tract No. 6613 on that certain property in the City of Shafter as shown in Exhibit "A"; and

WHEREAS, the Planning Commission did, on July 10, 2007, approve Resolution No. 06-138; a resolution of the Planning Commission of the City of Shafter recommending that the City Council approve Tentative Tract No. 6613; and

WHEREAS, the laws and regulations relating to the California Environmental Quality Act (CEQA) and the City of Shafter's CEQA Implementation Procedures, have been duly followed by city staff, Planning Commission, and City Council; and

WHEREAS, a Negative Declaration has been prepared for the above described project; and

WHEREAS, the facts presented in the staff report and evidence at the above referenced public hearing support the findings contained in this resolution; and

WHEREAS, at said public hearing held on July 17, 2007, the proposed tentative tract map submitted by, Core Investments, Inc., 1350 East Grand Avenue, Arroyo Grande, CA 93420 was duly heard and considered and the City Council found as follows:

1. All required public notices have been given. Hearing notices regarding the proposed project were mailed to property owners within 300 feet of the project area and published in a local newspaper of general circulation at least 20 days prior to the hearing.
2. The provisions of CEQA and City of Shafter CEQA Implementation Procedures have been followed. The City Council has reviewed the environmental documentation associated with this project and has determined that the project will not have a significant impact on the environment.
3. The City Council finds the proposed subdivision is in substantial conformity with the Subdivision Map Act and with Title 16 (Subdivision Ordinance) of the Shafter Municipal Code. The proposed lots are in substantial conformance with the provisions of City Ordinances and all lots have adequate and proper access to public streets, sanitary sewer, water lines, fire hydrants, drainage structures and utilities.
4. The attached Conditions of Approval are deemed necessary for the safety and welfare of the community.

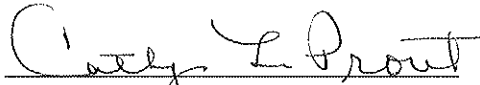
EXHIBIT 4

5. Urban services are available for the proposed development. The project is within an area to be served by all necessary utilities and waste disposal systems. Improvements proposed as part of the project will deliver utilities to the individual lots or parcels to be created.

6. The proposed subdivision (Tentative Tract No. 6613), together with the provisions for its design and improvement, is consistent with the General Plan. The proposed density and intensity of development are consistent with the VLR (Very Low Density) land use designation for the property. Proposed road improvements are consistent with the Circulation Program. The overall design of the project, as conditioned, is consistent with the goals and policies of all elements of the General Plan.

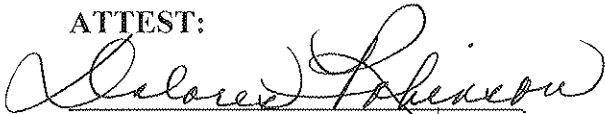
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Shafter, in a regular session assembled on the 17th day of July, 2007, hereby adopts the Negative Declaration and approves Tentative Tract Map No. 6613, as described above and shown in Exhibit "A", with conditions of approval as shown in Exhibit "B"

PASSED AND ADOPTED THIS 17th DAY OF JULY, 2007.



Cathy L. Prout, Mayor

ATTEST:



Dolores Robinson, City Clerk

APPROVED AS TO FORM

Stephen P. Deitsch S/S

Stephen P. Deitsch, City Attorney

CERTIFICATE OF GOVERNING BODY'S ACTION

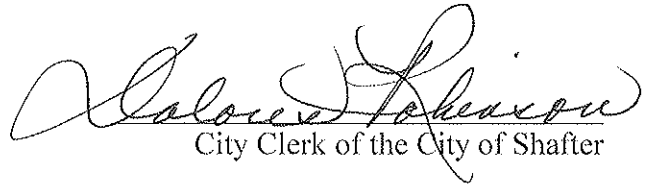
STATE OF CALIFORNIA)
) ss.
COUNTY OF KERN)

I, Dolores Robinson, City Clerk of the City of Shafter, California, DO HEREBY CERTIFY that the above and foregoing Resolution of the City Council of the City of Shafter was duly passed and adopted at a Regular Meeting held on the 17th day of July, 2007, by the following vote:

AYES: Colvard, Florez, Johnston & Prout
NOES: None
ABSENT: Nelson
ABSTAINING: None

DATED: July 19, 2007

(SEAL)


City Clerk of the City of Shafter

TENTATIVE TRACT NO. 6613

MINERAL RIGHTS OWNERSHIP

[illegible]

CO. 11 W. BAKER MAP
OF KERN COUNTY, LAND COMPASS

[illegible]

1565 3490

ENCLOSURE WITH STEAMER
ONE TO HEDYALM SHIP FOR
EXHIBIT TRACED WAB 5450

CURVE DATA				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	25.00'	38.28'	24.82'	89.34(90.0)
C2	25.00'	38.28'	25.01'	89.34(90.0)

GENERAL NOTES

- [illegible]

LEGEND

- [illegible]

92' RIGHT-OF-WAY
LOS ANGELES STREET SECTION

52' RIGHT-OF-WAY
TH STREET TYPICAL HALF SECTION

46' RIGHT-OF-WAY
BIRCH STREET SECTION

CITY OF SHAFTER
COUNTY OF KERN

ELIZABETH STREET

CITY OF SHAFTER
COUNTY OF KERN

WONLY MAP

PREPARED BY:

附錄

PORTER · ROBERTSON
ENGINEERING & SURVEYING, INC.

OWNER: CORE INVESTMENTS INC 1350 EAST ORANGE AVENUE ARROYO GRANDE, CA 93020	SUBOMDER: 388 MONTE 1350 1st ARROYO GRANDE, CA 93020
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LEGAL DESCRIPTION:
LOT 21 OF SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY, IN
SECTIONS 13 AND 16, FILED IN THE OFFICE OF THE COUNTY RECORDER,
ALSO DEBHS IN SECTION 16, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT
DIABLO MERIDIAN, IN THE CITY OF SHASTER COUNTY OF KERN, STATE OF
CALIFORNIA.

SURVEYOR:

MAROLD W. ROBERTSON
C. D. 3322 B2P 12/31/57

DATE 07/11/08
PR JOG No 05-2006

TENTATIVE
TRACT No. 6613

1 OF 1 SHEETS

EXHIBIT A

EXHIBIT B

CONDITIONS OF APPROVAL TENTATIVE TRACT NO. 6613

ENGINEERING: GENERAL

1. 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. The contractor working within the public right-of-way shall obtain an encroachment permit from the City Engineer prior to commencing any such work.
2. Developer shall relocate and/or install all necessary infrastructure to provide utilities to the proposed project.
3. A six (6) foot public utility easement shall be provided in the front of all lots and on the street side of all corner lots as requested by the utility companies and the City Engineer. Easements shall be granted with the final map.
4. 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.
5. 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 applicant and/or the affected utility company.
6. Any obstructions including utilities, irrigation lines, etc., shall be removed and/or relocated, if necessary, at the expense of the applicant.
7. Any onsite wells shall be abandoned per Kern County standards.
8. No final inspection shall be approved until all required improvements have been completed by the applicant and accepted by the City.
9. All new utilities shall be underground service.
10. During construction, vehicular access points shall be covered with decomposed granite, road oil, or some other treatment acceptable to the City Engineer, to prevent generation of dust during periods of vehicular activity and/or windy conditions and tracking of mud and dirt on public roadways.
11. Prior to issuance of a certificate of occupancy on any lot of the proposed tract, all required improvements shall be completed and accepted by the City Council. Additional

improvement outside the affected project boundary may be required for orderly development as determined by the City Engineer.

12. All improvements shall be complete within one (1) year from the date of filing of the final map for the development, unless a time extension is granted by the City Engineer.
13. Type and location of centralized mail delivery units shall be determined by the postal service. If the postal service requires special easements for the placement of the delivery units, then said easements shall be shown on the final map.

ENGINEERING: GRADING & DRAINAGE

14. All grading and drainage shall conform to a master grading and drainage plan to be performed by the developer's engineer for Tract 6613.
15. Prior to review of any required improvement plans, both a drainage/hydrology study and a grading plan shall be submitted to and approved by the City Engineer.
16. The drainage/hydrology study and hydraulic analysis for the project shall be performed by a registered civil engineer and submitted to the City Engineer for review and approval. The study shall demonstrate that any potential run-off will not impact surrounding properties. The study shall focus on the project property and any affected adjacent properties.
17. The grading plan for the project shall be performed by a registered civil engineer and submitted to the City Engineer for review and approval. All grading shall conform to the California Building Code, latest edition, approved by the City and City adopted standards and specifications. Storm drainage protection and disposal of water into and from the affected property shall be by method approved by the City Engineer.
18. A soils report, prepared by a registered civil engineer shall be submitted along with the grading plan. Soils report shall be performed in compliance with California Building Code, Chapter 18, latest edition. In addition, all site grading, earthwork, and building design shall be performed in accordance with the recommendations of the soils report.
19. A grading permit shall be obtained from the City prior to commencement of any grading activity.
20. Prior to issuance of a building permit, the developer shall file a "Rough Grade Certificate" with the City in accordance with the City Engineering & Design Standards. Rough Grade Certificate shall be accompanied by certified soil compaction test data from an acceptable materials testing company and a certification that the rough graded in substantial conformance with the approved grading plan and Chapter 33 of the California Building Code. Developer to obtain Rough Grade Certificate form from the City.
21. Prior to final approval, acceptance of work, or issuance of certificate of occupancy, the

- applicant's engineer shall file a "Final Grade Certificate" stating that all required grading has been done in accordance with the approved grading plan. An as built grading plan shall be submitted showing the as-built condition. Developer to obtain Final Grade Certificate form from the City.
22. The location and frequency of soils compaction testing shall be per the City Engineer. Soils compaction testing shall be provided by the developer/owner.
 23. Minimum slopes across any flat surface shall be 1%. For slopes less than 1%, surface drainage shall be channeled into a concrete v-gutter, curb and gutter, underground storm drain, or similar drainage structure.
 24. All building pads shall provide a minimum of 1% slope away from each house to a earth swale, and a minimum of 1% from the highest point in the swale to the street. The minimum pad height shall be twelve (12) inches above the adjacent curb.
 25. Street side corner lots shall not have their side yard slope (finish grade to back of sidewalk) exceed 4 horizontal:1 vertical. If maximum slope is exceeded, side yard shall be retained in an approved manner.
 26. Wood retaining structures shall not be approved. Developer shall use masonry, concrete, or other approved material.
 27. Storm drainage shall be approved by the City Engineer. Street drainage shall be mitigated in a manner approved by the City Engineer.
 28. Drainage Basin:
 - a. **Perimeter screening:** Basins that are temporary shall be allowed to have chain link fencing with screening upon approval of the city.
 - b. **Access Point:** Gate shall be chain link with vinyl privacy slats of a color to be determined by the City Engineer.
 - c. **Easements:** Easements for access and/or storm drains shall be provided on the final map or by separate instrument as approved by the City Engineer.
 29. The number and location of street based siphons and cross gutters allowed, if any, will be determined during the grading and drainage review process. The minimum grade for allowed cross gutters shall be 0.6%.
 30. Grading onto adjacent property shall not be done without written permission from the adjacent property owner.
 31. The Office of the City Engineer shall be notified 24 hours in advance of the placement of any fill material.
 32. Fill and/or import material shall be subject to the approval of the soils engineer.

33. Contractor is responsible for the grading of lot pad areas to within 0.1' of the design elevations.
34. All areas in the site on which structures are to be placed must be compacted to 90% relative density, for a minimum distance of 5' in all directions from the foundations of the structure.
35. All fill material shall be moisture conditioned to at least 2% above optimum moisture and compacted to 90% relative density, as determined by test methods referenced in California Building Code. appendix Chapter 33, Section 3305, and so certified by tests and report from the soils engineer.
36. The design engineer shall exercise sufficient supervisory control during grading operations to insure compliance with the plans, specifications, and code within his purview.
37. The placement of fill shall be in 6" maximum lifts, compacted with heavy compaction equipment approved by the City Engineer, unless specifically recommended otherwise in the preliminary soils report.
38. Compaction in proposed pavement areas should be the same as for the building pads, and should extend to a minimum distance of 2' beyond the outside edges of pavements.
39. All cut and fill slopes shall not be steeper than 2 horizontal to 1 vertical.
40. All fill areas to be cleared of all vegetation and other unsuitable material for a structural fill and the areas shall be scarified to a depth of 6", unless specifically noted otherwise in the preliminary soils report.
41. All slopes in excess of three feet shall be prepared and maintained to control against erosion.
42. Grading work shall be supervised as engineered grading in accordance with Chapter 33 of the California Building Code.
43. During grading, reasonable searching should be performed for concealed subsurface obstructions. All abandoned subsurface obstructions should be removed. If the terminus of any abandoned piping is outside the project limits, the piping should be removed within the project and properly capped at the project boundary.
44. Dust Control: It shall be the developer's responsibility to prevent a dust nuisance originating from the site of work as a result of his operations during the effective period of this contract. Preventative measures to be taken by the contractor shall include but not be limited to the following:
 - a. Water shall be applied to all unpaved areas as required to prevent the surfaces from becoming dry enough to permit dust formation.
 - b. Paved surfaces over which vehicular traffic is permitted to travel shall be kept free of dirt.

ENGINEERING: WATER/FIRE

45. Developer shall install a water system for the development together with such equipment, pipeline, and facilities, including individual water services, as may be necessary to ensure the development has a minimum supply of water for the purposes of the development including fire protection. Developer shall submit water improvement plans to the City Engineer for review and approval. Developer shall construct public water systems in accordance with Subdivision Engineering Design Manual for the subject property.
46. Fire protection shall be provided per Kern County Fire Department Standards for the type of development. A Certificate of Approval shall be obtained by the applicant from the Kern County Fire Department. Evidence of this certificate of approval shall be provided to the City prior to acceptance of the water system by the City.
47. The City Engineer shall recommend hydrant type and location if required.
48. Water line size, location, and materials shall be subject to the approval of the City Engineer. Minimum water line size shall be in accordance with the Subdivision Engineering Design Manual.
49. Tie-ins to existing water mains shall be constructed in a manner approved by the City Engineer.
50. Whenever possible, the water system shall be looped to minimize dead ends. For cul-de-sacs greater than 330 feet in length, the water main shall be looped through the side lotlines, of the lots near the end of the cul-de-sac, back to adjacent streets, as directed by the City Engineer. Easements shall be provided to the City in a manner consistent with the Subdivision Engineering & Design Manual.
51. Separate water services shall be installed for each residential property.
52. No permanent structures shall be constructed over proposed or existing utility easements.
53. Prior to the issuance of a building permit, water mains and fire hydrants to be installed by applicant shall be completed, tested, and accepted (UFC 10.502,10.503)

ENGINEERING: SEWER

54. Developer shall install a sewer system for the development together with such materials, pipeline, manholes, and individual services for the purposes of the development. Developer shall submit sewer improvement plans to the City Engineer for review and approval. Developer shall construct public sewer systems in accordance with Subdivision Engineering Design Manual for the subject property.

55. No properties shall be served by a septic system.
56. Sewer line size, location, slope, and materials shall be subject to the approval of the City Engineer. Minimum sewer line size, location, slope, and materials shall also be in accordance with the Subdivision Engineering Design Manual.
57. Tie-ins to existing sewer mains, manholes, or other structure shall be constructed as directed by the City Engineer.
58. Separate sewer services shall be installed for each property. At no time shall sewer be joint trench with water.
59. Sewer lines will not be permitted in easements between the back yards or side yards of single or multi-family lots.
60. No permanent structures shall be constructed over proposed or existing utility easements.
61. Sewer shall be extended to the west and tie into the existing sewer mains in Shafter Avenue in an approved manner. Sewer shall not terminate in Los Angeles Avenue. Any offsite sewer proposed for this development shall have its route pre-approved by the City prior to plan approval. Easements from offsite property owners shall be granted to the City of Shafter prior to the approval of sewer plans.

ENGINEERING: STREET & TRAFFIC

62. Developer shall construct and provide right of way for all streets, curb, gutter, cross gutter, drainage facilities, sidewalks, street lights, drive approaches, intersections, and other related improvements for the purposes of the development. Developer shall submit street improvement plans prepared by a registered civil engineer to the City Engineer for review and approval and shall include:
 - a. preliminary soils report - including R values taken from proposed road locations and infiltration tests taken from any proposed basin site(s);
 - (1) At least two (2) R-value tests will be taken for Birch Street and two (2) additional tests for local interior streets dedicated for the development.
 - b. preliminary engineer's estimate of construction costs; and
 - c. plan check and inspection fees.
63. The drawings shall include all proposed public street pavement, curb, gutter, driveways, streetlights, cross gutter, catch basins, striping, signage, traffic signals, and sidewalks along the perimeter of all streets adjacent to or within the project site. Said improvement shall be constructed as per the street improvement plans approved by the City Engineer in a manner consistent with the Subdivision Engineering Design Manual.
64. Street Sections:
 - a. The minimum allowable structural section for Los Angeles Avenue shall be 0.25 feet

of Asphalt Concrete (3/4" AR-4000) over 0.50 feet of Class II Aggregate Base over 1.0 feet native material moistened and compacted to city standards. Traffic Index = 6.0.

- b. The minimum allowable structural section for Birch Street shall be 0.25 feet of Asphalt Concrete (3/4" AR-4000) over 0.50 feet of Class II Aggregate Base over 1.0 feet native material moistened and compacted to city standards. Traffic Index = 6.0.
- c. The minimum allowable structural section for all local interior streets shall be 0.17 feet of Asphalt Concrete (1/2" AR-4000) over 0.33 feet of Class II Aggregate Base over 1.0 feet native material moistened and compacted to city standards. Traffic Index = 4.0
- d. Pavement structural section calculations shall be performed to verify the proposed structural sections and shall be submitted to and approved by the City Engineer with street plans. Calculations shall use the results of the R-value tests from the soils report.
- e. Minimum cross slope shall be 1.5% constructed. A minimum of 2% cross slope shall be designed and shown on plans.

65. Street Dimensions:

- a. Los Angeles Avenue shall be developed as a Major Collector along the entire property line of the subject property, in accordance with standards and specifications of the City as approved by the City Engineer. Developer shall be responsible for developing the south half of Los Angeles Avenue as follows:
 - (1) Los Angeles Avenue shall be forty-six (46) feet half right of way with thirty-four (34) feet centerline to flowline.
 - (2) Portions of the existing cold mix/oil sand road shall be demolished and Los Angeles Avenue shall be reconstructed to its centerline. Demolition and construction beyond the centerline of Los Angeles may be necessary if existing road profile will not accommodate new construction.
- b. Birch Street shall be developed as a Major Collector along the entire property line of the subject property, in accordance with standards and specifications of the City as approved by the City Engineer. Developer shall be responsible for developing the east half of Birch Street as follows:
 - (1) Birch Street shall be forty-six (46) feet half right of way with thirty-four (34) feet centerline to flowline.
- c. Elizabeth Street shall be developed as a local street along the entire property line of the subject property, in accordance with standards and specifications of the City as approved by the City Engineer. Developer shall be responsible for developing Elizabeth Street as follows:
 - (1) Elizabeth Street shall be twenty-six (26) feet half right of way to the north.
 - (2) The Developer shall furnish improvements necessary to provide a minimum of two twelve (12) foot travel lanes, and one ten (10) foot parking lane. Crown shall be established at the centerline.
 - (3) A twenty (20) foot easement shall be obtained from the property owner to the south for improvements constructed beyond the tract boundary.
- d. All local streets shall be developed as full width streets in accordance with standards

and specifications of the City as approved by the City Engineer. All local streets shall be fifty-two (52) feet full right of way with forty (40) feet flowline to flowline.

66. Should a street transition to another street with a ninety (90) degree turn occur, that transition shall be a street knuckle and shall be shown on the final tract map and in the street improvement plans.
67. Cul-de-sac and street knuckle dimensions and radii to conform to the Subdivision Engineering Design Manual and/or the City Engineer. The use of offset cul-de-sacs is approved provided they meet the requirements of the City.
68. Roundabouts shall be designed in accordance with the document entitled "Roundabouts: An Informational Guide", Federal Highway Administration Publication No. FHWA-RD-00-067 available online at <http://www.tfhrc.gov/safety/00068.htm>
69. Minimum cul-de-sac frontages shall be 50 feet.
70. The following streets shall be striped in accordance with the City Engineer and Caltrans Traffic Manual, latest edition. Proposed striping shall be shown on street plans.
 - a. Los Angeles Avenue
 - b. Birch Street
71. Street signs shall be installed per City standards as required by the City Engineer.
72. All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be a depth as approved by the City Engineer.
73. During construction, the applicant shall maintain the project, including adjacent streets in a dust free condition. This condition applies at all times including weekends, evenings and night time hours. During construction operations, cleanup of soil from the public roadways shall be required, if deemed necessary, by the City Engineer.
74. Driveway approaches shall be constructed in a manner consistent with the requirements for residential approaches as set forth in the City's Subdivision and Engineering Design Manual.
75. Sidewalk, including curb, shall be five (5) feet wide and shall be placed behind the curb on all streets. Transitions at intersections and wheelchair ramps shall be provided and installed per City's Subdivision and Engineering Design Manual.
76. Monument and monument covers shall be set per City Standards.
77. Temporary turnarounds, if required, including right of way, shall be granted, designed, and installed per the Subdivision and Engineering Design Manual.

78. Property line locations shall be marked with a chiseled line on the top of curb for all property lines. The location of all sewer laterals shall be indicated on the top of curb with a stamped "S".
79. Street lighting shall be installed in accordance with the City Engineering & Subdivision Design Manual as directed by the City Engineer. Developer shall coordinate with Pacific Gas & Electric to ensure that the street lights are established under the LS-2 rate schedule.
80. Secondary access easements shall be provided at the request of the City Engineer or Kern County Fire Department. Within any given phase of development, secondary access easements and improvements shall be provided in a manner approved by the City Engineer. Access roads shall be twelve (12) feet in width and shall consist of three (3) inches of class II aggregate base over six (6) inches of native material compacted to 90% relative maximum density.
81. A waiver of direct access shall be dedicated and shown on the final map along:
 - a. Along the south right of way line of Los Angeles
 - b. Along the east right of way line of Birch Street
82. Blue Botts' dots shall be placed at the center of the street for each fire hydrant.

ENGINEERING: LANDSCAPING

83. All landscaping plans including plants, irrigation equipment, points of connection to water lines, electrical services for timers, lighting, etc. shall be approved by the City Engineer prior to construction.
84. A masonry wall, or approved alternative, is to be installed:
 - a. Along the south right of way line of Los Angeles Street
 - b. Along the east right of way line of Birch Street
85. Wall plans, materials, dimensions to be approved by City prior to construction.
86. Landscaping plans including irrigation timers, piping, sprinklers, fittings, plants, trees, turf shall be approved by the City.
87. Landscaping plumbing and electrical shall be designed for all phases of the tract.
88. Plastic sleeves, minimum four (4) inches diameter schedule 40 pipe, shall be installed under proposed streets where landscaping waterlines or control wires pass under the street.
89. Developer shall place the entire subdivision within a new Landscape/Lighting Maintenance District, prior to recordation of the final map.
 - a. The maintenance district shall be set-up to cover the cost of street lighting, drainage basin maintenance, and landscaping maintenance, as well as all administrative costs

- associated with the City's management of the district.
- b. The Developer shall be required to cover the cost of street lighting, maintain all landscaping, including the replacement of any trees or shrubs that do not survive, within public right-of-way and landscape easements for a period of six (6) months after final inspection of the landscape improvements, or until such time as the maintenance district is formed, whichever shall occur last.
 - c. Developer shall be fully responsible for the formation, and formation cost of the Landscape/Lighting Maintenance District, as directed by the City Engineer.
 - d. Developer shall be fully responsible for paying the cost of water for all landscaping and electricity for the street lights until such time as the maintenance district is formed.

PLANNING

90. The owners(s) or project proponents (hereinafter referred to as "Developer"), at their sole cost and expense, shall defend, indemnify and hold harmless the City of Shafter (hereinafter referred to as "City"), its agents, legislative body, officers and employees in any legal or administrative action, claim or proceeding concerning approval of Tentative Tract 6613 (hereinafter referred to as "TT 6613") 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 body, officers and employees for any judgments, amounts paid in settlements, court costs and attorneys' fees which the City, its agents, legislative body, officers and employees may be required to pay at court as a result of such 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 of their obligations under this condition.
91. The following disclosure shall be given as part of transfer of properties: "If your real property is near property used for agricultural operations, you may be subject to inconveniences or discomforts arising from such operations on any 24 hour basis. Said discomforts may include, but not be limited to equipment noises, odors from manure or other chemicals, and dust or smoke. The City has determined that the use of real property for agricultural operations is a high priority and favored use to the City and Kern County and will not be considered a nuisance for those inconveniences or discomforts arising from agricultural operations, provided such operations are consistent with accepted customs, standards, and laws."
92. Developer, or the general contractor, shall submit a list of all contractors and/or subcontractors performing work on Tentative Tract 6613 to the City Administrative Services Department and such contractors and subcontractors shall obtain valid business licences to do business and/or work in the City.
93. Until all portions of Tentative Tract 6613 have been completed, all vacant and undeveloped

- land shall be maintained within the boundaries of Tentative Tract 6613 in a weed-free and clean and orderly manner by Developer. Should said property not be so maintained, the City shall notify property owner that the property is to be cleaned within thirty days of receipt of said notice. If property owner does not comply within the required time frame, City may then clear the land and bill property owner for the expenses incurred.
94. Tentative Tract 6613 shall expire twenty-four months from the date of approval by the City Council, unless an extension is granted by the City Council. Should an extension be requested, the applicant, not less than sixty days prior to the expiration date, shall submit to the City in writing, a request for an extension of that approval in accordance with the provisions of City Codes.
 95. Developer shall pay all development fees and impact fees adopted by the City in effect at the time of issuance of any building permits.
 96. Developers shall comply with the latest Uniform Building Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electrical Code, Uniform Fire Code and all other applicable codes, ordinances, regulations, and development standards in effect at the time of issuance of relative permits.
 97. Tentative Tract 6613 shall conform to the in-lieu park fee measures (Quimby Act) of the City of Shafter. Said fees shall be paid prior to recordation of the Final Map.
 98. In lieu of the construction of alleys, Developer shall pay refuse capacity fee as required by Ordinance No. 351. Refuse capacity fee shall be due and payable prior to recordation of a Final Map.
 99. Prior to recordation of Tract Map 6613, the developer shall enter into a development agreement with the City of Shafter, in a form and substance reasonably approved and required by the City, which shall provide for a minimum square footage of residential units within the subdivision, and which shall provide for payment of park fees, traffic fees and other fees established by the City. In the event that the City has not adopted such fees in a timely manner such that the developer would have to make payment at the time of obtaining each building permit for development of the subdivision, then the developer and the City agree that park fees shall be a minimum of \$650 per lot and traffic fees shall be a minimum of \$2,346 per lot, and that such fees represent the actual costs pertaining to park and recreation and traffic impacts proportional to and directly related to each lot. Such fees shall be paid regardless of whether the developer and the City enter into a development agreement. In addition, the developer shall cooperate with the City regarding the establishment and formation of a community facilities district for school purposes, and the developer shall require all successors in interest in and to the subdivision, and each portion thereof, to cooperate with the City in the establishment of such a district. For this purpose, the developer and its successors in interest shall not object to participate in any protest regarding the formation of such a district, and shall affirmatively vote "yes" with respect to all real property within the subdivision for purposes of establishing such a district.

100. Prior to issuance of each building permit for houses within Tentative Tract 6613, Developer shall submit a site plan to the City Planning Department for review and approval. The site plan shall reference the floor plan layout and building elevations, including exterior building materials and colors, for each of the single-family residences to be constructed within Tentative Tract 6613. All architectural features of each single-family residence and all landscaping requirements set forth in Section 2.80, Chapter 2, Title 17 of the Shafter Municipal Code (Design Review) shall be adhered to. All roofs constructed within Tentative Tract 6613 shall be of concrete tile or Prestique I High Definition manufactured by ELK Corporation in Shafter, its equivalent, or better.
101. Developer may request approval to substitute equivalent housing plans in lieu of any of the plans provided as part of the application for Tentative Tract 6613. The City's Project Assistance Team shall determine, in the exercise of its reasonable discretion, whether a proposed substitute is equivalent to the corresponding floor plan and elevation previously provided as a requirement of Section 2.8, Chapter 2, Title 17 of the Shafter Municipal Code. At a minimum, however, the proposed equivalent plan must be of the same or greater size than the plan it is intended to replace within Tentative Tract 6613.
102. Developer shall submit a conceptual landscape plan for all publicly maintained landscaping to the Planning Department for approval prior to recordation of the Final Map, or first phase of the Final Map.
103. All roof-mounted air conditioning equipment shall be located on the rear portion of the roof ridge line in such a manner as to be screened as much as practical from view from public streets.
104. With the exception of model houses, as provided in Section 3.080, Chapter 3, Title 16 (Subdivision Ordinance) of the Shafter Municipal Code, no building permit shall be issued by the City until Tentative Tract 6613 has been recorded pursuant to the requirements of Title 16 (Subdivision Ordinance) and Title 17 (Zoning Ordinance) of the Shafter Municipal Code.
105. All requirements of Section 2.80.6 (Residential Subdivision Land Use Design Criteria) of the City's Zoning Ordinance shall be met.
106. The Shafter-Wasco Irrigation District (SWID) has a turnout (1.1-2.6-7) that serves the project site. Upon approval of the zone change, the developer shall submit a request to the Board of Directors of the Shafter-Wasco Irrigation District requesting that the turnout be removed at the landowner's expense and that the parcel be removed from the District's standby charges. Prior to commencing any work, the developer should contact Ron Sutton (Field Superintendent) with SWID, to review the construction requirements adjacent to or over any Shafter-Wasco Irrigation District pipelines or easements.
107. The developer shall obtain an express waiver for right of surface entry for a minimum of seventy-five percent (75%) of the mineral interest estate or provide a five (5) acre

minimum drill island/park on the project site prior to recordation of the tract map.

BUILDING

108. Private drives constructed of Portland cement-concrete shall be constructed at a minimum width of 16 feet from the edge of public roadway pavement to the garage of each house.
109. Prior to permitting occupancy of any lot, building addresses shall be permanently installed and clearly visible from the street.

RESOLUTION NO. 24-445

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING THE CITY COUNCIL APPROVE A TWO (2) YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 6613 LOCATED ON THE SOUTH SIDE OF E. LOS ANGELES AVENUE APPROXIMATELY 1/3 MILE EAST OF S. SHAFTER AVENUE, WITHIN THE CITY OF SHAFTER

WHEREAS, on June 06, 2024, McIntosh & Associates representing V Lions Holdings, LLC, the property owner, requested approval of an extension of time to record a final map on that certain property in the City of Shafter as shown on attached Exhibit "A", citing a desire to keep the map active to allow the developer additional time to record a final map as the justification for extending the map. The extension of time request was submitted prior to the expiration of the map and is being considered within the 60-day time period allowed by the Subdivision Map Act; and

WHEREAS, Tentative Tract Map 6613, proposing to subdivide approximately 20 acres into 36 single-family residential parcels, was approved by the City Council on July 17, 2007; and

WHEREAS, the City of Shafter adopted a Negative Declaration for Tentative Tract No. 6613 on July 17, 2007 (Resolution No. 07-1935), therefore no additional CEQA analysis or documentation is required for the extension of time; and

WHEREAS, Tentative Tract Map No. 6613 was approved with a condition requiring the final map to be recorded within two years; and

WHEREAS, on July 15, 2008, the state legislature amended the Subdivision Map Act to provide an additional twelve (12) month extension of time for all approved subdivision maps scheduled to expire before January 1, 2011; and

WHEREAS, on July 15, 2009, the state legislature amended the Subdivision Map Act to provide an additional twenty-four (24) month extension of time for all approved subdivision maps scheduled to expire before January 1, 2012; and

WHEREAS, on July 15, 2011, the state legislature amended the Subdivision Map Act to provide an additional twenty-four (24) month extension of time for all approved subdivision maps scheduled to expire before January 1, 2014; and

WHEREAS, on July 11, 2013, the state legislature amended the Subdivision Map Act to provide an additional twenty-four (24) month extension of time for all approved subdivision maps approved on or after January 1, 2000 and that have not expired on July 11, 2013; and

WHEREAS, on October 10, 2015, the state legislature amended the Subdivision Map Act to provide an additional twenty-four (24) month extension of time for all approved subdivision maps approved between January 1, 2002 and July 11, 2013; and

WHEREAS, on June 12, 2018, the City Council approved a two-year discretionary extension of time, extending the recordation date to July 17, 2020; and

EXHIBIT 5

WHEREAS, on September 27, 2018, the state legislature amended the Subdivision Map Act to provide an additional twenty-four (24) month extension of time for all tentatively approved subdivision maps approved on or after January 1, 2006, and not later than July 11, 2013; and

WHEREAS, on June 7, 2022, the City Council approved Resolution No. 2865, a resolution of the City Council of the City of Shafter approving a two (2) year legislative extension of time in accordance with Government Code Section 66452.26 for Tentative Tract No. 6613, extending the recordation date to July 17, 2024; and

WHEREAS, Title 16, Section 4.080.B of the City Municipal Code (Subdivision Ordinance) and Government Code §66452.6(e) allow the City Council to approve extensions of time for approved, or conditionally approved, tentative subdivision maps if the request is received prior to the expiration date of the map; and

WHEREAS, the City of Shafter has historically approved subdivision map extensions of time in two-year intervals; and

WHEREAS, at said Planning Commission meeting held July 09, 2024, the proposed extension of time for Tentative Tract Map No. 6613 was duly presented and considered and the Planning Commission determined that Tentative Tract Map No. 6613 is eligible to receive a two-year extension of time for recordation of the final map.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Shafter, in a regular session assembled on the 9th day of July, 2024, resolved to recommend that the City Council approve a two-year extension of time for Tentative Tract Map No. 6613 (Exhibit “A”) located on the south side of E. Los Angeles Avenue approximately 1/3 mile east of S. Shafter Avenue, subject to the conditions approved by the City Council on July 17, 2007 (Resolution No. 07-1935), to expire on July 17, 2026.

PASSED AND ADOPTED THIS 9th DAY OF JULY, 2024.

John Sanchez, Chairman

ATTEST

Vanessa Uribe, Deputy City Clerk

MINERAL RIGHTS OWNERSHIP

NAME	ADDRESS AND PHONE NUMBER	NAME	ADDRESS AND PHONE NUMBER
MARILYN J. BERGMAN	766 TAMARA WAY SHAFTER, CA 93263 746-5002	KATHRYN MILLS ROLLO	1760 HYER COURT DURHAM, CA 95938 530-345-8948
STANLEY D. GAEDE	766 TAMARA WAY SHAFTER, CA 93263 746-5002	PAUL R. JACOBSEN	4911 WEST ALLEN AVENUE VISALIA, CA 93291 559-294-3524
BARBARA J. COX	5964 HUDSEN AVENUE SAN BERNARDINO, CA 92404 909-862-9409 OR 2268 O'MALLOY AVENUE UPLAND, CA 91786	SILVER SACK, AS TRUSTEE OF THE SANDRA CASTRO TRUST	1735 28TH STREET BAKERSFIELD, CA 93301 325-9451
CAROLINA CORTEZ	5706 AUTUMN CREST DRIVE BAKERSFIELD, CA 93313 (PHONE NUMBER NOT OBTAINED)	DAVID J. JACOBSEN	30749 MERCED AVENUE SHAFTER, CA 93263 746-6654
SANDRA ROWLAND-CASTRO	P.O. BOX 220695 NEWHALL, CA 91322 OR 23206 VIA CALUSERO VALENCIA, CA 91355 661-255-8250		
MORGAN E. MANNING	10300 EQUINE DRIVE SACRAMENTO, CA 95829 916-682-2457		
JENNIFER D. WILLIAMS	2680 PASSIFLORA COURT CHICO, CA 95973 (PHONE NUMBER NOT OBTAINED)		

LOT 11 OF SALES MAP
OF KERN COUNTY LAND COMPANY
(APN. No. 280-290-02)

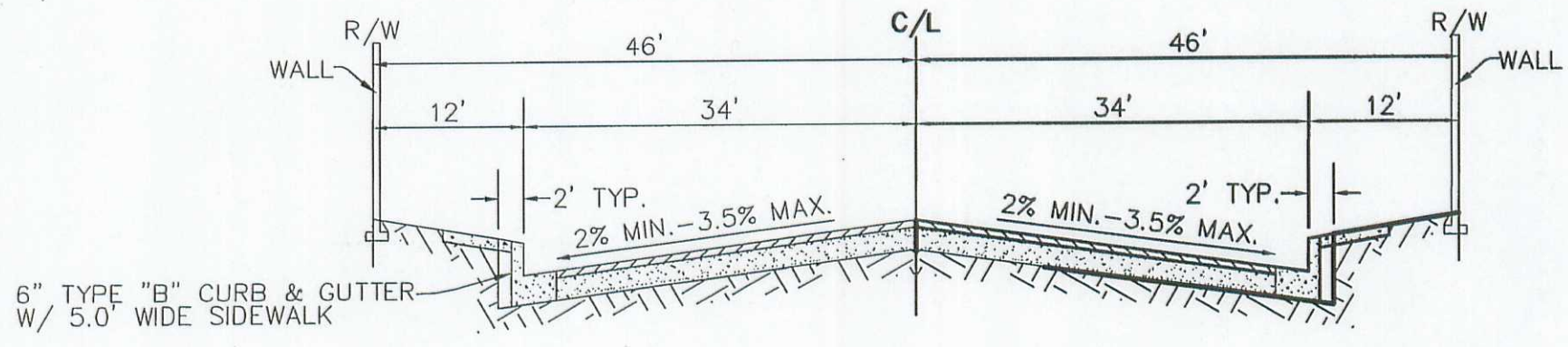
SOUTHWEST CORNER SALES LOT NO. 12,
SET 6" CONCRETE MONUMENT MARKED
"R.C.E." 33448 PER P.M. No. 10996
P.M. BK. 53, PG. 179

TRACT 6490

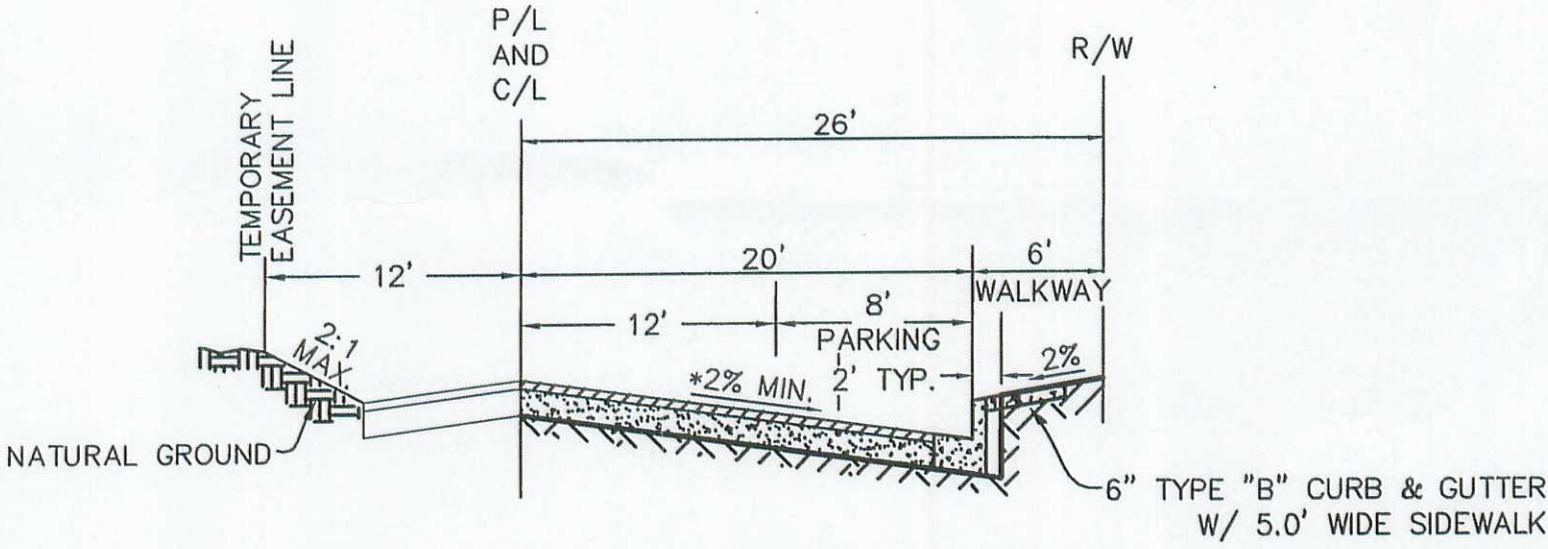
SUMP SITE
PROPOSED MAIN STORMDRAIN
LINE TO REGIONAL SUMP PER
TENTATIVE TRACT MAP 6490

SOUTHEAST CORNER SALES LOT NO. 12,
SET 6" CONCRETE MONUMENT MARKED
"R.C.E." 33448 PER P.M. No. 10996
P.M. BK. 53, PG. 179

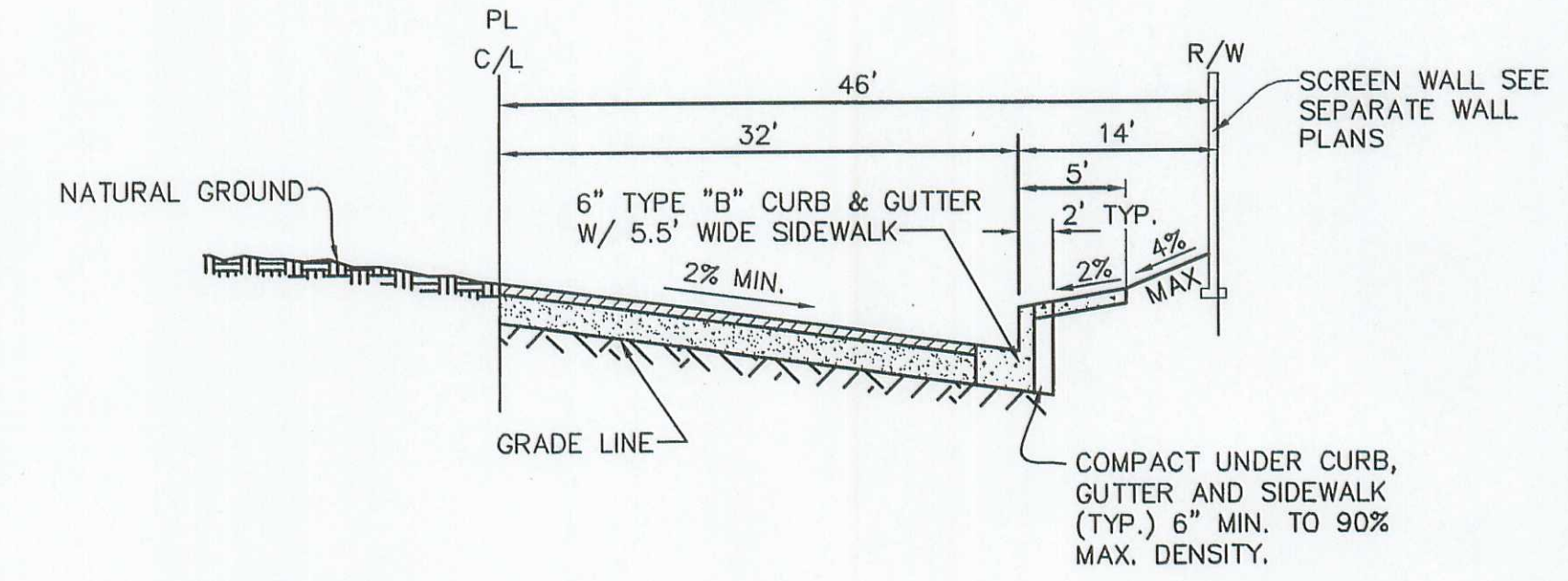
CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	25.00'	39.26'	24.99'	89°59'03"
C2	25.00'	39.28'	25.01'	90°00'57"



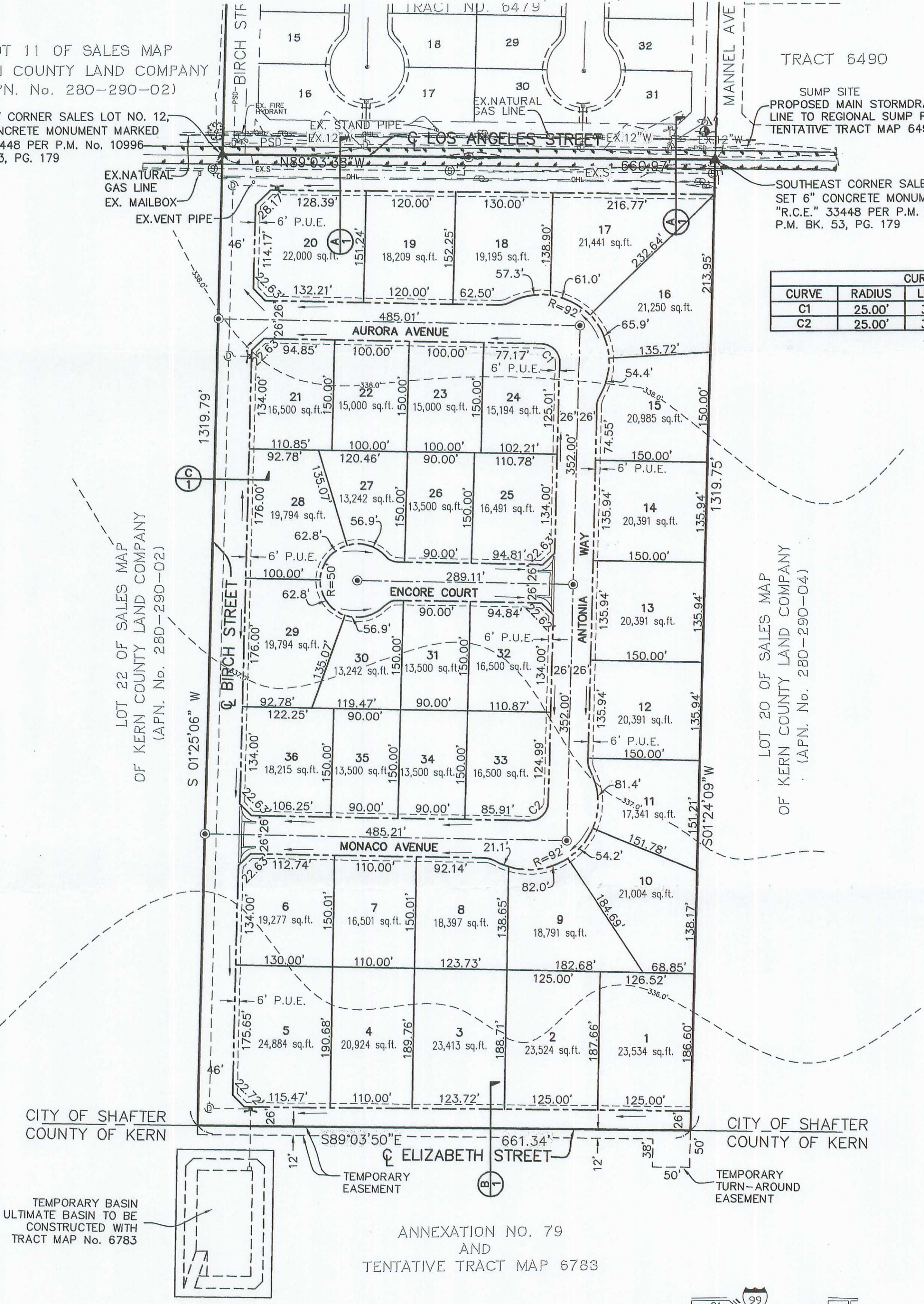
92' RIGHT-OF-WAY
LOS ANGELES STREET SECTION
N.T.S.



52' RIGHT-OF-WAY
ELIZABETH STREET TYPICAL HALF SECTION
N.T.S.



46' RIGHT-OF-WAY
BIRCH STREET SECTION
N.T.S.



GENERAL NOTES

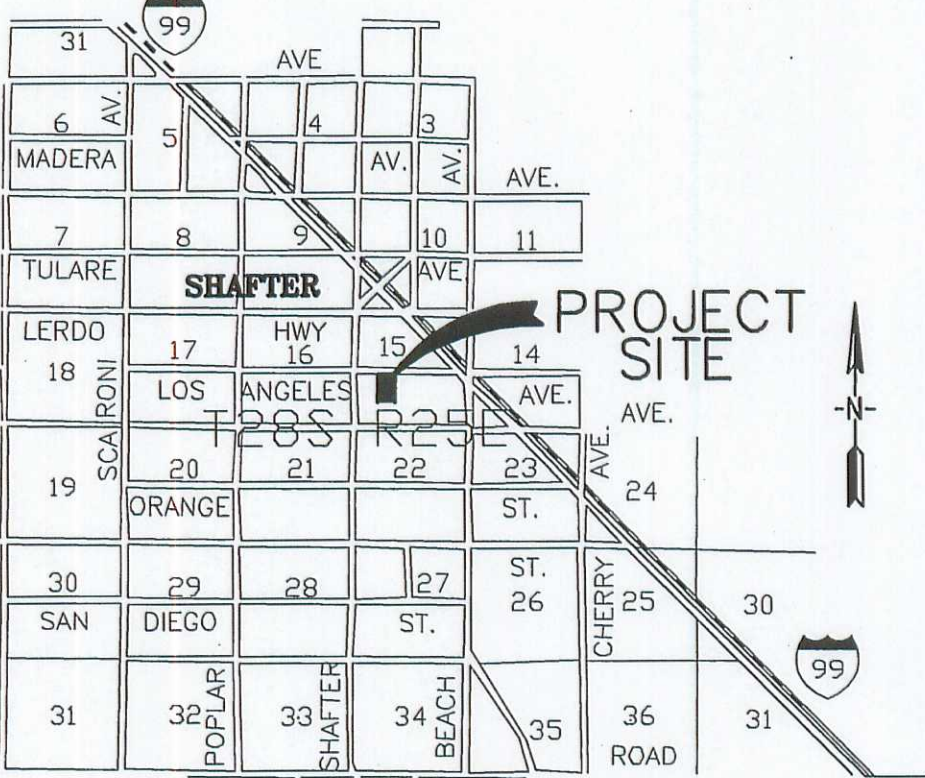
- ASSESSOR'S PARCEL NUMBER(S): 028-290-03
 - THIS DEVELOPMENT WILL CONFORM TO THE CITY OF SHAFTER SUBDIVISION STANDARDS
 - FIRE PROTECTION: IN CONFORMANCE WITH CITY OF SHAFTER FIRE DEPT. STANDARDS
 - THIS WILL NOT BE A PHASED DEVELOPMENT
- STATISTICS**
- APPROXIMATE ACREAGE: 20.03 GROSS ACRES
 - APPROXIMATE LINEAL FOOTAGE OF STREETS: 1,279 L.F. ±
 - NUMBER OF LOTS: 36 BUILDABLE LOTS
 - DENSITY: 1.80 UNITS/ ACRE
- UTILITIES**
- WATER: CITY OF SHAFTER
 - SEWER: CITY OF SHAFTER
 - DRAINAGE: IN CONFORMANCE WITH CITY OF SHAFTER SUBDIVISION STANDARDS
 - GAS: SOUTHERN CALIFORNIA GAS COMPANY
 - ELECTRIC: PACIFIC GAS AND ELECTRIC COMPANY
 - TELEPHONE: SBC
- LAND USE**
- EXISTING LAND USE: FARMLAND
 - PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
 - EXISTING AND PROPOSED ZONING: ESTATE LOTS (40,000 sf MIN.)
 - GENERAL PLAN DESIGNATION: RURAL COMMUNITY (1 D.U./ACRE)
- SCHOOLS & DISTRICTS**
- HIGH SCHOOL: SHAFTER H.S. (KERN HIGH S.D.)
 - JUNIOR HIGH SCHOOL: RICHLAND JUNIOR H.S. (RICHLAND S.D.)
 - ELEMENTARY SCHOOL: REDWOOD (RICHLAND S.D.)

LEGEND

- EXISTING GROUND CONTOURS (INTERVAL AS SHOWN)
- TRACT BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- EXISTING UTILITY POLE
- EXISTING OVERHEAD POWER LINE
- PROPOSED STORMDRAIN PER TENTATIVE TRACT MAP No. 6479
- EX STREET NAME SIGN
- EX TRAFFIC SIGN
- FOUND MONUMENT AS NOTED
- PROPOSED DRAINAGE FLOW
- PROPOSED CROSS-GUTTER
- PROPOSED CATCH BASIN
- PROPOSED STORMDRAIN MANHOLE PER TENTATIVE TRACT MAP No. 6490

CITY OF SHAFTER
PLANNING DEPT

Date Map Approved By City Council
Date July 17, 2007



VICINITY MAP
NO SCALE

PREPARED BY:

PR PORTER · ROBERTSON
ENGINEERING & SURVEYING, INC.
1200 - 21ST. STREET
BAKERSFIELD, CA 93301
861-327-0362
FAX 661-327-1065

OWNER:
CORE INVESTMENTS, INC.
1350 EAST GRANDE AVENUE
ARROYO GRANDE, CA 93420

SUBDIVIDER:
S & S HOMES
1350 EAST GRANDE AVENUE
ARROYO GRANDE, CA 93420

LEGAL DESCRIPTION:
LOT 21 OF SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY, IN SECTIONS 15 AND 16, FILED IN THE OFFICE OF THE COUNTY RECORDER, ALSO BEING IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MEIRIDIAN, IN THE CITY OF SHAFTER COUNTY OF KERN, STATE OF CALIFORNIA.

SURVEYOR:

HAROLD W. ROBERTSON
L.S. 5332 EXP. 12/31/07

DATE 07/11/06
PR JOB No. 05-2036

TENTATIVE TRACT No. 6613
1 OF 1 SHEETS