



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

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, DECEMBER 10, 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 Wiebe

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

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: November 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. Tentative Tract Map No. 7461:** Planning Commission continue conducting public hearing; and adopt Resolution No. 24-449, a Resolution of the Planning Commission of the City of Shafter recommending the City Council of the City of Shafter approve Tentative Tract No. 7461, with findings and conditions of approval. (Planning Director Esselman)

ROLL CALL

- 2. Zone Code Amendment No. 24-20:** Planning Commission conduct public hearing; and adopt Resolution No. 24-453, a Resolution of the Planning Commission of the City of Shafter, recommending the City Council approve Zone Code Amendment No. 24-20, a proposal to Amend Title 17 of the Shafter Municipal Code (Zoning Ordinance) to increase the threshold for Council approval of a Special Event Permit from 50 expected people to 500 expected people at any given time as shown in Exhibit "A". (Planning Director Esselman)

ROLL CALL

- 3. Tentative Tract Map No. 7483:** Staff recommends that the Planning Commission conduct the public hearing; and adopt Resolution No. 24-455, a Resolution of the Planning Commission of the City of Shafter recommending approval of Tentative Tract No. 7483, as depicted in Exhibit "A", to the City Council of the City of Shafter. (Planning Director Esselman)

ROLL CALL

- 4. Conditional Use Permit No. 24-150:** Staff recommends that the Planning Commission conduct a public hearing; and adopt Resolution No. 24-454, a Resolution of the Planning Commission of the City of Shafter, approving Conditional Use Permit No. 24-150 to allow for the construction and operation of a ground-mounted commercial solar array at 1651 Zerker Rd (portion of APN 091-120-05). (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., December 6, 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 December 10, 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, NOVEMBER 12, 2024**

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE: Commissioner Joshan

INVOCATION: Commissioner Piuser

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

AYES: FRANTZ, JOSHAN, AND PIUSER.

NAYS: NONE.

ABSENT: SANCHEZ AND WIEBE.

ABSTENTIONS: NONE.

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: October 8, 2024.

MOVED (PIUSER) AND SECONDED (JOSHAN) COMMISSIONERS APPROVED THE MINUTES OF THE REGULAR MEETING OF OCTOBER 8, 2024, AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, AND PIUSER.

NAYS: NONE.

ABSENT: SANCHEZ 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. Zone Code Amendment No. 24-19:** 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 (JOSHAN) COMMISSIONERS CONDUCTED PUBLIC HEARING; AND (1) ADOPTED RESOLUTION NO. 24-451, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT NO. 24-19 TO ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING ORDINANCE) OF THE SHAFTER MUNICIPAL CODE TO COMPLY WITH RECENT CHANGES TO STATE LAW THAT IMPOSE NEW LIMITS ON LOCAL AUTHORITY TO REGULATE ACCESSORY DWELLING UNITS (ADUS) AND JUNIOR ACCESSORY DWELLING UNITS (JADUS), TO THE CITY COUNCIL AND (2) FIND THAT THE ADOPTION OF THE PROPOSED ORDINANCE IS STATUTORILY EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY PER PUBLIC RESOURCES CODE SECTION 21080.17. MOTION CARRIED BY THE FOLLOWING VOTE:

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

- 2. Revised Tentative Tract Map No. 7244 Amendment of Conditions:** 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 (JOSHAN) AND SECONDED (PIUSER) COMMISSIONERS CONDUCTED A PUBLIC HEARING; AND ADOPTED RESOLUTION NO. 24-452, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER, RECOMMENDING THE APPROVAL OF AN AMENDMENT OF CONDITIONS FOR REVISED TENTATIVE TRACT MAP NO. 7244 TO THE CITY COUNCIL. MOTION CARRIED BY THE FOLLOWING VOTE:

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

- 3. Tentative Tract Map No. 7461:** Planning Director Esselman made introductory comments and requested the public hearing be continued to the December 10, 2024, Planning Commission meeting.

Chairman Sanchez asked if there were any comments from the public.

Being no members of the public wishing to speak, the public hearing was continued to the December 10, 2024, Planning Commission meeting.

MOVED (JOSHAN) AND SECONDED (PIUSER) COMMISSIONERS CONDUCTED A PUBLIC HEARING; AND CONTINUED THE HEARING TO A DATE CERTAIN OF THE DECEMBER 10, 2024, PLANNING COMMISSION MEETING. MOTION CARRIED BY THE FOLLOWING VOTE:

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

COMMISSIONER REPORTS: There were no Commissioner Reports.

ADJOURNMENT:

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

Peter Frantz, Vice Chairman

ATTEST:

Vanessa Uribe, Deputy City Clerk

DATE: December 10, 2024
TO: Planning Commission
FROM: Planning Department
SUBJECT: Tentative Tract Map No. 7461

RECOMMENDATION:

Planning Commission continue conducting public hearing; and adopt Resolution No. 24-449, a Resolution of the Planning Commission of the City of Shafter recommending the City Council of the City of Shafter approve Tentative Tract No. 7461, with findings and conditions of approval.

APPLICANT

QK
5080 California Ave, Ste 220
Bakersfield, CA 93309

OWNER

Lennar Homes of California, Inc
8080 N. Palm Ave, Ste 110
Fresno, CA 93711

LOCATION: The project site is in the southeast Mission Lakes Specific Plan area, at the northwest corner of 7th Standard Road and Lake Road. The Calloway Canal is to the east of the tract and Zerker Road is west of the tract.

PROJECT DATA:

1. General Plan Designation: The Mission Lakes property is part of a larger area that has been designated as "Specific Plan" in the City of Shafter General Plan. According to the Land Use Plan of the Mission Lakes Specific Plan, the project area consists of Planning Area 8 and 9, which are for Low Density Residential (LDR) land uses.
2. Zoning: The project area is designated as Mission Lakes Specific Plan (SP-2) in the City of Shafter Development Code.
3. Acreage: Approximately 82.53 acres (gross); approximately 50.41 acres (net)
4. Proposed Number of Lots: 281 single-family residential lots (289 total lots)
5. Elementary School District: Norris School District
6. Jr. High School District: Norris School District
7. High School District: Kern County High School District
8. Park District: North of the River Recreation and Parks District

PROJECT ANALYSIS:

The property owner, Lennar Homes of California, Inc. is requesting approval of a tentative tract map to subdivide approximately 82.5 gross acres into 289 total lots. This will include 281 single-family residential lots, a 2.69-acre public park, a basin, five landscape lots, and a nature trail along 7th Standard Road. The residential lots range in size from 5,000 square feet to 14,000 square feet.

The project site is located on the southeastern edge of the city, north of Seventh Standard Road and within the Mission Lakes Specific Plan. This is the first residential tract application that the City has received for the Mission Lakes Specific Plan area. The Mission Lakes Specific Plan calls for urban density residential development surrounded by an extensive system of landscaped walkways and trails designed to enhance walkability. The Plan also includes land for public parks. The proposed tentative tract map has been designed to be consistent with both the lot sizes and the design elements required by the Specific Plan. The subdivision is located between Zerker Road and the Calloway Canal on the north side of Seventh Standard Road.

A variety of detached 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. Public recreation amenities will enhance the area and include such facilities as a neighborhood park and a comprehensive trail/paseo system that will provide linkage to neighborhoods and future schools, shopping areas, and other amenities proposed within the Mission Lakes Specific Plan community. The tract is located two miles east of the Wonderful Industrial Park, one of Shafter's major employment hubs, which places housing at a close proximity to a major workforce center. Proximity between jobs and housing can help reduce the region's vehicle miles traveled and contribute to greenhouse gas reduction goals. As housing production increases within Shafter, commercial real estate groups will be incentivized to invest in the community and bring new projects to the area that will boost economic growth and quality of life.

MISSION LAKES SPECIFIC PLAN CONSISTENCY:

The proposed residential project is consistent with the adopted Mission Lakes Specific Plan and the lot size, configuration, and density meet the requirements for Planning Areas 8 and 9, as identified in the Specific Plan. The circulation plan, street configuration, trails, park, landscaping, and proposed improvements are all consistent with the Mission Lakes Specific Plan and approved amendments.

MINERAL RIGHTS:

Atlantic Richfield Company (ARCO) owns 100% of the mineral rights underlying the project site. As required by state law, ARCO is identified on the tentative tract map as the mineral rights owner. To date, ARCO has not provided comments on the map.

CEQA:

The proposed tentative tract map includes residential development consistent with the adopted Mission Lakes Specific Plan. Therefore, the project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457. The project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the Gossamer Grove (previously the Coberly West) Specific Plan in 2005 (SCH No. 2004101029). The certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract No. 7461 as adopted in the Mission Lakes Specific Plan.

FINDINGS:

1. The Planning Commission finds that Tentative Tract No. 7461, with the Conditions of Approval, is consistent with the Shafter General Plan and the Mission Lakes Specific Plan.
2. The Planning Commission 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 will have adequate access to public streets, water lines, fire hydrants, drainage facilities, and utilities.
3. The project's uses and design are compatible with projects adjacent to the Mission Lakes Specific Plan.
4. The project contributes to the design qualities expected under the Mission Lakes Specific Plan.
5. The project has demonstrated compliance with the policies of the City of Shafter 2005 General Plan.
6. The attached Conditions of Approval are deemed necessary for the safety and welfare of the community and to ensure reasonable surface access is provided for oil and gas exploration and production within the Mission Lakes Specific Plan.
7. The project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457.

ALTERNATIVES:

The Planning Commission is only an advisory body when it comes to processing projects under the Subdivision Map Act. As such, the Planning Commission can only make recommendations to the City Council, which is the City's legislative authority in these matters. The Planning Commission could recommend denial to the City Council. However, a City can only deny a tract map if the project is not in compliance with applicable City codes and ordinances or the Subdivision Map Act. This project is in compliance with all applicable development standards and policies of the City of Shafter. City staff, in partnership with other advising agencies and affected parties have prepared conditions of approval and alterations to the proposed project that make this development acceptable. Staff does not recommend the alternative option.

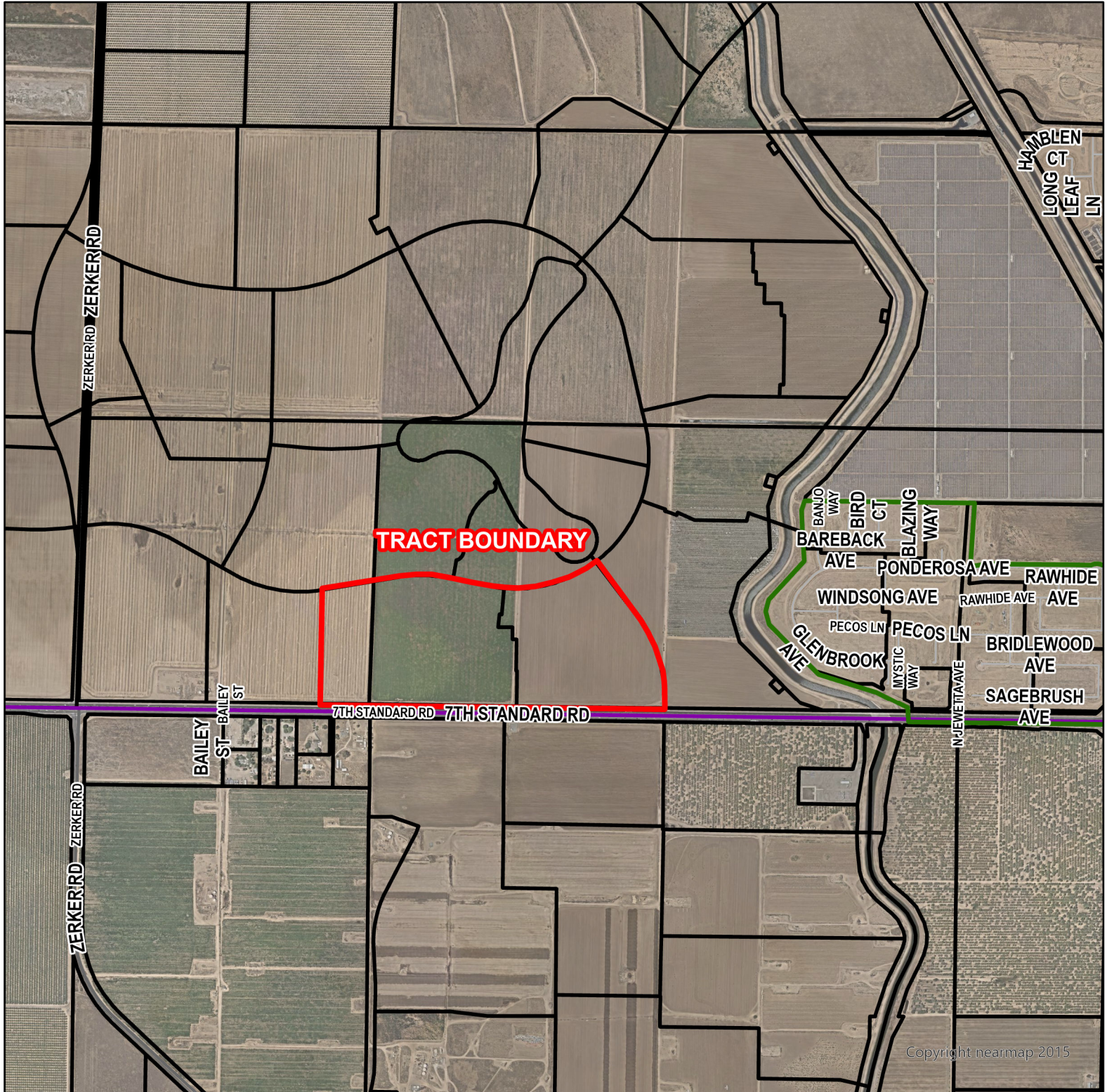
ATTACHMENTS

EXHIBIT

Vicinity Map	1
Tentative Tract No. 7461	2
Resolution No. 24-449	3



TENTATIVE TRACT NO. 7461 VICINITY MAP



- City Limits
- Parcel Boundary
- Site Location

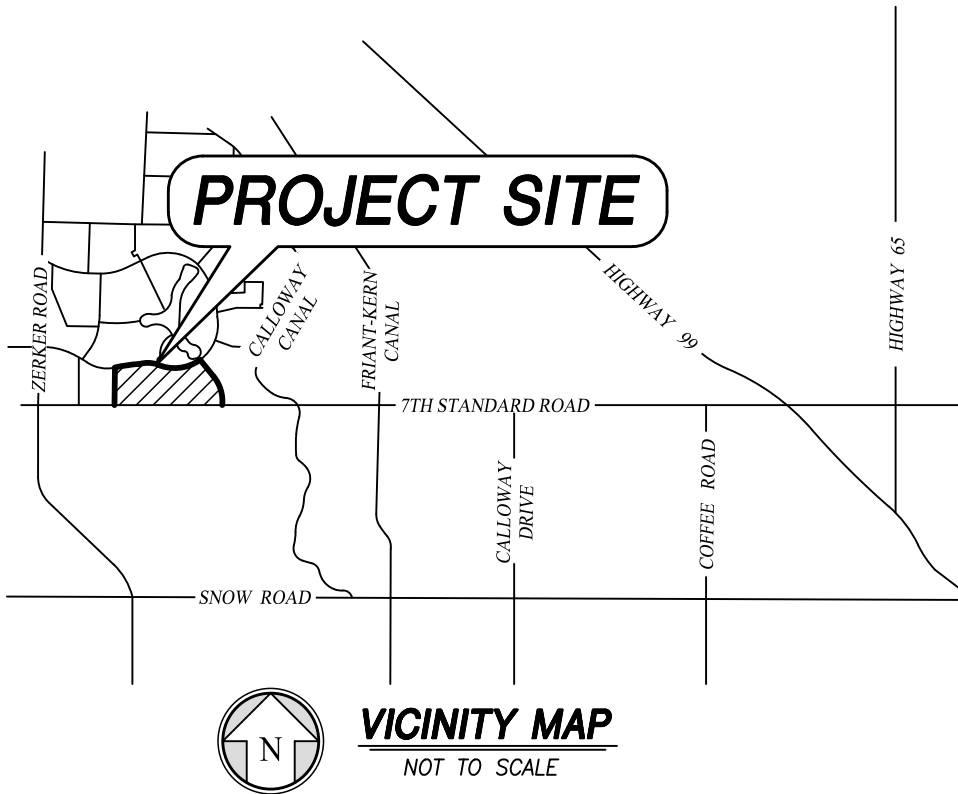
0 500 1,000 2,000 Feet



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.

TENTATIVE TRACT NO. 7461

MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. AUGUST 2024



GENERAL NOTES:

ALL LOTS ARE TO HAVE A 10' PUBLIC UTILITIES EASEMENT (PUE).

ALL LOTS ARE TO HAVE A PEDESTRIAN EASEMENT (PE) VARYING FROM 1' TO 3'.

WINDROW LANDSCAPING IS TO BE CONTAINED WITHIN THE PUBLIC UTILITIES EASEMENT (PUE).

ALL NATURE TRAILS, PRIMARY PASEOS AND SECONDARY PASEOS TO BE IN ACCORDANCE WITH THE MISSION LAKES SPECIFIC PLAN AND THE CITY OF SHAFTER STANDARDS.

ALL PROPOSED STREETS SHALL BE IRREVOCABLE OFFERS OF DEDICATION TO THE CITY OF SHAFTER, UNLESS OTHERWISE NOTED.

SUBDIVISION TO BE SERVED BY DUAL WATER SYSTEM FOR BOTH POTABLE RESIDENTIAL WATER AND NON-POTABLE WATER FOR LANDSCAPING. NON-POTABLE WATER TO BE PROVIDED BY OILDALE MUTUAL WATER COMPANY AT A LATER DATE.

DRAINAGE FROM THE PROJECT SITE WILL BE DIRECTED TO AN ONSITE BASIN (LOT 'F') LOCATED IN THE SOUTHWEST CORNER OF PARCEL 9 OF PARCEL MAP NO. 11314.

THERE IS TO BE A SIGNAL AT THE INTERSECTION OF 7TH STANDARD ROAD AND LAKE ROAD.

EASEMENTS:

① EASEMENT FOR A PUBLIC ROAD AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF KERN, RECORDED JANUARY 17, 1895 IN MINUTE BOOK VOLUME 6, PAGE 577, COMMONLY KNOWN AS 7TH STANDARD ROAD (COUNTY ROAD NO. 151).

② EASEMENT FOR STREET AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SHAFTER AS DEDICATED ON PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006 IN BOOK 54 OF MAPS AT PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER.

③ EASEMENT FOR POWER POLES AND POWER LINES INCIDENTAL PURPOSES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY RECORDED AUGUST 31, 2009 AS DOCUMENT NO. 0209128384 OF OFFICIAL RECORDS. (WIDTH NOT DISCLOSED. APPROXIMATE LOCATION SHOWN PER EXISTING POWER POLES. DIMENSION SHOWN ON MAP IS FROM THE EXISTING POWER POLES TO THE LOT LINE.)

④ EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SHAFTER RECORDED FEBRUARY 22, 2021 AS DOCUMENT NO. 221032238 OF OFFICIAL RECORDS.

TOTAL SITE DATA:

LOT SIZES:

PARK

2.69 NET ACRES

1.28 NET ACRES

4,000 S.F. MINIMUM

289

281

2

6

82.53 ACRES GROSS

50.41 ACRES NET

NET DENSITY:

PA-9 LDR: 281 LOTS

50.41 ACRES NET

5.57 DU/AC

EXISTING USE

PROPOSED ZONING

EXISTING/PROPOSED ZONING

ASSESSOR PARCEL NUMBERS

WATER

SEWER

ELECTRICITY

GAS

TELEPHONE

CABLE

FIBER

SCHOOL DISTRICTS:

ELEMENTARY

JR. HIGH

HIGH SCHOOL

2.69 NET ACRES

1.28 NET ACRES

4,000 S.F. MINIMUM

289

281

2

6

82.53 ACRES GROSS

50.41 ACRES NET

NET DENSITY:

PA-9 LDR: 281 LOTS

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EXISTING USE

PROPOSED ZONING

EXISTING/PROPOSED ZONING

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ELECTRICITY

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TELEPHONE

CABLE

FIBER

SCHOOL DISTRICTS:

ELEMENTARY

JR. HIGH

HIGH SCHOOL

AGRICULTURE

SINGLE FAMILY RESIDENTIAL, PARK AND BASIN

MISSION LAKES SPECIFIC PLAN

PA-9 LDR

536-010-67, 536-010-90 & 536-010-91

OILDALE MUTUAL WATER COMPANY

CITY OF SHAFTER/NORTH OF THE RIVER

PACIFIC GAS & ELECTRIC

SOUTHERN CALIFORNIA GAS COMPANY

AT&T

CHARTER COMMUNICATIONS (SPECTRUM)

CITY OF SHAFTER

NORRIS SCHOOL DISTRICT

NORRIS SCHOOL DISTRICT

KERN COUNTY HIGH SCHOOL DISTRICT

4-7.5 DU/AC PER THE MISSION LAKES SPECIFIC PLAN

AGRICULTURE

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AGRICULTURE

SINGLE FAMILY RESIDENTIAL, PARK AND BASIN

MISSION LAKES SPECIFIC PLAN

PA-9 LDR

536-010-67, 536-010-90 & 536-010-91

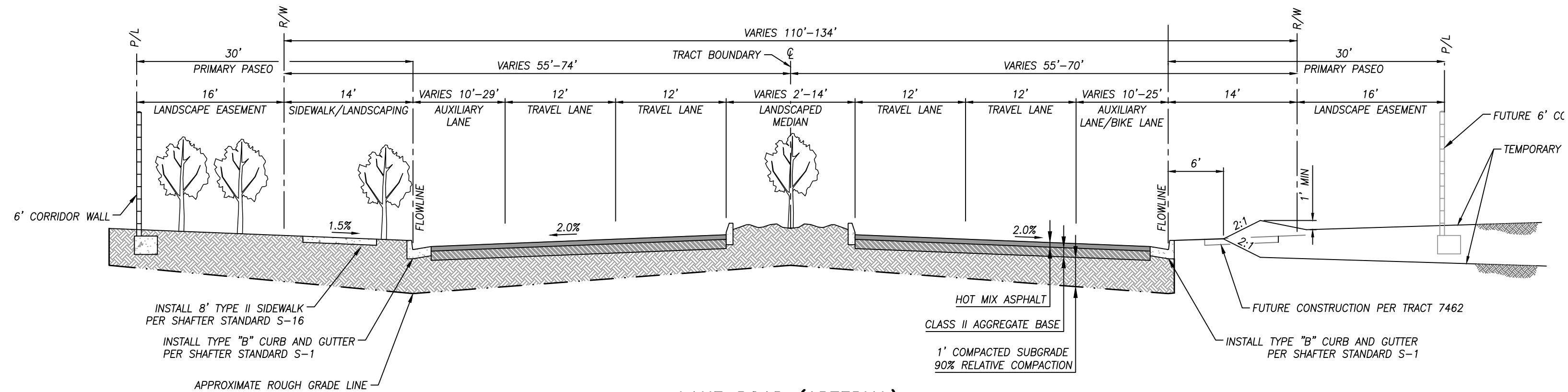
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CITY OF SHAFTER/NORTH OF THE RIVER

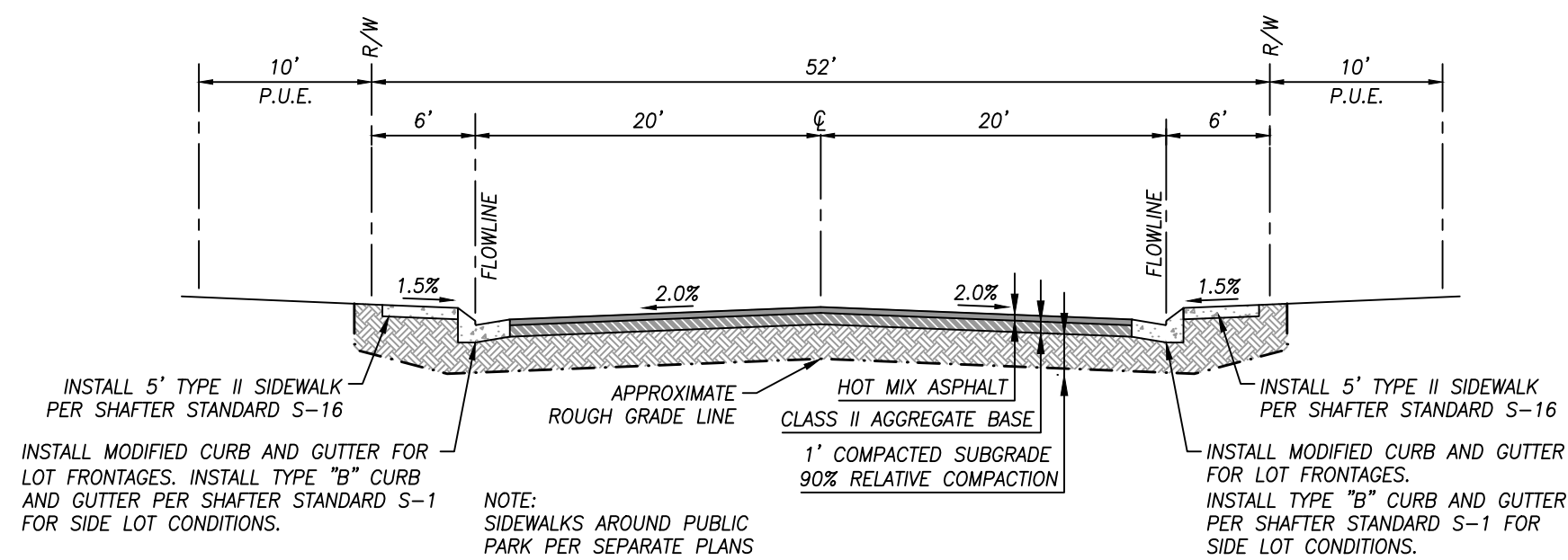
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TENTATIVE TRACT NO. 7461

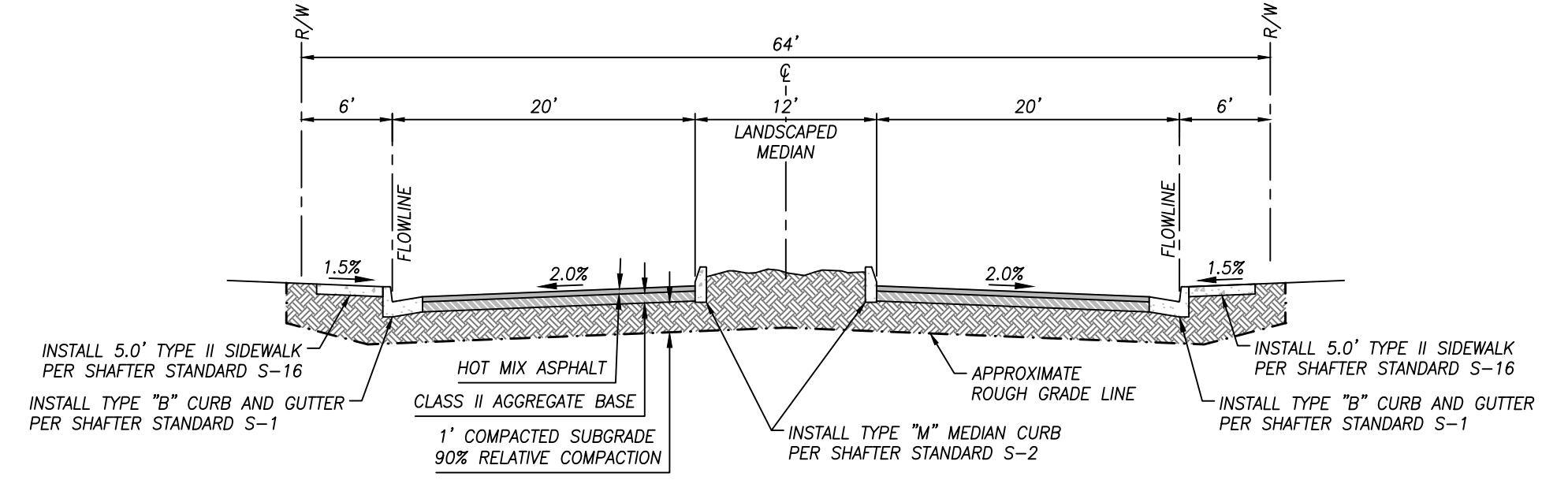
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AUGUST 2024



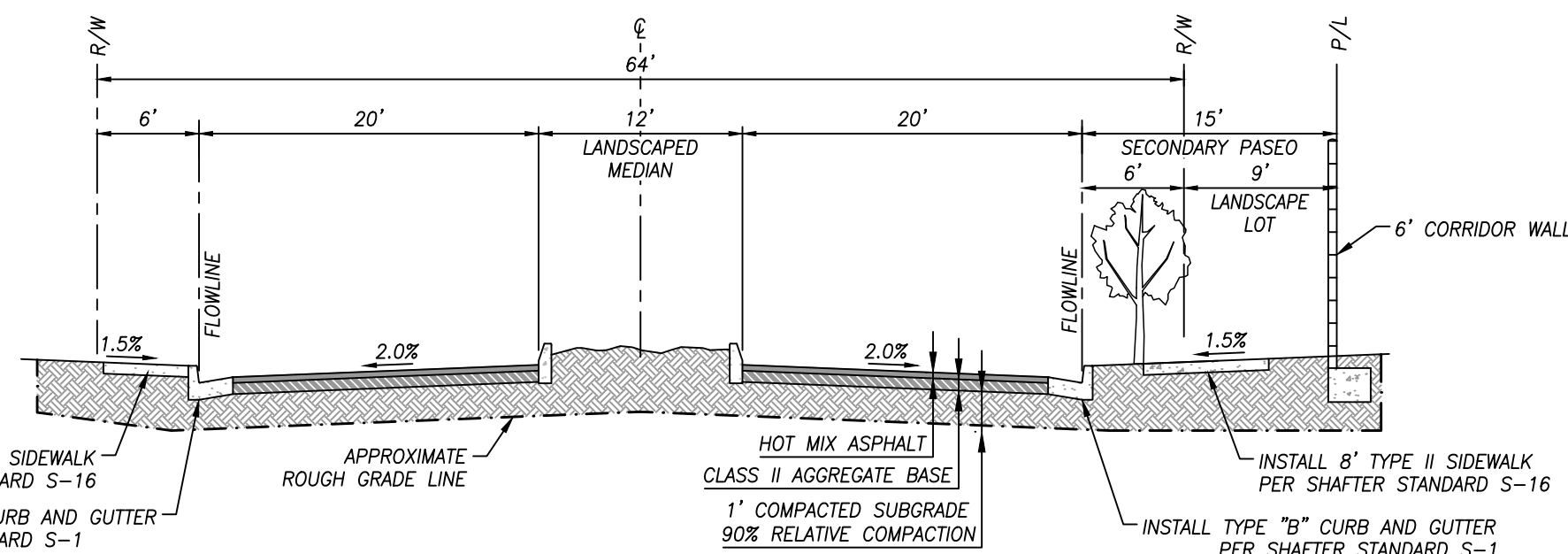
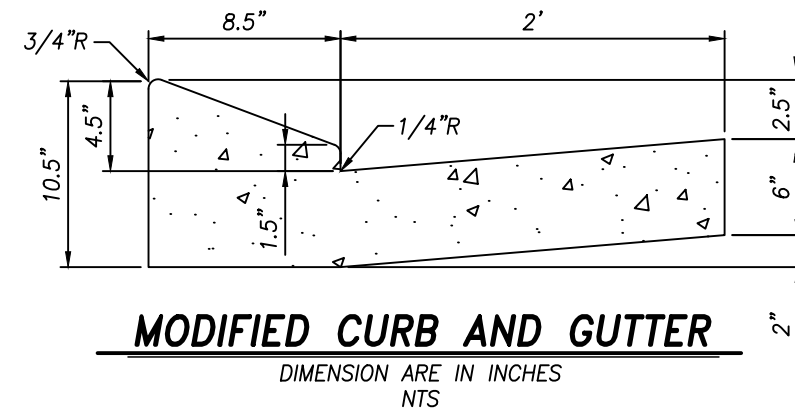
C LAKE ROAD (ARTERIAL)
LOOKING NORTH
NTS



D LOCAL STREET
NTS



E LOCAL STREET (WITH 12' MEDIAN)
ANGLER DRIVE LOOKING WEST
ARTESIA LANE LOOKING NORTH
NTS



F LOCAL STREET (WITH 12' MEDIAN AND SECONDARY PASEO)
TIDEWATER WAY LOOKING NORTH
NTS



PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189

08/13/2024

BY:



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TENTATIVE TRACT NO. 7461

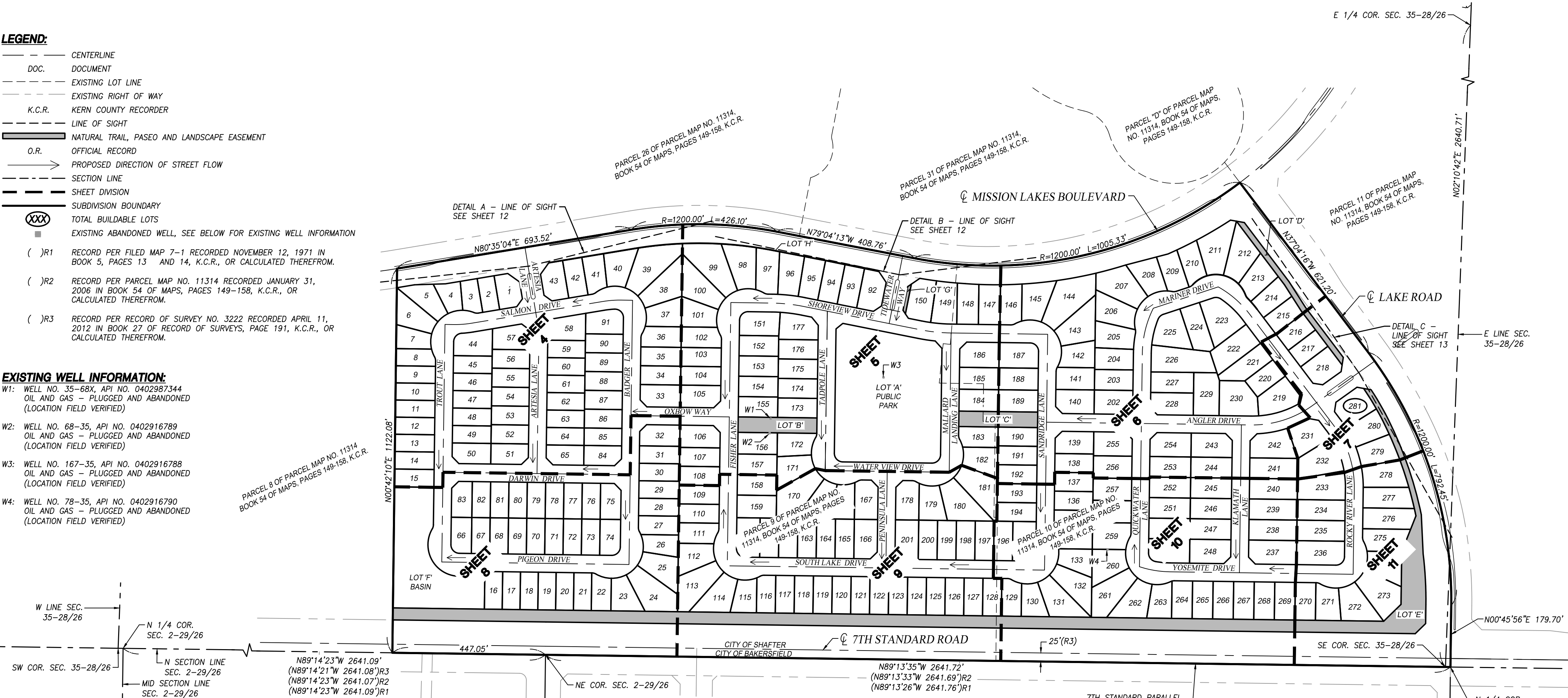
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AUGUST 2024

LEGEND:

- — — — — CENTERLINE
— — — — — DOC. DOCUMENT
— — — — — EXISTING LOT LINE
— — — — — EXISTING RIGHT OF WAY
— — — — — K.C.R. KERN COUNTY RECORDER
— — — — — LINE OF SIGHT
— — — — — NATURAL TRAIL, PASEO AND LANDSCAPE EASEMENT
— — — — — O.R. OFFICIAL RECORD
— — — — — PROPOSED DIRECTION OF STREET FLOW
— — — — — SECTION LINE
— — — — — SHEET DIVISION
— — — — — SUBDIVISION BOUNDARY
XXX TOTAL BUILDABLE LOTS
■ EXISTING ABANDONED WELL, SEE BELOW FOR EXISTING WELL INFORMATION
- () R1 RECORD PER FILED MAP 7-1 RECORDED NOVEMBER 12, 1971 IN BOOK 5, PAGES 13 AND 14, K.C.R., OR CALCULATED THEREFROM.
- () R2 RECORD PER PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006 IN BOOK 54 OF MAPS, PAGES 149-158, K.C.R., OR CALCULATED THEREFROM.
- () R3 RECORD PER RECORD OF SURVEY NO. 3222 RECORDED APRIL 11, 2012 IN BOOK 27 OF RECORD OF SURVEYS, PAGE 191, K.C.R., OR CALCULATED THEREFROM.

EXISTING WELL INFORMATION:

- W1: WELL NO. 35-68X, API NO. 0402987344
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)
- W2: WELL NO. 68-35, API NO. 0402916789
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)
- W3: WELL NO. 167-35, API NO. 0402916788
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)
- W4: WELL NO. 78-35, API NO. 0402916790
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)

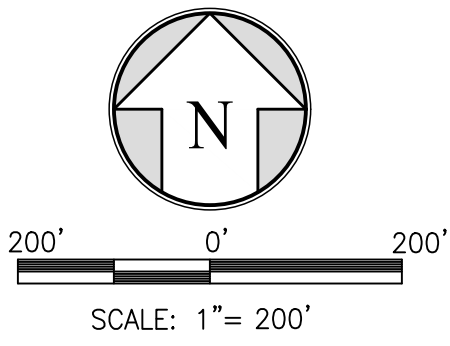


PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189
DATE: 03/13/2024
BY:



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LOT & STREET OVERVIEW

MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS,
 PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH,
 RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M.,
 IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
 AUGUST 2024

	CENTERLINE, STREET
	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
	EXISTING CONTOURS IN FEET
	EXISTING RIGHT OF WAY
	EXISTING EDGE OF DIRT ROAD
	PROPOSED BLOCK WALL
	PROPOSED DIRECTION OF SHEET FLOW
	PROPOSED FLOWLINE
PE ----- -----	PROPOSED PEDESTRIAN EASEMENT
PUE ----- -----	PROPOSED PUBLIC UTILITY EASEMENT
(R) ----- -----	RADIAL
	SUBDIVISION BOUNDARY
	TYPICAL STREET SECTION PER SHEETS 1 AND 2
	WAIVER OF DIRECT ACCESS



SEE SHEET 5



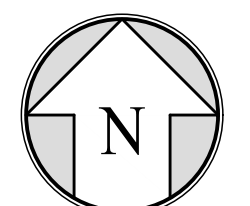

KRISTIE M. ACHEE, P.L.S. 818
BY:

08/13/2024



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SEE SHEET 8



60' 0' 60'

SCALE: 1" = 60'

CONTOUR INTERVAL = 1'

SHEET 4 OF 13

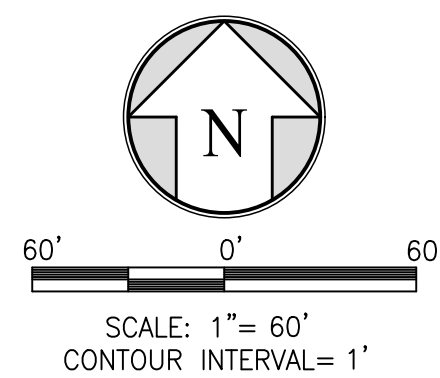
TENTATIVE TRACT NO. 7461

MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
AUGUST 2024

LEGEND

WX	ABANDONED WELL, SEE SHEET 3 FOR EXISTING WELL INFORMATION
—	CENTERLINE, STREET
(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
(XXX)	EXISTING CONTOURS IN FEET
---	EXISTING LOT LINE
---	EDGE OF DIRT ROAD
HP	EXISTING HINGE POINT/TOP OF SLOPE
○	10' RADIUS NON-BUILDABLE BUFFER
—	PROPOSED BLOCK WALL
→	PROPOSED DIRECTION OF SHEET FLOW
—	PROPOSED FLOWLINE
---	PROPOSED PEDESTRIAN EASEMENT
---	PROPOSED PUBLIC UTILITY EASEMENT
(R)	RADIAL
—	SUBDIVISION BOUNDARY
—	TYPICAL STREET SECTION PER SHEETS 1 AND 2
—	WAIVER OF DIRECT ACCESS

SEE SHEET 4



PROJECT SURVEYOR:

Kristie M. Achee
KRISTIE M. ACHEE, P.L.S. 8189

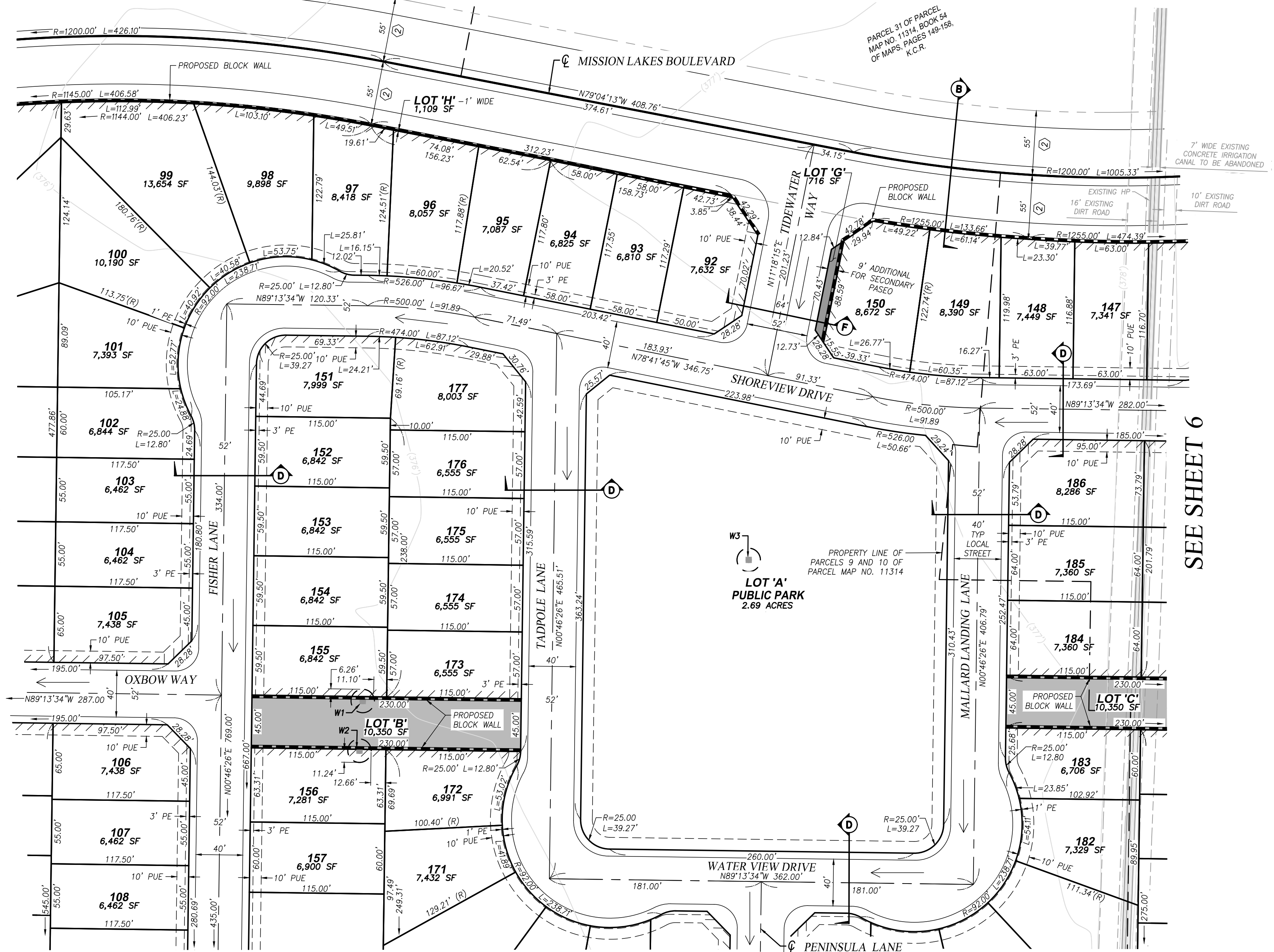
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SEE SHEET 6

SEE SHEET 9

TENTATIVE TRACT NO. 7461

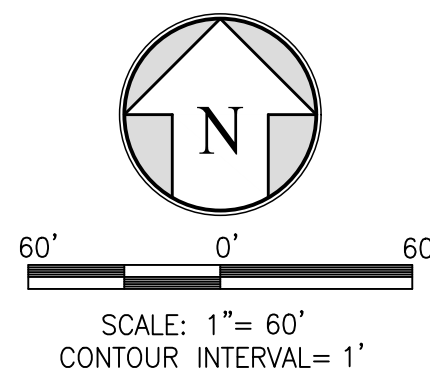
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AUGUST 2024

LEGEND

	CENTERLINE, STREET
	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
	EXISTING CONTOURS IN FEET
	EXISTING EDGE OF DIRT ROAD
	EXISTING HINGE POINT/TOP OF SLOPE
	EXISTING RIGHT OF WAY
	PROPOSED BLOCK WALL
	PROPOSED DIRECTION OF SHEET FLOW
	PROPOSED FLOWLINE
	PROPOSED PEDESTRIAN EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT
	RADIAL
	SUBDIVISION BOUNDARY
	TYPICAL STREET SECTION PER SHEETS 1 AND 2
	WAIVER OF DIRECT ACCESS

SEE SHEET 5

SEE SHEET 7



PROJECT SURVEYOR:

Kristie M. Achee
KRISTIE M. ACHEE, P.L.S. 8189

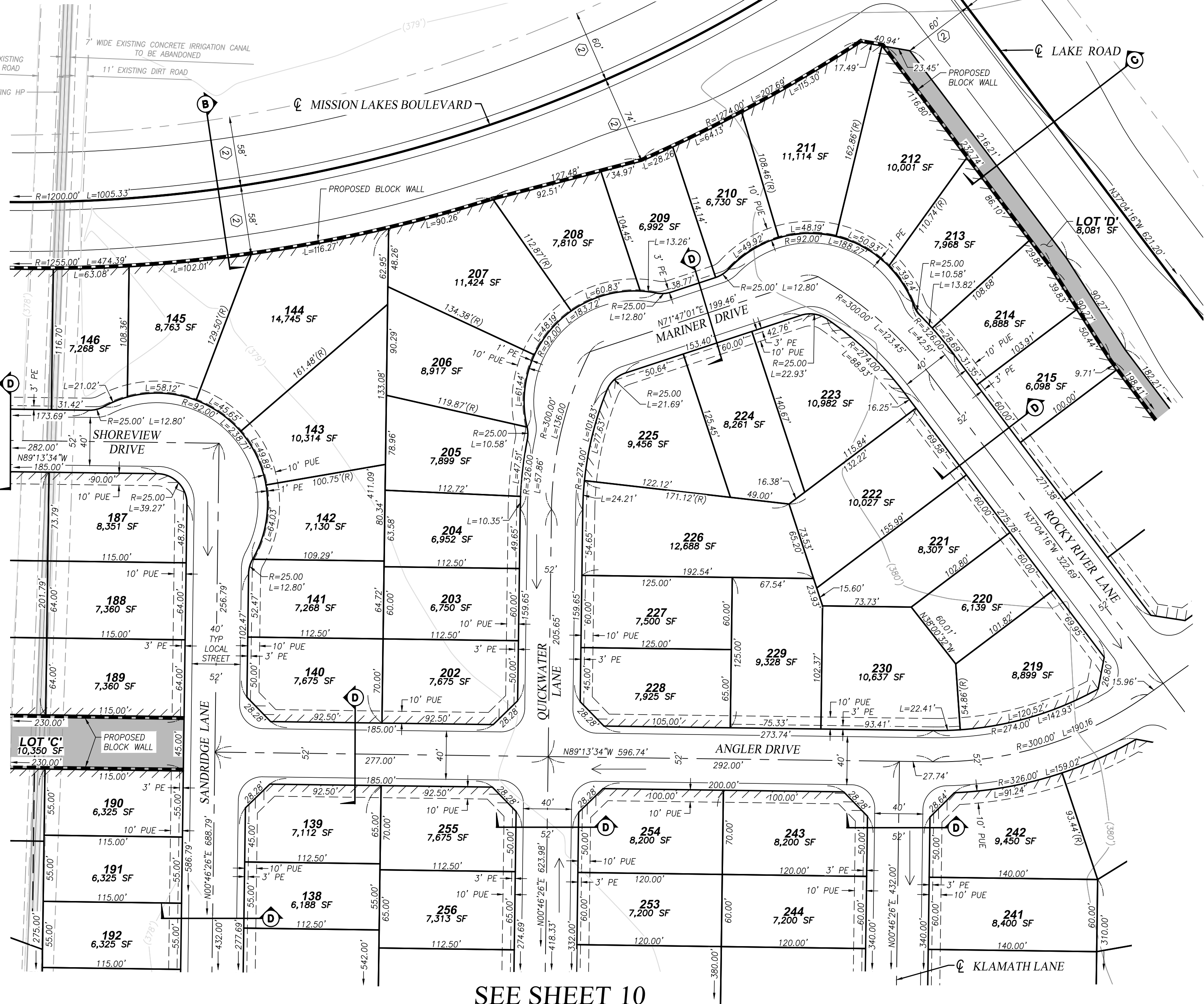
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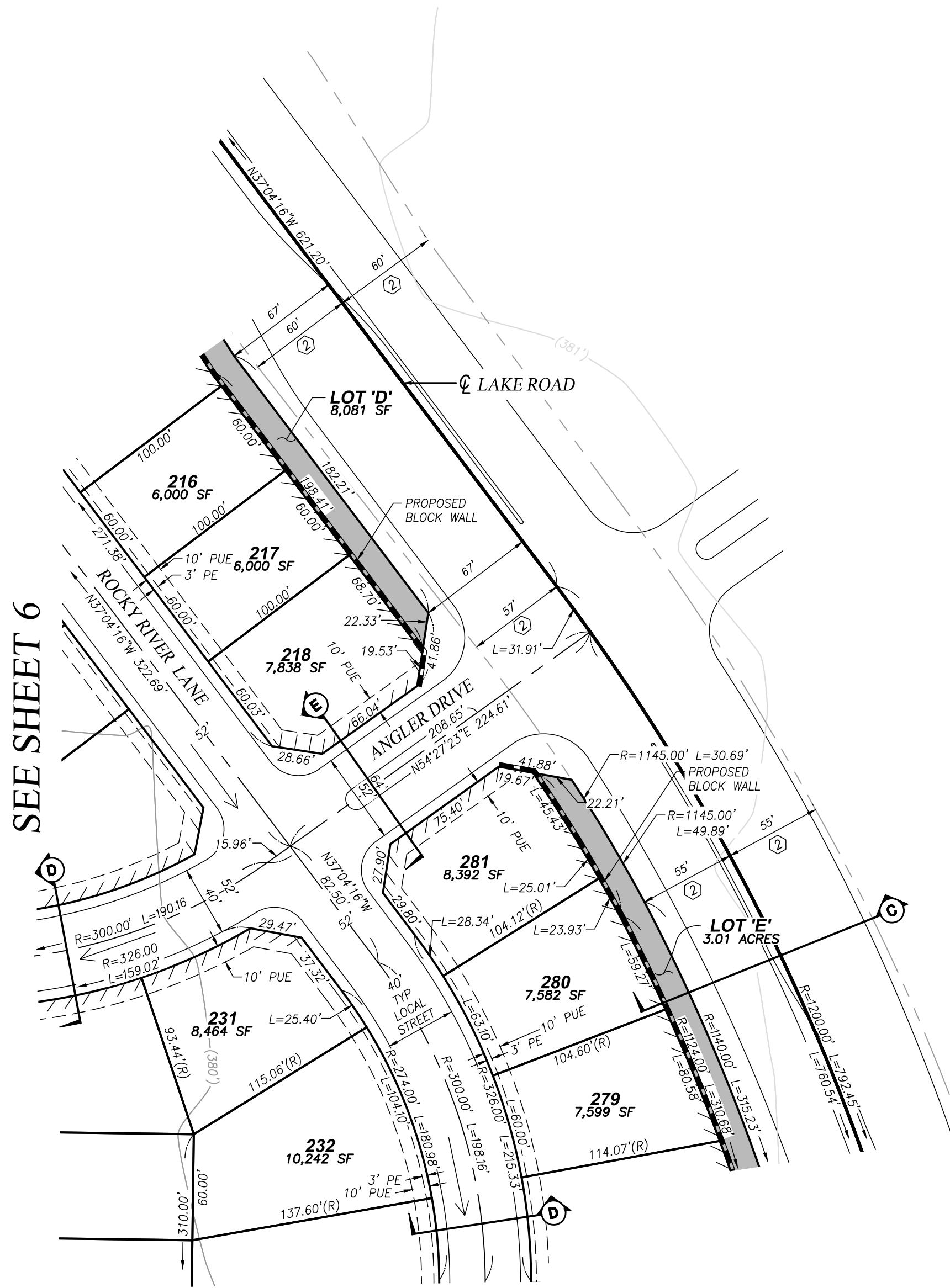
SEE SHEET 10

TENTATIVE TRACT NO. 7461

MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFER, COUNTY OF KERN, STATE OF CALIFORNIA.
AUGUST 2024

LEGEND

---	CENTERLINE, STREET
(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
(XXX)	EXISTING CONTOURS IN FEET
---	PROPOSED BLOCK WALL
---	PROPOSED DIRECTION OF SHEET FLOW
---	PROPOSED FLOWLINE
---	PROPOSED PEDESTRIAN EASEMENT
---	PROPOSED PUBLIC UTILITY EASEMENT
---	RADIAL
---	SUBDIVISION BOUNDARY
---	TYPICAL STREET SECTION PER SHEETS 1 AND 2
---	WAIVER OF DIRECT ACCESS



SEE SHEET 6

SEE SHEET 11



PROJECT SURVEYOR:

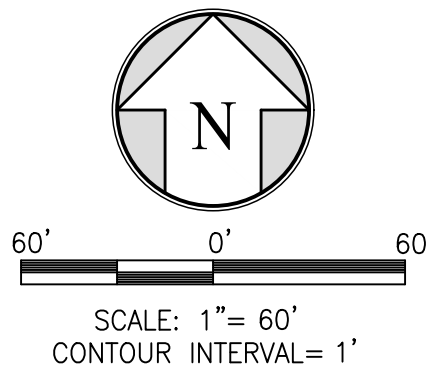
Kristie M. Achee, P.L.S. 8189

08/13/2024

BY:



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SHEET 7 OF 13

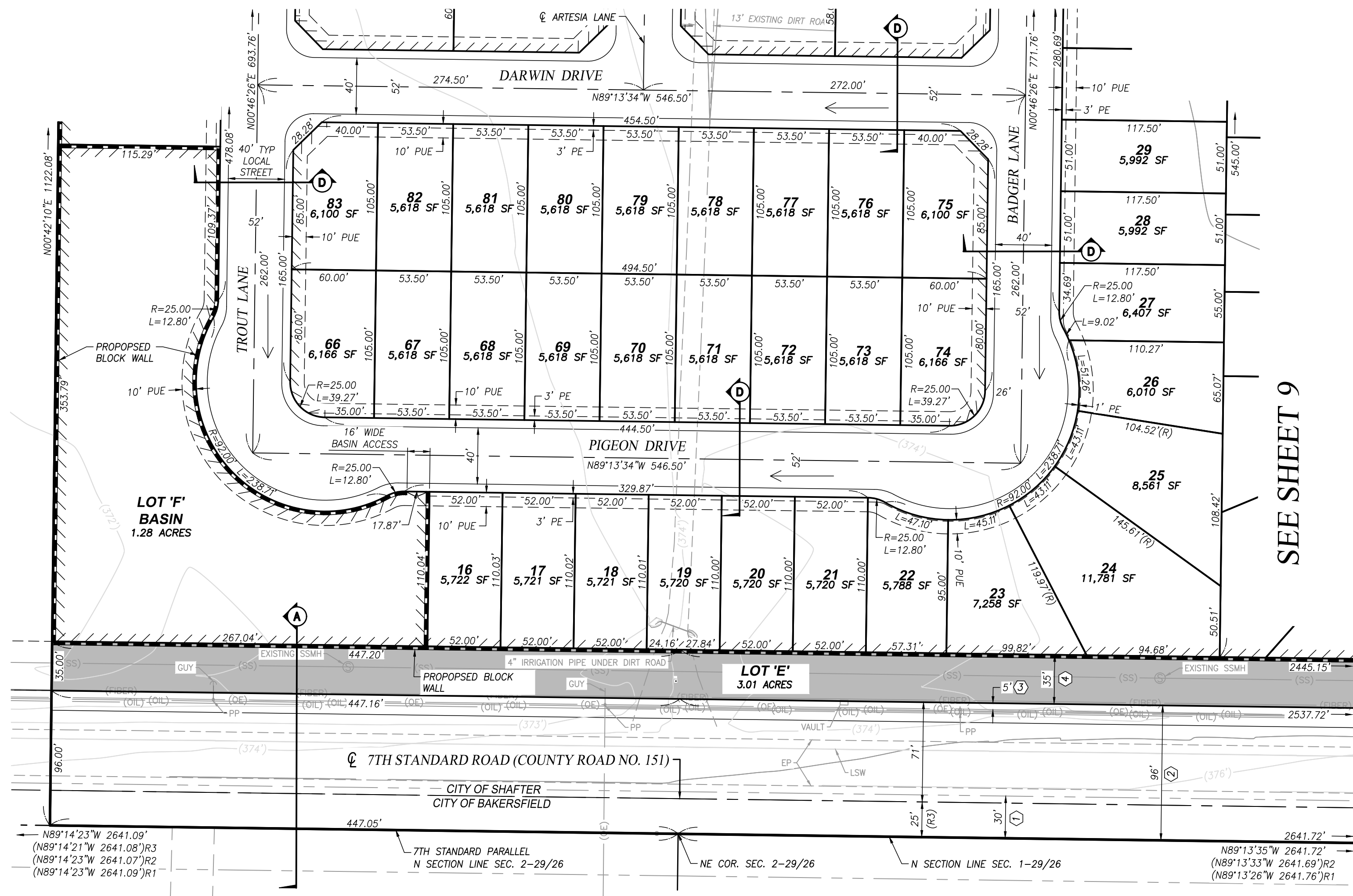
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MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFER, COUNTY OF KERN, STATE OF CALIFORNIA.
AUGUST 2024

LEGEND

---	CENTERLINE, STREET
(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
(OE)	ELECTRICAL OVERHEAD
(XXX)	EXISTING CONTOURS IN FEET
EP	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF DIRT ROAD
---	EXISTING RIGHT OF WAY
(FIBER)	EXISTING UNDERGROUND FIBER LINE
GUY	EXISTING GUY WIRE
LSW	EXISTING LINE SOLID WHITE
(OIL)	EXISTING UNDERGROUND OIL LINE
PP	EXISTING POWER POLE
---	PROPOSED BLOCK WALL
---	PROPOSED DIRECTION OF SHEET FLOW
---	PROPOSED FLOWLINE
PE	PROPOSED PEDESTRIAN EASEMENT
PUE	PROPOSED PUBLIC UTILITY EASEMENT
(R)	RADIAL
---	SECTION LINE
SSMH	EXISTING SANITARY SEWER MANHOLE
(SS)	EXISTING SANITARY SEWER LINE
---	SUBDIVISION BOUNDARY
VAULT	EXISTING VAULT, ELECTRIC
---	TYPICAL STREET CROSS SECTION PER SHEETS 1 AND 2
()R1	RECORD PER FILED MAP 7-1 RECORDED NOVEMBER 12, 1971 IN BOOK 5, PAGES 13 AND 14, K.C.R., OR CALCULATED THEREFROM.
()R2	RECORD PER PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006 IN BOOK 54 OF MAPS, PAGES 149-158, K.C.R., OR CALCULATED THEREFROM.
()R3	RECORD PER RECORD OF SURVEY NO. 3222 RECORDED APRIL 11, 2012 IN BOOK 27 OF RECORD OF SURVEYS, PAGE 191, K.C.R., OR CALCULATED THEREFROM.

SEE SHEET 4



SEE SHEET 9



PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189

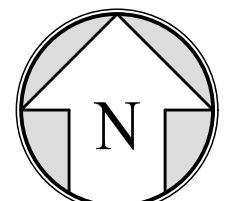
03/13/2024

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60' 0' 60'

SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

SHEET 8 OF 13

TENTATIVE TRACT NO. 7461

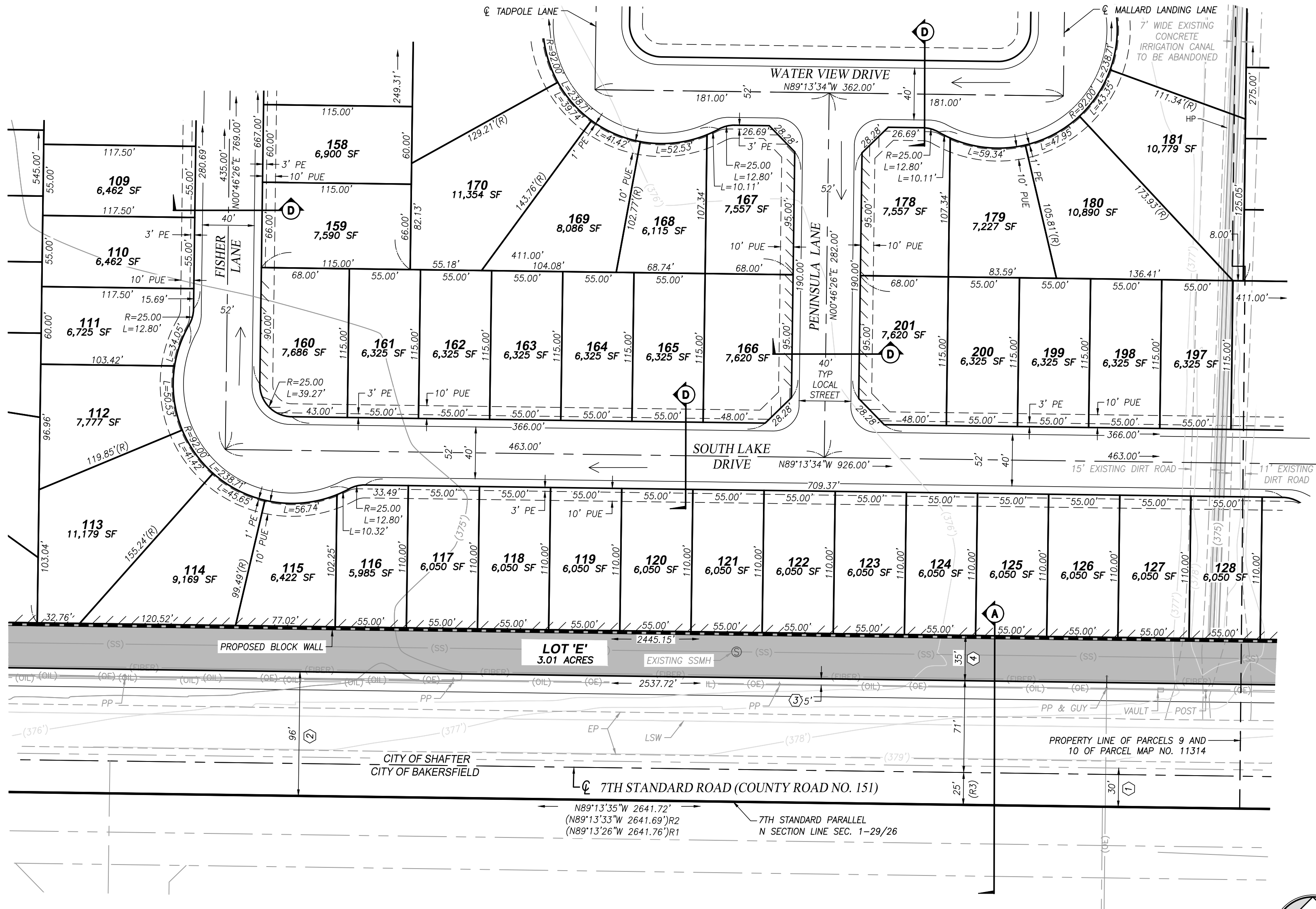
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AUGUST 2024

SEE SHEET 5

LEGEND

(X)	CENTERLINE
(OE)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
(XXX)	ELECTRICAL OVERHEAD
EP	EXISTING CONTOURS IN FEET
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF DIRT ROAD
---	EXISTING RIGHT OF WAY
(FIBER)	EXISTING UNDERGROUND FIBER LINE
GUY	EXISTING GUY WIRE
HP	EXISTING HINGE POINT/TOP OF SLOPE
LSW	EXISTING LINE SOLID WHITE
(OIL)	EXISTING UNDERGROUND OIL LINE
PP	EXISTING POWER POLE
---	EXISTING PROPERTY LINE
---	PROPOSED BLOCK WALL
---	PROPOSED DIRECTION OF SHEET FLOW
---	PROPOSED FLOWLINE
PE	PROPOSED PEDESTRIAN EASEMENT
PUE	PROPOSED PUBLIC UTILITY EASEMENT
(R)	RADIAL
SSMH	EXISTING SANITARY SEWER MANHOLE
(SS)	EXISTING SANITARY SEWER LINE
---	SUBDIVISION BOUNDARY
VAULT	EXISTING VAULT, ELECTRIC
#	TYPICAL STREET SECTION PER SHEETS 1 AND 2
---	WAIVER OF DIRECT ACCESS
()R1	RECORD PER FILED MAP 7-1 RECORDED NOVEMBER 12, 1971 IN BOOK 5, PAGES 13 AND 14, K.C.R., OR CALCULATED THEREFROM.
()R2	RECORD PER PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006 IN BOOK 54 OF MAPS, PAGES 149-158, K.C.R., OR CALCULATED THEREFROM.

SEE SHEET 8



SEE SHEET 10



PROJECT SURVEYOR:

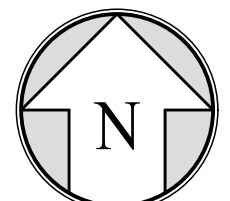
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60' 0' 60'

SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

SHEET 9 OF 13

TENTATIVE TRACT NO. 7461

MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
AUGUST 2024

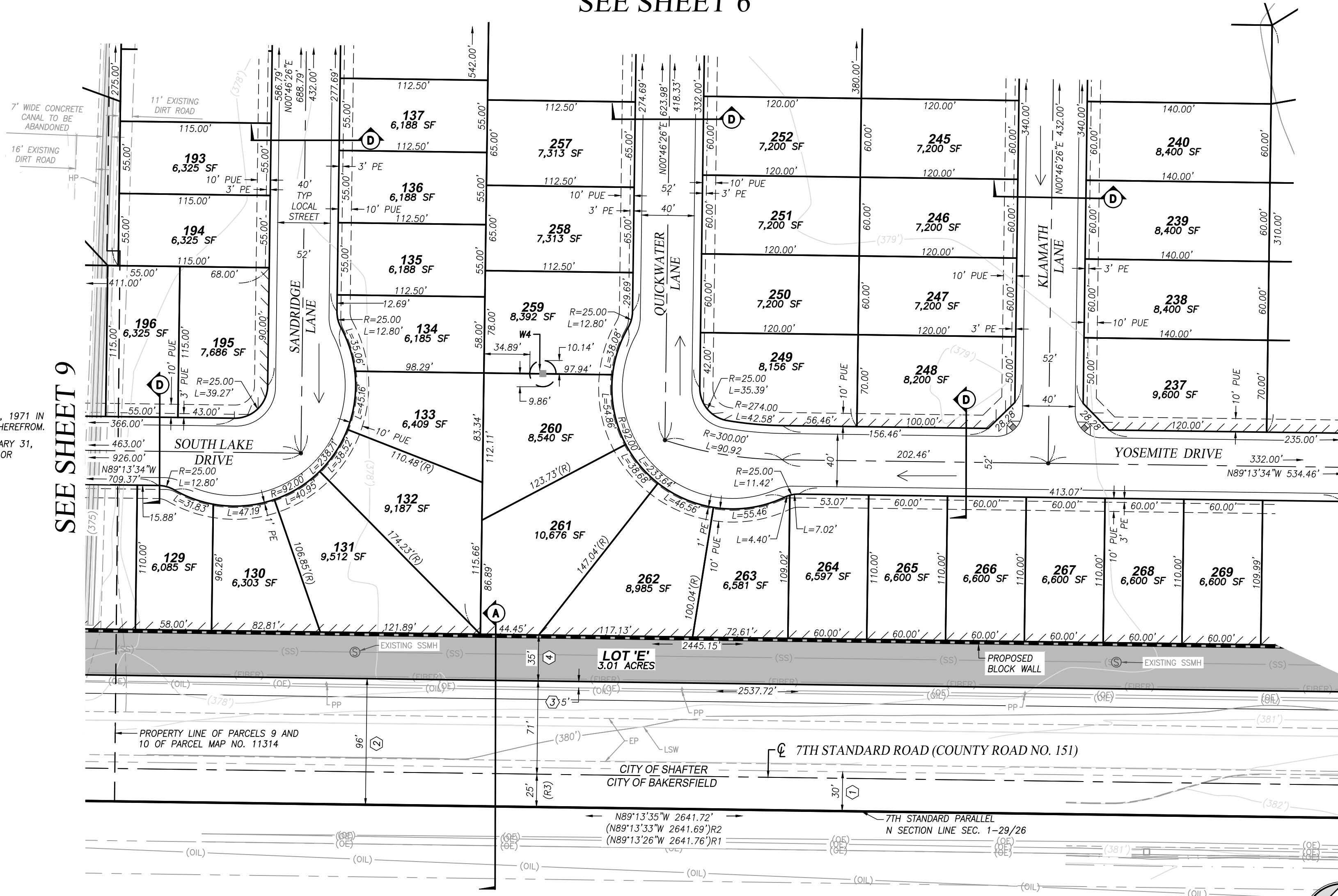
LEGEND

WX	■	ABANDONED WELL, SEE SHEET 3 FOR EXISTING WELL INFORMATION
	—	CENTERLINE, STREET
	(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
	(OE)	EXISTING ELECTRICAL OVERHEAD
	(XXX)	EXISTING CONTOURS IN FEET
EP	---	EXISTING EDGE OF PAVEMENT
	---	EXISTING EDGE OF DIRT ROAD
	---	EXISTING PROPERTY LINE
	---	EXISTING RIGHT OF WAY
	(FIBER)	EXISTING UNDERGROUND FIBER LINE
HP	---	EXISTING HINGE POINT/TOP OF SLOPE
LSW	---	EXISTING LINE SOLID WHITE
	(OIL)	EXISTING UNDERGROUND OIL LINE
PP	○	EXISTING POWER POLE
	---	PROPOSED BLOCK WALL
	→	PROPOSED DIRECTION OF SHEET FLOW
	(C)	10' RADIUS NON-BUILDABLE BUFFER
	---	PROPOSED FLOW LINE
PE	---	PROPOSED PEDESTRIAN EASEMENT
PUE	---	PROPOSED PUBLIC UTILITY EASEMENT
(R)		RADIAL
SSMH	⊙	EXISTING SANITARY SEWER MANHOLE
	(SS)	EXISTING SANITARY SEWER LINE
	---	SUBDIVISION BOUNDARY
	---	TYPICAL STREET SECTION PER SHEETS 1 AND 2
	---	WAIVER OF DIRECT ACCESS
()R1		RECORD PER FILED MAP 7-1 RECORDED NOVEMBER 12, 1971 IN BOOK 5, PAGES 13 AND 14, K.C.R., OR CALCULATED THEREFROM.
()R2		RECORD PER PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006 IN BOOK 54 OF MAPS, PAGES 149-158, K.C.R., OR CALCULATED THEREFROM.

SEE SHEET 6

SEE SHEET 9

SEE SHEET 11



PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189

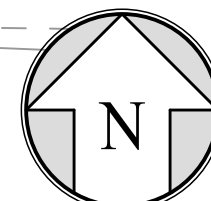
08/13/2024

DATE

BY:



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60' 0' 60'

SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

SHEET 10 OF 13

TENTATIVE TRACT NO. 7461

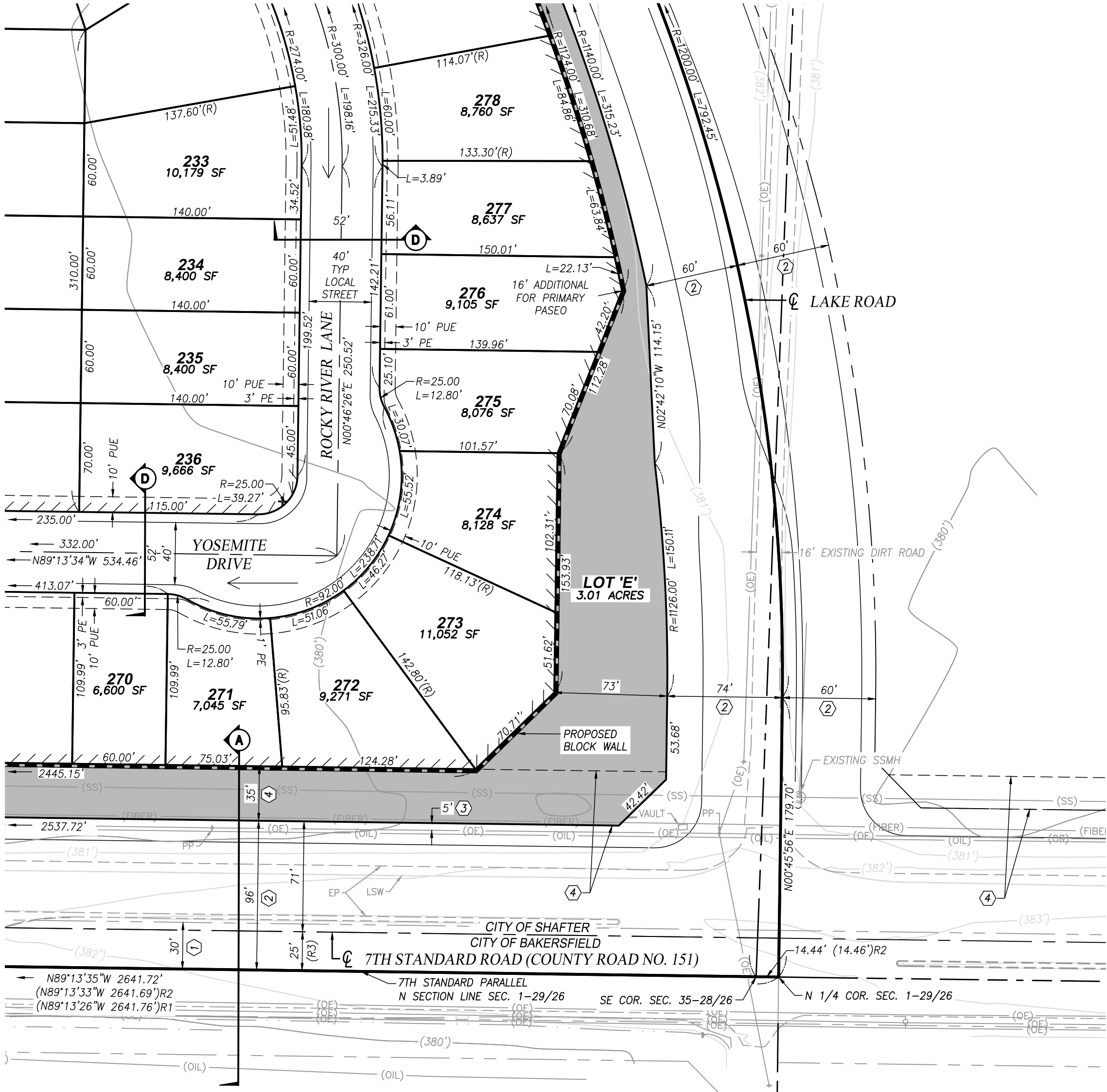
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AUGUST 2024

LEGEND

— — — — —	CENTERLINE, STREET
(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
(OE)	EXISTING ELECTRICAL OVERHEAD
(XXX)	EXISTING CONTOURS IN FEET
EP	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF DIRT ROAD
---	EXISTING RIGHT OF WAY
---	EXISTING SEWER EASEMENT
(FIBER)	EXISTING UNDERGROUND FIBER LINE
LSW	EXISTING LINE SOLID WHITE
(OIL)	EXISTING UNDERGROUND OIL LINE
PP	EXISTING POWER POLE
---	PROPOSED BLOCK WALL
→	PROPOSED DIRECTION OF SHEET FLOW
---	PROPOSED FLOW LINE
PE	PROPOSED PEDESTRIAN EASEMENT
PUE	PROPOSED PUBLIC UTILITY EASEMENT
(R)	RADIAL
---	SECTION LINE
(SS)	EXISTING SANITARY SEWER LINE
SSMH	EXISTING SANITARY SEWER MANHOLE
---	SUBDIVISION BOUNDARY
VAULT	EXISTING VAULT, ELECTRIC
---	TYPICAL STREET SECTION PER SHEETS 1 AND 2
() R1	RECORD PER FILED MAP 7-1 RECORDED NOVEMBER 12, 1971 IN BOOK 5, PAGES 13 AND 14, K.C.R., OR CALCULATED THEREFROM.
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SEE SHEET 7

SEE SHEET 10



PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189

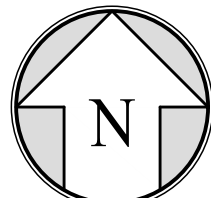
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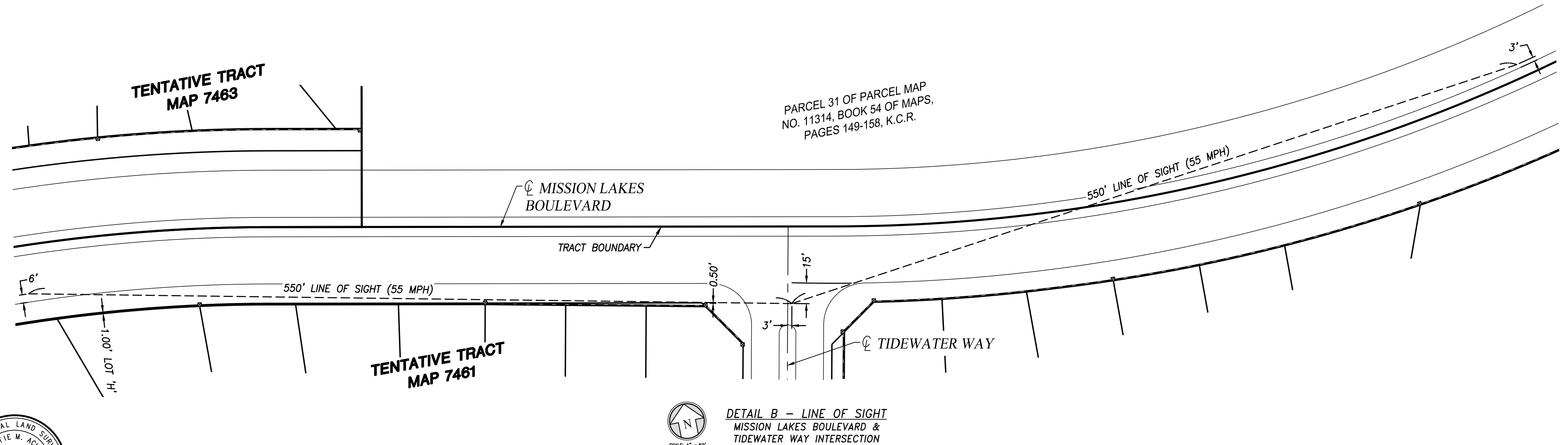
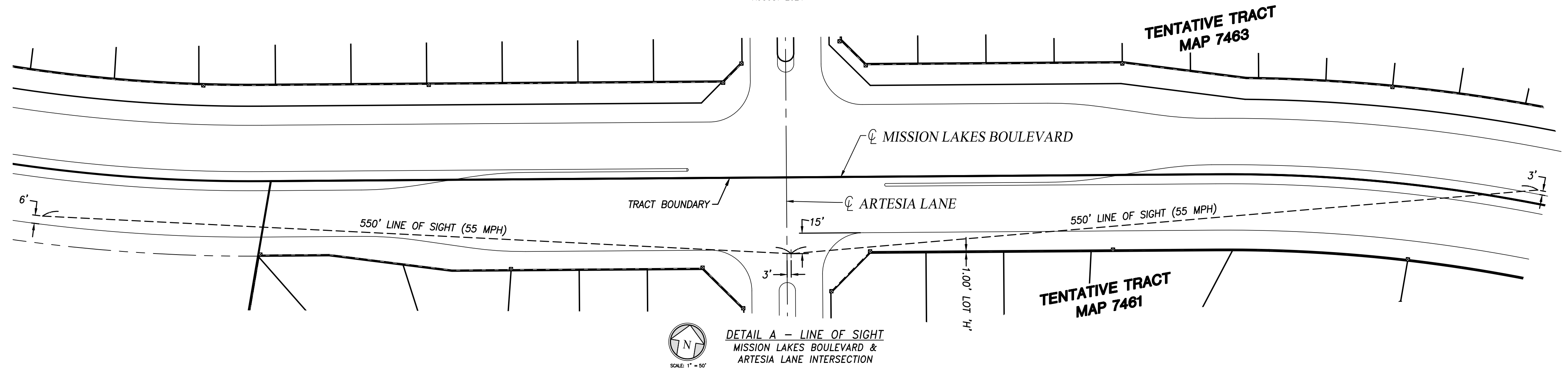
60' 0' 60'

SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

SHEET 11 OF 13

TENTATIVE TRACT NO. 7461

MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
AUGUST 2024



PROJECT SURVEYOR:

Kristie M. Achee

KRISTIE M. ACHEE, P.L.S. 8189
BY:

08/13/2024
DATE

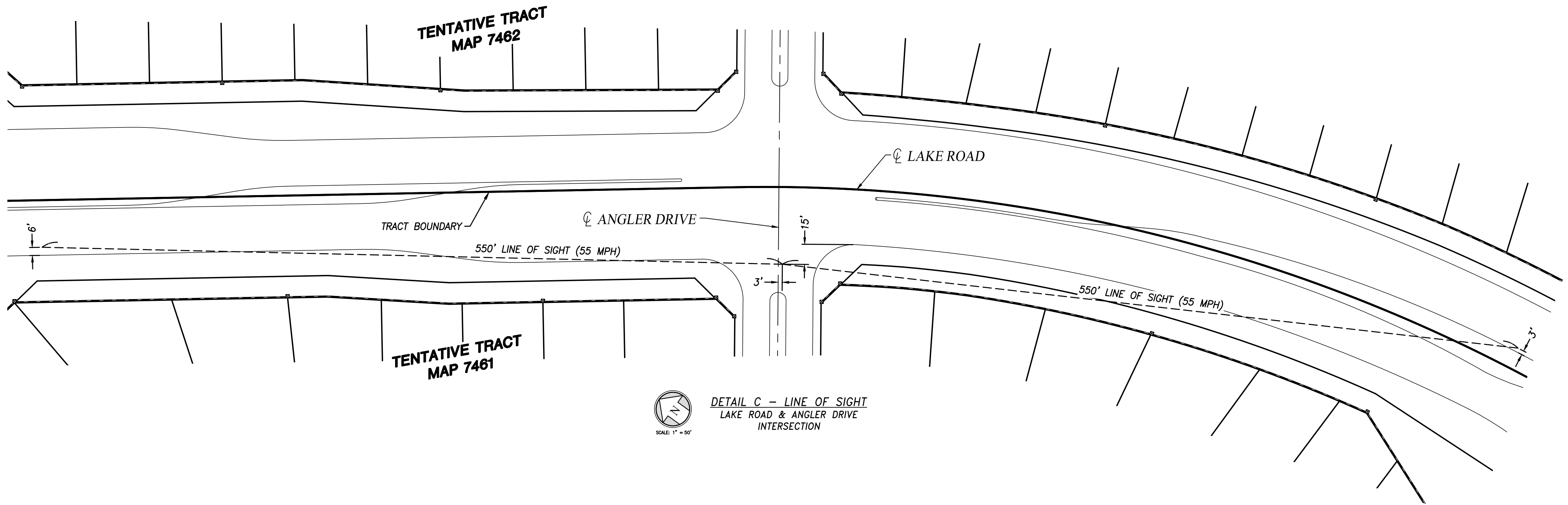


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SHEET 12 OF 13

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AUGUST 2024



DETAIL C - LINE OF SIGHT
LAKE ROAD & ANGLER DRIVE
INTERSECTION



PROJECT SURVEYOR:

Kristie Achee

KRISTIE M. ACHEE, P.L.S. 8189

08/13/2024

DATE

BY:



WWW.QKINC.COM
1-800-955-7599
BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

RESOLUTION NO. 24-449

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING APPROVAL OF TENTATIVE TRACT NO. 7461, AS DEPICTED IN EXHIBIT “A”, TO THE CITY COUNCIL OF THE CITY OF SHAFTER

WHEREAS, Lennar Homes of California, Inc., 8080 N. Palm Ave., Suite 110, Fresno, CA 93711, submitted a tentative tract map application to the City of Shafter to subdivide 82.53 acres (gross) into 281 single-family residential lots, 1 park lot, 1 basin lot, and 6 landscape lots/nature trail within the adopted Mission Lakes Specific Plan; and

WHEREAS, Lennar Homes of California, Inc., 8080 N. Palm Ave., Suite 110, Fresno, CA 93711, is requesting approval of Tentative Tract No. 7461 on that certain property in the City of Shafter as shown in Exhibit “A”; and

WHEREAS, the Planning Commission, through its Secretary, did set Tuesday, December 10, 2024, at the hour of 6:00 p.m. in the Council Chambers of City Hall, 336 Pacific Avenue, Shafter, California, as the time and place for a public hearing before said Planning Commission on said proposal, and notice of the public hearing was given in the manner provided in Title 16 of the Shafter Municipal Code; and

WHEREAS, the project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457; and

WHEREAS, the project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the Mission Lakes Specific Plan in 2005 (SCH No. 2004101029) pursuant to Resolution No. 05-1738; and

WHEREAS, the certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract No. 7461 and is consistent with the Mission Lakes Specific Plan and approved alterations thereof; 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 December 10, 2024, the proposed tentative tract map was duly heard and considered, and the Planning Commission 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, the mineral rights owner, and published in a local newspaper of general circulation at least 10 days prior to the hearing.

2. The proposed tentative tract map is only proposing residential development consistent with the Mission Lakes Specific Plan as amended. Therefore, the project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California

EXHIBIT 3

Government Code §65457. The project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the Mission Lakes Specific Plan in 2005 (SCH No. 2004101029). The certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract No. 7461 within the Mission Lakes Specific Plan area.

3. The Planning Commission 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 the Mission Lakes Specific Plan 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 and to ensure reasonable surface access is provided for oil and gas exploration and production within the Mission Lakes Specific Plan.

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. 7461), together with the provisions for its design and improvement, is consistent with the City of Shafter General Plan. The proposed density and intensity of development are consistent with the Mission Lakes Specific Plan. 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 Planning Commission of the City of Shafter, in a regular meeting on the 10th day of December 2024, resolved to recommend to the City Council approval of Tentative Tract Map No. 7461 (Exhibit “A”), as described in Planning Commission Resolution No. 24-449, with conditions of approval as shown in Exhibit “B”.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered forthwith by the Deputy City Clerk to the City Council of the City of Shafter.

PASSED AND ADOPTED THIS 10th DAY OF DECEMBER, 2024.

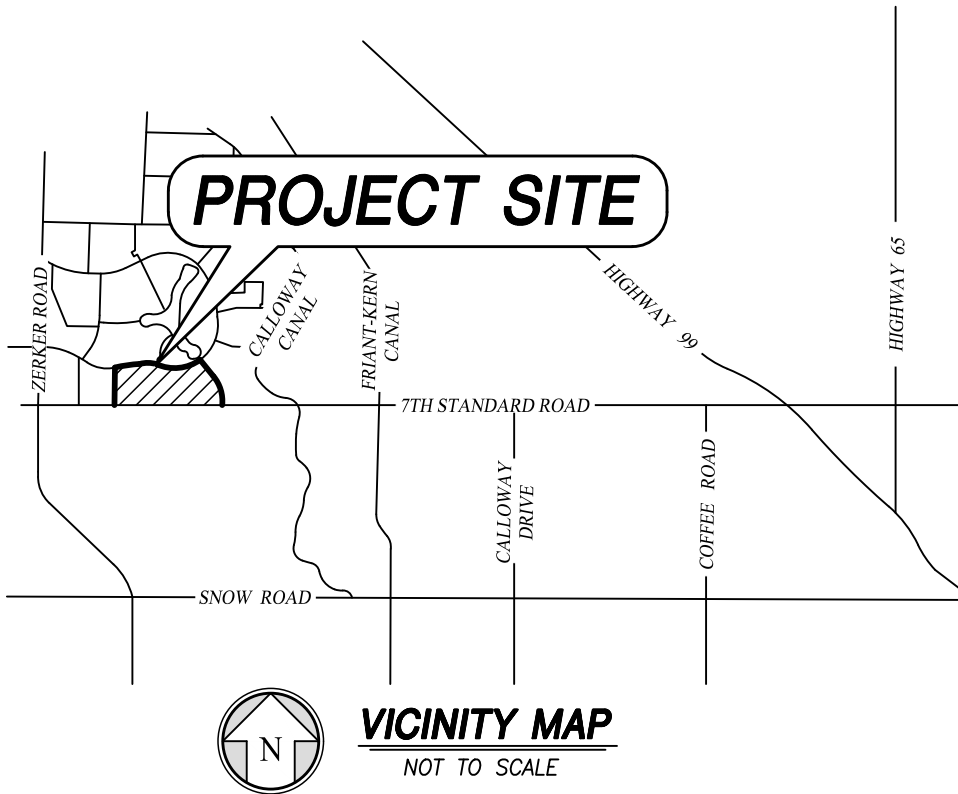
John Sanchez, Chairman

ATTEST

Vanessa Uribe, Deputy City Clerk

TENTATIVE TRACT NO. 7461

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GENERAL NOTES:

ALL LOTS ARE TO HAVE A 10' PUBLIC UTILITIES EASEMENT (PUE).

ALL LOTS ARE TO HAVE A PEDESTRIAN EASEMENT (PE) VARYING FROM 1' TO 3'.

WINDROW LANDSCAPING IS TO BE CONTAINED WITHIN THE PUBLIC UTILITIES EASEMENT (PUE).

ALL NATURE TRAILS, PRIMARY PASEOS AND SECONDARY PASEOS TO BE IN ACCORDANCE WITH THE MISSION LAKES SPECIFIC PLAN AND THE CITY OF SHAFTER STANDARDS.

ALL PROPOSED STREETS SHALL BE IRREVOCABLE OFFERS OF DEDICATION TO THE CITY OF SHAFTER, UNLESS OTHERWISE NOTED.

SUBDIVISION TO BE SERVED BY DUAL WATER SYSTEM FOR BOTH POTABLE RESIDENTIAL WATER AND NON-POTABLE WATER FOR LANDSCAPING. NON-POTABLE WATER TO BE PROVIDED BY OILDALE MUTUAL WATER COMPANY AT A LATER DATE.

DRAINAGE FROM THE PROJECT SITE WILL BE DIRECTED TO AN ONSITE BASIN (LOT 'F') LOCATED IN THE SOUTHWEST CORNER OF PARCEL 9 OF PARCEL MAP NO. 11314.

THERE IS TO BE A SIGNAL AT THE INTERSECTION OF 7TH STANDARD ROAD AND LAKE ROAD.

EASEMENTS:

- EASEMENT FOR A PUBLIC ROAD AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF KERN, RECORDED JANUARY 17, 1895 IN MINUTE BOOK VOLUME 6, PAGE 577, COMMONLY KNOWN AS 7TH STANDARD ROAD (COUNTY ROAD NO. 151).
- EASEMENT FOR STREET AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF SHAFTER AS DEDICATED ON PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006 IN BOOK 54 OF MAPS AT PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER.
- EASEMENT FOR POWER POLES AND POWER LINES INCIDENTAL PURPOSES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY RECORDED AUGUST 31, 2009 AS DOCUMENT NO. 0209128384 OF OFFICIAL RECORDS. (WIDTH NOT DISCLOSED. APPROXIMATE LOCATION SHOWN PER EXISTING POWER POLES. DIMENSION SHOWN ON MAP IS FROM THE EXISTING POWER POLES TO THE LOT LINE.)
- EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SHAFTER RECORDED FEBRUARY 22, 2021 AS DOCUMENT NO. 221032238 OF OFFICIAL RECORDS.

TOTAL SITE DATA:

LOT SIZES:
PARK BASIN
PA-9 LDR
NUMBER OF LOTS
NUMBER OF BUILDABLE LOTS
NUMBER OF NON-BUILDABLE LOTS
LANDSCAPE LOTS
AREAS GROSS
AREAS NET
NET DENSITY:
PA-9 LDR: 281 LOTS
50.41 ACRES NET
5.57 DU/AC

2.69 NET ACRES
1.28 NET ACRES
4,000 S.F. MINIMUM
289
281
2
6
82.53 ACRES GROSS
50.41 ACRES NET
4-7.5 DU/AC PER THE MISSION LAKES SPECIFIC PLAN

EXISTING USE
PROPOSED USE
EXISTING/PROPOSED ZONING
EXISTING/PROPOSED LAND USE DESIGNATION:
ASSESSOR PARCEL NUMBERS
WATER
SEWER
ELECTRICITY
GAS
TELEPHONE
CABLE
FIBER
SCHOOL DISTRICTS:
ELEMENTARY
JR. HIGH
HIGH SCHOOL

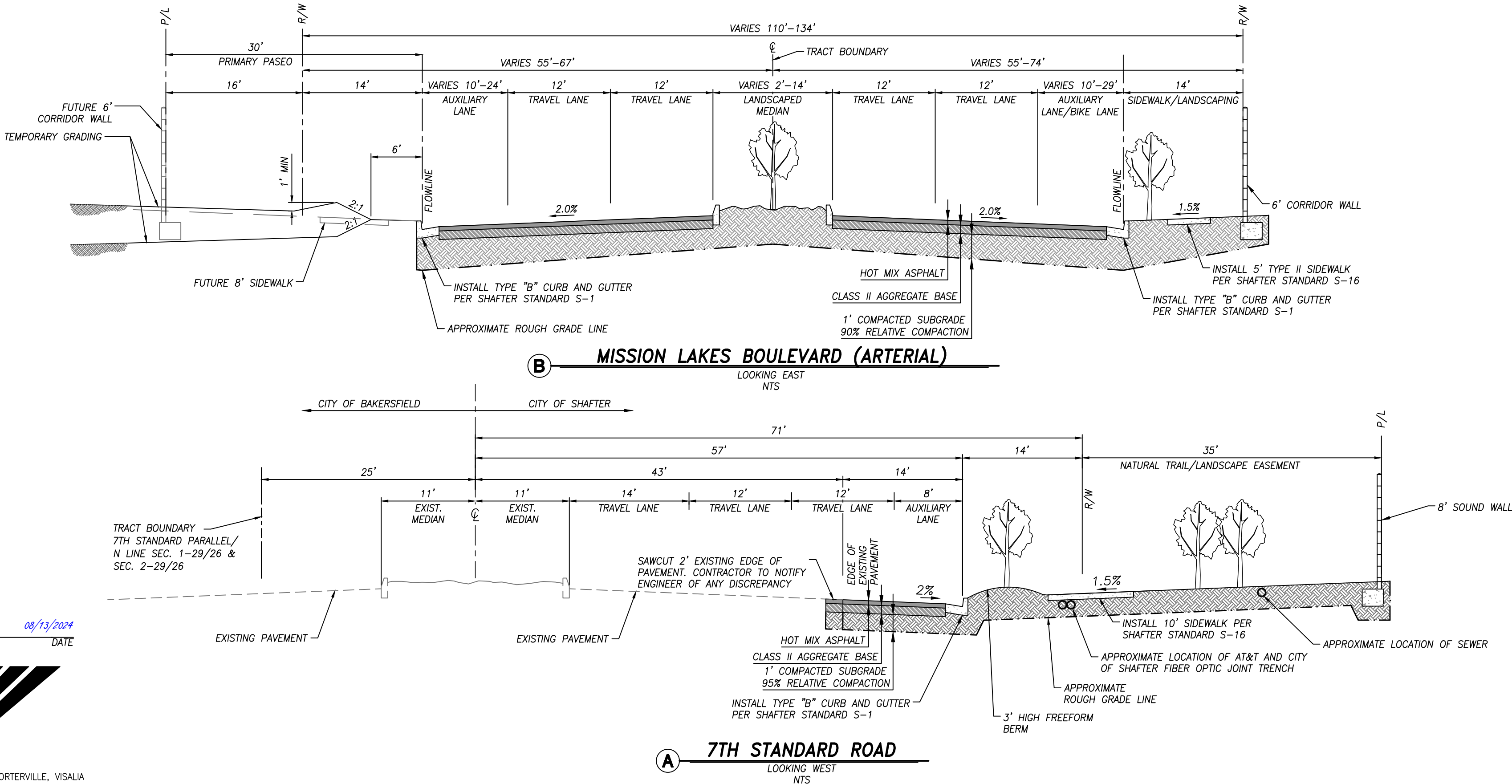
AGRICULTURE
SINGLE FAMILY RESIDENTIAL, PARK AND BASIN
MISSION LAKES SPECIFIC PLAN
PA-9 LDR
536-010-67, 536-010-90 & 536-010-91
OILDALE MUTUAL WATER COMPANY
CITY OF SHAFTER/NORTH OF THE RIVER
PACIFIC GAS & ELECTRIC
SOUTHERN CALIFORNIA GAS COMPANY
AT&T
CHARTER COMMUNICATIONS (SPECTRUM)
CITY OF SHAFTER

NORRIS SCHOOL DISTRICT
NORRIS SCHOOL DISTRICT
KERN COUNTY HIGH SCHOOL DISTRICT

TABLE A	
NON-BUILDABLE LETTER LOTS	
LETTER	AREA
A - PUBLIC PARK	2.69 AC
B - LANDSCAPE/PUE	10,350 SF
C - LANDSCAPE/PUE	10,350 SF
D - LANDSCAPE/PUE	8,081 SF
E - LANDSCAPE/NATURE TRAIL/PUE	3.01 AC
F - BASIN	1.28 AC
G - LANDSCAPE/PUE	716 SF
H - LANDSCAPE/PUE	1,109 SF

ALTERNATE STREET NAMES:

CASPIAN SEA
CATFISH
FIGUEROA
FISHHOOK
FURNACE
GADWALL
GREAT BEAR
GRIZZLY
GULF
MOON LAKE
SUNFISH



PROJECT SURVEYOR:

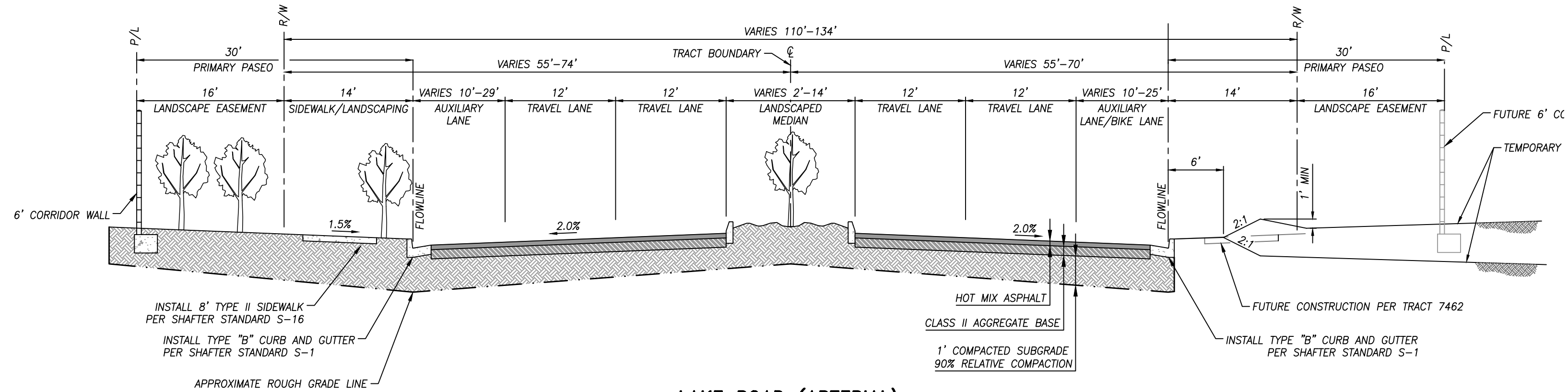
Kristie M. Achee, P.L.S. 8189
BY: Kristie M. Achee, P.L.S. 8189
DATE: 08/13/2024



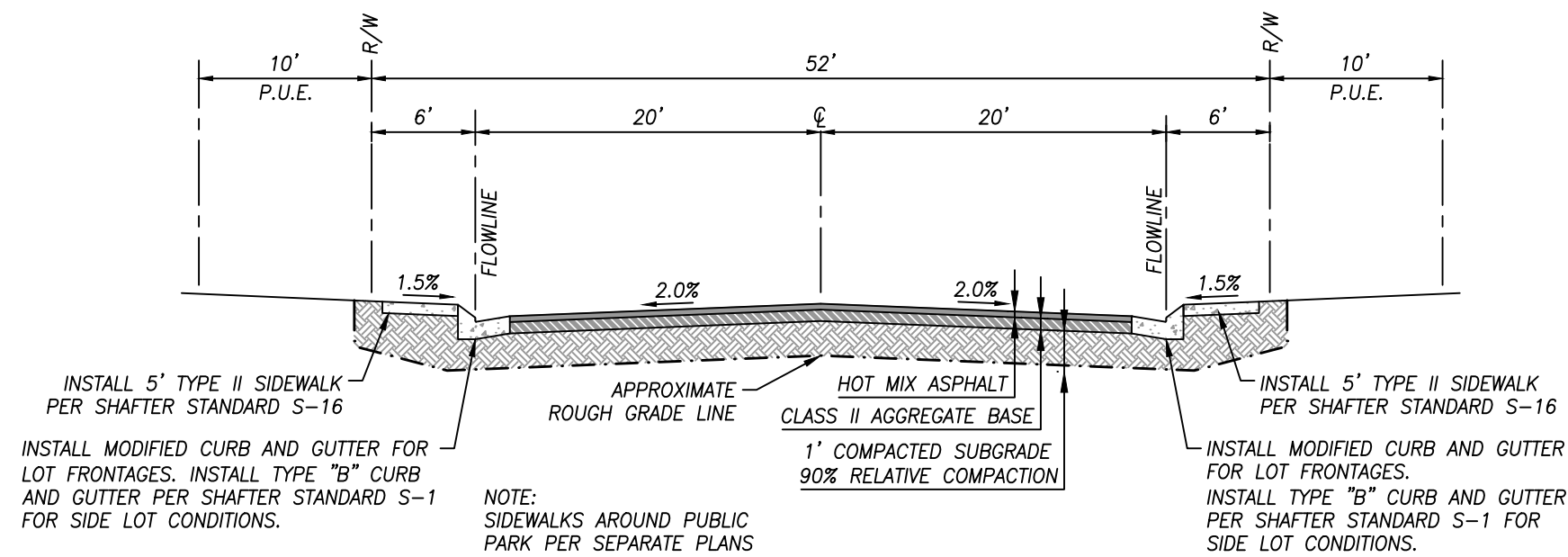
BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

TENTATIVE TRACT NO. 7461

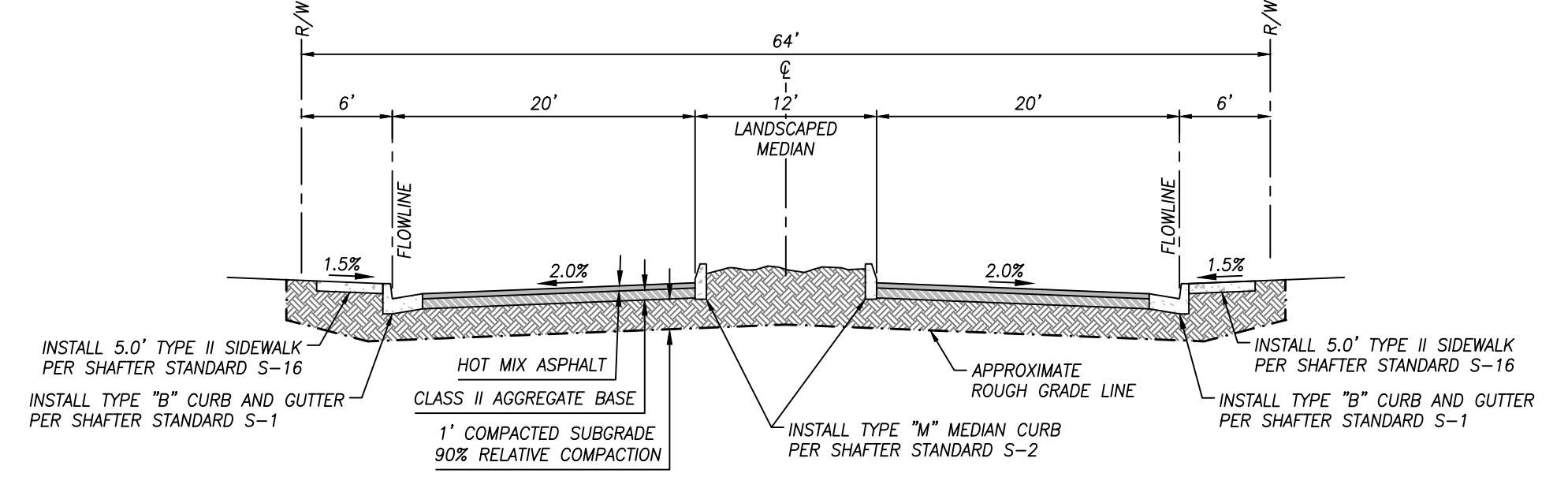
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AUGUST 2024



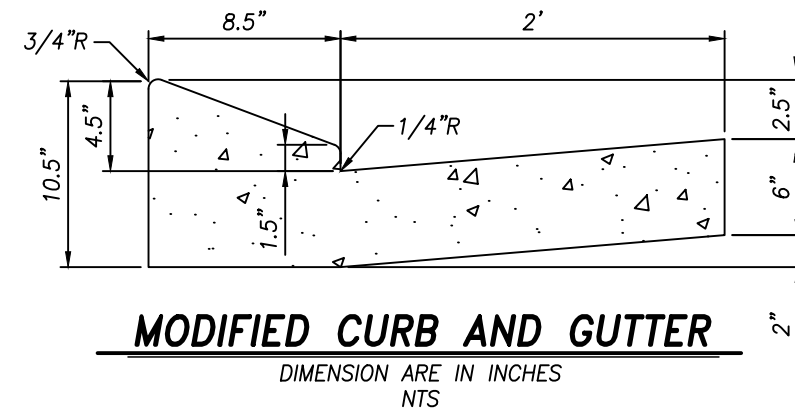
C LAKE ROAD (ARTERIAL)
LOOKING NORTH
NTS



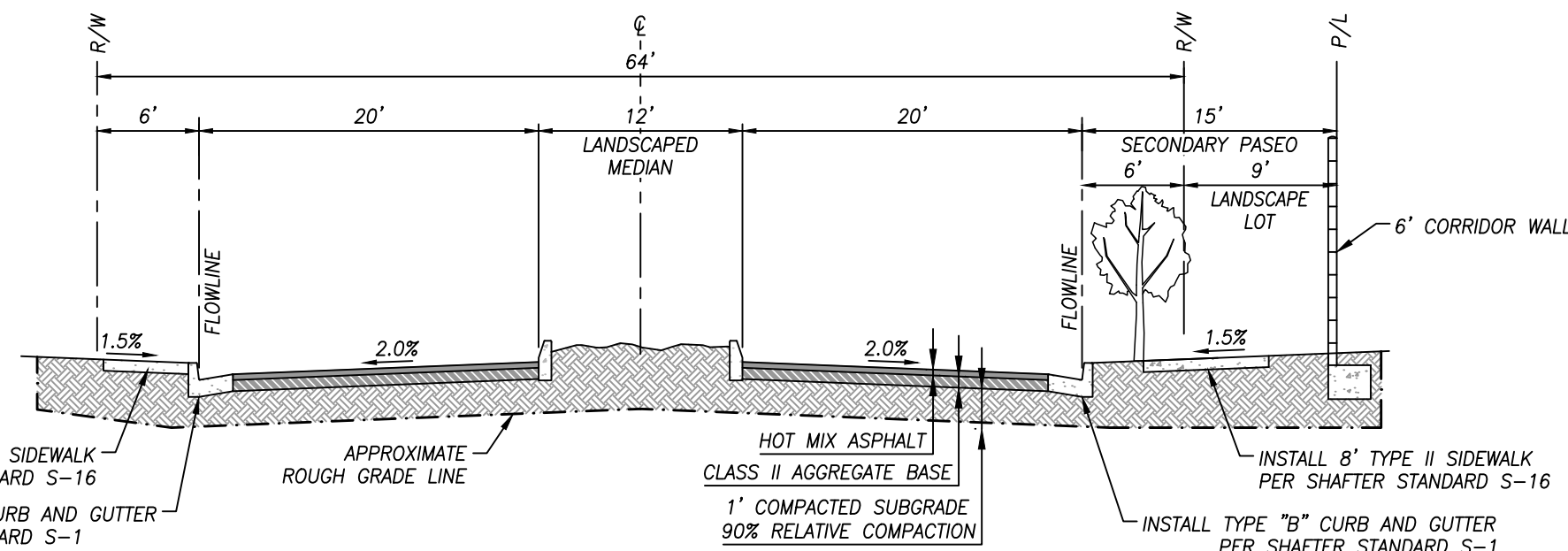
D LOCAL STREET
NTS



E LOCAL STREET (WITH 12' MEDIAN)
ANGLER DRIVE LOOKING WEST
ARTESIA LANE LOOKING NORTH
NTS



MODIFIED CURB AND GUTTER
DIMENSION ARE IN INCHES
NTS



F LOCAL STREET (WITH 12' MEDIAN AND SECONDARY PASEO)
TIDEWATER WAY LOOKING NORTH
NTS



PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189

08/13/2024

BY:



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1-800-955-7599
BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

TENTATIVE TRACT NO. 7461

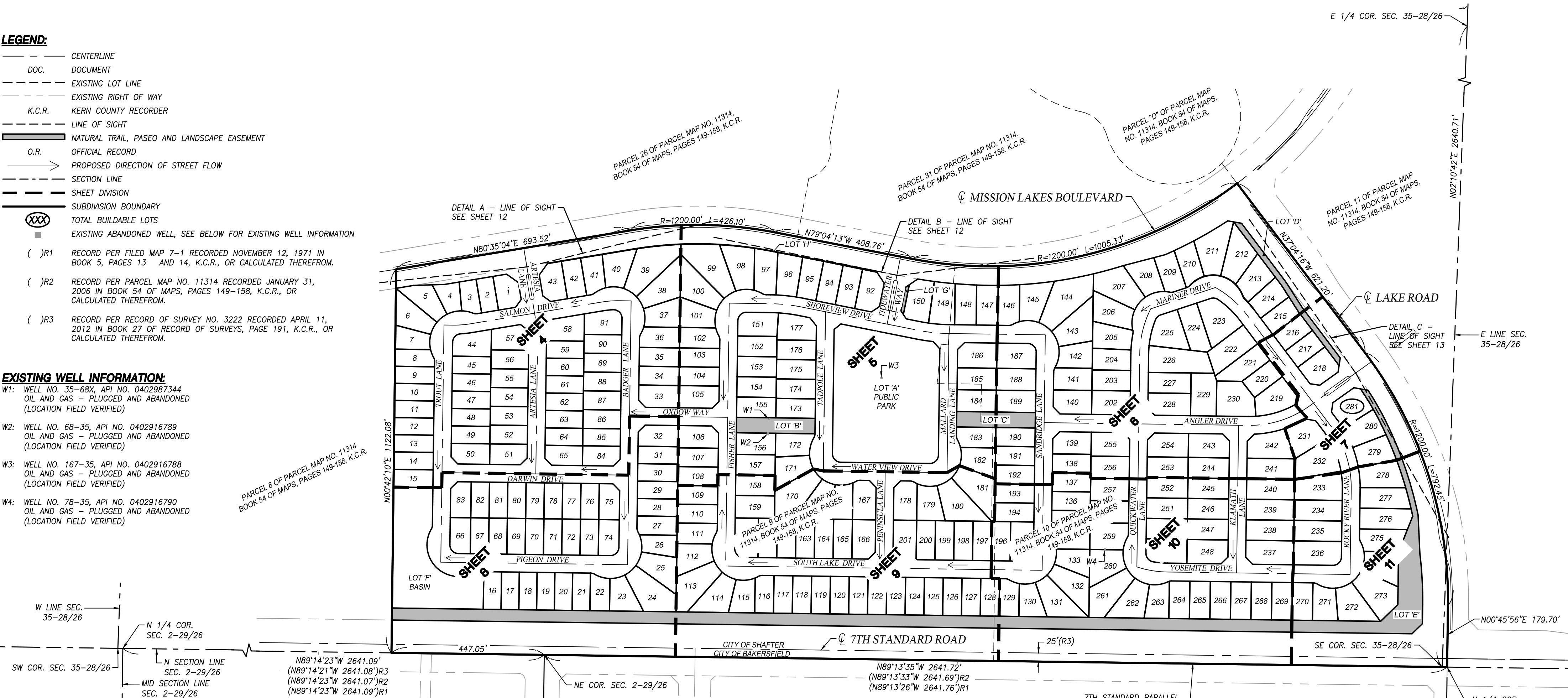
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AUGUST 2024

LEGEND:

- — — — — CENTERLINE
- DOC. DOCUMENT
- — — — — EXISTING LOT LINE
- — — — — EXISTING RIGHT OF WAY
- K.C.R. KERN COUNTY RECORDER
- — — — — LINE OF SIGHT
- — — — — NATURAL TRAIL, PASEO AND LANDSCAPE EASEMENT
- O.R. OFFICIAL RECORD
- PROPOSED DIRECTION OF STREET FLOW
- — — — — SECTION LINE
- — — — — SHEET DIVISION
- — — — — SUBDIVISION BOUNDARY
- XXX TOTAL BUILDABLE LOTS
- EXISTING ABANDONED WELL, SEE BELOW FOR EXISTING WELL INFORMATION
- () R1 RECORD PER FILED MAP 7-1 RECORDED NOVEMBER 12, 1971 IN BOOK 5, PAGES 13 AND 14, K.C.R., OR CALCULATED THEREFROM.
- () R2 RECORD PER PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006 IN BOOK 54 OF MAPS, PAGES 149-158, K.C.R., OR CALCULATED THEREFROM.
- () R3 RECORD PER RECORD OF SURVEY NO. 3222 RECORDED APRIL 11, 2012 IN BOOK 27 OF RECORD OF SURVEYS, PAGE 191, K.C.R., OR CALCULATED THEREFROM.

EXISTING WELL INFORMATION:

- W1: WELL NO. 35-68X, API NO. 0402987344
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)
- W2: WELL NO. 68-35, API NO. 0402916789
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)
- W3: WELL NO. 167-35, API NO. 0402916788
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)
- W4: WELL NO. 78-35, API NO. 0402916790
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)

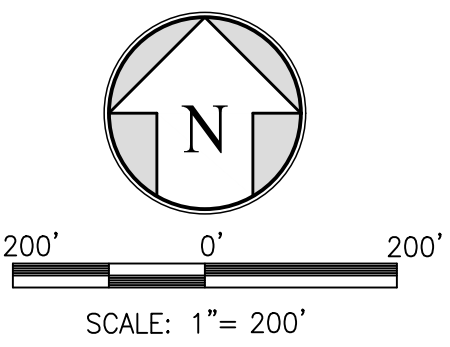


PROJECT SURVEYOR:

Kristie M. Achee
BY: KRISTIE M. ACHEE, P.L.S. 8189
DATE: 03/13/2024



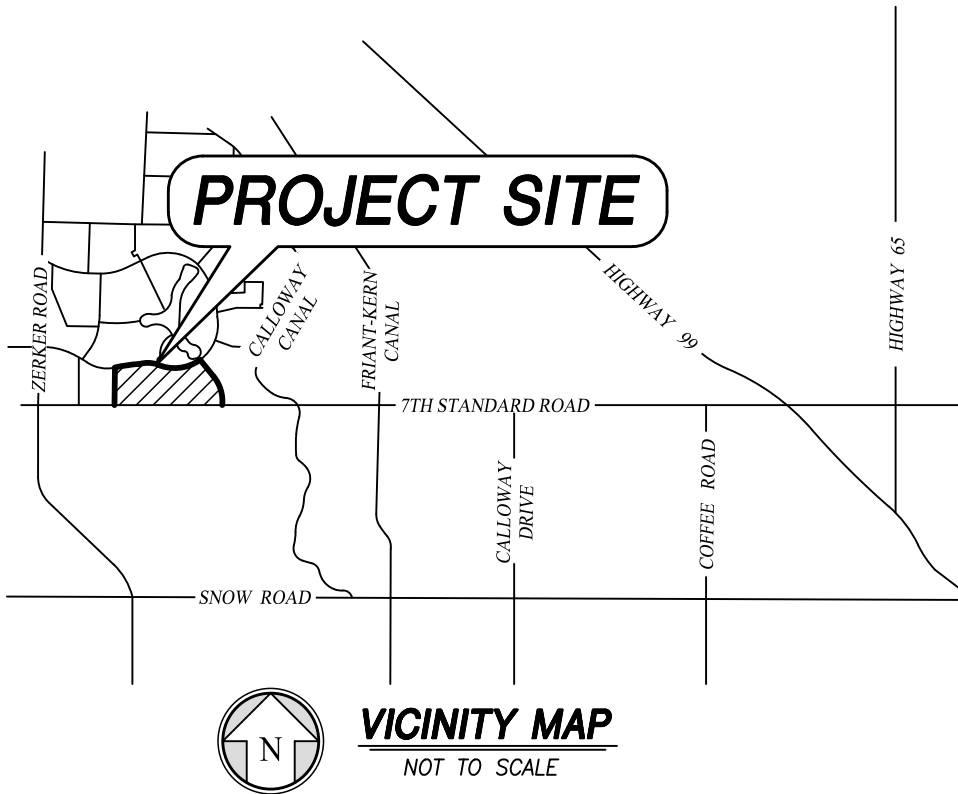
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LOT & STREET OVERVIEW

TENTATIVE TRACT NO. 7461

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④ EASEMENT FOR PUBLIC SEWER AND INCIDENTAL PURPOSES IN FAVOR OF CITY OF SHAFTER RECORDED FEBRUARY 22, 2021 AS DOCUMENT NO. 221032238 OF OFFICIAL RECORDS.

TOTAL SITE DATA:

LOT SIZES:

PARK

2.69 NET ACRES

1.28 NET ACRES

4,000 S.F. MINIMUM

289

281

2

6

82.53 ACRES GROSS

50.41 ACRES NET

NET DENSITY:

PA-9 LDR: 281 LOTS

50.41 ACRES NET

5.57 DU/AC

EXISTING USE

PROPOSED ZONING

EXISTING/PROPOSED ZONING

ASSESSOR PARCEL NUMBERS

WATER

SEWER

ELECTRICITY

GAS

TELEPHONE

CABLE

FIBER

SCHOOL DISTRICTS:

ELEMENTARY

JR. HIGH

HIGH SCHOOL

2.69 NET ACRES

1.28 NET ACRES

4,000 S.F. MINIMUM

289

281

2

6

82.53 ACRES GROSS

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FIBER

SCHOOL DISTRICTS:

ELEMENTARY

JR. HIGH

HIGH SCHOOL

AGRICULTURE

SINGLE FAMILY RESIDENTIAL, PARK AND BASIN

MISSION LAKES SPECIFIC PLAN

PA-9 LDR

536-010-67, 536-010-90 & 536-010-91

OILDALE MUTUAL WATER COMPANY

CITY OF SHAFTER/NORTH OF THE RIVER

PACIFIC GAS & ELECTRIC

SOUTHERN CALIFORNIA GAS COMPANY

AT&T

CHARTER COMMUNICATIONS (SPECTRUM)

CITY OF SHAFTER

NORRIS SCHOOL DISTRICT

NORRIS SCHOOL DISTRICT

KERN COUNTY HIGH SCHOOL DISTRICT

4-7.5 DU/AC PER THE MISSION LAKES SPECIFIC PLAN

AGRICULTURE

SINGLE FAMILY RESIDENTIAL, PARK AND BASIN

MISSION LAKES SPECIFIC PLAN

PA-9 LDR

536-010-67, 536-010-90 & 536-010-91

OILDALE MUTUAL WATER COMPANY

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KERN COUNTY HIGH SCHOOL DISTRICT

4-7.5 DU/AC PER THE MISSION LAKES SPECIFIC PLAN

AGRICULTURE

SINGLE FAMILY RESIDENTIAL, PARK AND BASIN

MISSION LAKES SPECIFIC PLAN

PA-9 LDR

536-010-67, 536-010-90 & 536-010-91

OILDALE MUTUAL WATER COMPANY

CITY OF SHAFTER/NORTH OF THE RIVER

PACIFIC GAS & ELECTRIC

SOUTHERN CALIFORNIA GAS COMPANY

AT&T

CHARTER COMMUNICATIONS (SPECTRUM)

CITY OF SHAFTER

NORRIS SCHOOL DISTRICT

NORRIS SCHOOL DISTRICT

KERN COUNTY HIGH SCHOOL DISTRICT

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OILDALE MUTUAL WATER COMPANY

CITY OF SHAFTER/NORTH OF THE RIVER

PACIFIC GAS & ELECTRIC

MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
AUGUST 2024



08/13/2024



SHEET 2 OF 13

TENTATIVE TRACT NO. 7461

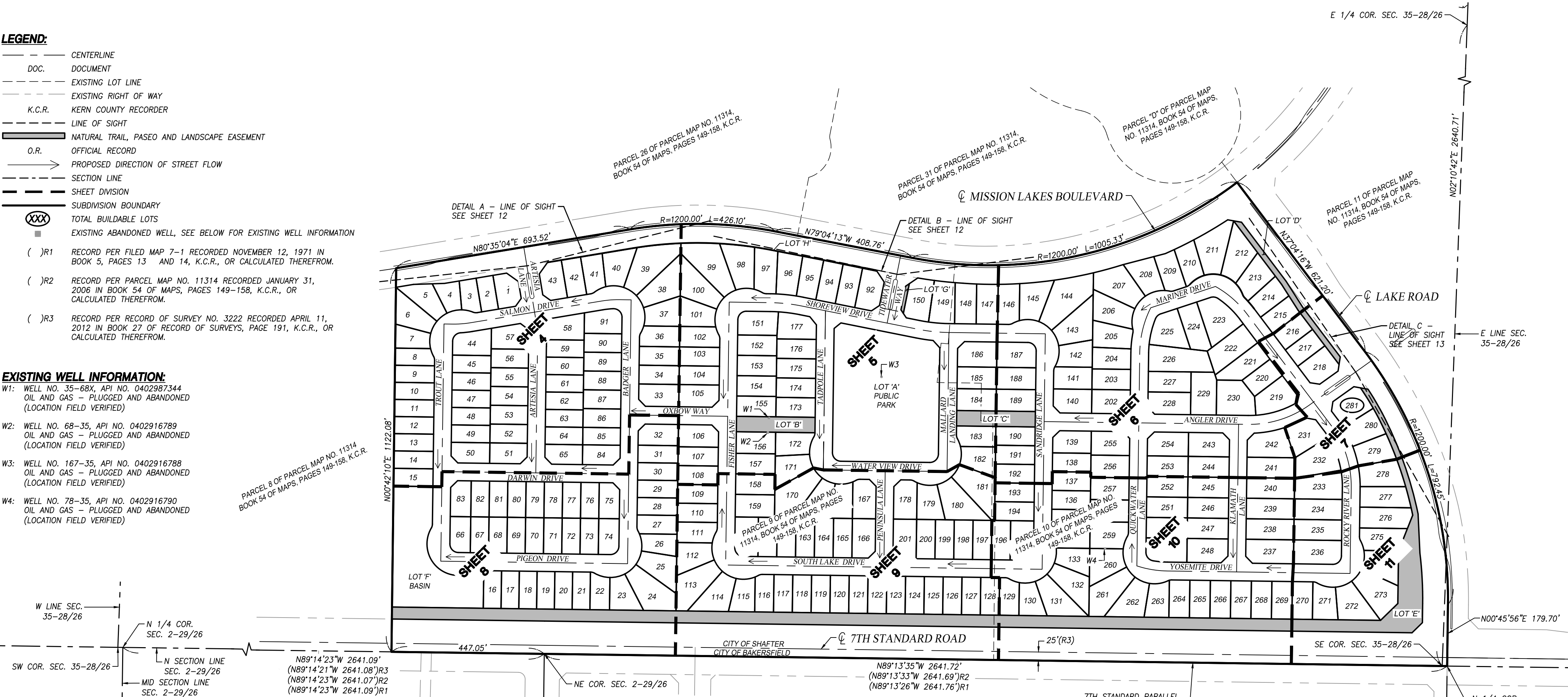
MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFER, COUNTY OF KERN, STATE OF CALIFORNIA.
AUGUST 2024

LEGEND:

- — — — — CENTERLINE
— — — — — DOC. DOCUMENT
— — — — — EXISTING LOT LINE
— — — — — EXISTING RIGHT OF WAY
— — — — — K.C.R. KERN COUNTY RECORDER
— — — — — LINE OF SIGHT
— — — — — NATURAL TRAIL, PASEO AND LANDSCAPE EASEMENT
— — — — — O.R. OFFICIAL RECORD
— — — — — PROPOSED DIRECTION OF STREET FLOW
— — — — — SECTION LINE
— — — — — SHEET DIVISION
— — — — — SUBDIVISION BOUNDARY
XXX TOTAL BUILDABLE LOTS
■ EXISTING ABANDONED WELL, SEE BELOW FOR EXISTING WELL INFORMATION
- () R1 RECORD PER FILED MAP 7-1 RECORDED NOVEMBER 12, 1971 IN BOOK 5, PAGES 13 AND 14, K.C.R., OR CALCULATED THEREFROM.
- () R2 RECORD PER PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006 IN BOOK 54 OF MAPS, PAGES 149-158, K.C.R., OR CALCULATED THEREFROM.
- () R3 RECORD PER RECORD OF SURVEY NO. 3222 RECORDED APRIL 11, 2012 IN BOOK 27 OF RECORD OF SURVEYS, PAGE 191, K.C.R., OR CALCULATED THEREFROM.

EXISTING WELL INFORMATION:

- W1: WELL NO. 35-68X, API NO. 0402987344
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)
- W2: WELL NO. 68-35, API NO. 0402916789
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)
- W3: WELL NO. 167-35, API NO. 0402916788
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)
- W4: WELL NO. 78-35, API NO. 0402916790
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)

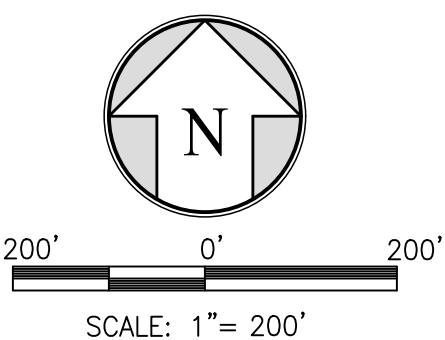


PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189
DATE: 03/13/2024
BY:



BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA



LOT & STREET OVERVIEW

SHEET 3 OF 13

TENTATIVE TRACT NO. 7461

MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFER, COUNTY OF KERN, STATE OF CALIFORNIA.
AUGUST 2024

LEGEND

	CENTERLINE, STREET
	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
	EXISTING CONTOURS IN FEET
	EXISTING RIGHT OF WAY
	EXISTING EDGE OF DIRT ROAD
	PROPOSED BLOCK WALL
	PROPOSED DIRECTION OF SHEET FLOW
	PROPOSED FLOWLINE
	PROPOSED PEDESTRIAN EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT
	RADIAL
	SUBDIVISION BOUNDARY
	TYPICAL STREET SECTION PER SHEETS 1 AND 2
	WAIVER OF DIRECT ACCESS

PE
PUE
(R)



SEE SHEET 5

SEE SHEET 8

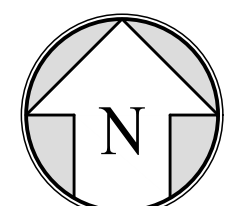


PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189
DATE: 08/13/2024



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60' 0' 60'

SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

SHEET 4 OF 13

TENTATIVE TRACT NO. 7461

MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFER, COUNTY OF KERN, STATE OF CALIFORNIA.
AUGUST 2024

LEGEND

	CENTERLINE, STREET
	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
	EXISTING CONTOURS IN FEET
	EXISTING RIGHT OF WAY
	EXISTING EDGE OF DIRT ROAD
	PROPOSED BLOCK WALL
	PROPOSED DIRECTION OF SHEET FLOW
	PROPOSED FLOWLINE
	PROPOSED PEDESTRIAN EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT
	RADIAL
	SUBDIVISION BOUNDARY
	TYPICAL STREET SECTION PER SHEETS 1 AND 2
	WAIVER OF DIRECT ACCESS

PE
PUE
(R)



SEE SHEET 5

SEE SHEET 8

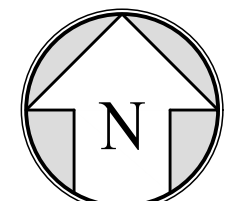


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SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

SHEET 4 OF 13

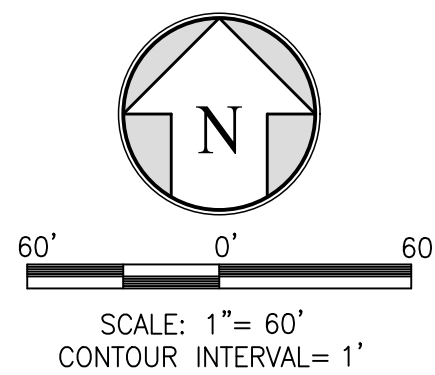
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MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFER, COUNTY OF KERN, STATE OF CALIFORNIA.
AUGUST 2024

LEGEND

WX	ABANDONED WELL, SEE SHEET 3 FOR EXISTING WELL INFORMATION
—	CENTERLINE, STREET
(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
(XXX)	EXISTING CONTOURS IN FEET
---	EXISTING LOT LINE
- - -	EDGE OF DIRT ROAD
HP	EXISTING HINGE POINT/TOP OF SLOPE
○	10' RADIUS NON-BUILDABLE BUFFER
—	PROPOSED BLOCK WALL
→	PROPOSED DIRECTION OF SHEET FLOW
—	PROPOSED FLOWLINE
---	PROPOSED PEDESTRIAN EASEMENT
- - -	PROPOSED PUBLIC UTILITY EASEMENT
(R)	RADIAL
—	SUBDIVISION BOUNDARY
—	TYPICAL STREET SECTION PER SHEETS 1 AND 2
—	WAIVER OF DIRECT ACCESS

SEE SHEET 4

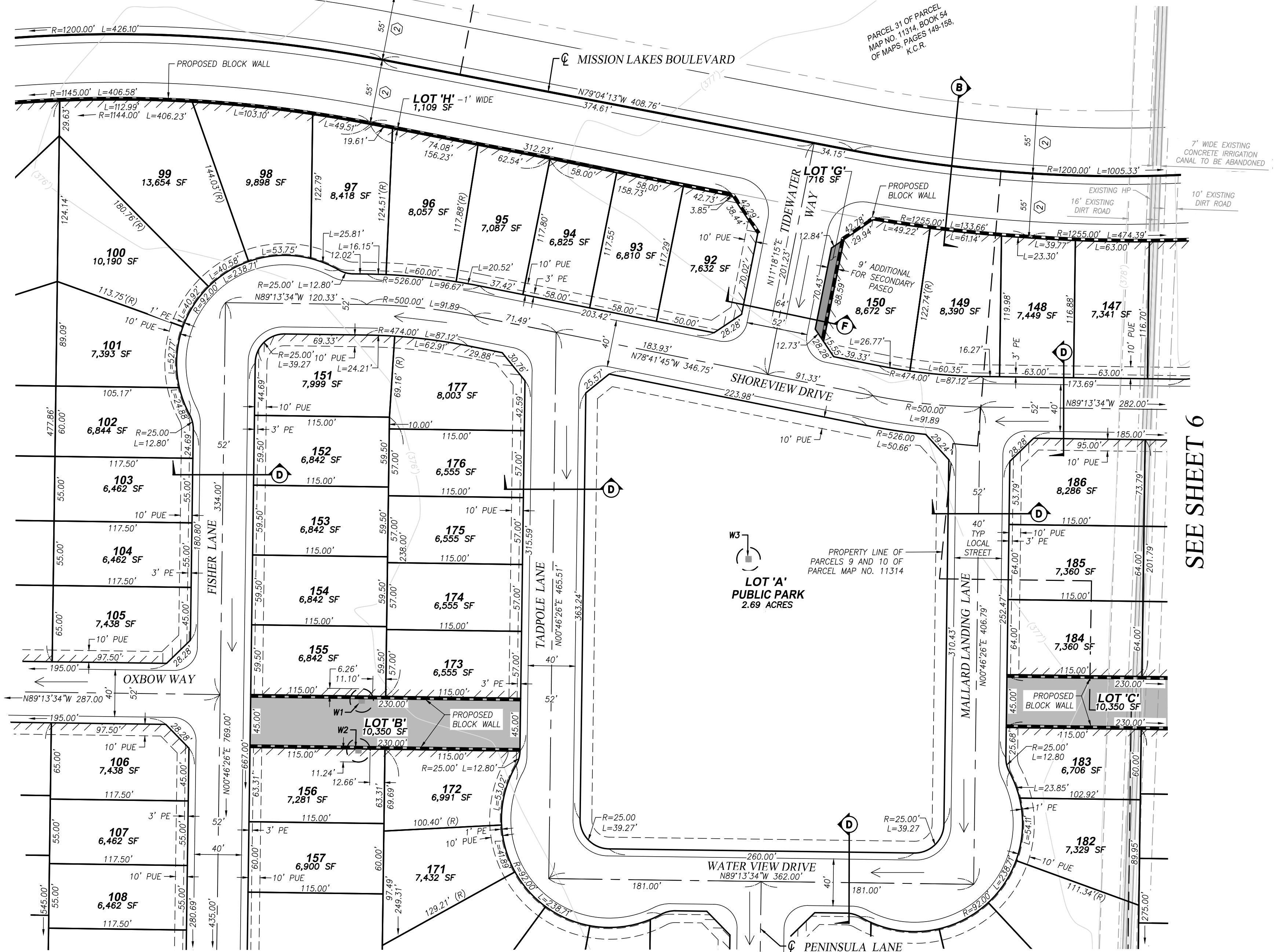


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DATE: 08/13/2024
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SEE SHEET 6

SEE SHEET 9

TENTATIVE TRACT NO. 7461

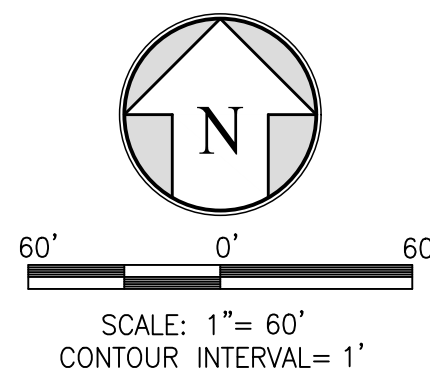
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AUGUST 2024

LEGEND

	CENTERLINE, STREET
	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
	EXISTING CONTOURS IN FEET
	EXISTING EDGE OF DIRT ROAD
	EXISTING HINGE POINT/TOP OF SLOPE
	EXISTING RIGHT OF WAY
	PROPOSED BLOCK WALL
	PROPOSED DIRECTION OF SHEET FLOW
	PROPOSED FLOWLINE
	PROPOSED PEDESTRIAN EASEMENT
	PROPOSED PUBLIC UTILITY EASEMENT
	RADIAL
	SUBDIVISION BOUNDARY
	TYPICAL STREET SECTION PER SHEETS 1 AND 2
	WAIVER OF DIRECT ACCESS

SEE SHEET 5

SEE SHEET 7



PROJECT SURVEYOR:

Kristie M. Achee

KRISTIE M. ACHEE, P.L.S. 8189

BY:

08/13/2024

DATE



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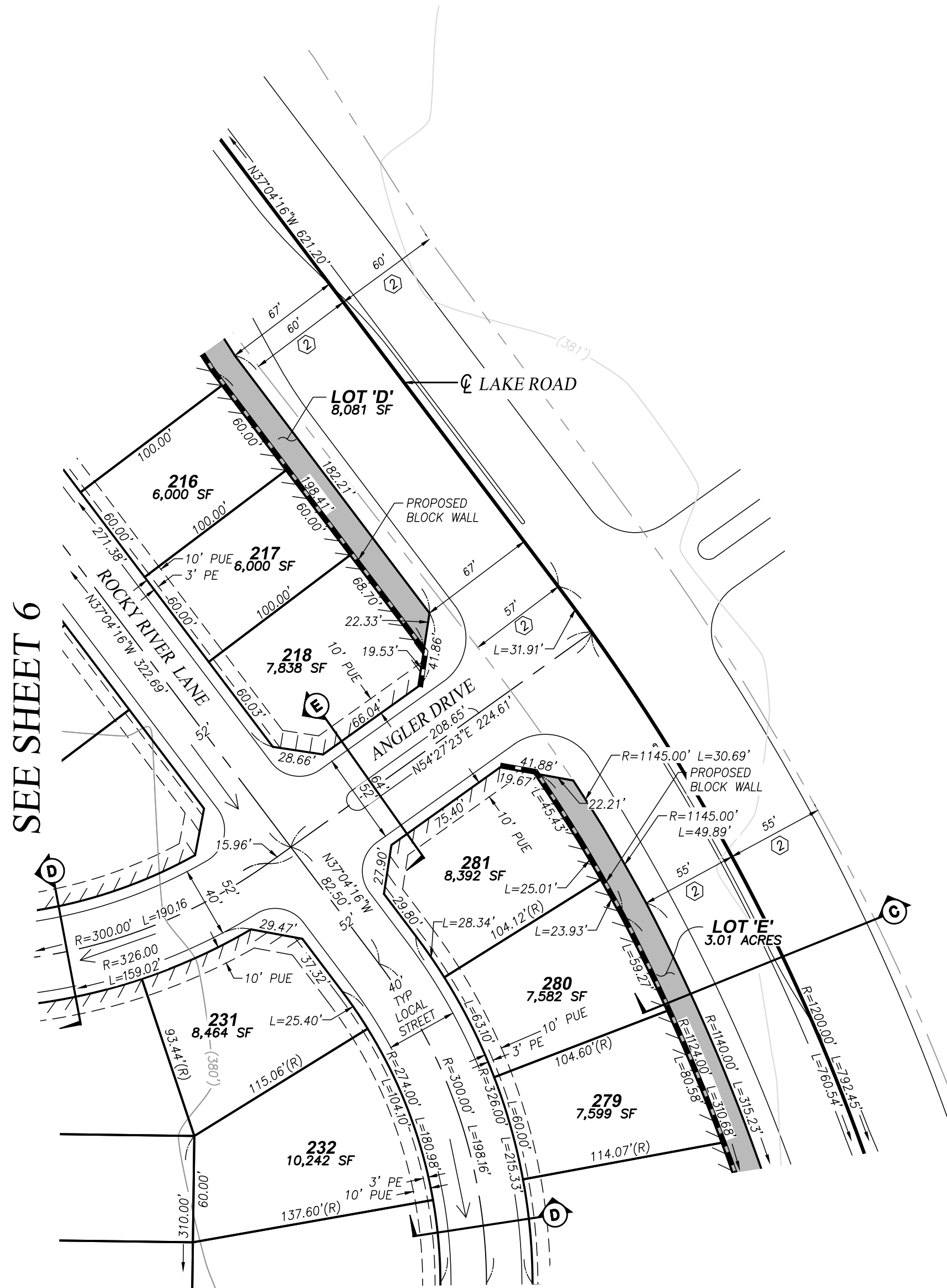
SEE SHEET 10

TENTATIVE TRACT NO. 7461

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AUGUST 2024

LEGEND

---	CENTERLINE, STREET
(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
(XXX)	EXISTING CONTOURS IN FEET
---	PROPOSED BLOCK WALL
---	PROPOSED DIRECTION OF SHEET FLOW
---	PROPOSED FLOWLINE
---	PROPOSED PEDESTRIAN EASEMENT
---	PROPOSED PUBLIC UTILITY EASEMENT
---	RADIAL
---	SUBDIVISION BOUNDARY
---	TYPICAL STREET SECTION PER SHEETS 1 AND 2
---	WAIVER OF DIRECT ACCESS



PROJECT SURVEYOR:

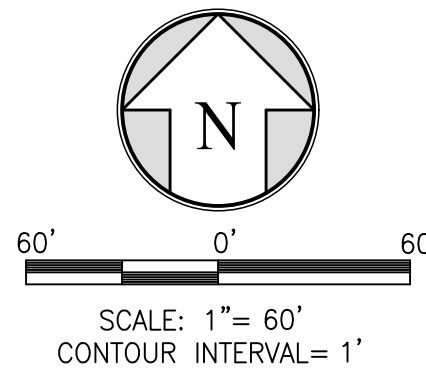
Kristie M. Achee, P.L.S. 8189

08/13/2024

BY:



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SHEET 7 OF 13

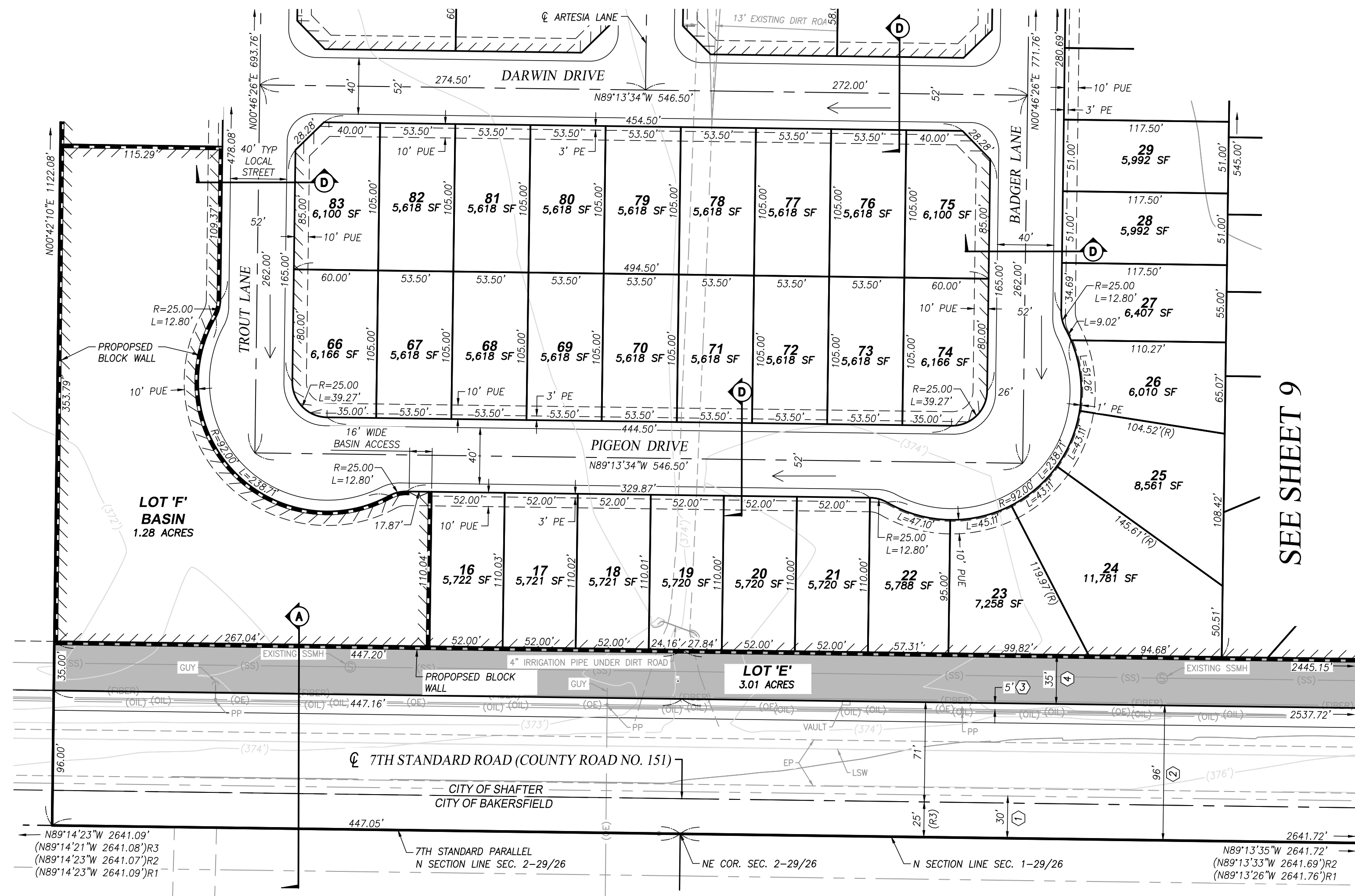
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AUGUST 2024

LEGEND

---	CENTERLINE, STREET
(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
(OE)	ELECTRICAL OVERHEAD
(XXX)	EXISTING CONTOURS IN FEET
EP	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF DIRT ROAD
---	EXISTING RIGHT OF WAY
(FIBER)	EXISTING UNDERGROUND FIBER LINE
GUY	EXISTING GUY WIRE
LSW	EXISTING LINE SOLID WHITE
(OIL)	EXISTING UNDERGROUND OIL LINE
PP	EXISTING POWER POLE
---	PROPOSED BLOCK WALL
---	PROPOSED DIRECTION OF SHEET FLOW
---	PROPOSED FLOWLINE
PE	PROPOSED PEDESTRIAN EASEMENT
PUE	PROPOSED PUBLIC UTILITY EASEMENT
(R)	RADIAL
---	SECTION LINE
SSMH	EXISTING SANITARY SEWER MANHOLE
(SS)	EXISTING SANITARY SEWER LINE
---	SUBDIVISION BOUNDARY
VAULT	EXISTING VAULT, ELECTRIC
---	TYPICAL STREET CROSS SECTION PER SHEETS 1 AND 2
()R1	RECORD PER FILED MAP 7-1 RECORDED NOVEMBER 12, 1971 IN BOOK 5, PAGES 13 AND 14, K.C.R., OR CALCULATED THEREFROM.
()R2	RECORD PER PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006 IN BOOK 54 OF MAPS, PAGES 149-158, K.C.R., OR CALCULATED THEREFROM.
()R3	RECORD PER RECORD OF SURVEY NO. 3222 RECORDED APRIL 11, 2012 IN BOOK 27 OF RECORD OF SURVEYS, PAGE 191, K.C.R., OR CALCULATED THEREFROM.

SEE SHEET 4



SEE SHEET 9



PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189

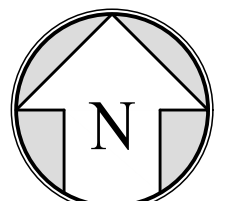
08/13/2024

DATE

BY:



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60' 0' 60'

SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

SHEET 8 OF 13

TENTATIVE TRACT NO. 7461

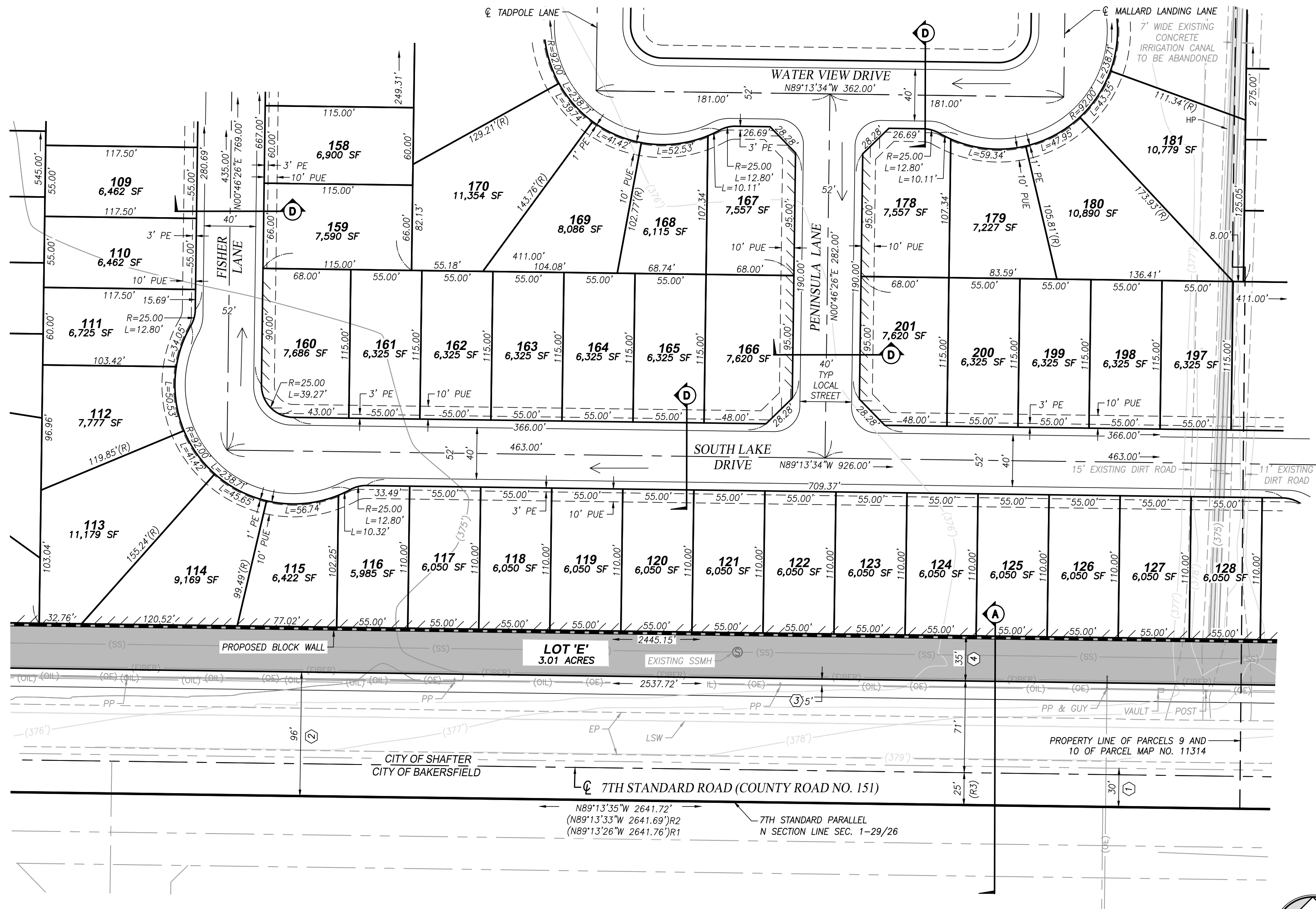
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AUGUST 2024

SEE SHEET 5

LEGEND

(X)	CENTERLINE
(OE)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
(XXX)	ELECTRICAL OVERHEAD
EP	EXISTING CONTOURS IN FEET
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF DIRT ROAD
---	EXISTING RIGHT OF WAY
(FIBER)	EXISTING UNDERGROUND FIBER LINE
GUY	EXISTING GUY WIRE
HP	EXISTING HINGE POINT/TOP OF SLOPE
LSW	EXISTING LINE SOLID WHITE
(OIL)	EXISTING UNDERGROUND OIL LINE
PP	EXISTING POWER POLE
---	EXISTING PROPERTY LINE
---	PROPOSED BLOCK WALL
---	PROPOSED DIRECTION OF SHEET FLOW
---	PROPOSED FLOWLINE
PE	PROPOSED PEDESTRIAN EASEMENT
PUE	PROPOSED PUBLIC UTILITY EASEMENT
(R)	RADIAL
SSMH	EXISTING SANITARY SEWER MANHOLE
(SS)	EXISTING SANITARY SEWER LINE
---	SUBDIVISION BOUNDARY
VAULT	EXISTING VAULT, ELECTRIC
#	TYPICAL STREET SECTION PER SHEETS 1 AND 2
---	WAIVER OF DIRECT ACCESS
()R1	RECORD PER FILED MAP 7-1 RECORDED NOVEMBER 12, 1971 IN BOOK 5, PAGES 13 AND 14, K.C.R., OR CALCULATED THEREFROM.
()R2	RECORD PER PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006 IN BOOK 54 OF MAPS, PAGES 149-158, K.C.R., OR CALCULATED THEREFROM.

SEE SHEET 8



SEE SHEET 10



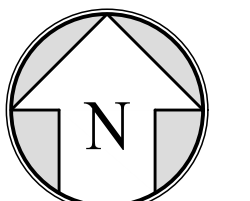
PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189
BY: Kristie M. Achee, P.L.S. 8189

08/13/2024
DATE



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60' 0' 60'

SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

SHEET 9 OF 13

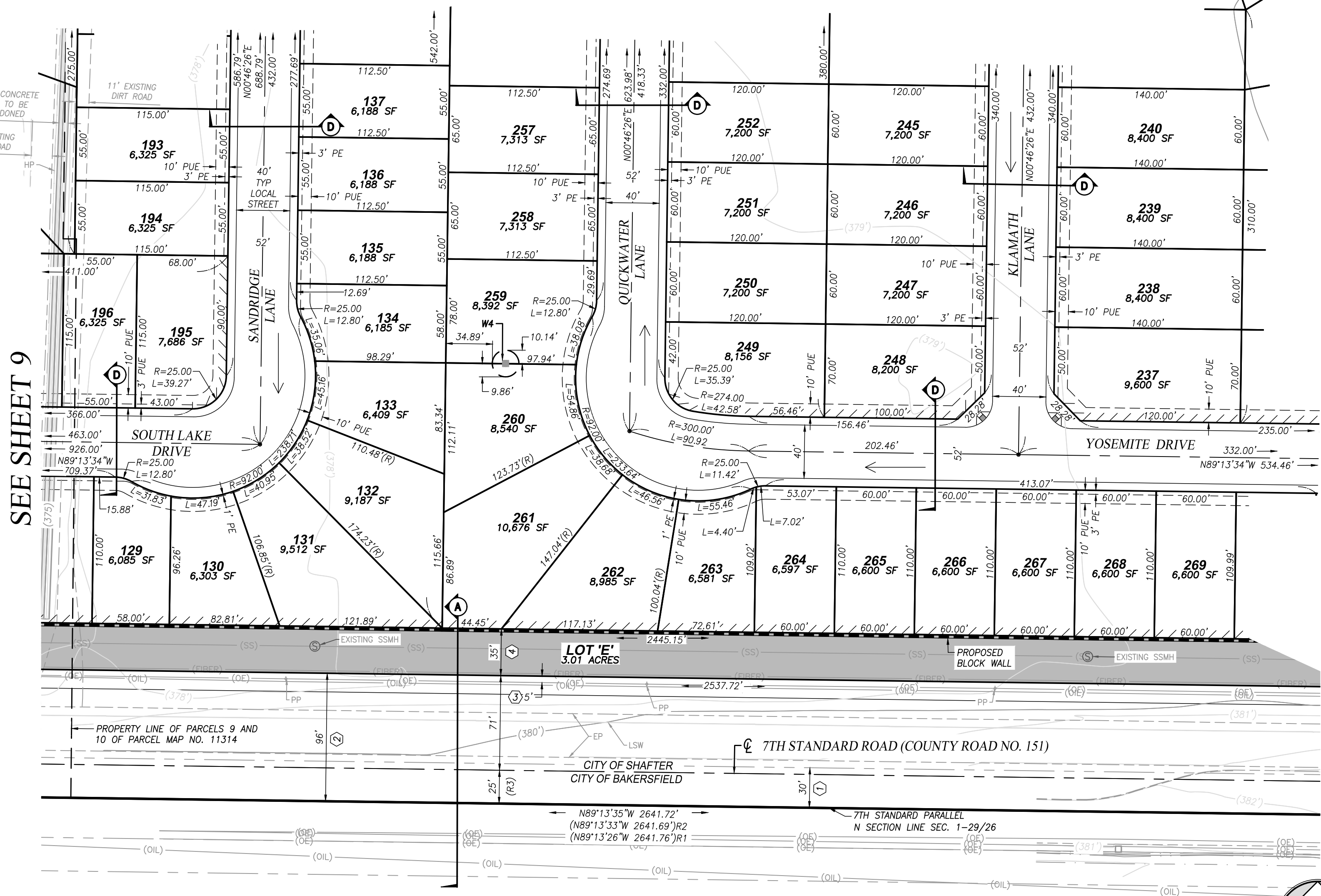
TENTATIVE TRACT NO. 7461

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AUGUST 2024

LEGEND

WX	■	ABANDONED WELL, SEE SHEET 3 FOR EXISTING WELL INFORMATION
	—	CENTERLINE, STREET
	(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
	(OE)	EXISTING ELECTRICAL OVERHEAD
	(XXX)	EXISTING CONTOURS IN FEET
EP	---	EXISTING EDGE OF PAVEMENT
	---	EXISTING EDGE OF DIRT ROAD
	---	EXISTING PROPERTY LINE
	---	EXISTING RIGHT OF WAY
	(FIBER)	EXISTING UNDERGROUND FIBER LINE
HP	---	EXISTING HINGE POINT/TOP OF SLOPE
LSW	---	EXISTING LINE SOLID WHITE
	(OIL)	EXISTING UNDERGROUND OIL LINE
PP	—○—	EXISTING POWER POLE
	—■—	PROPOSED BLOCK WALL
	→	PROPOSED DIRECTION OF SHEET FLOW
	()	10' RADIUS NON-BUILDABLE BUFFER
	---	PROPOSED FLOW LINE
PE	---	PROPOSED PEDESTRIAN EASEMENT
PUE	---	PROPOSED PUBLIC UTILITY EASEMENT
(R)	---	RADIAL
SSMH	⊙	EXISTING SANITARY SEWER MANHOLE
	(SS)	EXISTING SANITARY SEWER LINE
	—#—	SUBDIVISION BOUNDARY
	—	TYPICAL STREET SECTION PER SHEETS 1 AND 2
	—	WAIVER OF DIRECT ACCESS
()R1		RECORD PER FILED MAP 7-1 RECORDED NOVEMBER 12, 1971 IN BOOK 5, PAGES 13 AND 14, K.C.R., OR CALCULATED THEREFROM.
()R2		RECORD PER PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006 IN BOOK 54 OF MAPS, PAGES 149-158, K.C.R., OR CALCULATED THEREFROM.

SEE SHEET 6



SEE SHEET 9

SEE SHEET 11



PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189

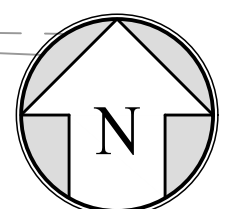
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60' 0' 60'

SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

SHEET 10 OF 13

TENTATIVE TRACT NO. 7461

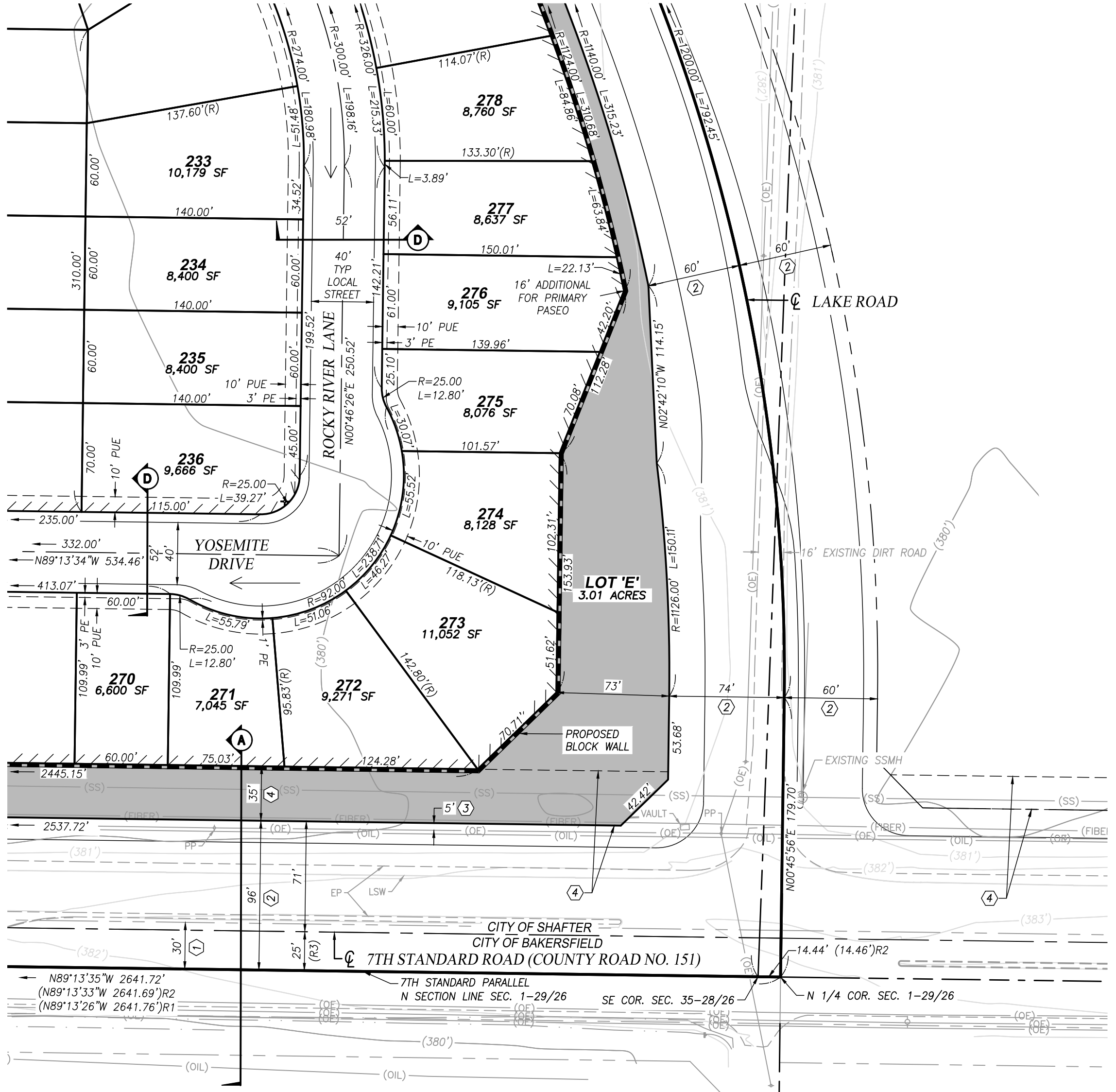
MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
AUGUST 2024

LEGEND

— — — — —	CENTERLINE, STREET
(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
(OE)	EXISTING ELECTRICAL OVERHEAD
(XXX)	EXISTING CONTOURS IN FEET
EP	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF DIRT ROAD
---	EXISTING RIGHT OF WAY
---	EXISTING SEWER EASEMENT
(FIBER)	EXISTING UNDERGROUND FIBER LINE
LSW	EXISTING LINE SOLID WHITE
(OIL)	EXISTING UNDERGROUND OIL LINE
PP	EXISTING POWER POLE
---	PROPOSED BLOCK WALL
→	PROPOSED DIRECTION OF SHEET FLOW
---	PROPOSED FLOW LINE
PE	PROPOSED PEDESTRIAN EASEMENT
PUE	PROPOSED PUBLIC UTILITY EASEMENT
(R)	RADIAL
---	SECTION LINE
(SS)	EXISTING SANITARY SEWER LINE
SSMH	EXISTING SANITARY SEWER MANHOLE
---	SUBDIVISION BOUNDARY
VAULT	EXISTING VAULT, ELECTRIC
---	TYPICAL STREET SECTION PER SHEETS 1 AND 2
() R1	RECORD PER FILED MAP 7-1 RECORDED NOVEMBER 12, 1971 IN BOOK 5, PAGES 13 AND 14, K.C.R., OR CALCULATED THEREFROM.
() R2	RECORD PER PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006 IN BOOK 54 OF MAPS, PAGES 149-158, K.C.R., OR CALCULATED THEREFROM.

SEE SHEET 7

SEE SHEET 10

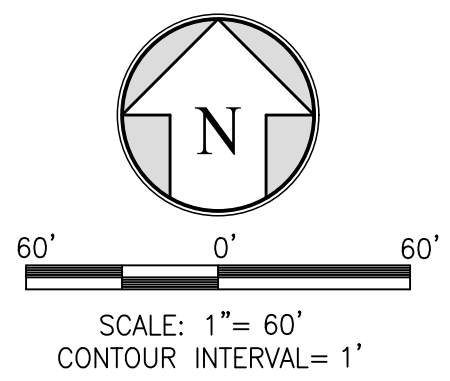


PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189
DATE: 08/13/2024

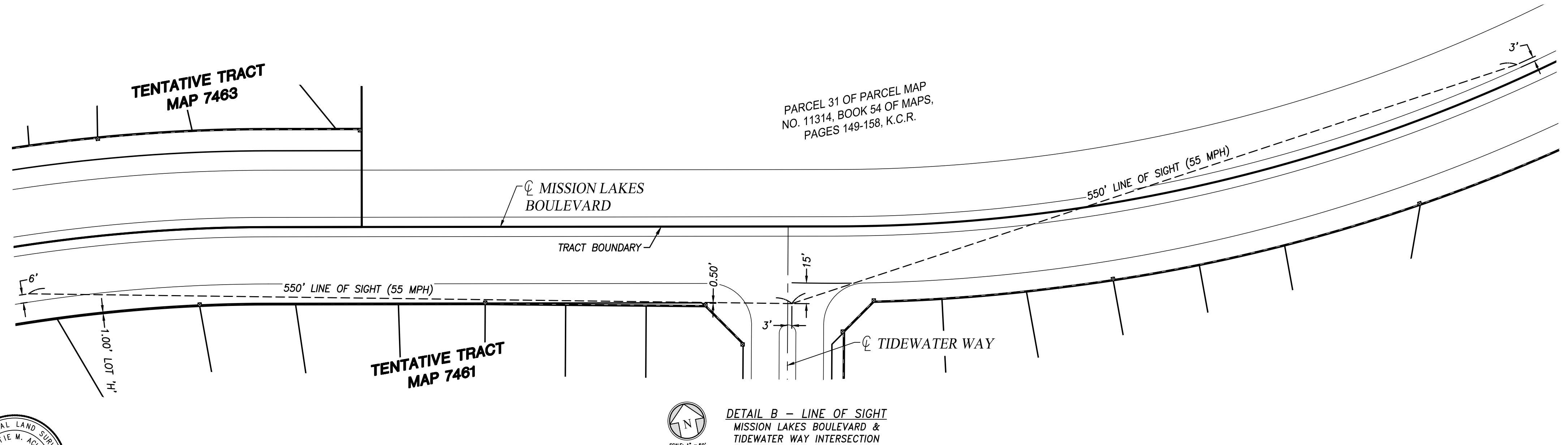
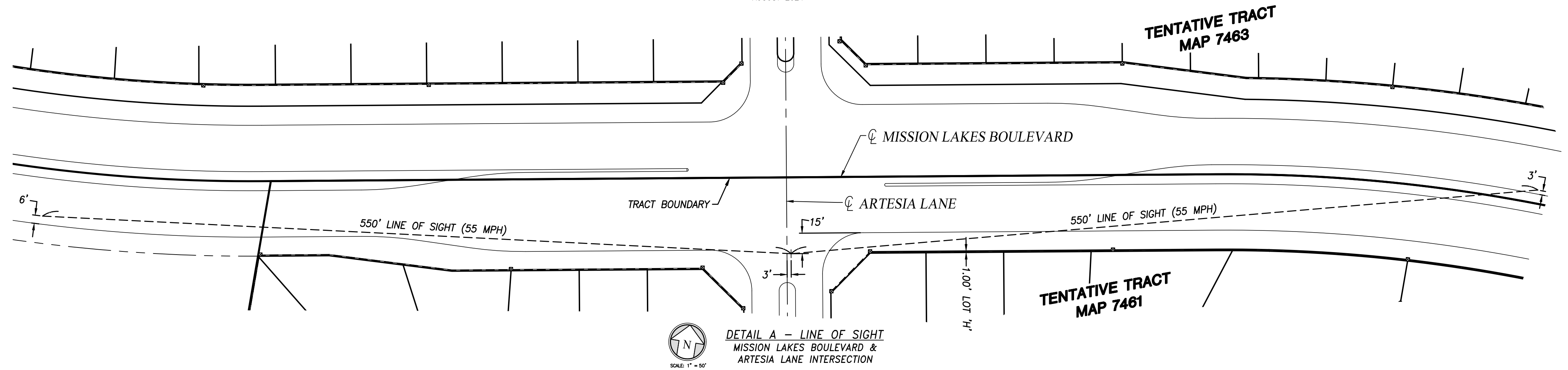


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TENTATIVE TRACT NO. 7461

MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
AUGUST 2024



PROJECT SURVEYOR:

Kristie M. Achee

KRISTIE M. ACHEE, P.L.S. 8189
BY:

08/13/2024
DATE

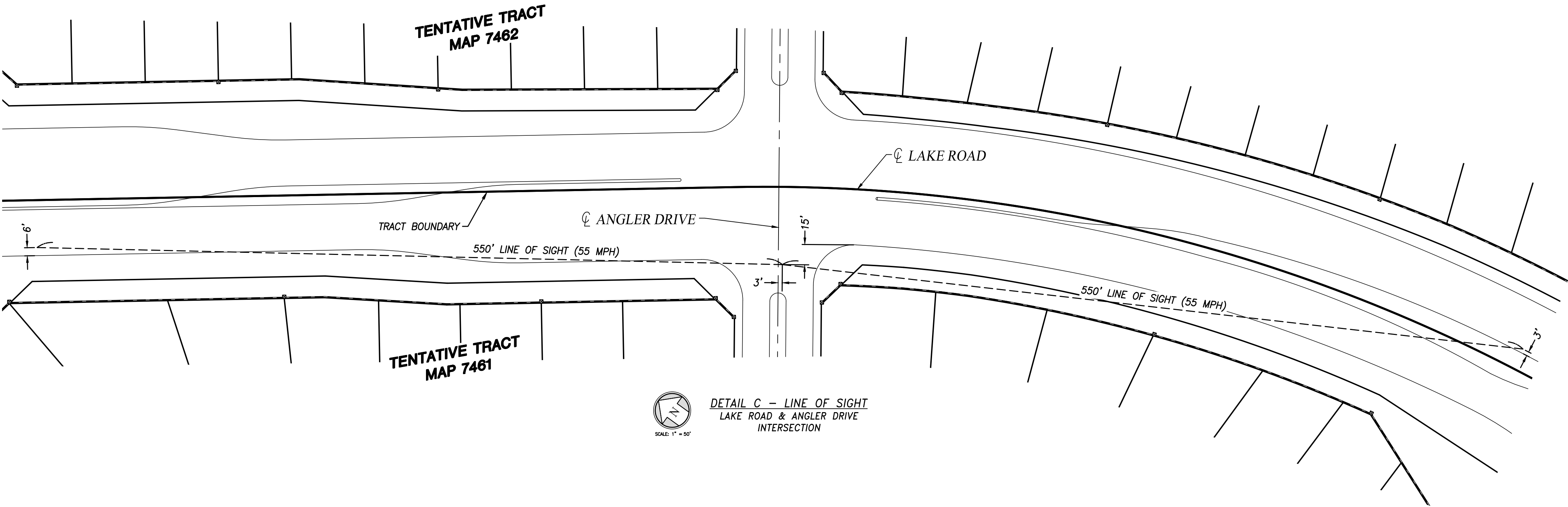


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SHEET 12 OF 13

TENTATIVE TRACT NO. 7461

MERGER AND RESUBDIVISION OF PARCELS 9 AND 10 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
AUGUST 2024



DETAIL C - LINE OF SIGHT
LAKE ROAD & ANGLER DRIVE
INTERSECTION



PROJECT SURVEYOR:

Kristie Achee

KRISTIE M. ACHEE, P.L.S. 8189

08/13/2024

DATE

BY:



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EXHIBIT “B”

CONDITIONS OF APPROVAL TENTATIVE TRACT NO. 7461

GENERAL

1. The owner(s), project proponent(s), and/or applicant(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 Tentative Tract No. 7461 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. The Developer or the Developer’s engineer shall submit a list of all contractors and/or subcontractors performing work on this project to the City Administrative Services Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City of Shafter.
3. The following disclosure shall be given as part of transfer of properties: “All 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.”
4. Until all portions of the tentative tract have been developed, all vacant and undeveloped land, not being actively farmed, shall be maintained in a weed-free and clean manner by the Developer. Should said property not be so maintained, the City shall notify the property owner that the property is to be cleaned within thirty (30) days of receipt of said notice. If the property owner does not comply within the required time frame, City may then clear the land and bill the property owner for expenses incurred.

5. Unless a final map is recorded, this tentative tract shall expire twenty-four (24) months from the date of approval by the City Council, unless an extension is granted by the City Council. Should an extension be requested, Developer, not less than sixty (60) days prior to the expiration date, shall submit to the City, the applicable processing fees and a completed application requesting an extension of the map approval in accordance with the provisions of City Code and the Subdivision Map Act. PLEASE NOTE: This will be the only notice given for the above specific expiration date. The applicant is responsible for initiating an extension request.
6. All construction and development shall be consistent with the City of Shafter Mission Lakes Specific Plan and Tentative Tract No. 7461.

PLANNING

7. Prior to initiating any grading or earthmoving within Tract No. 7461, the Developer shall provide the City of Shafter Planning Department with written confirmation from the San Joaquin Valley Air Pollution Control District (SJVAPCD) that the proposed development follows the requirements of the District's Rule 9510.
8. The Developer shall be required to permanently maintain all landscaping, except for landscaping included in the Community Facilities District, including the replacement of any trees or shrubs that do not survive.
9. Approved street names are as follows: Artesia Lane, Tidewater Way, Salmon Drive, Trout Lane, Badger Lane, Darwin Drive, Pigeon Drive, Oxbow Way, Fisher Lane, Shoreview Drive, Tadpole Lane, Mallard Landing Lane, Water View Drive, Peninsula Lane, South Lake Drive, Sandridge Lane, Mariner Drive, Angler Drive, Quickwater Lane, Klamath Lane, Rocky River Lane, Yosemite Drive, Mission Lake Boulevard, and Lake Road.
10. Only the street names or alternate street names that have been approved on the attached Tentative Tract Map shall be shown on the Final Map(s) for Tract No. 7461. If the Developer wishes to change the street names at any point in time, a street name change request will need to be submitted to the Shafter Planning Department and approved prior to changing or using any proposed street names.
11. If at any point the Developer wishes to phase the map or make any changes to the approved tentative map contents, the Developer shall submit a Substantial Conformance application to the Planning Director for review and approval.
12. Approved access shall be provided for each lot in accordance with City standards.
13. 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.
14. 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 of Shafter until Tract No. 7461 has been recorded pursuant to the requirements

of Title 16 (Subdivision Ordinance) and Title 17 (Zoning Ordinance) of the Shafter Municipal Code.

15. If Condition No. 153 is initiated by the Developer and executed by the City of Shafter, no building permit shall be issued until wet utilities have been installed, an all-weather surface roadway is completed on the subject property, and survey stakes or other form of temporary documentation will be provided for, and approved by the Building and Safety Inspector, to verify building location. Missing stakes or other temporary documentation will result in delays in inspection schedule.
16. The following note shall appear on the final map and all grading and construction plans:
 - a. If during grading or construction, any plugged, abandoned, or unrecorded oil or gas wells are uncovered or damaged, the California Department of Conservation/Geologic Energy Management Division (CalGEM) shall be contacted to inspect and approve any remediation required.
 - b. If any abandoned water wells are located within the development or discovered during excavation or grading, the Kern County Public Health Department - Environmental Health Services Program must be contacted to obtain information for the proper permitting and destruction procedures.
 - c. Building setbacks on lots with existing plugged wells shall satisfy the requirements of the CalGEM. If the recommended setbacks cannot be satisfied, the Developer shall submit, concurrent with the submittal for a building permit for the impacted lot, written confirmation from the CalGEM that the setback provided is acceptable.
17. During grading operations, all activity shall be restricted to periods of low wind to reduce dust emissions. Verification of compliance will be the responsibility of the City of Shafter Building Inspection Division.
18. Prior to construction, the Developer shall submit plans for the public park to be developed on Lot A, approved under Tentative Tract No. 7461. The public park design shall be approved by the City of Shafter in consultation with the North of the River Recreation and Park District. The public park shall be fully constructed, landscaped, and completed, consistent with the Mission Lakes Specific Plan, prior to recordation of the final map or shall be included as a public improvement in the subdivision improvement agreement. The public park shall be dedicated/deeded to the North of the River Recreation and Park District upon completion and acceptance of all improvements by the City of Shafter.

As an alternative to dedication and transfer of ownership of the public park to the North of the River Recreation and Park District, and subject to authority granted in state law, Developer may request the City consider alternative arrangements for the dedication and transfer of the public park, as authorized by state law, either to the City of Shafter or a combination of the City of Shafter and the North of the River Recreation and Park District. Such alternative arrangements shall be memorialized in an agreement approved by the City of Shafter and the North of the River Recreation and Park District, prior to acceptance of all improvements by the City of Shafter (except for the issuance of a certificate of occupancy

for model homes). Nothing contained herein shall obligate the City or the North of the River Recreation and Park District to accept such alternative dedication and transfer

19. The Developer of Tract No. 7461 shall comply with all SJVAPCD requirements while grading and developing the site. It is the Developer's responsibility to contact the SJVAPCD to determine with which requirements/rules the Developer must comply.
20. Prior to recordation of Tract Map No. 7461, 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/or other fees established by the City.
21. All utilities shall be designed and constructed in such a way as to allow for them to be extended into any future residential development areas.
22. The Natural Trail along the south and east boundaries of the map shall be planted with a combination of evergreen and deciduous trees at a density sufficient to provide a year-round visual buffer. Tree species and spacing shall be approved by the City as part of the approval of the landscape plan for the Natural Trail.
23. The drive approaches on the following lots shall be installed as specified:
 - a. Lot 1 – west side of lot on Salmon Drive
 - b. Lot 15 & 50 – north side of lot on Trout Lane
 - c. Lot 32 – south side of lot on Badger Lane
 - d. Lot 43 – east side of lot on Salmon Drive
 - e. Lot 44 – south side of lot on Trout Lane
 - f. Lot 51 & 65 – north side of lot on Artesia Lane
 - g. Lot 57 & 58 – south side of lot on Artesia Lane
 - h. Lot 33 & 84 – north side of lot on Badger Lane
 - i. Lot 91 – south side of lot on Badger Lane
 - j. Lot 92 – west side of lot on Shoreview Drive
 - k. Lot 105 & Lot 155 – north side of lot on Fisher Lane
 - l. Lot 106 & Lot 151 – south side of lot on Fisher Lane
 - m. Lot 150 – east side of lot on Shoreview Drive
 - n. Lot 151 & Lot 156 – south side of lot on Fisher Lane
 - o. Lot 172 & Lot 177 – south side of lot on Tadpole Lane
 - p. Lot 173 – north side of lot Tadpole Lane
 - q. Lot 183 & Lot 186 – south side of lot on Mallard Landing Lane
 - r. Lot 184 – north side of lot on Mallard Landing Lane
 - s. Lot 139, Lot 187 & Lot 190 – south side of lot on Sandridge Lane
 - t. Lot 140 & Lot 189 – north side of lot on Sandridge Lane
 - u. Lot 242 & Lot 243 – south side of lot on Klamath Lane
 - v. Lot 226, Lot 254 & Lot 255 – south side of lot on Quickwater Lane
 - w. Lot 202 & Lot 228 – north side of lot on Quickwater Lane
 - x. Lot 225 – east side of lot on Mariner Drive
 - y. Lot 223 – west side of lot on Mariner Drive

- z. Lot 222 – south side of lot on Rocky River Lane
 - aa. Lot 218, Lot 219, & Lot 236 – north side of lot on Rocky River Lane
 - bb. Lot 229 – east side of lot on Angler Drive
 - cc. Lot 230 – west side of lot on Angler Drive
 - dd. Lot 231 & Lot 281 – south side of lot on Rocky River Lane
 - ee. Lot 16 & Lot 66 – east side of lot on Pigeon Drive
 - ff. Lot 74 – west side of lot on Pigeon Drive
 - gg. Lot 75 – west side of lot on Darwin Drive
 - hh. Lot 83 – east side of lot on Darwin Drive
 - ii. Lot 159 – north side of lot on Fisher Lane
 - jj. Lot 160 & Lot 201 – east side of lot on South Lake Drive
 - kk. Lot 166 – west side of lot on South Lake Drive
 - ll. Lot 167 – west side of lot on Water View Drive
 - mm. Lot 178 – east side of lot Water View Drive
 - nn. Lot 194 – north side of lot on Sandridge Lane
 - oo. Lot 195 – west side of lot on South Lake Drive
 - pp. Lot 237 & Lot 248 – north side of lot on Klamath Lane
 - qq. Lot 249 – north side of lot on Quickwater Lane
24. If during development activities, any wells are encountered, the property owner is expected to immediately notify the CalGEM construction site well review engineer in the Inland district office, and file for Division review an amended site plan with well casing diagrams.
 25. On all corner lots and/or reverse corner lots within the tract, fences/walls shall not be located within the first 5 feet of the Public Utility Easement behind the street side yard and front-yard property lines. A note stating this must be included on all site plans during building permit review. The City will not permit walls nor fences to be built within the first five (5) feet of the PUE dedication on the side-yard of corner/reverse corner lots.
 26. The Final Map for Tract No. 7461 must be submitted to the City of Bakersfield for review and approval by the City Surveyor and City Engineer. The Final Map must include their respective signature and seal.
 27. The City of Bakersfield Recreation and Parks Department must be contacted for any necessary landscape improvements within the existing median island located on 7th Standard Road. Contact: Fidel Gonzalez, 661-326-3268 or fgonzalez@bakersfieldcity.us.
 28. No permanent structure shall be built within a 10-foot radius of any existing wells as shown on the approved Tentative Tract Map No. 7461.
 29. The design of all houses proposed to be built by the Developer/Home Builder(s) within Tract 7461 must be in substantial conformance with the Mission Lakes Specific Plan Chapter 5: Design Guidelines.
 30. The Developer/Home Builder of Tract 7461 shall use a variety of floor plans within the residential tract as required in the City of Shafter Zoning Ordinance Table 2.B (Residential Floor Plan and Elevations Guidelines). Floor plans and elevations will be subject to the review and approval of the Shafter Planning and Building Departments. The

Developer/Home Builder shall plot alternative floor plan types and/or elevation styles on contiguous lots within Tract 7461.

BUILDING

31. Prior to issuing a certificate of occupancy for any building, the building address(es) shall be permanently installed and be clearly visible from the street.
32. The Developer shall obtain a letter from Kern County Fire Department stating Kern County Fire's approval of construction of 199 dwelling units without a secondary access. A copy of this letter shall be provided to the Building Department prior to the recording of the Final Map.
33. Prior to issuance of the first building permit, the Developer shall provide written confirmation from the SJVAPCD confirming that any and all applicable off-site mitigation fees for the subdivision have been paid in full.
34. No final inspection or issuance of a certificate of occupancy shall be approved for any lot until all required improvements have been completed by the Developer and accepted by the City.
35. Developer shall pay all development fees and impact fees adopted by the City in effect at the time of issuance of any building permits. The Developer can also elect to pay traffic impact fees at the time of each building permit's issuance.
36. Developer shall comply with the latest 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.
37. Prior to issuance of each building permit for houses within Tract No. 7461, 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 Tract No. 7461. The siting of each structure on the plans must comply with the applicable lot development standards of the latest Mission Lakes Specific Plan.
38. 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 home.
39. A landscaping plan, including design of a permanent irrigation system, shall be submitted to and approved by the Planning Director. Said approved landscape and irrigation plan shall be implemented prior to receiving a final inspection for any house constructed within the subdivision. All landscaping is subject to the requirements for landscaping contained herein these conditions and with City Standards. Landscaping shall include an irrigation system for both the front-yard and the street side-yard (where applicable) provided the street side-yard is not obscured from sight from an adjacent street by fencing, for each lot within the subdivision. Landscaping shall comply with current State guidelines for residential landscaping.

40. Fiber Optic Installation for Dwelling Units: Owner agrees to install in each dwelling unit the following fiber optic requirements:
- a. Install a Dedicated City Fiber Enclosure adjacent to the other utility enclosures or a Common Communication Enclosure (collectively “Utility Enclosure”) for the proposed communications utilities (phone, cable, fiber, etc.). The enclosure type shall be Benner-Nawman 14326W-UL or as approved by the City. The Utility Enclosure may face the garage exterior or interior and shall include one 120-volt, 15-amp convenience receptacle inside the enclosure mounted on either side of the wall. A surge-protected receptacle must be installed or verification that an equivalent surge protection device (SPD) has been installed as an integral part of the service equipment or located immediately adjacent to the service equipment to be in accordance with article 230.67 of the California Electrical Code.
 - b. Install a wireless-transparent Structured Media Enclosure (“Media Enclosure”), such as models: Legrand 30” ENP3050, Legrand 42” ENP4250, Leviton 30” 49605-30W, Primex Verge 30” P3000, 42” Primex Verge P4200, or as approved by the City. The Media Enclosure shall be installed in the wall of a master bedroom closet or a laundry room furthest from the water supply and maintain a minimum 48-inch horizontal clearance between and 24-inch clearance above any metallic appliances or accessories. The Media Enclosure shall include one 120-volt, 15-amp convenience receptacle located inside the enclosure.
 - c. Install a conduit pathway from the Utility Enclosure to the Media Enclosure with a minimum of one (1) 1-inch diameter non-metallic, flexible conduit which shall maintain a minimum 36-inch bend radius and protrude a minimum of 6-inches into the enclosures. The conduit shall be marked with orange Tyvek or plastic tags, labeled “City Fiber Use Only”, 661-746-5000”, tie wrapped to the conduit in plain view within the enclosures.
 - d. Install a continuous conduit without breaks or couplings from the existing City Fiber Distribution Enclosure located in the right-of-way (“Distribution Enclosure”) to the bottom side of the Utility Enclosure. The conduit shall be installed a minimum of 36-inches below grade, protrude a minimum of 12-inches into the Utility Enclosure, be orange in color, and be factory labeled “City of Shafter 661-746-5000”. If the conduit does not have an integrated tracer wire, a continuous external #12 AWG solid-conductor tracer wire with high-density polyethylene insulation rated for direct burial shall be installed along with the conduit leaving a minimum 15-feet of slack coiled in the Distribution Enclosure and 3-feet of slack coiled in the Utility Enclosure. The conduit and tracer wire shall be inspected by a City of Shafter representative before shading and backfilling.
 - i. After backfilling, polyester cable pulling tape (Muletape), or equivalent, shall be installed in all conduit paths between the Distribution Enclosure and the Utility Enclosure. Mule tape shall be slack (no tension) and fastened to the plug or cap.
 - ii. Couplings shall be used to repair damaged or short-length conduit only if approved by the City. Conduit couplings shall be an air-tight, water-tight, push-on compression fitting approved by the City. Tracer wire couplings shall be air-

tight, water-tight, twist on or compression connector approved by the City. Coupling integrity shall be inspected by a City of Shafter representative.

- e. Category 6 Unshielded Twisted Pair (CAT 6 UTP) cable (or as approved by the City) shall be installed according to industry standards and the requirements below, and shall not be pinched, stapled, bent sharply, or crossing any sharp, unprotected edges:
 - i. Install a minimum of two (2) cables from the Utility Enclosure to the Media Enclosure.

ENGINEERING

- 41. 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.
- 42. Developer shall relocate and/or install all necessary infrastructure to provide utilities to the proposed project.
- 43. A ten (10) foot public utility easement, as shown on the tentative map, shall be provided in the front of all lots and on the street side of all corner lots/reverse corner lots as requested by the utility companies and the City Engineer. Easements shall be granted with the final map. Easements must also be shown on individual site plans during building permit application review.
- 44. Pedestrian easements shall be provided wherever sidewalks and other public walking paths are to be constructed outside the proposed public rights-of-way. The minimum width of the pedestrian easements shall be one (1) foot.
- 45. 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.
- 46. 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.
- 47. Any obstructions including utilities, irrigation lines, etc., shall be removed and/or relocated, if necessary, at the expense of the Developer.
- 48. No final inspection shall be approved until all required improvements have been completed by the applicant and accepted by the City of Shafter.
- 49. All new utilities shall be underground service.
- 50. 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.

51. Prior to the issuance of a Certificate of Occupancy on any lot of Tract No. 7461, all required improvements shall be completed and accepted by the City of Shafter. Required improvements shall be those improvements necessary to provide adequate City Services to the subject lot as determined by the City Engineer.
52. 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. The timing of improvements shall be subject to approval of the City Engineer.
53. 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.
54. All road, landscaping, trail, sidewalk, block wall, and paseo improvements, required by and consistent with Tract No. 7461 and the Mission Lakes Specific Plan, shall be constructed by the Developer and approved by the City of Shafter prior to recordation of the final map or shall be included as a public improvement in the subdivision improvement agreement. Wall plans, materials, and dimensions shall be consistent with the requirements of the Mission Lakes Specific Plan and Tentative Tract No. 7461 and shall be approved by the City of Shafter prior to construction. The timing of improvements shall be subject to approval of the City Engineer.
55. Developer shall place the entire subdivision within a new or add to an existing Community Facilities District prior to recordation of the final map and prior to acceptance of improvements by the City of Shafter. The maintenance district shall be set-up to cover the cost of street lighting, drainage basin maintenance, landscaping maintenance, and/or park maintenance, as well as all administrative costs associated with the City of Shafter's management of the District.
 - a. The Developer shall be required to cover the cost of street lighting, maintain all landscaping, park maintenance, including the replacement of any trees or shrubs that do not survive, within public right-of-way and landscape easements for a period of one (1) year after final inspection of the landscape improvements, or until such time as the maintenance district is formed, whichever shall occur last.
 - b. Developer shall be fully responsible for the formation, and formation cost of the Community Facilities District, as directed by the City Engineer.
 - c. Developer shall be fully responsible for paying the cost of water for all landscaping and electricity for the streetlights until such time as the maintenance district is formed.
56. Engineered plans and building permits are required for all block walls greater than 6 feet in height.

57. Developer shall design and install a system of conduits, terminal enclosures, distribution enclosures, splice enclosures, connection points, and hand holes for a fiber optic network to each buildable lot within the development. Design and material specifications are available from the City of Shafter. Plans shall be submitted to and approved by the City of Shafter, prior to recordation of the final map, showing the proposed utility trench and all appurtenant hardware. The design shall include the following minimum specifications:
- a. A combination of fiber optic conduits shall minimally include 4" SDR-11 HDPE, 2" SDR-11 HDPE, 1.25" SDR-11 HDPE, and 7-Way bundled HDPE innerduct with attached tracer wire. Fiber optic conduits may be joint-trenched with other utility company pipes and/or conduits.
 - b. All underground fiber optic conduits, innerduct bundles, etc. shall be factory-labeled "City of Shafter 661-746-5000". Conduits shall be identified by a permanent marking, with the address number of the residence they serve, within the distribution enclosures.
 - c. All underground fiber optic conduit paths shall have tracer wire. If the conduit does not have an integrated tracer wire, a continuous external #12 AWG solid-conductor tracer wire with high-density polyethylene insulation rated for direct burial shall be installed along with the conduit leaving a minimum 15-feet of slack coiled in the endpoint enclosures.
 - d. The ends of all fiber optic conduits and innerducts shall be plugged or capped to prevent dirt, debris, or foreign objects from entering.
 - e. After backfilling, all conduits shall be checked for obstructions, and re-excavated and repaired or replaced as required. All conduits ½-inch or larger shall require polyester cable pulling tape (Muletape) or equivalent installed. Polyester cable pulling tape (Muletape) shall be slack (no tension) and fastened to the plug or cap. Innerducts shall be mandrel tested and are subject to inspection by a City of Shafter representative.
 - f. A combination of underground utility enclosures shall minimally include 36"W x 60"L x 36"D polymer concrete enclosures with dual torsion covers, 36"W x 36"L x 24-36"D and 24"W x 36"L x 24-36"D High Density Polyethylene (HDPE) enclosures.
 - g. All underground utility enclosures shall be factory-stamped "City Fiber".
58. Prior to construction, all improvement plans and landscaping plans shall be approved by the City of Shafter.
59. The side-yard fences constructed along local streets shall consist of a masonry block retaining wall, or other material as approved by the City Engineer, topped with a wooden fence. Sufficient area behind the sidewalk shall be provided to accommodate the installation of community mailboxes, where required by the US Postal Service.
60. The final subdivision map proposed for recordation shall be in substantial conformance with the approved tentative map or any approved alterations thereafter.

ENGINEERING: GRADING & DRAINAGE

61. 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. A master grading plan covering Tract No. 7461 shall be submitted and approved. Future development plans shall be based upon the approved master plan. Any deviation from the approved master plan will require the approval of the City Engineer.
62. 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.
63. 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 the latest edition of California Building Code, Chapter 18. In addition, all site grading, earthwork and building design shall be performed in accordance with the recommendations of the soils report.
64. A grading permit shall be obtained from the City prior to commencement of any grading activity.
65. 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 certificate that the rough grade is in substantial conformance with the approved grading plan and Chapter 15.28 of the Shafter Municipal Code. Developer to obtain “Rough Grade Certificate” form from the City.
66. Prior to final approval, acceptance of work, or issuance of Certificate of Occupancy, the Developer’s engineer shall file a “Final Grade Certificate” stating that all required grading has been done in accordance with the approved grading plan. Developer to obtain “Final Grade Certificate” form from the City.
67. The location and frequency of soils compaction testing shall be per the City Engineer. Soils compaction testing shall be provided by the Developer.
68. 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.
69. All building pads shall provide a minimum of 2% slope away from each house to an earth swale, and a minimum of 1% from the highest point in the swale to the street. A four-inch landscape drain may be used to replace the earth swale. The minimum pad height shall be twelve (12) inches above the adjacent curb.
70. 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.

71. Wood retaining structures shall not be approved. Developer shall use masonry, keystone, concrete, or other approved material.
72. Engineered off-site drainage plans for Tentative Tract No. 7461 shall be submitted to and approved by the City of Shafter prior to recordation of the final map. The approved drainage facilities shall be constructed and approved by the City of Shafter prior to issuance of building permits.
73. All storm drain pipes and manholes shall be installed with the street paving. Catch basin shall be installed per city standards.
74. Drainage Basin:
 - a. Developer shall construct a drainage basin on Lot F as shown on the Tentative Tract Map No. 7461. Developer shall provide calculations showing all drainage areas utilizing the basin, and show the percentage of the capacity utilities due to Tract No. 7461.
 - b. Developer shall construct permanent masonry walls around the proposed drainage basin on Lot F with a 16' access controlled by a gate.
75. 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%.
76. Grading onto adjacent property shall not be done without written permission from the adjacent property owner.
77. The Office of the City Engineer shall be notified 24 hours in advance of the placement of any fill material.
78. Fill and/or import material shall be subject to the approval of the soils engineer.
79. Developer is responsible for the grading of lot pad areas to within 0.1 foot of the design elevations.
80. 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-feet in all directions from the foundations of the structure.
81. 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 Chapter 15.28 of the Shafter Municipal Code, and so certified by test and report from the soils engineer.
82. The design engineer shall exercise sufficient supervisory control during grading operations to ensure compliance with the plans, specifications, and code within his purview.

83. The placement of fill shall be in 6-inch-maximum lifts, compacted with heavy compaction equipment approved by the City Engineer, unless specifically recommended otherwise in the preliminary soils report.
84. Compaction in proposed pavement areas should be per City standards and should extend to a minimum distance of 2-feet beyond the outside edges of pavement.
85. All cut and fill slopes shall not be steeper than 2 horizontal to 1 vertical.
86. All fill areas to be cleared of all vegetation and other unsuitable materials for a structural fill and the areas shall be scarified to a depth of 6-inches, unless specifically noted otherwise in the preliminary soils report.
87. All slopes in excess of three (3) feet shall be prepared and maintained to control against erosion.
88. Grading work shall be supervised as engineered grading in accordance with Chapter 15.28 of the Shafter Municipal Code.
89. During grading, reasonable searching should be performed for concealed subsurface obstructions. All abandoned subsurface obstructions should be removed. If 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.
90. Developer's attention is directed to the provisions of SJVAPCD's Regulation VIII - Fugitive PM 10 Prohibitions, which requires the submission of a Dust Control Plan for certain construction projects. Developer shall comply with all applicable SJVAPCD rules and regulations including the submission of a Dust Control Plan as may be applicable. Current SJVAPCD rules and regulations are available online at <http://www.valleyair.org/rules/1ruleslist.htm>.
91. It shall be the Developer's responsibility to prevent a dust nuisance from originating from the site of the work as a result of his operations. Preventative measures to be taken by the Contractor shall include but shall not be limited to the following:
 - a. Water shall be applied to all unpaved areas as required to prevent the surface 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.
 - c. Temporary suspension of the work, either as a result of order by the Engineer or as a result of conditions beyond the control of the Contractor shall not relieve the Contractor from his responsibility for dust control as set forth herein.
92. Any temporary drainage basin serving the subdivision shall be surrounded with a chain link fence with privacy slats.

ENGINEERING: WATER/FIRE

93. The Developer shall install two water systems for the project 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. One water system shall be developed exclusively for drinking or domestic water service. The other shall be for irrigation of lawns, parks, and common landscape area and be provided by either existing or new wells. Developer shall submit water improvement plans to the City Engineer and Oildale Mutual Water Company for review and approval. Developer shall construct the public water system in accordance with Subdivision Engineering Design Manual for the subject property. The dual water system shall be constructed by the Developer and approved by the City of Shafter and Oildale Mutual Water Company prior to recordation of the final map.
94. To the greatest extent possible, above ground air-vac or air release valves required by Oildale Mutual Water Company shall be in public landscaping or entrances to Natural Trail areas, and not along residential property frontages. This requirement is subject to the approval of Oildale Mutual Water.
95. To the greatest extent possible, wet utilities (sewer, water, storm drain) shall be installed between the flowlines on all streets.
96. 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 Developer 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.
97. Prior to installation, all water improvement plans shall be reviewed and approved by the Kern County Fire Department. The review includes hydrant locations and access into and out of the tract. A plan review permit, obtained from the Kern County Fire Department, must be applied and paid for prior to the review of any modified or new tract map.
98. The water line size, location and materials shall be subject to the approval of the City Engineer. The minimum water line size shall be in accordance with the Subdivision and Engineering Design Manual.
99. Tie-ins to existing water mains shall be constructed in a manner approved by the City Engineer.
100. Whenever possible, the water system shall be looped to minimize dead ends.
101. Separate dual water services shall be installed for each residential property.
102. No permanent structures shall be constructed over proposed or existing utility easements.
103. Prior to issuance of a building permit, water mains and fire hydrants to be installed by applicant shall be completed, tested, and accepted (CFC).

104. The Developer shall provide AWWA approved fire hydrants that comply with Kern County Development Standards (Clow 850 or equivalent).
105. The required fire hydrants shall be placed a maximum of 660 feet apart throughout the tract for firefighting purposes. Final hydrant locations shall be approved by Kern County Fire prior to installation.
106. The Developer shall install reflective markers to identify hydrant locations pursuant to California Health and Safety Code 13060.
107. The required fire hydrants shall provide a minimum fire flow of 1,500 gallons per minute for 2 hours with 20 PSI residual, as determined by the Kern County Fire Department.
108. The water system for the required fire hydrants shall be looped, if practicable.
109. The Developer shall install the required water, access and street signs prior to issuance of any building permit.
110. A fire flow test shall be performed and approved by the Kern County Fire Department prior to issuance of any building permit and before any Certificates of Occupancy are issued. The Kern County Fire Department shall be contacted for a fire flow test and approval prior to the commencement of construction.
111. All fire access roads to each parcel must meet specifications set forth in Section 503.2 of the California Fire Code and the applicable Appendix and Ordinance sections.
112. All new residential construction will require automatic fire sprinklers and shall meet all other fire requirements of the California Fire Code.

ENGINEERING: SEWER

113. No properties shall be served by a septic system.
114. Developer shall install a sewer system for the development together with such materials, pipelines, manholes, and individual services for the purposes of the development. Developer shall submit sewer improvement plans to the City Engineer for review and approval prior to recordation of the final map. Developer shall construct the public sewer system in accordance with the Shafter Subdivision Engineering Design Manual for the subject property.
115. 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 and Engineering Design Manual.
116. Tie-ins to existing sewer mains, manholes, or other structures shall be constructed as directed by the City Engineer.

117. Sewer pipelines and manholes shall be installed within the proposed street paving of the development.
118. Separate sewer services shall be installed for each property. At no time shall sewer be joint trenched with water.
119. Sewer lines shall not be permitted in easements between the backyards or side-yards of residential lots.
120. No permanent structures shall be constructed over proposed or existing utility easements.

ENGINEERING: STREET & TRAFFIC

121. Developer shall construct and provide rights-of-way for all streets, curb, gutter, cross gutter, drainage facilities, sidewalks, walls, landscaping, streetlights, drive approaches, intersections, and other related improvements consistent with Tentative Tract No. 7461 and the Mission Lakes Specific Plan. Developer shall submit street improvement plans prepared by a registered civil engineer to the City Engineer for review and approval and shall include: Preliminary soils report, preliminary engineer's estimate of construction costs; and plan check and inspection fees.
122. Additional rights of way easements or dedications necessary for street and/or public utility improvements located outside the tract boundary shall be granted to the City of Shafter prior to map recordation.
123. 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 improvements shall be constructed as per the street improvement plans approved by the City Engineer in a manner consistent with the Subdivision and Engineering Design Manual.
124. All local streets shall be developed as full-width streets in accordance with standards and specifications of the Mission Lakes Specific Plan and the City of Shafter, 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.
125. Additional Street Requirements:
 - a. Developer intends to continue to use a modified 4.5-inch wedge shaped curb along home frontages similar to City of Fresno Standard P-9. City of Shafter agrees to the use of this 4.5-inch wedge shaped curb provided Developer supplies a slip form for a 4.5-inch wedge shaped curb that is consistent with the City of Shafter standard 6-inch curb. Final dimensions are subject to City of Shafter approval. It is the intention of the City to develop a City curb and gutter standard based on this wedge shape curb to better comply with ADA regulations on home frontages. This modified curb shall be used on residential lot frontages only.

- b. Mission Lakes Boulevard shall be constructed to its full flowline to flowline width along the tract boundary. Sidewalk, landscaping, and wall improvements may be deferred along the north side of Mission Lakes Boulevard until those areas are developed.
 - c. Lakes Road shall be constructed to its full flowline to flowline width along the tract boundary. Sidewalk, landscaping, and wall improvements may be deferred along the east side of Lake Road until those areas are developed.
- 126. 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.
 - 127. Cul-de-sac and street knuckle dimensions and radii to conform to the Subdivision and Engineering Design Manual and/or as approved by the City Engineer. The use of off-set cul-de-sacs is approved provided they meet the requirements of the City of Shafter.
 - 128. Street signs shall be installed per City standards as required by the City Engineer.
 - 129. During construction, the Developer shall maintain the project, including all adjacent streets in a dust free condition. This condition applies at all times including weekends, evenings, and nighttime hours. During construction operations, cleanup of soil from the public roadways shall be required, if deemed necessary, by the City Engineer.
 - 130. All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be at a depth as approved by the City Engineer.
 - 131. 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 or as permitted by the City Engineer.
 - 132. Sidewalk, including curb, shall be five (5) feet wide and shall be placed behind the curb, or as specified by the Mission Lakes Specific Plan. Transitions at intersections and wheelchair ramps shall be provided and installed per the City's Subdivision and Engineering Design Manual.
 - 133. Monument and monument covers shall be set per City Standards.
 - 134. Temporary turnarounds, if required, including right-of-way, shall be granted, designed, and installed per the Subdivision and Engineering Design Standards.
 - 135. 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 or face of curb with a stamped "S".
 - 136. Street lighting shall be installed in accordance with the City Engineering and Subdivision Design Manual as directed by the City Engineer. Developer shall coordinate with Pacific Gas & Electric to ensure that the streetlights are established under the LS-2A rate schedule.

137. Secondary access easements shall be provided at the request of the City Engineer. 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.
138. The Developer shall install a traffic signal at the intersection of 7th Standard Road and Lake Road. Prior to recordation of the final map, the Developer shall bond for this traffic signal. The certificate of occupancy will not be issued to even a single lot in Tract No. 7461 until the traffic signal is installed and made fully operational and the Developer shall disclose this to the prospective buyers.
139. Waivers of direct access shall be dedicated and shown on the final map as approved on the tentative map, subject to change by request of the City Engineer.
140. A street permit shall be obtained from the City of Bakersfield for any work to be completed within the City of Bakersfield's right-of-way, prior to the commencement of such work.
141. The Developer shall construct a secondary access from 7th Standard Road to Tract 7461 pursuant to the City of Shafter's Engineering and Design Standards prior to the issuance of a building permit for the 200th dwelling unit within Tract 7461.

ENGINEERING: LANDSCAPING

142. Electrical Source for Landscaping:
 - a. Developer shall supply and install landscaping electrical services to power any and all required timers, solenoids, pumps, motorized equipment. Cabinets and meter pedestals shall be approved by the City of Shafter. Developer shall contract with Pacific, Gas & Electric the location of each pedestal and make all arrangements for them to deliver power at each location.
143. Water Source for Landscaping:
 - a. Landscaping water service point of connection shall be approved by the City Engineer. The water source shall be from the non-potable water system installed with the tract.
144. Landscaping Enclosure:
 - a. Landscaping timers, electrical service fuses, breakers, etc., shall be installed within a commercial grade landscaping enclosure.
 - b. Commercial grade landscaping enclosure shall be installed within the dedicated landscaping area adjacent to the water source and/or electrical source.

- c. Commercial grade landscaping enclosure shall be installed on a concrete foundation poured onto a minimum of six (6) inches of native subgrade compacted to 90% (or in accordance with manufacturer's recommendations, whichever is more stringent).
 - d. The City of Shafter Subdivision and Design Manual requires a 110-volt duplex electrical service within the enclosure.
145. The Developer shall comply with all requirements for grading and erosion control, including the prevention of sedimentation or potential damage to off-site property.
146. Sleeves shall be placed under the proposed paving for landscape piping or low voltage electrical per the City Engineer.
147. Natural trails proposed for Tract No. 7461 shall have a minimum six-(6) foot-wide tread path composed of decomposed granite or some other ADA compliant surfacing. The path of the natural trail shall gently meander between the walls in a manner approved by the City. The trail grade shall be 0.50 ft. higher than landscape grade. Cross slope in the tread path shall not exceed ADA standards. Grade from the tread path to the landscaped grade shall not exceed 4:1.
148. Natural Trails shall be lit to an average foot-candle of 0.5 foot-candle. The purpose is to provide a minimum amount of light for usage at night. Natural trails may be lit with a combination of pole mounted lights, bollards, or similar devices. Wall mounted lights will be prohibited. Pole mounted lights shall not direct light into the residential lots or structures. The lighting shall be located near the Natural Trail edges so as to not be obscured by landscaping, proposed or future.
149. Landscaping within the Natural Trail shall be approved by the City. Separate plan sets shall be provided for Natural Trail landscaping in a manner similar to public landscaping along arterials, collectors, or other public areas. Plans shall show locations of water and electrical services necessary to serve the landscaping and lighting needs of these areas.
150. Natural Trail lots shall be equipped with a minimal number of benches, trash receptacles, water fountains, picnic tables, etc. Details shall be worked out with the City during Natural Trail plan review and approval.
151. Bollards or other effective obstructions shall be placed where the Natural Trails touch public street improvements. Bollards shall also be required at the ends of cul-de-sacs opening where openings in the masonry wall are proposed.
152. Developer shall deed the public landscaping/natural trail lot (Lot E) to the City of Shafter within 60 days of recordation of the Notice of Completion for Tract No. 7461.

ENGINEERING: SUBDIVISION IMPROVEMENT AGREEMENT

153. The Developer shall furnish the City of Shafter acceptable security to guarantee the construction of public improvements in accordance with all applicable provisions of the City of Shafter Municipal Code and the State Subdivision Map Act. The Developer may

enter into a subdivision improvement agreement with the City of Shafter for public improvements that are not completed at the time of Final Map approval. The subdivision improvement agreement must be approved by the City Council and recorded with the Kern County Assessor-Recorder.

**CALIFORNIA DEPARTMENT OF CONSERVATION – GEOLOGIC ENERGY
MANAGEMENT DIVISION (CDC-CALGEM)**

154. All four wells within Tract 7461, as shown on the approved tentative map, prior to, or during, development activities shall be tested by the Developer for liquid and gas leakage. Surveyed locations should be provided to CalGEM in Latitude and Longitude, NAD 83 decimal format. Any wells found leaking must be reported immediately to CalGEM by the Developer.
155. No well work may be performed on any oil, gas, or geothermal well by the Developer without written approval from CalGEM. Well work requiring approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other re-abandonment work. The Developer must acquire any required approval from CalGEM prior to commencing any well work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR §1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, the Developer must acquire the necessary permit from the Division before commencing work.
156. To ensure that the future property owners of Tract 7461 Lots 155, 156, 259, and 260 are aware of the existence of all wells located on the subject property, and the potentially significant issues associated with any improvements near oil or gas wells, the Developer shall communicate to the Kern County Recorder the proximity and location of the 10-foot non-buildable buffer around the existing, identified wells affecting these lots, for inclusion in the title information of Tract 7461 Lots 155, 156, 259, and 260. The Developer shall have this disclosure conveyed in a recorded covenant or an alternative recorded document affecting title information prior to the Notice of Completion for Tract 7461. A copy of the recorded documents affecting the title information of the aforementioned lots shall be provided by the Developer to the Planning Department.
157. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. The Developer shall notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.
158. If during development activities, any wells are encountered that were not part of this review, the Developer/property owner is expected to immediately notify CalGEM's construction site well review engineer in the Inland district office, and file for Division review an

amended site plan with well casing diagrams. The District office will send a follow-up well evaluation letter to the property owner and local permitting agency.

NORTH OF THE RIVER RECREATION AND PARK DISTRICT

159. Prior to recordation of a final map, the subdivider shall dedicate land with free and clear title to North of the River Recreation and Park District based on a park land dedication requirement of 2.5 acres per 1,000 population in accordance with Chapter 15.80 of the Bakersfield Municipal Code. If the number of dwelling units increases or decreases upon recordation of a final map(s), the park land requirements will change accordingly. Prior to recordation of a final map, the subdivider shall enter into an agreement with North of the River Recreation and Park District to implement and satisfy this condition. This subdivision is located within the boundaries of the North of the River Recreation and Park District.
 - a. Subdivider shall dedicate 2.69 acres
160. Prior to recordation of any final map, the subdivider shall record a covenant on the property disclosing the requirement to dedicate/reserve a public park pursuant to a park agreement with the North of the River Recreation and Park District. Covenant shall be reviewed for approval by the North of the River Recreation and Park District prior to recordation.
161. All park sites shall be improved to North of the River Recreation and Park District requirements/Standards via an agreement with North of the River Recreation and Park District and the subdivider. Said agreement shall include the scope and timing of the development of the park site.
162. Prior to recordation of any final map, the subdivider shall record a covenant on all lots of the subdivision disclosing the potential for light, glare, traffic and noise disturbances associated with the operations of the existing park site. Covenant shall be reviewed for approval by North of the River Recreation and Park District and submitted to City Planning prior to recordation.
163. Prior to recordation of a final map, the subdivider shall provide the Planning Department written proof/verification from North of the River Recreation and Park District that said project is within the NOR Park Maintenance District.
164. Subdivider shall be responsible for improving streets adjacent to the park site to City standards.
165. As an alternative to dedication and transfer of the public park to the North of the River Recreation and Park District, and subject to authority granted in state law, Developer may request the City consider alternative arrangements for the dedication and transfer of the public park, as authorized by state law, either to the City of Shafter or a combination of the City of Shafter and the North of the River Recreation and Park District. Such alternative arrangements shall be memorialized in an agreement approved by the City of Shafter and the North of the River Recreation and Park District, prior to acceptance of all improvements by the City of Shafter (except for the issuance of a certificate of occupancy for model

homes). Nothing contained herein shall obligate the City or the North of the River Recreation and Park District to accept such alternative dedication and transfer.

2005 GENERAL PLAN UPDATE MITIGATION

166. If a special-status species is observed during the development of the tract, then a focused species survey shall be completed. If a special-status species is found to be present during the survey, then appropriate mitigation measures shall be implemented in compliance with applicable state and federal law and guidance.
167. If human remains are encountered during the development of the tract, then no further disturbance shall occur until the Kern County Coroner has determined the origin and disposed of the remains.
168. Standard construction activities shall be limited to between 7 am and 7 pm Monday through Friday and no construction shall be allowed on weekends or holidays without prior authorization by the City.
169. If pile-driving activities occurs during the development of the tract, then such activity shall be limited to between 8 am and 4 pm Monday through Friday and no construction shall be allowed on weekends or holidays without prior authorization by the City.
170. If existing neighbors are located within 300 feet of the tract boundary, then 30-day notice is required prior to any pile-driving activities.
171. Signs shall be posted at the construction site that include permitted construction days and hours and a day and evening contact number.

DATE: December 10, 2024
TO: Planning Commission
FROM: Planning Department
SUBJECT: Zone Code Amendment No. 24-20

RECOMMENDATION:

Planning Commission conduct public hearing; and adopt Resolution No. 24-453, a Resolution of the Planning Commission of the City of Shafter, recommending the City Council approve Zone Code Amendment No. 24-20, a proposal to Amend Title 17 of the Shafter Municipal Code (Zoning Ordinance) to increase the threshold for Council approval of a Special Event Permit from 50 expected people to 500 expected people at any given time as shown in Exhibit "A".

APPLICANT
Not applicable

OWNER
Not applicable

LOCATION: Citywide

PROJECT ANALYSIS:

Currently, Section 2.100 of Chapter 2 of Title 17 of the Shafter Municipal Code requires City Council approval for the issuance of a special event permit for gatherings expected to accommodate 50 or more individuals at any given time. This policy has posed constraints on the City's event approval process, impacting events with relatively low attendance that could be managed with existing City resources without necessitating Council oversight.

This amendment seeks to streamline the permitting process by adjusting the attendance threshold from 50 to 500 people, allowing City staff to approve permits for smaller events while maintaining Council oversight for larger gatherings that may have greater impacts on community resources and safety.

Increasing the threshold from 50 to 500 attendees at any given time aligns Shafter's policy with other regional municipalities, where larger attendance thresholds are often used to delineate between events that require administrative approval and those warranting Council review. This change will:

- Improve efficiency by enabling timely approvals for small to moderate-scale events,
- Reduce the Council's administrative load by focusing attention on high-impact events, and
- Foster community engagement by encouraging manageable local events and streamlining local event approvals.

PUBLIC HEARING

The proposed revision to Section 2.100 can be found in **Exhibit “A”** of **Exhibit 1** in ~~strikethrough~~/underline format.

FINDINGS:

Per the Zoning Ordinance, the following findings must be made prior to adoption of any amendment to the Ordinance:

1. The zone code amendment is consistent with the Shafter General Plan. The amendment supports the Shafter General Plan's goal to provide high quality services for residents and businesses.
2. The zone code amendment will not adversely affect the public health, safety, and welfare or result in an illogical land use pattern.
3. The zone code amendment is consistent with the purpose and intent of the remainder of the Zoning Ordinance not under consideration. The amendment does not change any other portion of the Zoning Ordinance and does not conflict with any other portion.
4. The potential environmental impacts of the zone code amendment are insignificant, have been mitigated, or there are overriding considerations that outweigh the potential impacts. The amendment is not defined as a “project” per Section 15061(b)(2) of the California Environmental Quality Act (CEQA) Guidelines.

CEQA:

The action is not defined as a “project” per Section 15378(b)(2) of the CEQA Guidelines because the action is the changing of the threshold for requiring City Council approval of expected people for special event permits from 50 to 500 and therefore, it is considered general policy and procedure making and not subject to CEQA.

ATTACHMENTS

Resolution No. 24-453

EXHIBIT

1

RESOLUTION NO. 24-453

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT NO. 24-20, A PROPOSAL TO AMEND TITLE 17 OF THE SHAFTER MUNICIPAL CODE (ZONING ORDINANCE) TO INCREASE THE THRESHOLD FOR COUNCIL APPROVAL OF A SPECIAL EVENT PERMIT FROM 50 EXPECTED PEOPLE TO 500 EXPECTED PEOPLE AT ANY GIVEN TIME AS SHOWN IN EXHIBIT “A”.

WHEREAS, the City of Shafter, a charter city, desires to amend Chapter 2 of Title 17 of the Shafter Municipal Code (“Zoning Ordinance”) to change the threshold for requiring City Council approval of expected people for special event permits from 50 to 500 at any given time as shown in Exhibit “A” (“Project”); and

WHEREAS, the laws and regulations relating to the California Environmental Quality Act (“CEQA”) have been duly followed by City staff and the Planning Commission; and

WHEREAS, the Project is exempt from the provisions of CEQA pursuant to Section 15061(b)(2) of the CEQA Guidelines; and

WHEREAS, a timely and properly noticed public hearing for Zone Code Amendment No. 24-20 was held by the Planning Commission of the City of Shafter at a regular meeting on December 10, 2024, at which hearing evidence, oral and documentary, was admitted on behalf of Zone Code Amendment No. 24-20; and

WHEREAS, the Planning Commission finds that the Project is consistent with the Shafter General Plan; and

WHEREAS, the Planning Commission finds that the Project will not adversely affect public health, safety, and welfare or result in an illogical land use pattern; and

WHEREAS, the Planning Commission finds that the Project is consistent with the intent and purpose of the Zoning Ordinance not under consideration.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Shafter, in regular session assembled on the 10th day of December, 2024, resolved to recommend to the City Council of the City of Shafter approval of Zone Code Amendment No. 24-20, as provided in Exhibit “A”.

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 10th DAY OF DECEMBER, 2024.

John Sanchez, Chairman

ATTEST

Vanessa Uribe, Deputy City Clerk

Exhibit "A"

issued or reinstated for the temporary use or structure that was previously permitted.

5. Cancellation of a Temporary Occupancy Permit
 - a. Noncompliance with the conditions set forth in approving the temporary occupancy permit shall be grounds for the Project Assistance Team to cancel and void any such temporary occupancy permit.
 - b. The Project Assistance Team shall give notice of such an action to the permittee. The permittee may appeal such a decision to the Planning Commission by filing an appeal as specified in Section 2.180 of this Title.

2.100 SPECIAL EVENT PERMITS

1. Purpose and Intent

A special event permit is intended to allow for the short-term placement of activities on privately or publicly owned property with appropriate regulations so that such activities will be compatible with the surrounding areas.

2. Authority

Authority for approval of special event permits shall be vested with the Project Assistance Team. However, City Council approval shall be required for issuance of a special event permit for any event anticipated to accommodate ~~50~~ 500 or more persons at any given time.

A special event permit shall not be required for events that occur in theaters, meeting halls, or other permanent public assembly facilities. A special event may be subject to additional permits, other City department approvals, licenses, and inspections as required by this Title or any other applicable laws and regulations.

3. Permitted Special Events

Table 2.C of this Chapter identifies those special events permitted subject to the issuance of a special event permit.

Table 2.C Special Event Criteria

Permitted Temporary Zones Uses (With a Permitted Special Even Permit)	Zones	Max. No. of Days per Calendar Year	Max. No. of Occurrences per Calendar Year
Non-commercial tent meetings	All districts	10	1
Circus with tent	All commercial and industrial districts	7	1
Commercial, carnival, fair, concert, exhibit, festival or similar event; outdoors or in temporary enclosures	All commercial and industrial districts	7	2

Permitted Temporary Zones Uses (With a Permitted Special Even Permit)	Zones	Max. No. of Days per Calendar Year	Max. No. of Occurrences per Calendar Year
Non-commercial carnival, fair, concert, exhibit, festival or similar event, outdoors or in temporary enclosures	Public schools, public parks, churches, all commercial and industrial districts	7	2
Commercial and non-commercial holiday sales, such as pumpkin or Christmas tree sales, and incidental sales of Christmas lights, tree stands and decorations, but excluding gift items	All commercial and employment district zones	30	2
Merchandise sale, outdoors or in mobile or temporary enclosures in conjunction with established businesses	All commercial districts	14	4

4. Criteria for Special Event Permit Issuance

The Project Assistance Team shall consider the following criteria in rendering its decision relative to a special event permit application:

- a. The operation of the requested special event at the location proposed and within the time period specified will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- b. The proposed site is adequate in size and shape to accommodate the special event without being materially detrimental to the use and enjoyment of other properties located adjacent to and in the vicinity of the site;
- c. The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the special event will or could reasonably be expected to generate; and
- d. Adequate temporary parking to accommodate vehicular traffic to be generated by the special event will be available either on site or at alternate locations acceptable to the Project Assistance Team.

5. Conditions of Approval

In approving an application for a special event permit, the Project Assistance Team may impose conditions that are deemed necessary to ensure that the permit will be applied in accordance with the criteria outlined above. These conditions may involve any factors affecting the operation of the temporary use or event, and may include, but are not limited to:

- a. Provision of temporary parking facilities, including vehicular ingress and egress;

- b. Regulation of nuisance factors such as, but not limited to, prevention of glare or direct illumination of adjacent properties, noise, vibration, smoke, dust, dirt, odors, gases, and heat;
- c. Regulation of temporary buildings, structures, and facilities, including placement, height and size, location of equipment and open spaces, including buffer areas and other yards;
- d. Provision of sanitary and medical facilities;
- e. Provision of solid waste collection and disposal;
- f. Police and fire concerns;
- g. Provision of security and safety measures;
- h. Regulation of signs;
- i. Regulation of operating hours and days, including limitation of the duration of the special event to a shorter time period than that requested;
- j. Submission of a performance bond or other surety device to assure that any temporary facilities or structures used for the proposed special event will be removed from the site within a reasonable time following the event and that the property will be restored to its former conditions;
- k. Submission of a site plan indicating any information required by this Section;
- l. A requirement that the approval of the requested special event permit is contingent upon compliance with this Title and with other applicable provisions of other ordinances; and
- m. Other conditions that will ensure the operation of the proposed special event in an orderly and efficient manner and in accordance with the intent and purpose of this Section.

2.110 TENANT IMPROVEMENTS

1. Purpose and Intent

The purpose of this section is to provide guidelines for the processing and review of tenant improvements to structures. Any proposed tenant improvement, which in its initial review indicates an increase in land use intensity, e.g., an increase in parking demand, may be subject to additional review as determined by the Building Official.

2. Authority

The Building Official may approve tenant improvements that comply with the requirements, provisions and intentions of this Title.

DATE: December 10, 2024
TO: Planning Commission
FROM: Planning Department
SUBJECT: Tentative Tract Map No. 7483

RECOMMENDATION:

Staff recommends that the Planning Commission conduct the public hearing; and adopt Resolution No. 24-455, a Resolution of the Planning Commission of the City of Shafter recommending approval of Tentative Tract No. 7483, as depicted in Exhibit "A", to the City Council of the City of Shafter.

APPLICANT

QK
5080 California Ave, Ste 220
Bakersfield, CA 93309

OWNER

Franmar Company, LP
5100 California Avenue, Ste 201
Bakersfield, CA 93309

LOCATION: The project site is in the northeast Marcona Preserve Specific Plan area, at the northeast corner of Jewetta Avenue North and Ponderosa Avenue. The Friant-Kern Canal borders the tract to the east, and a solar farm borders the tract to the north.

PROJECT DATA:

1. General Plan Designation: The Marcona Preserve property is part of a larger area that has been designated as "Specific Plan" in the City of Shafter General Plan. According to the Land Use Plan of the Marcona Preserve Specific Plan, the area within the tract boundaries is designated as Planning Area 3, which is for Low Density Residential (LDR) land uses.
2. Zoning: The project area is designated as Marcona Preserve Specific Plan in the City of Shafter Development Code.
3. Acreage: Approximately 16.88 acres (gross); approximately 13.39 acres (net)
4. Proposed Number of Lots: 84 single-family residential lots (85 total lots)
5. Elementary School District: Norris School District
6. Jr. High School District: Norris School District
7. High School District: Kern County High School District

PROJECT ANALYSIS:

The property owner, Franmar Company, LP. is requesting approval of a tentative tract map to subdivide approximately 16.88 gross acres into 85 total lots. This will include 84 single-family residential lots and a public access lot that will lead to a future Friant-Kern bike trail. The residential lots range in size from 5,500 square feet to 11,000 square feet.

PUBLIC HEARING

The project site is located on the southeastern edge of the city, north of Seventh Standard Road and within the Marcona Preserve Specific Plan. The subdivision is located between the Friant-Kern Canal and Jewetta Avenue North on the north side of Ponderosa Avenue. The area within the proposed tract boundaries was originally designated for a future middle school. However, Norris School District provided a letter to the City stating that it no longer had an interest in utilizing the future school site, which released the property for other land uses. On December 19, 2023, the Shafter City Council approved Specific Plan Amendment No. 23-08, a request by Franmar Company to change the land use designation of the school site to allow for the development of up to 84 additional low-density residential units.

The proposed tentative tract map has been designed to be consistent with both the lot sizes and the design elements required by the Specific Plan. The map contents are in compliance with the development standards of Planning Area 3 (PA-3) as defined by the Marcona Preserve Specific Plan.

A variety of detached 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. The tract is located two miles east of the Wonderful Industrial Park, one of Shafter's major employment hubs, which places housing at a close proximity to a major workforce center. Proximity between jobs and housing can help reduce the region's vehicle miles traveled and contribute to greenhouse gas reduction goals. As housing production increases within Shafter, commercial real estate groups will be incentivized to invest in the community and bring new projects and employment opportunities to the area that will boost economic growth and quality of life.

MARCONA PRESERVE SPECIFIC PLAN CONSISTENCY

The proposed residential project is consistent with the adopted Marcona Preserve Specific Plan, and the lot size, configuration, and density meet the requirements for Planning Area 3, as identified in the Specific Plan. The circulation plan, street configurations, and proposed improvements are all consistent with the Marcona Preserve Specific Plan and approved amendments.

MINERAL RIGHTS

Lerdo Land Company owns 100% of the mineral rights underlying the project site. As required by state law, Lerdo Land Company is identified on the tentative tract map as the mineral rights owner. Lerdo Land Company was contacted via public noticing for an opportunity to review and comment on the proposed project, but to this date has not provided comments on the map.

PUBLIC COMMENTS

To date, no public comments on the project have been received.

CEQA

The proposed tentative tract map includes residential development consistent with the adopted Marcona Preserve Specific Plan. Therefore, the project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457. The project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the Marcona Preserve Specific Plan in 2005 (SCH No. 2004101029). The certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract No. 7483 as adopted in the Marcona Preserve Specific Plan.

UTILITIES

Marcona Preserve will be served with telephone, cable, internet, electricity, natural gas, and solid waste collection service from private companies serving the area. Electricity will be provided by PG&E, gas will be provided by SoCal Gas, and water service will be provided by Oildale Mutual Water Company. Sewer service will be provided by the City of Shafter. The development will also be connected to the City's fiber system with all residences constructed to accommodate fiber-to-the-home service. The telephone service provider will be AT&T, and the cable provider will be Spectrum.

FINDINGS:

1. The Planning Commission finds that Tentative Tract No. 7483, with the Conditions of Approval, is consistent with the Shafter General Plan and the Marcona Preserve Specific Plan.
2. The Planning Commission 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 will have adequate access to public streets, water lines, fire hydrants, drainage facilities, and utilities.
3. The project's uses and design are compatible with projects adjacent to the Marcona Preserve Specific Plan.
4. The project contributes to the design qualities expected under the Marcona Preserve Specific Plan.
5. The project has demonstrated compliance with the policies of the City of Shafter 2005 General Plan.
6. The attached Conditions of Approval are deemed necessary for the safety and welfare of the community and to ensure reasonable surface access is provided for oil and gas exploration and production within the Marcona Preserve Specific Plan.
7. The project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457.

ALTERNATIVES

The Planning Commission is only an advisory body when it comes to processing projects under the Subdivision Map Act. As such, the Planning Commission can only make recommendations to the City Council, which is the City's legislative authority in these matters. The Planning Commission could recommend denial to the City Council. However, a City can only deny a tract map if the project is not in compliance with applicable City codes and ordinances or the Subdivision Map Act. This project is in compliance with all applicable development standards and policies of the City of Shafter. City staff, in partnership with other advising agencies and affected parties have prepared conditions of approval and alterations to the proposed project that make this an acceptable and locally compatible development. Therefore, staff does not recommend the alternative option.

ATTACHMENTS

EXHIBIT

Vicinity Map	1
Tentative Tract Map No. 7483	2
Resolution No. 24-455	3

TRACT NO. 7483 VICINITY MAP



-  Site Locations
-  City Limits

0 340 680 1,360 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.

TENTATIVE TRACT NO. 7483 - PHASED

SUBDIVISION OF LOT "A" OF TRACT NO. 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
OCTOBER 2024

GENERAL NOTES:

ALL LOTS ARE TO HAVE A 10' PUBLIC UTILITIES EASEMENT (PUE).

ALL LOTS ARE TO HAVE A PEDESTRIAN EASEMENT (PE) VARYING FROM 1' TO 3'.

WINDROW LANDSCAPING IS TO BE CONTAINED WITHIN THE PUBLIC UTILITIES EASEMENT (PUE).

ALL PROPOSED STREETS SHALL BE IRREVOCABLE OFFERS OF DEDICATION TO THE CITY OF SHAFTER, UNLESS OTHERWISE NOTED.

SUBDIVISION TO BE SERVED BY DUAL WATER SYSTEM FOR BOTH POTABLE RESIDENTIAL WATER AND NON-POTABLE WATER FOR LANDSCAPING. NON-POTABLE WATER TO BE PROVIDED BY OILDALE MUTUAL WATER COMPANY AT A LATER DATE. NO WELLS CURRENTLY EXIST ON PROPERTY.

DRAINAGE FROM THE PROJECT SITE SHALL BE DIRECTED TO A SUMP LOCATED WEST OF PROPERTY WITHIN LOT "A" OF LOT LINE ADJUSTMENT NO. 22-89 RECORDED AS CERTIFICATE OF COMPLIANCE DOCUMENT NO. 223032366, MARCH 22, 2023.

OWNERS:

FRANMAR COMPANY, LP - 50%
5100 CALIFORNIA AVENUE, STE. 201
BAKERSFIELD, CA 93309
(661)281-8415

3KC, LLC - 22%
4260 TRUXTUN AVNUE, STE. 140
BAKERSFIELD, CA 93309
(661)635-3180

THOMAS-CATTANI INC - 18%
5100 CALIFORNIA AVENUE, STE. 234
BAKERSFIELD, CA 93309
(661)716-6266

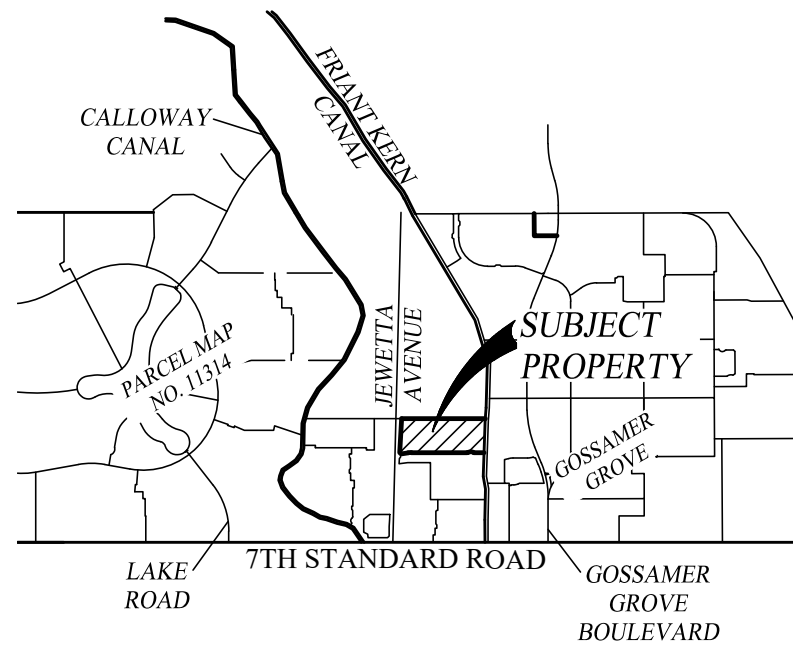
COLDWATER FARMS, INC - 10%
5100 CALIFORNIA AVENUE, STE. 234
BAKERSFIELD, CA 93309
(661)716-6266

MINERAL RIGHTS OWNERS:

LERDO LAND COMPANY
(CONTACT PERSON: JOHN MACKESSY)
P.O. BOX 1444
BAKERSFIELD, CA 93302
(661)496-2210

SUBDIVIDER:

FRANMAR COMPANY, LP
5100 CALIFORNIA AVENUE, STE. 201
BAKERSFIELD, CA 93309
(661)281-8415



VICINITY MAP
NOT TO SCALE

TOTAL SITE DATA:

LOT SIZES:
PA-3 LDR

NUMBER OF LOTS
NUMBER OF BUILDABLE LOTS
NUMBER OF NON-BUILDABLE LOTS
AREAS GROSS
AREAS NET
NET DENSITY:
PA-3 LDR: 84 LOTS
13.39 ACRES NET
6.3 DU/AC

EXISTING USE
PROPOSED USE
EXISTING/PROPOSED ZONING
EXISTING/PROPOSED LAND USE DESIGNATION
ASSESSOR PARCEL NUMBER
WATER
SEWER
ELECTRICITY
GAS
TELEPHONE
CABLE
FIBER
SCHOOL DISTRICTS:
ELEMENTARY
JR. HIGH
HIGH SCHOOL

5,500 S.F. MINIMUM PER THE MARCONA PRESERVE SPECIFIC PLAN
85
84
1 (PUBLIC ACCESS TO FUTURE FRIANT-KERN BIKE PATH)
16.88 ACRES GROSS
13.39 ACRES NET

VACANT
SINGLE FAMILY RESIDENTIAL
MARCONA PRESERVE SPECIFIC PLAN
PA-3 LDR
536-020-02
OILDALE MUTUAL WATER COMPANY
CITY OF SHAFTER/NORTH OF THE RIVER
PACIFIC GAS & ELECTRIC
SOUTHERN CALIFORNIA GAS COMPANY
AT&T
CHARTER COMMUNICATIONS (SPECTRUM)
CITY OF SHAFTER

NORRIS SCHOOL DISTRICT
NORRIS SCHOOL DISTRICT
KERN COUNTY HIGH SCHOOL DISTRICT

PHASE 1 SITE DATA:

NUMBER OF LOTS
NUMBER OF BUILDABLE LOTS
AREAS GROSS
AREAS NET
NET DENSITY:
PA-3 LDR: 34 LOTS
5.12 ACRES NET
6.6 DU/AC

34
34
6.58 ACRES GROSS
5.12 ACRES NET

PHASE 2 SITE DATA:

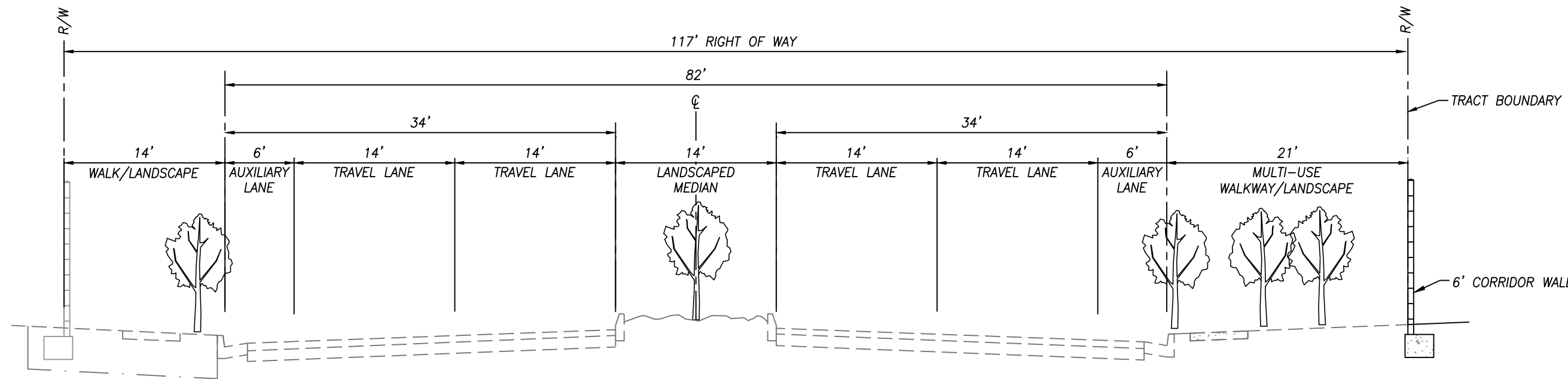
NUMBER OF LOTS
NUMBER OF BUILDABLE LOTS
AREAS GROSS
AREAS NET
NET DENSITY:
PA-3 LDR: 17 LOTS
2.88 ACRES NET
5.9 DU/AC

17
17
3.50 ACRES GROSS
2.88 ACRES NET

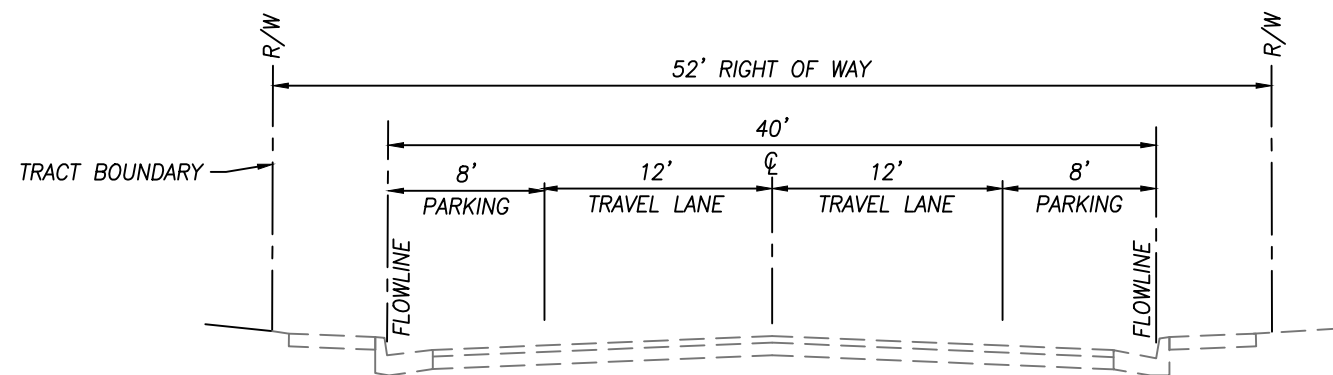
PHASE 3 SITE DATA:

NUMBER OF LOTS
NUMBER OF BUILDABLE LOTS
NUMBER OF NON-BUILDABLE LOTS
AREAS GROSS
AREAS NET
NET DENSITY:
PA-3 LDR: 34 LOTS
5.39 ACRES NET
6.3 DU/AC

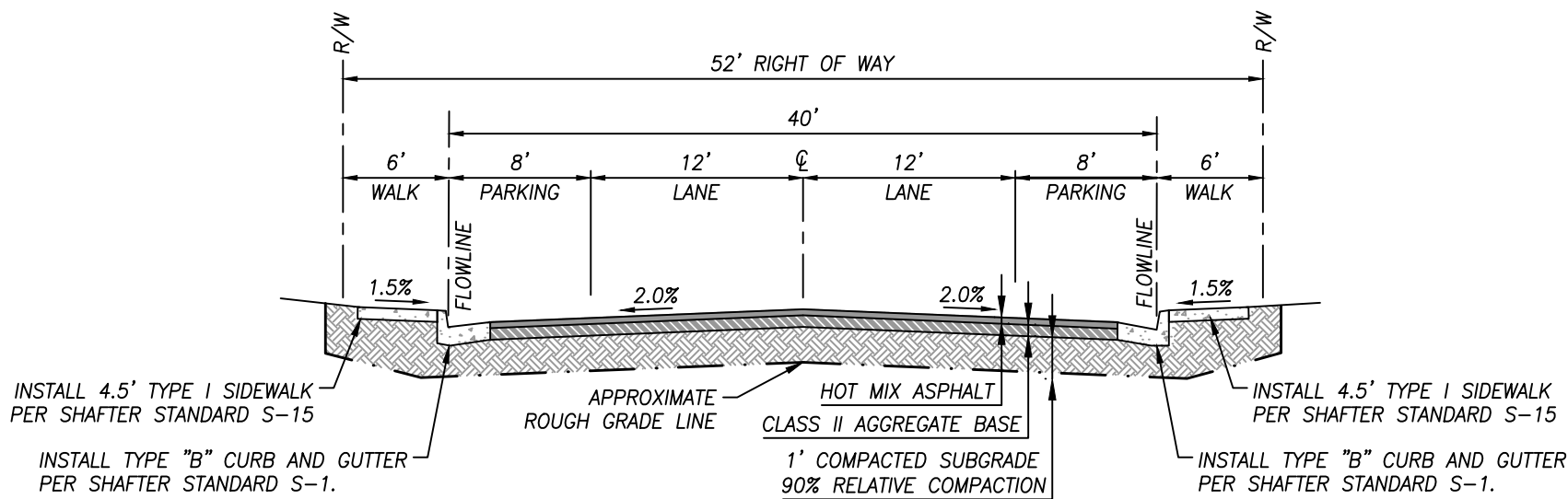
34
33
1 (PUBLIC ACCESS TO FUTURE FRIANT-KERN BIKE PATH)
6.80 ACRES GROSS
5.39 ACRES NET



A JEWETTA AVENUE NORTH (ARTERIAL)
EXISTING PER TRACT 7244
LOOKING NORTH
NTS



B PONDEROSA AVENUE (LOCAL)
EXISTING PER TRACT 7244
LOOKING EAST
NTS



C LOCAL STREET
NTS



PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189
10/29/2024
DATE

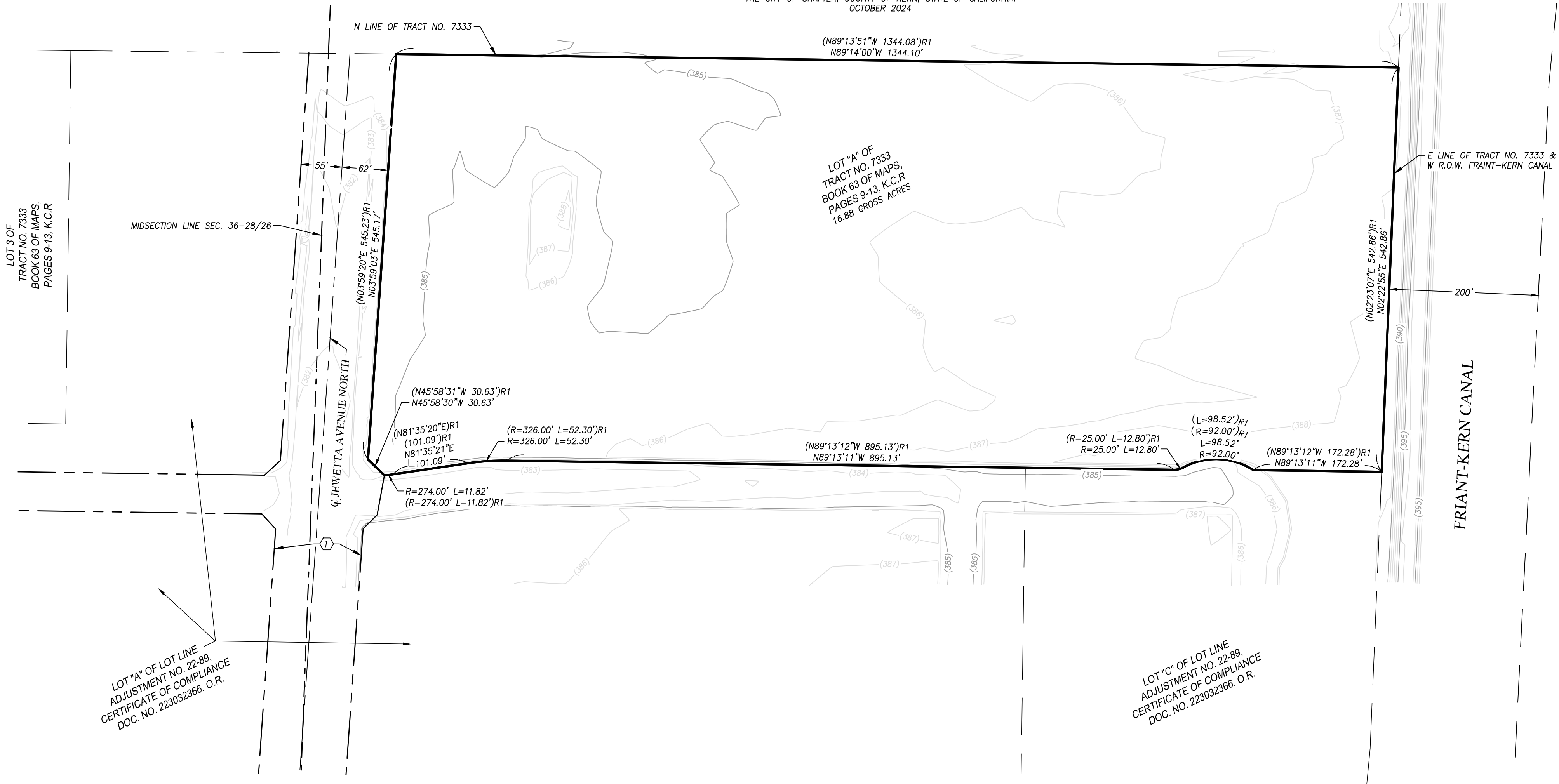
BY:



WWW.QKINC.COM
1-800-955-7599
BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

TENTATIVE TRACT NO. 7483 - PHASED

SUBDIVISION OF LOT "A" OF TRACT NO. 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
OCTOBER 2024



LEGEND:

() R1 RECORD PER TRACT NO. 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, K.C.R. AND LOT LINE ADJUSTMENT NO. 22-89 RECORDED AS CERTIFICATE OF COMPLIANCE DOCUMENT NO. 223032366, O.R., OR CALCULATED THEREFROM.

K.C.R. KERN COUNTY RECORDER

O.R. OFFICIAL RECORD

(xxx) EXISTING CONTOURS IN FEET

PROPERTY LINE, EXISTING PER LOT LINE ADJUSTMENT NO. 22-89 RECORDED AS CERTIFICATE OF COMPLIANCE DOCUMENT NO. 223032366, O.R., OR CALCULATED THEREFROM.

R.O.W. RIGHT OF WAY

SECTION/MIDSECTION LINE

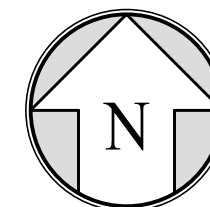
STREET AND PUBLIC UTILITIES DEDICATION PER TRACT NO. 7333, IRREVOCABLE OFFER

SUBDIVISION BOUNDARY

OVERALL BOUNDARY & EASEMENTS

EASEMENT:

1 IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF SHAFTER FOR STREET AND PUBLIC UTILITIES PER TRACT 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, K.C.R.



100' 0' 100'

SCALE: 1" = 100'



PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189
DATE 10/29/2024

BY:

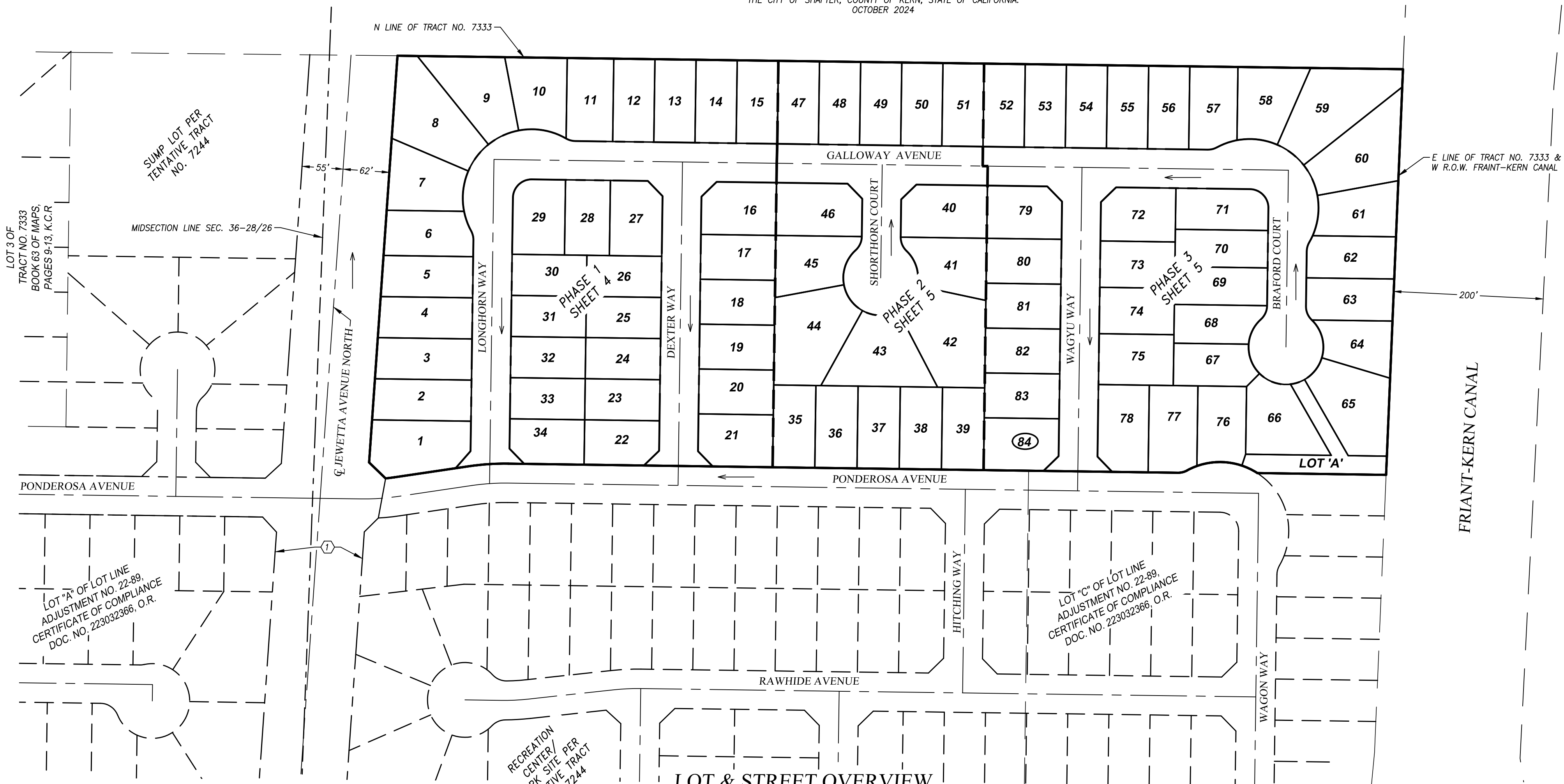


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SHEET 2 OF 5

TENTATIVE TRACT NO. 7483 - PHASED

SUBDIVISION OF LOT "A" OF TRACT NO. 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
OCTOBER 2024



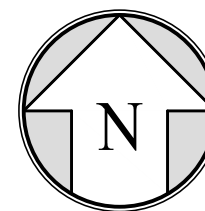
LEGEND:

K.C.R. KERN COUNTY RECORDER
O.R. OFFICIAL RECORD

- PHASE LINE
- PROPERTY LINE, EXISTING PER LOT LINE ADJUSTMENT NO. 22-89 RECORDED AS CERTIFICATE OF COMPLIANCE DOCUMENT NO. 223032366, O.R., OR CALCULATED THEREFROM.
- PROPERTY LINE, PROPOSED TENTATIVE TRACT NO. 7244 PER DOCUMENT NO. 224047405, O.R.
- PROPOSED DIRECTION OF STREET FLOW
- R.O.W. RIGHT OF WAY
- SECTION/MIDSECTION LINE
- STREET AND PUBLIC UTILITIES DEDICATION PER TRACT NO. 7333, IRREVOCABLE OFFER
- SUBDIVISION BOUNDARY
- XX TOTAL BUILDABLE LOTS

EASEMENT:

- 1 IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF SHAFTER FOR STREET AND PUBLIC UTILITIES PER TRACT 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, K.C.R.



100' 0' 100'
SCALE: 1"= 100'



PROJECT SURVEYOR:

Kristie M. Achee
KRISTIE M. ACHEE, P.L.S. 8189
10/29/2024
DATE

BY: **QK**
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TENTATIVE TRACT NO. 7483 - PHASED

SUBDIVISION OF LOT "A" OF TRACT NO. 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
OCTOBER 2024

PHASE 1



LEGEND:

(xxx)	EXISTING CONTOURS IN FEET
○	EXISTING CHAINLINK FENCE, 6' TOPPED WITH BARB WIRE
---	EXISTING EDGE OF DIRT ROAD
FH	EXISTING FIRE HYDRANT
---	EXISTING HINGE/TOP OF SLOPE
IV	EXISTING IRRIGATION VALVE STUB
MBS	EXISTING MAILBOX, SINGLE
MKG	EXISTING MARKING/MARKER, AT&T
SSMH	EXISTING SANITARY SEWER MANHOLE
SS LAT BOARD	EXISTING SANITARY SEWER LATERAL BOARD
(SS)	EXISTING SANITARY SEWER LINE
SDMH	EXISTING STORM DRAIN MANHOLE
(SD)	EXISTING STORM DRAIN LINE
---	EXISTING TOE OF SLOPE
(UT)	EXISTING UNDERGROUND TELEPHONE, APPROXIMATE LOCATION BASED ON MARKERS/MARKINGS
WS STUB	EXISTING WATER SERVICE STUB
K.C.R.	KERN COUNTY RECORDER
O.R.	OFFICIAL RECORD
---	PHASE LINE
---	PROPERTY LINE, EXISTING PER LOT LINE ADJUSTMENT NO. 22-89 RECORDED AS CERTIFICATE OF COMPLIANCE DOCUMENT NO. 223032366, O.R., OR CALCULATED THEREFROM.
---	PROPERTY LINE, PROPOSED TENTATIVE TRACT NO. 7244 PER DOCUMENT NO. 224047405, O.R.
---	PROPOSED BLOCK WALL, 6' TALL
→	PROPOSED DIRECTION OF STREET FLOW
PE	PROPOSED PEDESTRIAN EASEMENT
PUE	PROPOSED UTILITIES EASEMENT
---	SECTION/MIDSECTION LINE
---	STREET AND PUBLIC UTILITIES DEDICATION PER TRACT NO. 7333, IRREVOCABLE OFFER
---	SUBDIVISION BOUNDARY
---	WAIVER OF DIRECT ACCESS
---	TYPICAL STREET CROSS SECTION PER SHEET 1

EASEMENT:

- ① IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF SHAFTER FOR STREET AND PUBLIC UTILITIES PER TRACT 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, K.C.R.

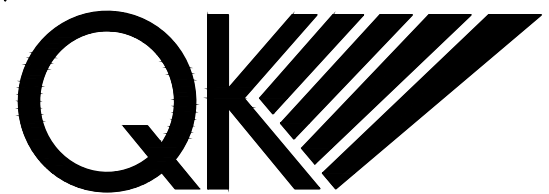


PROJECT SURVEYOR:

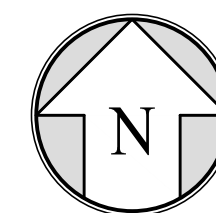
Kristie M. Achee, P.L.S. 8189

10/29/2024
DATE

BY:



BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA



60' 0' 60'
SCALE: 1" = 60'
CONTOUR INTERVAL = 1'

SHEET 4 OF 5

TENTATIVE TRACT NO. 7483 - PHASED

SUBDIVISION OF LOT "A" OF TRACT NO. 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
OCTOBER 2024



LEGEND:

- (xxx) EXISTING CONTOURS IN FEET
- EXISTING CHAINLINK FENCE, 6' TOPPED WITH BARB WIRE
- - - EXISTING EDGE OF DIRT ROAD
- FH EXISTING FIRE HYDRANT
- IRR EXISTING IRRIGATION
- IV EXISTING IRRIGATION VALVE STUB
- SSMH EXISTING SANITARY SEWER MANHOLE
- SS LAT BOARD EXISTING SANITARY SEWER LATERAL BOARD
- (SS) EXISTING SANITARY SEWER LINE
- SDMH EXISTING STORM DRAIN MANHOLE
- (SD) EXISTING STORM DRAIN LINE
- SSMK EXISTING SANITARY SEWER MARKING
- - - EXISTING TOE OF SLOPE
- WS STUB EXISTING WATER SERVICE STUB
- K.C.R. KERN COUNTY RECORDER
- O.R. OFFICIAL RECORD
- - - PHASE LINE
- - - PROPERTY LINE, EXISTING PER LOT LINE ADJUSTMENT NO. 22-89 RECORDED AS CERTIFICATE OF COMPLIANCE DOCUMENT NO. 223032366, O.R., OR CALCULATED THEREFROM.
- - - PROPERTY LINE, PROPOSED TENTATIVE TRACT NO. 7244 PER DOCUMENT NO. 224047405, O.R.
- - - PROPOSED BLOCK WALL, 6' TALL
- - - PROPOSED DIRECTION OF STREET FLOW
- PE PROPOSED PEDESTRIAN EASEMENT
- PUE PROPOSED UTILITIES EASEMENT
- R.O.W. RIGHT OF WAY
- - - SUBDIVISION BOUNDARY
- - - WAIVER OF DIRECT ACCESS
- - - TYPICAL STREET CROSS SECTION PER SHEET 1
- - - TOTAL BUILDABLE LOTS



PROJECT SURVEYOR:

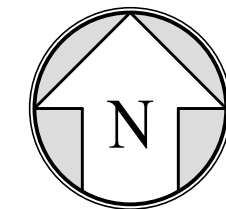
Kristie M. Achee
KRISTIE M. ACHEE, P.L.S. 8189

10/29/2024
DATE

BY:



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60' 0' 60'
SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

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LOT "A" OF LOT LINE
ADJUSTMENT NO. 22-89,
CERTIFICATE OF COMPLIANCE
DOC. NO. 223032366, O.R.

LOT "C" OF LOT LINE
ADJUSTMENT NO. 22-89,
CERTIFICATE OF COMPLIANCE
DOC. NO. 223032366, O.R.

RESOLUTION NO. 24-455

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING APPROVAL OF TENTATIVE TRACT NO. 7483, AS DEPICTED IN EXHIBIT “A”, TO THE CITY COUNCIL OF THE CITY OF SHAFTER

WHEREAS, Franmar Company, LP (5100 California Avenue Suite 201, Bakersfield, CA 93309), submitted a tentative tract map application to the City of Shafter to subdivide 16.88 acres (gross) into 84 single-family residential lots and 1 public access lot within the adopted Marcona Preserve Specific Plan; and

WHEREAS, Franmar Company, LP (5100 California Avenue Suite 201, Bakersfield, CA 93309), is requesting approval of Tentative Tract No. 7483 on that certain property in the City of Shafter as shown in Exhibit “A”; and

WHEREAS, the Planning Commission, through its Secretary, did set Tuesday, December 10, 2024, at the hour of 6:00 p.m. in the Council Chambers of City Hall, 336 Pacific Avenue, Shafter, California, as the time and place for a public hearing before said Planning Commission on said proposal, and notice of the public hearing was given in the manner provided in Title 16 of the Shafter Municipal Code; and

WHEREAS, the project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457; and

WHEREAS, the project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the 2005 City of Shafter General Plan Update and related actions (SCH No. 2004101029) pursuant to Resolution No. 05-1738 and the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update for the adoption of the Marcona Preserve Specific Plan pursuant to Resolution 06-1813; and

WHEREAS, the certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract No. 7483 and is consistent with the Marcona Preserve Specific Plan and approved alterations thereof; 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 December 10, 2024, the proposed tentative tract map was duly heard and considered, and the Planning Commission 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, the mineral rights owner, and published in a local newspaper of general circulation at least 10 days prior to the hearing.

2. The proposed tentative tract map is only proposing residential development consistent with the Marcona Preserve Specific Plan as amended. Therefore, the project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of

Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457. The project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the 2005 City of Shafter General Plan Update and related actions (SCH No. 2004101029) and the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update that was adopted for the Marcona Preserve Specific Plan per Resolution 06-1813. The certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract No. 7483 within the Marcona Preserve Specific Plan area.

3. The Planning Commission 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 the Marcona Preserve Specific Plan 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 and to ensure reasonable surface access is provided for oil and gas exploration and production within the Marcona Preserve Specific Plan.

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. 7483), together with the provisions for its design and improvement, is consistent with the City of Shafter General Plan. The proposed density and intensity of development are consistent with the Marcona Preserve Specific Plan. 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 Planning Commission of the City of Shafter, in a regular meeting on the 10th day of December 2024, resolved to recommend to the City Council approval of Tentative Tract Map No. 7483 (Exhibit “A”), as described in Planning Commission Resolution No. 24-455, with conditions of approval as shown in Exhibit “B”.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered forthwith by the Deputy City Clerk to the City Council of the City of Shafter.

PASSED AND ADOPTED THIS 10th DAY OF DECEMBER, 2024.

John Sanchez, Chairman

ATTEST

Vanessa Uribe, Deputy City Clerk

TENTATIVE TRACT NO. 7483 - PHASED

SUBDIVISION OF LOT "A" OF TRACT NO. 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
OCTOBER 2024

GENERAL NOTES:

ALL LOTS ARE TO HAVE A 10' PUBLIC UTILITIES EASEMENT (PUE).

ALL LOTS ARE TO HAVE A PEDESTRIAN EASEMENT (PE) VARYING FROM 1' TO 3'.

WINDROW LANDSCAPING IS TO BE CONTAINED WITHIN THE PUBLIC UTILITIES EASEMENT (PUE).

ALL PROPOSED STREETS SHALL BE IRREVOCABLE OFFERS OF DEDICATION TO THE CITY OF SHAFTER, UNLESS OTHERWISE NOTED.

SUBDIVISION TO BE SERVED BY DUAL WATER SYSTEM FOR BOTH POTABLE RESIDENTIAL WATER AND NON-POTABLE WATER FOR LANDSCAPING. NON-POTABLE WATER TO BE PROVIDED BY OILDALE MUTUAL WATER COMPANY AT A LATER DATE. NO WELLS CURRENTLY EXIST ON PROPERTY.

DRAINAGE FROM THE PROJECT SITE SHALL BE DIRECTED TO A SUMP LOCATED WEST OF PROPERTY WITHIN LOT "A" OF LOT LINE ADJUSTMENT NO. 22-89 RECORDED AS CERTIFICATE OF COMPLIANCE DOCUMENT NO. 223032366, MARCH 22, 2023.

OWNERS:

FRANMAR COMPANY, LP - 50%
5100 CALIFORNIA AVENUE, STE. 201
BAKERSFIELD, CA 93309
(661)281-8415

3KC, LLC - 22%
4260 TRUXTON AVENUE, STE. 140
BAKERSFIELD, CA 93309
(661)635-3180

THOMAS-CATTANI INC - 18%
5100 CALIFORNIA AVENUE, STE. 234
BAKERSFIELD, CA 93309
(661)716-6266

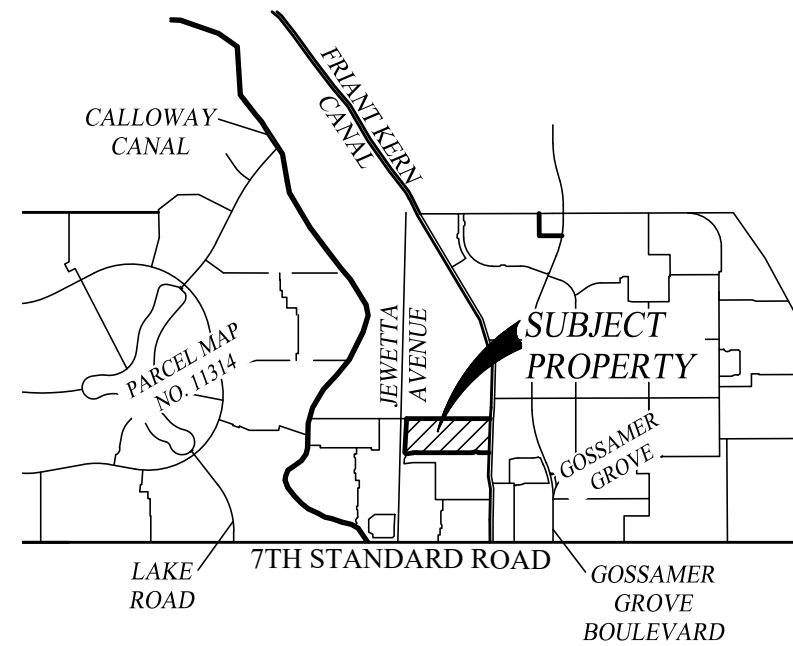
COLDWATER FARMS, INC - 10%
5100 CALIFORNIA AVENUE, STE. 234
BAKERSFIELD, CA 93309
(661)716-6266

MINERAL RIGHTS OWNERS:

LERDO LAND COMPANY
(CONTACT PERSON: JOHN MACKESSY)
P.O. BOX 1444
BAKERSFIELD, CA 93302
(661)496-2210

SUBDIVIDER:

FRANMAR COMPANY, LP
5100 CALIFORNIA AVENUE, STE. 201
BAKERSFIELD, CA 93309
(661)281-8415



VICINITY MAP
NOT TO SCALE

TOTAL SITE DATA:

LOT SIZES:
PA-3 LDR

NUMBER OF LOTS
NUMBER OF BUILDABLE LOTS
NUMBER OF NON-BUILDABLE LOTS
AREAS GROSS
AREAS NET
NET DENSITY:
PA-3 LDR: 84 LOTS
13.39 ACRES NET
6.3 DU/AC

EXISTING USE
PROPOSED USE
EXISTING/PROPOSED ZONING
EXISTING/PROPOSED LAND USE DESIGNATION
ASSESSOR PARCEL NUMBER
WATER
SEWER
ELECTRICITY
GAS
TELEPHONE
CABLE
FIBER
SCHOOL DISTRICTS:
ELEMENTARY
JR. HIGH
HIGH SCHOOL

5,500 S.F. MINIMUM PER THE MARCONA PRESERVE SPECIFIC PLAN
85
84
1 (PUBLIC ACCESS TO FUTURE FRIANT-KERN BIKE PATH)
16.88 ACRES GROSS
13.39 ACRES NET

VACANT
SINGLE FAMILY RESIDENTIAL
MARCONA PRESERVE SPECIFIC PLAN
PA-3 LDR
536-020-02
OILDALE MUTUAL WATER COMPANY
CITY OF SHAFTER/NORTH OF THE RIVER
PACIFIC GAS & ELECTRIC
SOUTHERN CALIFORNIA GAS COMPANY
AT&T
CHARTER COMMUNICATIONS (SPECTRUM)
CITY OF SHAFTER

NORRIS SCHOOL DISTRICT
NORRIS SCHOOL DISTRICT
KERN COUNTY HIGH SCHOOL DISTRICT

PHASE 1 SITE DATA:

NUMBER OF LOTS
NUMBER OF BUILDABLE LOTS
AREAS GROSS
AREAS NET
NET DENSITY:
PA-3 LDR: 34 LOTS
5.12 ACRES NET
6.6 DU/AC

34
34
6.58 ACRES GROSS
5.12 ACRES NET

PHASE 2 SITE DATA:

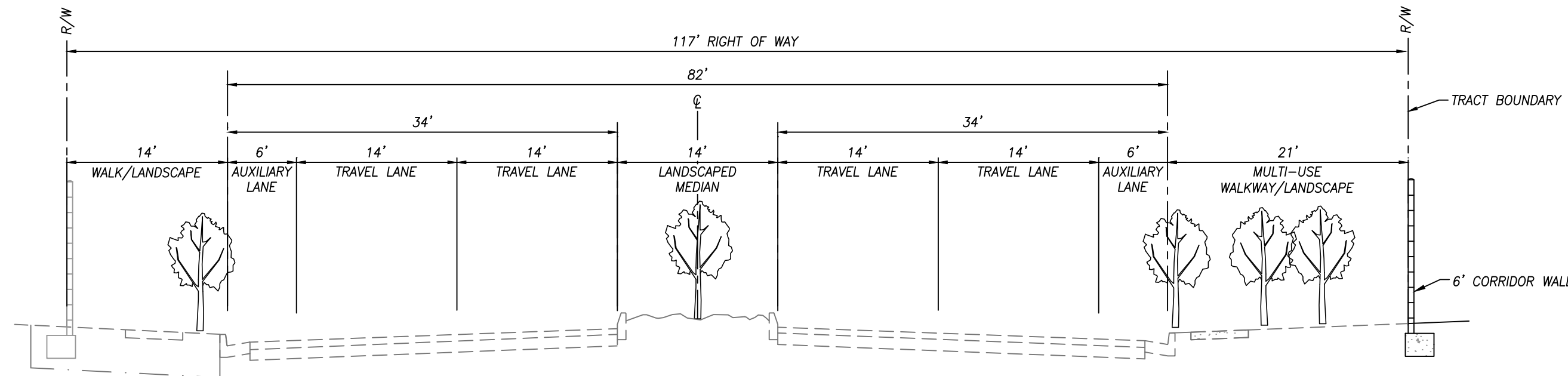
NUMBER OF LOTS
NUMBER OF BUILDABLE LOTS
AREAS GROSS
AREAS NET
NET DENSITY:
PA-3 LDR: 17 LOTS
2.88 ACRES NET
5.9 DU/AC

17
17
3.50 ACRES GROSS
2.88 ACRES NET

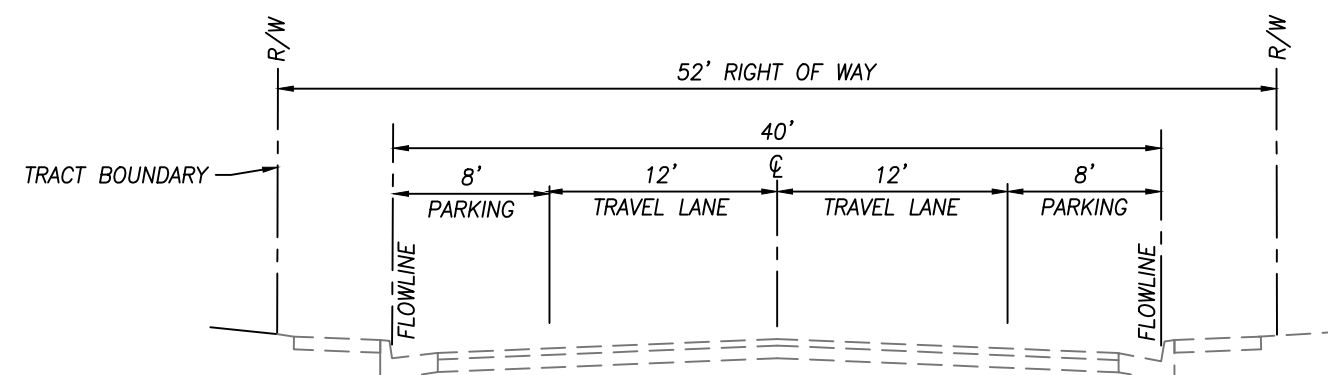
PHASE 3 SITE DATA:

NUMBER OF LOTS
NUMBER OF BUILDABLE LOTS
NUMBER OF NON-BUILDABLE LOTS
AREAS GROSS
AREAS NET
NET DENSITY:
PA-3 LDR: 34 LOTS
5.39 ACRES NET
6.3 DU/AC

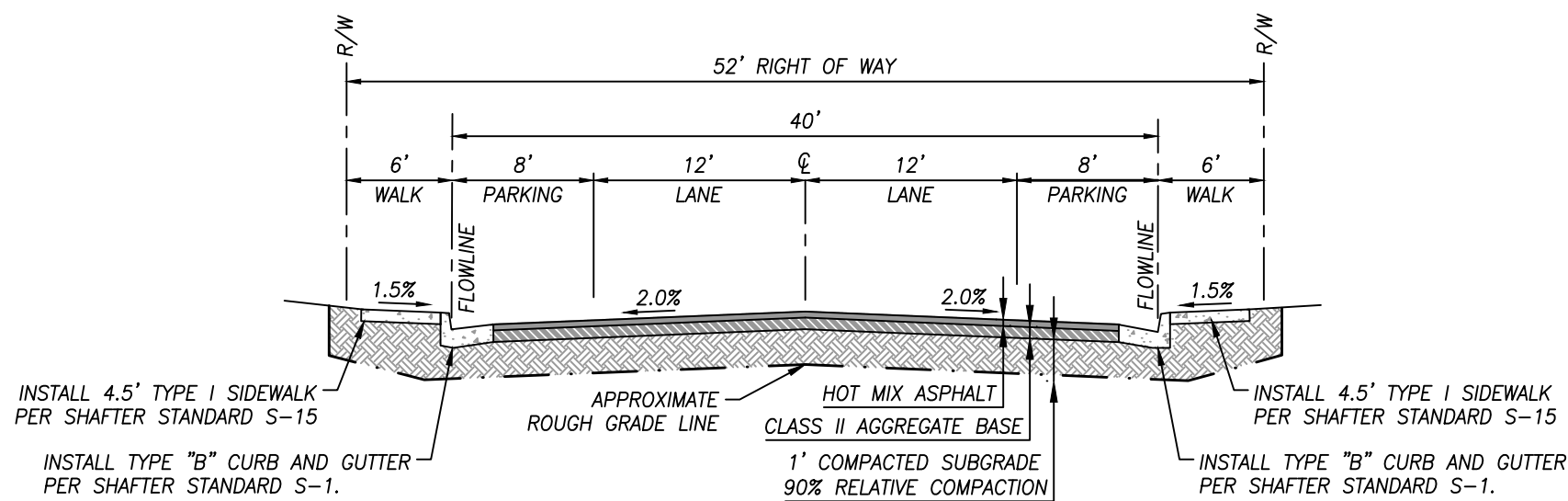
34
33
1 (PUBLIC ACCESS TO FUTURE FRIANT-KERN BIKE PATH)
6.80 ACRES GROSS
5.39 ACRES NET



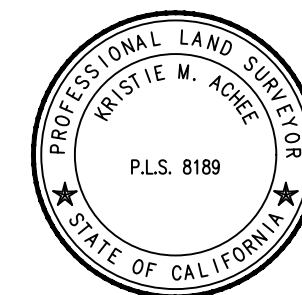
A JEWETTA AVENUE NORTH (ARTERIAL)
EXISTING PER TRACT 7244
LOOKING NORTH
NTS



B PONDEROSA AVENUE (LOCAL)
EXISTING PER TRACT 7244
LOOKING EAST
NTS



C LOCAL STREET
NTS



PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189
DATE 10/29/2024

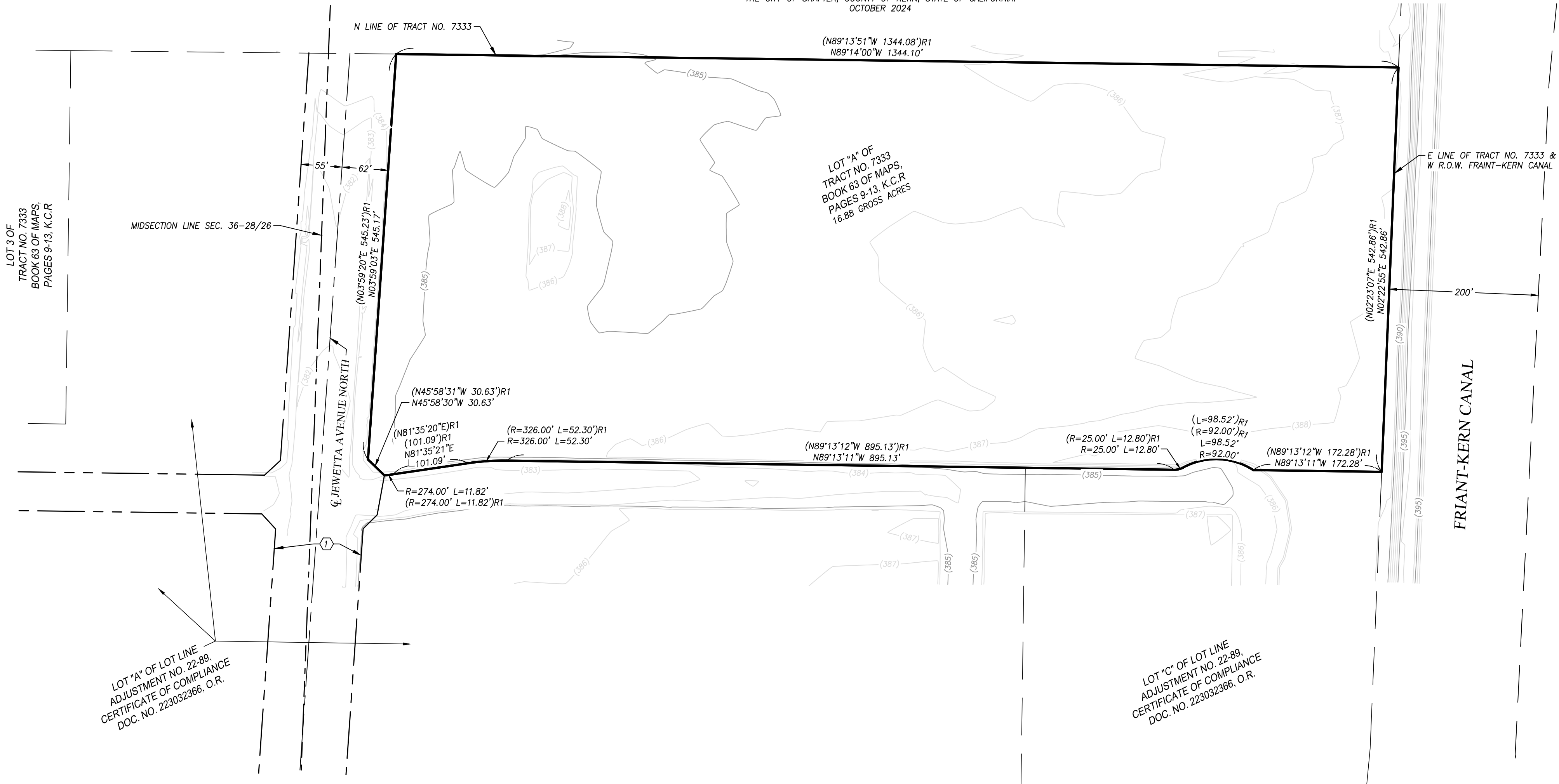
BY:



BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

TENTATIVE TRACT NO. 7483 - PHASED

SUBDIVISION OF LOT "A" OF TRACT NO. 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
OCTOBER 2024



LEGEND:

()R1 RECORD PER TRACT NO. 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, K.C.R. AND LOT LINE ADJUSTMENT NO. 22-89 RECORDED AS CERTIFICATE OF COMPLIANCE DOCUMENT NO. 223032366, O.R., OR CALCULATED THEREFROM.

K.C.R. KERN COUNTY RECORDER

O.R. OFFICIAL RECORD

(xxx) EXISTING CONTOURS IN FEET

PROPERTY LINE, EXISTING PER LOT LINE ADJUSTMENT NO. 22-89 RECORDED AS CERTIFICATE OF COMPLIANCE DOCUMENT NO. 223032366, O.R., OR CALCULATED THEREFROM.

R.O.W. RIGHT OF WAY

SECTION/MIDSECTION LINE

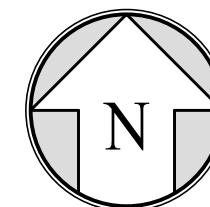
STREET AND PUBLIC UTILITIES DEDICATION PER TRACT NO. 7333, IRREVOCABLE OFFER

SUBDIVISION BOUNDARY

OVERALL BOUNDARY & EASEMENTS

EASEMENT:

1 IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF SHAFTER FOR STREET AND PUBLIC UTILITIES PER TRACT 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, K.C.R.



100' 0' 100'

SCALE: 1" = 100'



PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189
DATE 10/29/2024

BY:

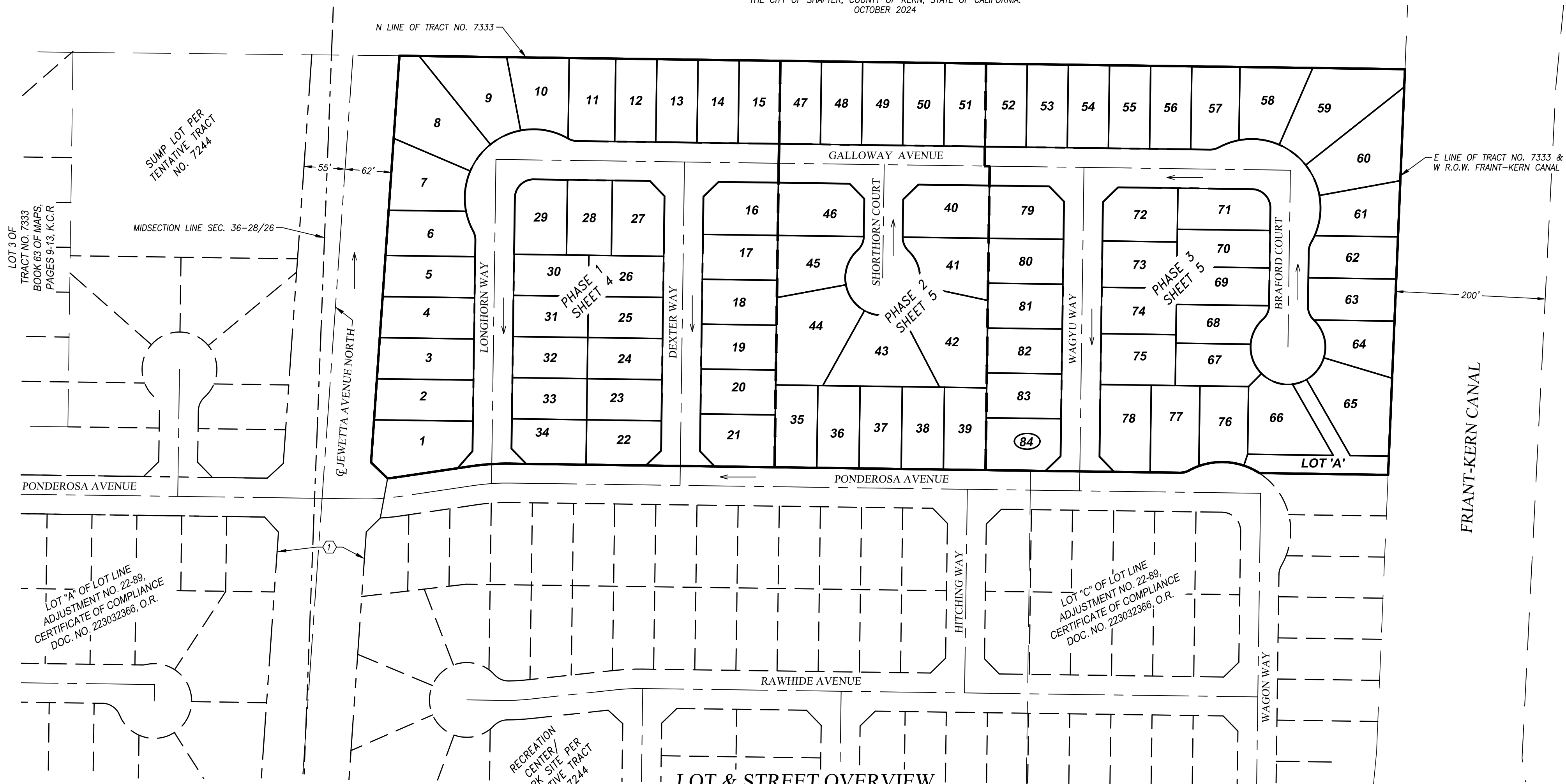


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SHEET 2 OF 5

TENTATIVE TRACT NO. 7483 - PHASED

SUBDIVISION OF LOT "A" OF TRACT NO. 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. OCTOBER 2024



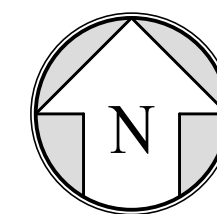
LEGEND:

K.C.R. KERN COUNTY RECORDER
O.R. OFFICIAL RECORD

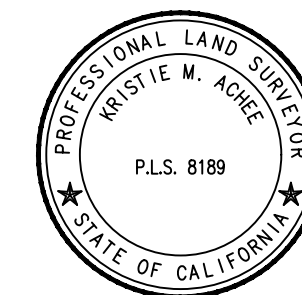
- PHASE LINE
- PROPERTY LINE, EXISTING PER LOT LINE ADJUSTMENT NO. 22-89 RECORDED AS CERTIFICATE OF COMPLIANCE DOCUMENT NO. 223032366, O.R., OR CALCULATED THEREFROM.
- PROPERTY LINE, PROPOSED TENTATIVE TRACT NO. 7244 PER DOCUMENT NO. 224047405, O.R.
- PROPOSED DIRECTION OF STREET FLOW
- R.O.W. RIGHT OF WAY
- SECTION/MIDSECTION LINE
- STREET AND PUBLIC UTILITIES DEDICATION PER TRACT NO. 7333, IRREVOCABLE OFFER
- SUBDIVISION BOUNDARY
- XX TOTAL BUILDABLE LOTS

EASEMENT:

- 1 IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF SHAFTER FOR STREET AND PUBLIC UTILITIES PER TRACT 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, K.C.R.



100' 0' 100'
SCALE: 1"= 100'



PROJECT SURVEYOR:

Kristie M. Achee
KRISTIE M. ACHEE, P.L.S. 8189
10/29/2024
DATE



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TENTATIVE TRACT NO. 7483 - PHASED

SUBDIVISION OF LOT "A" OF TRACT NO. 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
OCTOBER 2024

PHASE 1



LEGEND:

(xxx)	EXISTING CONTOURS IN FEET
○	EXISTING CHAINLINK FENCE, 6' TOPPED WITH BARB WIRE
---	EXISTING EDGE OF DIRT ROAD
FH	EXISTING FIRE HYDRANT
---	EXISTING HINGE/TOP OF SLOPE
IV	EXISTING IRRIGATION VALVE STUB
MBS	EXISTING MAILBOX, SINGLE
MKG	EXISTING MARKING/MARKER, AT&T
SSMH	EXISTING SANITARY SEWER MANHOLE
SS LAT BOARD	EXISTING SANITARY SEWER LATERAL BOARD
(SS)	EXISTING SANITARY SEWER LINE
SDMH	EXISTING STORM DRAIN MANHOLE
(SD)	EXISTING STORM DRAIN LINE
---	EXISTING TOE OF SLOPE
(UT)	EXISTING UNDERGROUND TELEPHONE, APPROXIMATE LOCATION BASED ON MARKERS/MARKINGS
WS STUB	EXISTING WATER SERVICE STUB
K.C.R.	KERN COUNTY RECORDER
O.R.	OFFICIAL RECORD
---	PHASE LINE
---	PROPERTY LINE, EXISTING PER LOT LINE ADJUSTMENT NO. 22-89 RECORDED AS CERTIFICATE OF COMPLIANCE DOCUMENT NO. 223032366, O.R., OR CALCULATED THEREFROM.
---	PROPERTY LINE, PROPOSED TENTATIVE TRACT NO. 7244 PER DOCUMENT NO. 224047405, O.R.
---	PROPOSED BLOCK WALL, 6' TALL
→	PROPOSED DIRECTION OF STREET FLOW
PE	PROPOSED PEDESTRIAN EASEMENT
PUE	PROPOSED UTILITIES EASEMENT
---	SECTION/MIDSECTION LINE
---	STREET AND PUBLIC UTILITIES DEDICATION PER TRACT NO. 7333, IRREVOCABLE OFFER
---	SUBDIVISION BOUNDARY
---	WAIVER OF DIRECT ACCESS
---	TYPICAL STREET CROSS SECTION PER SHEET 1

EASEMENT:

- ① IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF SHAFTER FOR STREET AND PUBLIC UTILITIES PER TRACT 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, K.C.R.

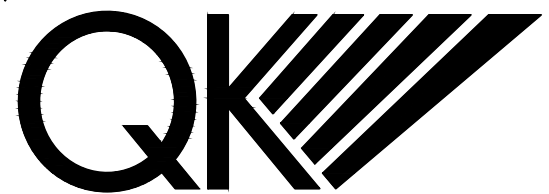


PROJECT SURVEYOR:

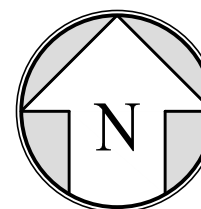
Kristie M. Achee, P.L.S. 8189

10/29/2024
DATE

BY:



BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA



60' 0' 60'
SCALE: 1" = 60'
CONTOUR INTERVAL = 1'

SHEET 4 OF 5

TENTATIVE TRACT NO. 7483 - PHASED

SUBDIVISION OF LOT "A" OF TRACT NO. 7333 RECORDED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, PAGES 9 THROUGH 13, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
OCTOBER 2024



LEGEND:

- (xxx) EXISTING CONTOURS IN FEET
- CHAINLINK FENCE, 6' TOPPED WITH BARB WIRE
- - - - - EXISTING EDGE OF DIRT ROAD
- FH EXISTING FIRE HYDRANT
- IRR EXISTING IRRIGATION
- IV EXISTING IRRIGATION VALVE STUB
- SSMH EXISTING SANITARY SEWER MANHOLE
- SS LAT BOARD EXISTING SANITARY SEWER LATERAL BOARD
- (SS) EXISTING SANITARY SEWER LINE
- SDMH EXISTING STORM DRAIN MANHOLE
- (SD) EXISTING STORM DRAIN LINE
- SSMK EXISTING SANITARY SEWER MARKING
- - - - - EXISTING TOE OF SLOPE
- WS STUB EXISTING WATER SERVICE STUB
- K.C.R. KERN COUNTY RECORDER
- O.R. OFFICIAL RECORD
- - - - - PHASE LINE
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- - - - - PROPOSED BLOCK WALL, 6' TALL
- PROPOSED DIRECTION OF STREET FLOW
- PE PROPOSED PEDESTRIAN EASEMENT
- PUE PROPOSED UTILITIES EASEMENT
- R.O.W. RIGHT OF WAY
- - - - - SUBDIVISION BOUNDARY
- WAIVER OF DIRECT ACCESS
- XX TYPICAL STREET CROSS SECTION PER SHEET 1
- XX TOTAL BUILDABLE LOTS



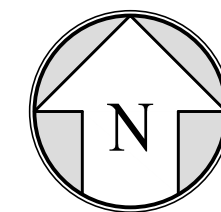
PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189
10/29/2024
DATE

BY:



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60' 0' 60'
SCALE: 1" = 60'
CONTOUR INTERVAL = 1'

SHEET 5 OF 5

EXHIBIT “B”

CONDITIONS OF APPROVAL TENTATIVE TRACT NO. 7483

GENERAL

1. The owner(s), project proponent(s), and/or applicant(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 Tentative Tract No. 7483 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. The Developer or the Developer’s engineer shall submit a list of all contractors and/or subcontractors performing work on this project to the City Administrative Services Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City of Shafter.
3. The following disclosure shall be given as part of transfer of properties: “All 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.”
4. Until all portions of the tentative tract have been developed, all vacant and undeveloped land, not being actively farmed, shall be maintained in a weed-free and clean manner by the Developer/property owner. Should said property not be so maintained, the City shall notify property owner that the property is to be cleaned within thirty (30) 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 the property owner for expenses incurred.

5. Unless a final map is recorded, this tentative tract shall expire twenty-four (24) months from the date of approval by the City Council, unless an extension is granted by the City Council. Should an extension be requested, Developer, not less than sixty (60) days prior to the expiration date, shall submit to the City the applicable processing fees and a completed application requesting an extension of the map approval in accordance with the provisions of the Shafter Municipal Code and the Subdivision Map Act. PLEASE NOTE: This will be the only notice given for the above specific expiration date. The applicant is responsible for initiating an extension request.
6. All construction and development shall be consistent with the City of Shafter Marcona Preserve Specific Plan and Tentative Tract No. 7483.

PLANNING

7. Approved street names are as follows: Galloway Avenue, Longhorn Way, Dexter Way, Shorthorn Court, Wagyu Way, and Braford Court.
8. Only the street names or alternate street names that have been approved on the attached Tentative Tract Map shall be shown on the Final Map(s) for Tract No. 7483. If the Developer wishes to change the street names at any point in time, a street name change request will need to be submitted to the Shafter Planning Department and approved prior to changing or using any proposed street names.
9. If at any point the Developer wishes to make any changes to the approved tentative map contents as shown on the attached Tentative Map No. 7483, the Developer shall submit a Substantial Conformance application to the Planning Director for review and approval.
10. Approved access shall be provided for each lot in accordance with City standards.
11. The Developer/property owner shall be required to permanently maintain all landscaping, except for landscaping included in the Community Facilities District, including the replacement of any trees or shrubs that do not survive.
12. 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.
13. 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 No. 7483 has been recorded pursuant to the requirements of Title 16 (Subdivision Ordinance) and Title 17 (Zoning Ordinance) of the Shafter Municipal Code.

14. If Condition No. 155 is initiated by the Developer and executed by the City of Shafter, no building permit shall be issued until wet utilities have been installed, an all-weather surface roadway is completed on the subject property, and survey stakes or other form of temporary documentation will be provided for, and approved by the Building and Safety Inspector, to verify building location. Missing stakes or other temporary documentation will result in delays in inspection schedule.
15. Prior to recordation of the third phase of the final map, a six (6) foot tall solid masonry theme wall shall be constructed along the eastern project boundary adjacent to the Friant-Kern Canal from the south side of Phase 3, Lot 65 to the north side of Phase 3, Lot 59.
16. Prior to the recordation of the first phase of the final map, the Developer shall bond for a six (6) foot tall solid masonry block wall with pilasters from the south boundary of Lot 1 to the north map boundary along the west side of Jewetta Avenue North. Construction of the wall shall be complete prior to the issuance of the Notice of Completion for the first phase.
17. Prior to recordation of the third phase of the final map, a six (6) foot tall solid masonry wall shall be constructed along the common lot lines shared by the Public Access Lot (Lot "A") with the Phase 3, Lots 65, 66, and 76, consistent with City of Shafter Development standards.
18. The following note shall appear on the final map and all grading and construction plans:
 - a. If during grading or construction, any plugged, abandoned, or unrecorded oil or gas wells are uncovered or damaged, the CalGEM shall be contacted to inspect and approve any remediation required.
 - b. If any abandoned water wells are located within the development or discovered during excavation or grading, the Kern County Environmental Health Services Department must be contacted to obtain information for the proper permitting and destruction procedures.
 - c. Building setbacks on lots with existing plugged wells shall satisfy the requirements of the CalGEM. If the recommended setbacks cannot be satisfied, the Developer shall submit, concurrent with the submittal for a building permit for the impacted lot, written confirmation from the CalGEM that the setback provided is acceptable.
19. Prior to initiating any grading or earthmoving within Tentative Tract No. 7483, the Developer(s) shall provide the City of Shafter with written confirmation from the San Joaquin Valley Air Pollution Control District (SJVAPCD) that the development follows the requirements of the District's Rule 9510.
20. During grading operations, all activity shall be restricted to periods of low wind to reduce dust emissions. Verification of compliance will be the responsibility of the City of Shafter Building Inspection Division.

21. The Developer of Tract No. 7483 shall comply with all San Joaquin Valley Air Pollution Control District (SJVAPCD) requirements while grading and developing the site. It is the Developer's responsibility to contact the SJVAPCD to determine with which District requirements and rules the Developer must comply.
22. Prior to commencement of any construction activity, the Developer shall provide to the City of Shafter written confirmation from the SJVAPCD confirming that any and all applicable off-site mitigation fees for the subdivision have been paid in full.
23. Prior to recordation of the first phase of Tentative Tract No. 7483, 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/or other fees established by the City. Park fees collected by the City shall be on behalf of North of the River Recreation and Park District.
24. All utilities shall be designed and constructed in such a way as to allow for them to be extended into any future residential development areas.
25. Developer shall ensure all existing electrical conduits, conductors, poles, guy wires, utility boxes, and all related surface and subsurface facilities between the solar field to the north and the PG&E substation to the south are not damaged by development activity except where allowed or approved by the utility owner, PG&E. Developer shall also ensure no portion of the easement for said utility is located within any residential lot boundary.
26. Lot "A" shall be dedicated to the City of Shafter with the third phase final map of Tract No. 7483. Lot "A" shall fully contain the following:
 - a. A twenty-five (25) foot wide pedestrian easement on and along the west right-of-way line of the Friant Kern Canal needed to connect the residential development to the future Friant-Kern Bike Trail.
27. The phased Final Maps to be submitted for Tract No. 7483 must match the phasing shown in the approved Tentative Tract Map or any approved alterations thereof. The contents of each phased Final Map must be in substantial conformance with the contents of the approved Tentative Tract Map or any approved alterations thereof.
28. If during development activities, any wells are encountered, the property owner is expected to immediately notify the CalGEM construction site well review engineer in the Inland district office, and file for Division review an amended site plan with well casing diagrams. The District office will send a follow-up well evaluation letter to the property owner and local permitting agency.
29. On all corner lots and/or reverse corner lots within the tract, fences/walls shall not be located within the first 5 feet of the Public Utility Easement behind the street side yard

and front-yard property lines. A note stating this must be included on all site plans during building permit review. The City will not permit walls nor fences to be built within the first five (5) feet of the PUE dedication on the side-yard of corner/reverse corner lots.

30. The design of all houses proposed to be built by the Developer/Home Builder(s) within Tract 7483 must be in substantial conformance with the Marcona Preserve Specific Plan Chapter 5: Design Guidelines.
31. The Developer/Home Builder of Tract 7483 shall use a variety of floor plans and building elevations within the residential tract as required in the City of Shafter Zoning Ordinance Table 2.B (Residential Floor Plan and Elevations Guidelines). Floor plans and elevations will be subject to the review and approval of the Shafter Planning and Building Departments. The Developer/Home Builder shall plot alternative floor plan types and/or elevation styles on contiguous lots within Tract 7483.
32. The drive approaches on the following lots shall be installed as specified:
 - a. Lot 1 and Lot 34 – north side on Longhorn Way
 - b. Lot 30 – south side on Longhorn Way
 - c. Lot 29 – east side on Galloway Avenue
 - d. Lot 27 – west side on Galloway Avenue
 - e. Lot 16 and Lot 26 – south side on Dexter Way
 - f. Lot 21 and 22 – north side on Dexter Way
 - g. Lot 35 – east side on Ponderosa Avenue
 - h. Lot 39 – west side on Ponderosa Avenue
 - i. Lot 40 and Lot 46 – south side on Shorthorn Court
 - j. Lot 72 and Lot 79 – south side on Wagyu Way
 - k. Lot 71 – south side on Braford Court
 - l. Lot 78 – east side on Ponderosa Avenue
 - m. Lot 75 and 84 – north side on Wagyu Way

BUILDING

33. Prior to issuing a certificate of occupancy for any building, building address(es) shall be permanently installed and be clearly visible from the street.
34. No final inspection or issuance of a certificate of occupancy shall be approved for any lot, until all necessary improvements have been completed by the Developer and accepted by the City Engineer.
35. Developer shall pay all development fees and impact fees adopted by the City in effect at the time of issuance of any Certificate of Occupancy. The Developer can also elect to pay all applicable fees at the time of each building permit's issuance.

36. Developer shall comply with the latest 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.
37. Prior to issuance of each building permit for houses within Tract No. 7483, Developer shall submit a site plan to the City Planning Department for review and approval. The site plan shall reference the approved floor plan layout and building elevation, including exterior building materials and colors, for each of the single-family residences to be constructed within Tract No. 7483. The siting of each structure on the site plans must comply with the applicable lot development standards and regulations found in Chapter 4 of the Marcona Preserve Specific Plan.
38. 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 home.
39. A landscaping plan, including design of a permanent irrigation system, shall be submitted to and approved by the Planning Director. Said approved landscape and irrigation plan shall be implemented prior to receiving a final inspection for any house constructed within the subdivision. All landscaping is subject to the requirements for landscaping contained herein these conditions and with City Standards. Landscaping shall include an irrigation system for both the front-yard and the street side-yard (where applicable) provided the street side-yard is not obscured from sight from an adjacent street by fencing, for each lot within the subdivision. Landscaping shall comply with current State guidelines for residential landscaping.
40. Fiber Optic Installation for Dwelling Units: Owner agrees to install in each dwelling unit the following fiber optic requirements:
 - a. Install a Dedicated City Fiber Enclosure adjacent to the other utility enclosures or a Common Communication Enclosure (collectively "Utility Enclosure") for the proposed communications utilities (phone, cable, fiber, etc.). The enclosure type shall be Benner-Nawman 14326W-UL or as approved by the City. The Utility Enclosure may face the garage exterior or interior and shall include one 120-volt, 15-amp convenience receptacle inside the enclosure mounted on either side of the wall. A surge-protected receptacle must be installed or verification that an equivalent surge protection device (SPD) has been installed as an integral part of the service equipment or located immediately adjacent to the service equipment to be in accordance with article 230.67 of the California Electrical Code.
 - b. Install a wireless-transparent Structured Media Enclosure ("Media Enclosure"), such as models: Legrand 30" ENP3050, Legrand 42" ENP4250, Leviton 30" 49605-30W, Primex Verge 30" P3000, 42" Primex Verge P4200, or as approved by the City. The Media Enclosure shall be installed in the wall of a master bedroom closet or a laundry room furthest from the water supply and maintain a minimum 48-inch horizontal clearance between and 24-inch clearance above any metallic appliances or

- accessories. The Media Enclosure shall include one 120-volt, 15-amp convenience receptacle located inside the enclosure.
- c. Install a conduit pathway from the Utility Enclosure to the Media Enclosure with a minimum of one (1) 1-inch diameter non-metallic, flexible conduit which shall maintain a minimum 36-inch bend radius and protrude a minimum of 6-inches into the enclosures. The conduit shall be marked with orange Tyvek or plastic tags, labeled "City Fiber Use Only", 661-746-5000", tie wrapped to the conduit in plain view within the enclosures.
 - d. Install a continuous conduit without breaks or couplings from the existing City Fiber Distribution Enclosure located in the right-of-way ("Distribution Enclosure") to the bottom side of the Utility Enclosure. The conduit shall be installed a minimum of 36-inches below grade, protrude a minimum of 12-inches into the Utility Enclosure, be orange in color, and be factory labeled "City of Shafter 661-746-5000". If the conduit does not have an integrated tracer wire, a continuous external #12 AWG solid-conductor tracer wire with high-density polyethylene insulation rated for direct burial shall be installed along with the conduit leaving a minimum 15-feet of slack coiled in the Distribution Enclosure and 3-feet of slack coiled in the Utility Enclosure. The conduit and tracer wire shall be inspected by a City of Shafter representative before shading and backfilling.
 - i. After backfilling, polyester cable pulling tape (Muletape), or equivalent, shall be installed in all conduit paths between the Distribution Enclosure and the Utility Enclosure. Mule tape shall be slack (no tension) and fastened to the plug or cap.
 - ii. Couplings shall be used to repair damaged or short-length conduit only if approved by the City. Conduit couplings shall be an air-tight, water-tight, push-on compression fitting approved by the City. Tracer wire couplings shall be air-tight, water-tight, twist on or compression connector approved by the City. Coupling integrity shall be inspected by a City of Shafter representative.
 - e. Category 6 Unshielded Twisted Pair (CAT 6 UTP) cable (or as approved by the City) shall be installed according to industry standards and the requirements below, and shall not be pinched, stapled, bent sharply, or crossing any sharp, unprotected edges.
 - a. Install a minimum of two (2) cables from the Utility Enclosure to the Media Enclosure.

ENGINEERING

- 41. 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.
- 42. Acceptable traffic control, including signs and personnel, shall be utilized whenever construction of required improvements requires the contractor to work within existing vehicular paths of travel. If determined necessary by the City Engineer, the contractor shall include provisions to allow for pedestrian traffic through or past the construction site. The latest edition of Caltrans Manual on Uniform Traffic Control Devices shall be

the standard for all construction related traffic control.

43. Developer shall relocate and/or install all necessary infrastructure to provide utilities to the proposed project.
44. A ten (10) foot public utility easement, as shown on the tentative map, shall be provided in the front of all lots and on the street side of all corner lots/reverse corner lots as requested by the utility companies and the City Engineer. Easements shall be granted with the subject phase final map. Easements must also be shown on individual site plans during building permit application review.
45. Pedestrian easements shall be provided wherever sidewalks and other public walking paths are to be constructed outside the proposed public rights-of-way. The minimum width of the pedestrian easements shall be one (1) foot.
46. 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.
47. 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.
48. Any obstructions including utilities, irrigation lines, etc., shall be removed and/or relocated, if necessary, at the expense of the Developer.
49. No final inspection shall be approved until all required improvements have been completed by the Developer and accepted by the City of Shafter.
50. All new utilities shall be underground service.
51. 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.
52. Prior to the issuance of a Certificate of Occupancy on any lot of Tract No. 7483, all required improvements shall be completed and accepted by the City of Shafter. Required improvements shall be those improvements necessary to provide adequate City Services to the subject lot as determined by the City Engineer. Additional improvements outside the affected project boundary may be required for orderly development as determined by the City Engineer.
53. 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. The timing of improvements shall be subject to approval of the City Engineer.

54. 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.
55. Access to and from the existing solar plant through the main gate on the south side of the facility shall not be restricted or prevented by development activities.
56. All road, landscaping, trail, sidewalk, block wall, and multi-use walkway improvements, required by and consistent with Tentative Tract No. 7483 and the Marcona Preserve Specific Plan, shall be bonded by the Developer and approved by the City of Shafter prior to recordation of the subject final map phase. Wall plans, materials, and dimensions shall be consistent with the requirements of the Marcona Preserve Specific Plan and Revised Tentative Tract No. 7483 and shall be approved by the City of Shafter prior to construction. Timing of improvements shall be subject to the approval of the City Engineer. Construction of all improvements shall occur prior to the issuance of the Notice of Completion for the subject phase unless stated otherwise in this Conditions of Approval document.
57. All landscaping, trail, sidewalk, block wall, and multi-use walkway improvement areas within the map boundary shall be dedicated to the City of Shafter with the recorded map for its respective phase. Areas located outside the tract map boundary shall be dedicated by separate instrument prior to, or concurrent with, recordation of the final map phase.
58. Developer shall place the entire subdivision within a new or add to an existing Community Facilities District (City CFD), prior to recordation of the first phase final map and prior to acceptance of improvements by the City of Shafter. The maintenance district shall be set-up to cover the cost of street lighting, drainage basin maintenance, landscaping maintenance, trail maintenance, as well as all administrative costs associated with the City of Shafter's management of the district.
 - a. The Developer shall be required to cover the cost of street lighting, maintain all landscaping, park maintenance, including the replacement of any trees or shrubs that do not survive, within public right-of-way and landscape easements for a period of one (1) year after final inspection of the landscape improvements, or until such time as the maintenance district is formed, whichever shall occur last.
 - b. Developer shall be fully responsible for the formation, and formation cost of the City CFD, as directed by the City Engineer.
 - c. Developer shall be fully responsible for paying the cost of water for all landscaping and electricity for the streetlights until such time as the maintenance district is formed.
59. Engineered plans and building permits are required for all block walls greater than 6 feet in height.

60. Developer shall design and install a system of conduits, terminal enclosures, distribution enclosures, splice enclosures, connection points, and hand holes for a fiber optic network to each buildable lot within the development. Design and material specifications are available from the City of Shafter. Plans shall be submitted to and approved by the City of Shafter, prior to recordation of the final map, showing the proposed utility trench and all appurtenant hardware. The design shall include the following minimum specifications:
- a. A combination of fiber optic conduits shall minimally include 4" SDR-11 HDPE, 2" SDR-11 HDPE, 1.25" SDR-11 HDPE, and 7-Way bundled HPDE innerduct with attached tracer wire. Fiber optic conduits may be joint-trenched with other utility company pipes and/or conduits.
 - b. All underground fiber optic conduits, innerduct bundles, etc. shall be factory-labeled "City of Shafter 661-746-5000". Conduits shall be identified by a permanent marking, with the address number of the residence they serve, within the distribution enclosures.
 - c. All underground fiber optic conduit paths shall have tracer wire. If the conduit does not have an integrated tracer wire, a continuous external #12 AWG solid-conductor tracer wire with high-density polyethylene insulation rated for direct burial shall be installed along with the conduit leaving a minimum 15-feet of slack coiled in the endpoint enclosures.
 - d. The ends of all fiber optic conduits and innerducts shall be plugged or capped to prevent dirt, debris, or foreign objects from entering.
 - e. After backfilling, all conduits shall be checked for obstructions, and re-excavated and repaired or replaced as required. All conduits 1/2-inch or larger shall require polyester cable pulling tape (Muletape) or equivalent installed. Polyester cable pulling tape (Muletape) shall be slack (no tension) and fastened to the plug or cap. Innerducts shall be mandrel tested and are subject to inspection by a City of Shafter representative.
 - f. A combination of underground utility enclosures shall minimally include 36"W x 60"L x 36"D polymer concrete enclosures with dual torsion covers, 36"W x 36"L x 24-36"D and 24"W x 36"L x 24-36"D High Density Polyethylene (HDPE) enclosures.
 - g. All underground utility enclosures shall be factory-stamped "City Fiber".
61. Prior to construction, all improvement plans and landscaping plans shall be approved by the City of Shafter.
62. If occupancy of Tract 7483 occurs before the lots south of Ponderosa Avenue, and if the Developer of tract 7244 has not installed the stop sign on westbound Ponderosa Avenue at the Jewetta Avenue intersection, then the Developer of Tract 7483 shall install a westbound stop sign at the intersection of Jewetta Avenue North and Ponderosa Avenue.
63. The side-yard fences running parallel to local streets shall consist of a masonry block wall, or other material as approved by the City Engineer, topped with a wooden fence.

The block wall shall be designed to retain earth where necessary. Sufficient area behind the sidewalk shall be provided to accommodate the installation of community mailboxes, where required by the US Postal Service.

64. All phased final subdivision maps proposed for recordation shall be in substantial conformance with the approved tentative map or any approved alterations thereof.
65. If the subdivision is to be phased, additional improvements for circulation shall be provided as required by the City Engineer.

ENGINEERING: GRADING & DRAINAGE

66. 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. A master grading plan shall be submitted and approved for Tract No. 7483. Future development plans shall be based upon the approved master plan. Any deviation from the approved master plan will require the approval of the City Engineer.
67. 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.
68. Developer shall review the existing grading for the solar plant constructed to the north to ensure to the Developer's satisfaction that drainage from the existing solar site will not negatively impact finished lots or improvements within Tract No. 7483.
69. 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.
70. A grading permit shall be obtained from the City prior to commencement of any grading activity.
71. 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 certificate stating that the rough grade is in substantial conformance with the approved grading plan and Chapter 15.28 of the Shafter Municipal Code. Developer to obtain "Rough Grade Certificate" form from the City.
72. Prior to final approval, acceptance of work, or issuance of Certificate of Occupancy, the

Developer's engineer shall file a "Final Grade Certificate" stating that all required grading has been done in accordance with the approved grading plan. Developer to obtain Final Grade Certificate form from the City.

73. The location and frequency of soils compaction testing shall be per the City Engineer. Soils compaction testing shall be provided by the Developer.
74. 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.
75. All building pads shall provide a minimum of 2% slope away from each house to an earth swale, and a minimum of 1% from the highest point in the swale to the street. A four-inch landscape drain may be used to replace the earth swale. The minimum pad height shall be twelve (12) inches plus 2% slope from the lowest adjacent flowline of the street.
76. 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.
77. Wood retaining structures shall not be approved. Developer shall use masonry, keystone, concrete, or other approved material.
78. Engineered off-site drainage plans for Tract No. 7483 shall be submitted to and approved by the City of Shafter prior to recordation of the first phase final map. The approved drainage facilities shall be constructed and approved by the City of Shafter prior to issuance of building permits.
79. The Developer shall provide a drainage report and calculations showing where the runoff from Tract 7483 is directed to. If required, the developer shall dedicate an on-site sump to handle runoff generated from within the subject Tract. The area used for the drainage sump shall be fenced and screened in a manner approved by the City Engineer and consistent with the requirements of the Marcona Preserve Specific Plan. The fence is to enclose the entire sump. Masonry wall (or equivalent) conforming to City standards shall be built for all portions of the perimeter fence viewable from the street or adjacent lots. A lockable privacy gate, concrete driveway, access easements, and drainage easements shall be provided for access and storm drain lines to the drainage sump as required by the City Engineer. At the option of the City Engineer, a landscaping plan, including design of a permanent irrigation system, shall be submitted to and approved by the City Engineer. Said approved landscape and irrigation plans shall be implemented prior to issuance of any building permit for the development. At the option of the City Engineer, in lieu of the above, the area between the right-of-way line and the setback line from the lots containing the sump shall be dedicated to the adjacent lots, and the landscaping usually required for the sump lot shall belong to the lots adjacent to the sump.

80. 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%.
81. All storm drain pipes and manholes shall be installed with the street paving. Catch basins shall be installed per City standards.
82. Grading onto adjacent property shall not be done without written permission from the adjacent property owner.
83. The Office of the City Engineer shall be notified 24 hours in advance of the placement of any fill material.
84. Fill and/or import material shall be subject to the approval of the soils engineer.
85. Developer is responsible for the grading of lot pad areas to within 0.1-foot of the design elevations.
86. All areas in the site on which structures are to be placed must be compacted to 90% relative density, or as required by the soils report and with concurrence of the City Engineer, for a minimum distance of 5 feet in all directions from the foundations of the structure.
87. All fill material shall be moisture conditioned to at least 2% above optimum moisture and compacted to 90% relative density, or as required by the soils report and with concurrence of the City Engineer, as determined by test methods referenced in Chapter 15.28 of the Shafter Municipal Code, and so certified by test and report from the soils engineer.
88. The design engineer shall exercise sufficient supervisory control during grading operations to ensure compliance with the plans, specifications, and code within his purview.
89. The placement of fill shall be in 6-inch maximum lifts, compacted with heavy compaction equipment approved by the City Engineer, unless specifically recommended otherwise in the preliminary soils report.
90. Compaction in proposed pavement areas should be per City standards and should extend to a minimum distance of 2-feet beyond the outside edges of pavement.
91. All cut and fill slopes shall not be steeper than 2 horizontal to 1 vertical.
92. All fill areas to be cleared of all vegetation and other unsuitable materials for a structural fill and the areas shall be scarified to a depth of 6-inches, unless specifically noted otherwise in the preliminary soils report.

93. All slopes in excess of three (3) feet shall be prepared and maintained to control against erosion.
94. Grading work shall be supervised as engineered grading in accordance with Chapter 15.28 of the Shafter Municipal Code.
95. During grading, reasonable searching should be performed for concealed subsurface obstructions. All abandoned subsurface obstructions should be removed. If 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.
96. Developer's attention is directed to the provisions of the SJVAPCD's Regulation VIII – Fugitive PM10 Prohibitions, which require the submission of a Dust Control Plan for certain construction projects. Developer shall comply with all applicable SJVAPCD rules and regulations including the submission of a Dust Control Plan as may be applicable. Current SJVAPCD rules and regulations are available online at <http://www.valleyair.org/rules/1ruleslist.htm>.
97. Any temporary drainage basin serving the subdivision shall be surrounded with a chain link fence with privacy slats.
98. It shall be the Developer's responsibility to prevent a dust nuisance from originating from the site of the work as a result of its operations. Preventative measures to be taken by the Contractor shall include, but shall not be limited to, the following:
 - a. Water shall be applied to all unpaved areas as required to prevent the surface 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.
 - c. Temporary suspension of the work, either as a result of order by the Engineer or as a result of conditions beyond control of the Contractor shall not relieve the Contractor from his responsibility for dust control as set forth herein.

ENGINEERING: WATER/FIRE

99. The Developer shall install two water systems for the project 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. One water system shall be developed exclusively for drinking or domestic water service. The other shall be for irrigation of lawns, parks, and common landscape area and be provided by either existing or new wells. Developer shall submit water improvement plans to the City Engineer and Oildale Mutual Water Company for review and approval. Developer shall construct the public water system in accordance with Subdivision Engineering Design Manual for the subject property. The dual water system shall be bonded for by the Developer and approved by

the City of Shafter and Oildale Mutual Water Company prior to recordation of the first phase final map. Construction of the water systems shall be completed prior to the issuance of the Notice of Completion for the first phase.

100. To the greatest extent possible, above ground air-vac or air release valves required by Oildale Mutual Water Company shall be located in public landscaping or natural trail areas and not along residential project frontages. This requirement is subject to the approval of Oildale Mutual Water Company.
101. To the greatest extent possible, wet utilities (sewer, water, storm drain) shall be installed between the flowlines on all streets.
102. 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 Developer 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.
103. Prior to installation, all water improvement plans shall be reviewed and approved by the Kern County Fire Department. The review includes hydrant locations and access into and out of the tract. A plan review permit, obtained from the Kern County Fire Department, must be applied and paid for prior to the review of any modified or new tract map.
104. 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 and Engineering Design Manual.
105. Tie-ins to existing water mains shall be constructed in a manner approved by the City Engineer.
106. 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 lot lines 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 and Engineering Design Manual.
107. Separate dual water services shall be installed for each residential property.
108. No permanent structures shall be constructed over proposed or existing utility easements.
109. Prior to issuance of a building permit, water mains and fire hydrants to be installed by Developer shall be completed, tested, and accepted (CFC).
110. The Developer shall provide AWWA approved fire hydrants that comply with Kern County Development Standards (Clow 850 or equivalent).

111. The required fire hydrants shall be placed a maximum of 660 feet apart throughout the tract for firefighting purposes. Final hydrant locations shall be approved by the Kern County Fire Department prior to installation.
112. The Developer shall install reflective markers to identify hydrant locations pursuant to California Health and Safety Code 13060.
113. The required fire hydrants shall provide a minimum fire flow of 1,500 gallons per minute for two (2) hours with 20 PSI residual pressure, as determined by the Kern County Fire Department.
114. The water system for the required fire hydrants shall be looped, if practicable.
115. The Developer shall install the required water, access and street signs prior to issuance of any building permit.
116. A fire flow test shall be performed and approved by the Kern County Fire Department prior to issuance of any building permit and before any Certificates of Occupancy are issued. The Kern County Fire Department shall be contacted by the Developer for a fire flow test and approval prior to the commencement of construction.
117. All fire access roads to each parcel must meet specifications set forth in Section 503.2 of the California Fire Code and the applicable Appendix and Ordinance sections.
118. All new residential construction will require automatic fire sprinklers and shall meet all other fire requirements of the California Fire Code.

ENGINEERING: SEWER

119. No properties shall be served by a septic system.
120. 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 prior to recordation of the first phase final map. Developer shall construct the public sewer system in accordance with the Shafter Subdivision Engineering Design Manual for the subject property.
121. All fees and costs necessary to connect to the sanitary sewer collection and treatment system shall be those in effect at the time the service connection is made.
122. 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 and Engineering Design Manual.

123. Tie-ins to existing sewer mains, manholes, or other structures shall be constructed as directed by the City Engineer.
124. Sewer pipelines and manholes shall be installed within the proposed street paving of the development.
125. Separate sewer services shall be installed for each property. At no time shall sewer be joint trenched with water.
126. Sewer lines shall not be permitted in easements between the backyards or side-yards of residential lots.
127. No permanent structures shall be constructed over proposed or existing utility easements.
128. The Developer shall enter into a reimbursement agreement with the City of Shafter or Lennar Homes to pay towards the proportionate costs for construction of the sewer main along 7th Standard Road. Such reimbursement agreement shall be entered into by all applicable parties prior to recordation of the first phase final map.

ENGINEERING: STREET & TRAFFIC

129. Developer shall construct and provide rights-of-way for all streets, curb, gutter, cross gutter, drainage facilities, sidewalks, walls, landscaping, streetlights, drive approaches, intersections, and other related improvements consistent with Tentative Tract No. 7483 and the Marcona Preserve Specific Plan. Developer shall submit street improvement plans prepared by a registered civil engineer to the City Engineer for review and approval and shall include: Preliminary soils report with R-Value tests taken from proposed road locations, preliminary engineer's estimate of construction costs; and plan check and inspection fees.
130. Additional rights of way easements or dedications necessary for street and/or public utility improvements located outside the tract boundary shall be granted to the City of Shafter prior to final map recordation of the subject phase.
131. 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 improvements shall be constructed as per the street improvement plans approved by the City Engineer in a manner consistent with the Subdivision and Engineering Design Manual.
132. All local streets shall be developed as full-width streets in accordance with standards and specifications of the Marcona Preserve Specific Plan and the City of Shafter, 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.

133. 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.
134. Cul-de-sac and street knuckle dimensions and radii to conform to the Subdivision and Engineering Design Manual and/or as approved by the City Engineer. The use of off-set cul-de-sacs shall be approved provided they meet the requirements of the City.
135. Street signs shall be installed per City standards as required by the City Engineer.
136. All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be a depth as approved by the City Engineer.
137. During construction, the Developer shall maintain the project, including all adjacent streets in a dust free condition. This condition applies at all times including weekends, evenings, and nighttime hours. During construction operations, cleanup of soil from the public roadways shall be required, if deemed necessary, by the City Engineer.
138. 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.
139. Sidewalk, including curb, shall be five (5) feet wide and shall be placed behind the curb, or as specified by the Marcona Preserve Specific Plan. Transitions at intersections and wheelchair ramps shall be provided and installed per the City's Subdivision and Engineering Design Manual.
140. Monument and monument covers shall be set per City Standards.
141. Temporary turnarounds, if required, including right-of-way, shall be granted, designed, and installed per the Subdivision and Engineering Design Standards.
142. 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 or face of curb with a stamped "S".
143. Street lighting shall be installed in accordance with the City Engineering and Subdivision Design Manual as directed by the City Engineer. Developer shall coordinate with Pacific Gas & Electric to ensure that the streetlights are established under the LS-2 rate schedule.
144. Secondary access easements shall be provided at the request of the City Engineer. 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.

145. Waivers of direct access shall be dedicated and shown on each final map as approved on the tentative map, subject to change by request of the City Engineer.
146. Prior to the recordation of the first phase final map for tract 7483, the Developer shall enter into a reimbursement agreement with the City of Shafter or with Lennar Homes to reimburse the costs associated with the following:
 - a. The easterly half width improvements on Jewetta Avenue between Ponderosa Avenue and the northerly tract boundary of 7483; and
 - b. The northerly half width improvements (except 4-foot-wide pavement structural section) on Ponderosa Avenue between Jewetta Avenue and Wagon Way.

ENGINEERING: LANDSCAPING

147. Electrical Source for Landscaping:
 - a. Developer shall supply and install landscaping electrical services to power any and all required timers, solenoids, pumps, motorized equipment. Cabinets and meter pedestals shall be approved by the City of Shafter. Developer shall contract with Pacific, Gas & Electric the location of each pedestal and make all arrangements for them to deliver power at each location.
148. Water Source for Landscaping:
 - a. Landscaping water service point of connection shall be approved by the City Engineer. Water source shall be from the non-potable water system installed with the tract.
149. Landscaping Enclosure:
 - a. Landscaping timers, electrical service fuses, breakers, etc., shall be installed within a commercial grade landscaping enclosure.
 - b. Commercial grade landscaping enclosure shall be installed within the dedicated landscaping area adjacent to the water source and/or electrical source.
 - c. Commercial grade landscaping enclosure shall be installed on a concrete foundation poured onto a minimum of six (6) inches of native subgrade compacted to 90% (or in accordance with manufacturer's recommendations, whichever is more stringent).
 - d. Landscaping enclosure shall be provided with a 110-volt duplex electrical GFCI plug within the enclosure.
150. The Developer shall comply with all requirements for grading and erosion control, including the prevention of sedimentation or potential damage to off-site property.

151. Sleeves shall be placed under the proposed paving for landscape piping or low voltage electrical per the City Engineer.
152. Landscaping within the public access lot (Lot "A") shall be approved by the City. Separate plan sets shall be provided for the landscaping in Lot "A" and shall show locations of water and electrical services necessary to serve the landscaping and lighting needs of the areas.
153. Bollards or other effective vehicular obstructions shall be placed at the entrances of the pedestrian access easement (Lot "A") from the east end of Ponderosa Avenue and south end of Bradford Court.
154. Developer shall deed Lot "A" to the City of Shafter prior to issuance of the Notice of Completion for the third phase of Tract 7483.

ENGINEERING: SUBDIVISION IMPROVEMENT AGREEMENT

155. The Developer shall furnish the City of Shafter with acceptable security to guarantee the construction of off-site street improvements in accordance with all applicable provisions of the City of Shafter Municipal Code and the State Subdivision Map Act. The Developer may enter into a subdivision improvement agreement with the City of Shafter for public improvements that are not completed at the time of Final Map approval. The subdivision improvement agreement must be approved by the City Council and recorded with the Kern County Assessor-Recorder.

2005 GENERAL PLAN UPDATE MITIGATION

156. If a special-status species is observed during the development of the tract, then a focused species survey shall be completed. If a special-status species is found to be present during the survey, then appropriate mitigation measures shall be implemented in compliance with applicable state and federal law and guidance.
157. If human remains are encountered during the development of the tract, then no further disturbance shall occur until the Kern County Coroner has determined the origin and disposed of the remains.
158. Standard construction activities shall be limited to between 7 am and 7 pm Monday through Friday and no construction shall be allowed on weekends or holidays without prior authorization by the City.
159. If pile-driving activities occurs during the development of the tract, then such activity shall be limited to between 8 am and 4 pm Monday through Friday and no construction shall be allowed on weekends or holidays without prior authorization by the City.
160. If existing neighbors are located within 300 feet of the tract boundary, then 30-day notice

is required prior to any pile-driving activities.

161. Signs shall be posted at the construction site that include permitted construction days and hours and a day and evening contact number.

DATE: December 10, 2024
TO: Planning Commission
FROM: Planning Department
SUBJECT: Conditional Use Permit No. 24-150

RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing; and adopt Resolution No. 24-454, a Resolution of the Planning Commission of the City of Shafter, approving Conditional Use Permit No. 24-150 to allow for the construction and operation of a ground-mounted commercial solar array at 1651 Zerker Rd (portion of APN 091-120-05).

APPLICANT

Tony Rodriguez
9479 N Fort Washington Rd Suite 105
Fresno, CA 93730

OWNER

Frank Lu
5250 N Palm Ave, Suite 401
Fresno, CA 93730

LOCATION: The project is located on portions of APN 091-120-05. See **Exhibit 1**.

PROJECT DATA:

1. General Plan Designation: The current land use designation of the project site is AOS (Agricultural/Open Space). The properties surrounding the site are also designated AOS.
2. Zoning: The site is zoned Agricultural (A). The properties surrounding the site are also zoned A.
3. Project Size: 29,000 square feet.

PROJECT ANALYSIS:

Tony Rodriguez, representing Calcom Energy, is requesting a conditional use permit (CUP) to allow for the installation of a 145-kilowatt ground-mounted photovoltaic system at 1651 Zerker Rd (APN 091-120-05) to offset on-site energy consumption for agricultural operations.

The solar installation will be used to provide power to the existing farming operations, specifically the on-site AG pump. All power will be used on-site, or since the project is under a NEM-A agreement, the power may be used at other nearby farming operations all under the same entity. No power is being sold back to the utility. The site where the project is proposed is 203 acres, consisting of almond groves. However, the ground-mounted solar array only spans 29,000 square feet of the property. See Exhibit "A" of Exhibit 2.

The City reviewed the Shafter Municipal Code Title 17 (Zoning Ordinance) and determined that “solar energy electrical generators, commercial or domestic, exceeding five kilowatts capacity” are conditionally allowed within the Agricultural zone district. Therefore, a CUP is required.

CEQA:

Staff has determined that the project is categorically exempt from California Environmental Quality Act (CEQA) under Section 15311 (Accessory Structures) of the CEQA Guidelines in that the project consists of the construction of a minor structure accessory to existing facilities. 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 Agricultural (A) zone 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 A zone 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 No. 24-150) is categorically exempt from CEQA and, therefore, will have no impact on the environment.
7. The attached Conditions of Approval are deemed necessary for the safety and welfare of the community.

ATTACHMENTS

EXHIBIT

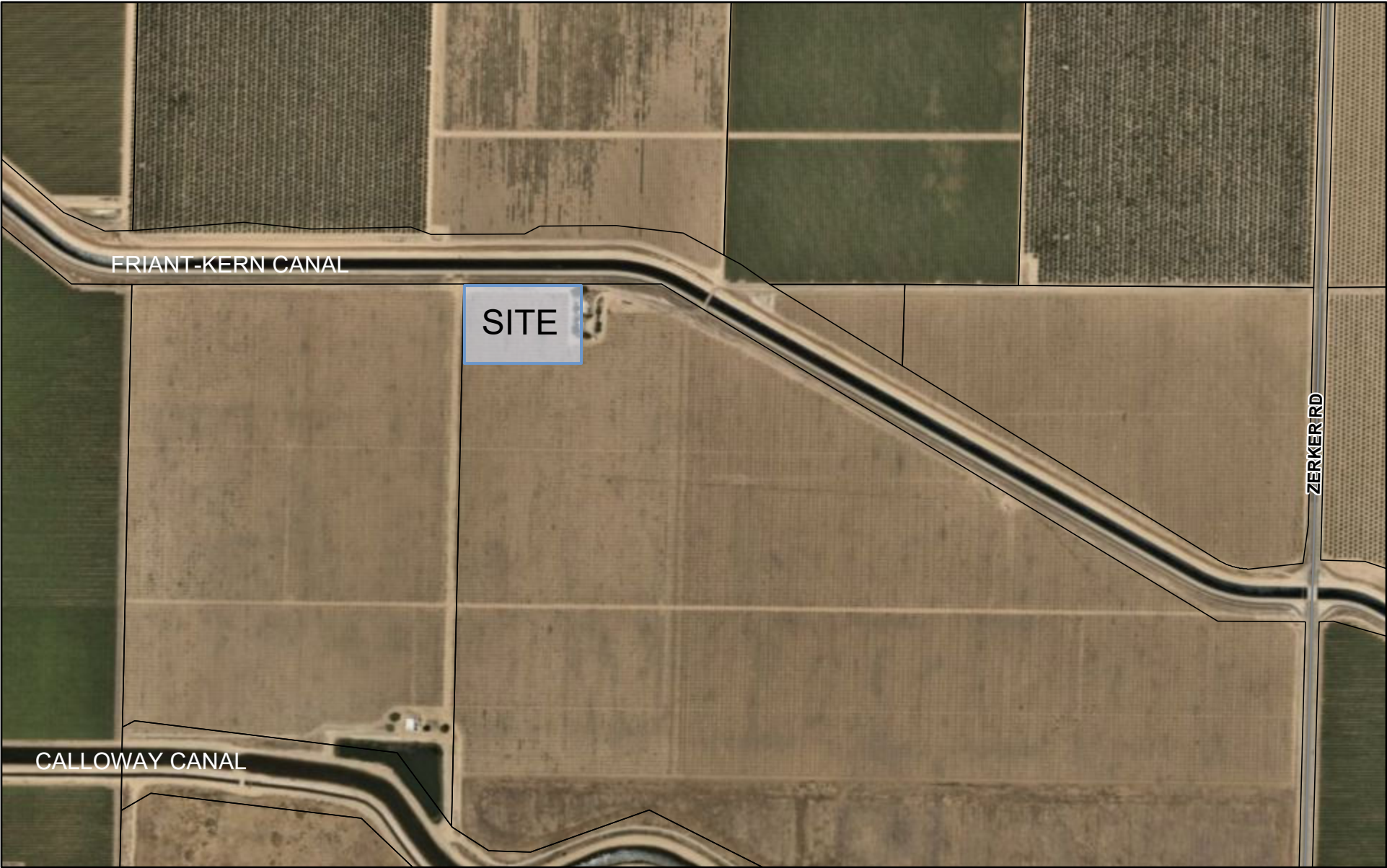
Vicinity Map

1

Resolution No. 24-454

2

CUP 24-150 Vicinity Map



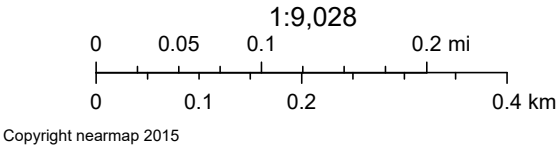
11/22/2024, 10:23:30 AM

-  Override 1
-  Shafter City Limits

 Parcels 2024 June 29

 Road Centerlines

 Arterial



RESOLUTION NO. 24-454

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING CONDITIONAL USE PERMIT NO. 24-150 TO ALLOW THE INSTALLATION OF A 145-KILOWATT GROUND-MOUNTED SOLAR ARRAY AT 1651 ZERKER RD.

WHEREAS, the Planning Commission has, at its regularly scheduled meeting on December 10, 2024, studied and considered the proposed request for a conditional use permit (CUP No. 24-150) to allow for the construction and operation of a ground-mounted commercial solar array to offset on-site energy consumption at 1651 Zerker Rd (portion of APN 091-120-05) (the “Project”) as shown in Exhibit “A”; and

WHEREAS, the Planning Commission has determined that the proposed CUP No. 24-150 is exempt from CEQA in that the project consists of the construction of a minor structure accessory to existing operations; and

WHEREAS, a timely and properly noticed public hearing for CUP No. 24-150 was held by the Planning Commission of the City of Shafter at a regular meeting on December 10, 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 Agricultural (A) 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 Agricultural (A) 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 10th day of December, 2024, approves Conditional Use Permit No. 24-150 to allow for the construction and operation of a ground-mounted commercial solar array at 1651 Zerker Rd (portion of APN 091-120-05) as shown in Exhibit “A”, and with the conditions of approval as provided in Exhibit “B”.

EXHIBIT 2

PASSED AND ADOPTED THIS 10th DAY OF DECEMBER, 2024.

John Sanchez, Chairman

ATTEST

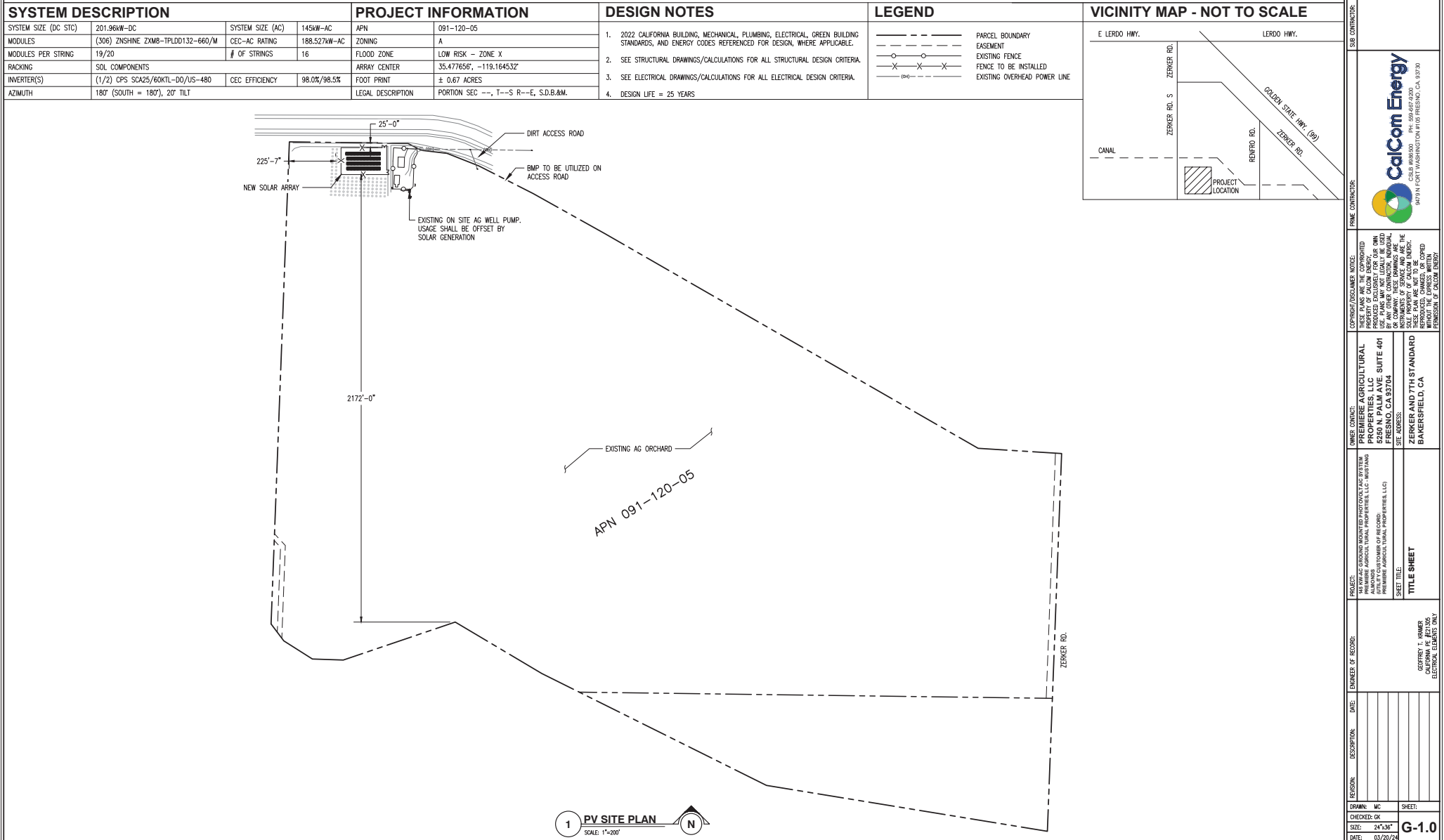
Vanessa Uribe, Deputy City Clerk

EXHIBIT A

23030 - NUVEEN - MUSTANG ALMONDS

KERN COUNTY APN 091-120-05

145 kW-AC STC RATED COMMERCIAL GROUND MOUNTED SOLAR ELECTRIC SYSTEM



CONTRACTOR'S NOTICE
 THESE PLANS AND THE CONTENTS THEREOF ARE THE PROPERTY OF CALCOM ENERGY, INC. AND ARE NOT TO BE USED BY ANY OTHER CONTRACTOR, INDIVIDUAL OR ENTITY WITHOUT THE WRITTEN PERMISSION OF CALCOM ENERGY, INC. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR CITED WITHOUT THE WRITTEN PERMISSION OF CALCOM ENERGY, INC.

OWNER: PREMIERE AGRICULTURAL PROPERTIES, LLC
 5250 N. PALM AVE. SUITE 401
 FRESNO, CA 93704
 SHEET TITLE: ZERKNER AND 7TH STANDARD BAKERSFIELD, CA

PROJECT: 145 kW-AC GROUND MOUNTED PHOTOVOLTAIC SYSTEM
 PREPARED BY: PREMIERE AGRICULTURAL PROPERTIES, LLC - MUSTANG
 CHECKED BY: CUSTOMER OF RECORD
 SHEET TITLE: ZERKNER AND 7TH STANDARD BAKERSFIELD, CA

DESIGN: DATE: DRAWN: MC CHECKED: GK SIZE: 24"x36" DATE: 03/20/24 SHEET: G-1.0

EXHIBIT “B”

CONDITIONAL USE PERMIT NO. 24-150 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. 24-150 (hereinafter referred to as “CUP No. 24-150”) 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. The following disclosure shall be given as part of and at any time of or prior to transfer of properties: “If the project, referred to as CUP No. 24-150, is near property used for agricultural operations, tenants may be subject to inconveniences or discomforts rising from such operations on any 24-hour basis. Said discomforts may include, but not be limited to, equipment noise, odors from manure or other chemicals, and dust and smoke. The City of Shafter has determined that the use of real property for agricultural operations is a high priority and favored use to the City and County of Kern and will not be considered a nuisance for those inconveniences or discomforts arising from agricultural operations, provided such operations are consistent with accepted norms, standards, and laws.”
3. Developer, or general contractor, shall submit a list of all contractors and/or subcontractors performing work on this project to the City’s Building 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.
4. 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.

5. 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.
6. Approval of CUP No. 24-150 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.
7. Construction of the development identified as CUP No. 24-150 shall be in substantial accordance with all City approved submittals to the City by Developer, including, but not limited to all Conditions of CUP No. 24-150 and Exhibit "A" (Site Plans) except as otherwise set forth in these conditions of approval.
8. 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 the facility 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.
9. No new construction, or improvements to the property, shall be permitted without first obtaining the proper permits from Planning, Building, and Engineering Departments of the City.

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 shall comply with the lighting standards for non-residential development per Section 10.140 of the Shafter Zoning Ordinance.
12. Unless otherwise stated, all Conditions shall be completed prior to a final inspection and prior issuance of an occupancy permit.
13. CUP No. 24-150 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.
14. 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.
15. Any contractor working within the public right-of-way shall obtain an encroachment permit from the City Engineer prior to commencing any such work.
16. Developer shall relocate and/or install all necessary infrastructure to provide utilities to the proposed project.
17. 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.
18. 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.
19. Any obstructions including utilities, irrigation lines, etc., shall be removed and/or relocated, if necessary, at the expense of the Developer.
20. No final inspection shall be approved until all required improvements have been completed by the Developer and accepted by the City.
21. Prior to the issuance of any Occupancy Permit, all public improvements (street, sewer, water) shall be constructed and approved by the City Engineer and ready for final acceptance.

22. Prior to review of any required improvement plans, a grading plan shall be submitted to and approved by the City Engineer.
23. Developer shall submit detailed drawings for all existing and proposed utility connections to the City Engineer for review and approval prior to issuance of a building permit. No permanent structures shall be constructed over proposed or existing utility easements.
24. During construction, the Developer shall maintain the project, including the adjacent streets in a dust free condition. This condition always applies including weekends, evenings, and nighttime hours. During construction operations, cleanup of soil from public roadways shall be required, if deemed necessary, by the City Engineer.
25. All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be a depth as approved by the City Engineer.
26. All conditions of the Kern County Fire Department shall be met prior to occupancy of the building. If no conditions are required, a letter so stating shall be submitted to the City Building Department.
27. Prior to issuance of building permit, the Developer shall provide proof of an interconnect agreement with any applicable utility company. If no agreement is required, a letter so stating shall be submitted to the City Building Department.
28. Prior to issuance of building permit, the Developer shall provide proof of approval of project by the San Joaquin Valley Air Pollution Control District.