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

AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, MARCH 11, 2025

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:	Commissioner Camacho
INVOCATION:	Commissioner Simmons
ROLL CALL:	Chairman Joshan Vice Chairman Piuser Commissioner Camacho Commissioner Sanchez Commissioner Simmons

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: February 11, 2025

PUBLIC COMMENT:

This portion of the meeting is reserved for persons wanting to address the Commission only on matters not listed on this agenda. Speakers are limited to five minutes unless additional time is needed for translation. Please state your name and address for the record before making your presentation.

PUBLIC HEARING:

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

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

1. **Extension of Time Request for Tentative Tract Map No. 7421:** Planning Commission conduct public hearing; find the residential 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). The certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract Map No. 7421 as adopted in the Gossamer Grove (previously the Coberly West) Specific Plan; and, adopt Resolution No.25-457 recommending that the City Council approve a two (2) year extension of time for Tentative Tract Map No. 7421 located near the intersection of Eagle Creek Drive and Community Drive, subject to the conditions approved by the City Council on March 21, 2023, to expire on March 21, 2027. (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., March 6, 2025. Yazmina Pallares, S/S, City Clerk

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

1. You are strongly encouraged to observe the Planning Commission meetings live via YouTube https://www.youtube.com/user/CityofShafter/
2. If you wish to make a comment on a specific agenda item or public comment, please submit your comment via email by **6:00 PM on March 11, 2025** 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, FEBRUARY 11, 2025

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE: Vice Chairman Piuser

INVOCATION: Commissioner Sanchez

ROLL CALL:

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

APPROVAL OF AGENDA:

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

AYES:	*CAMACHO, JOSHAN, PIUSER, AND SANCHEZ.*
NAYS:	*NONE.*
ABSENT:	*SIMMONS.*
ABSTENTIONS:	*NONE.*

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: January 14, 2025.

MOVED (PIUSER) AND SECONDED (CAMACHO) COMMISSIONERS APPROVED THE MINUTES OF THE REGULAR MEETING OF JANUARY 14, 2025, AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE: MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	*CAMACHO, JOSHAN, PIUSER, AND SANCHEZ.*
NAYS:	*NONE.*
ABSENT:	*SIMMONS.*
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. **First Amendment to Development Agreement No. 23-21 for Revised Tentative Tract Map No. 7244:** Planning Commission conduct a public hearing and adopt Resolution No. 25-456, a Resolution of the Planning Commission of the City of Shafter, recommending City Council approve and adopt execution of a First Amendment to Development Agreement No. 23-21 for Revised Tentative Tract No. 7244. Planning Director Esselman made introductory comments.

Chairman Joshan opened the public hearing.

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

MOVED (SANCHEZ) AND SECONDED (PIUSER) COMMISSIONERS CONTINUED CONDUCTING PUBLIC HEARING; AND ADOPTED RESOLUTION NO. 24-456, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING THE CITY COUNCIL OF THE CITY OF SHAFTER APPROVE AND ADOPT EXECUTION OF A FIRST AMENDMENT TO DEVELOPMENT AGREEMENT NO. 23-21 FOR REVISED TENTATIVE TRACT NO. 7244. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES:	*CAMACHO, JOSHAN, PIUSER, AND SANCHEZ.*
NAYS:	*NONE.*
ABSENT:	*SIMMONS.*
ABSTENTIONS:	*NONE.*

COMMISSIONER REPORTS: There were no Commissioner Reports.

ADJOURNMENT:

MOVED (CAMACHO) AND SECONDED (PIUSER) COMMISSIONERS ADJOURNED THE MEETING AT 6:13 P.M. MOTION CARRIED WITH NO OPPOSITION WITH COMMISSIONER SIMMONS ABSENT.

_____
Lovedeep Joshan, Chairman

ATTEST:

_____
Hermila Aleman, Deputy City Clerk

DATE: March 11, 2025

TO: Planning Commission

FROM: Planning Department

SUBJECT: Extension of Time Request for Tentative Tract Map No. 7421

RECOMMENDATION:

Planning Commission conduct public hearing; find the residential 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). The certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract Map No. 7421 as adopted in the Gossamer Grove (previously the Coberly West) Specific Plan; and, adopt Resolution No.25-457 recommending that the City Council approve a two (2) year extension of time for Tentative Tract Map No. 7421 located near the intersection of Eagle Creek Drive and Community Drive, subject to the conditions approved by the City Council on March 21, 2023, to expire on March 21, 2027.

APPLICANT
QK
5080 California Avenue, Suite 220
Bakersfield, CA 93309

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

LOCATION: East side of Community Drive and north of Eagle Creek Drive. **See Exhibit 1.**

PROJECT ANALYSIS:
On January 17, 2025, the current property owner, Lennar Homes of California, LLC, submitted an application for a two-year extension of time request to extend the time to record a final map for Tentative Tract No. 7421 (**Exhibit 3**). The City Council approved Tentative Tract Map No. 7421 on March 21, 2023, by Resolution No. 2906 (**Exhibit 4**). The tentative tract map is located near the intersection of Eagle Creek Drive and Community Drive. More generally, the project is located between the Friant/Kern Canal and Beardsley Canal, west of California State Highway 99, and north of Seventh Standard Road and proposes to subdivide 18.40 gross acres into 97 single-family residential lots ranging in size from 4,000 square feet to 7,000 square feet (**Exhibit 2**). The subject property is zoned for Specific Plan; and is approved for residential development within the Gossamer Grove Specific Plan.

The tentative tract map is currently set to expire on March 19, 2025. The owner would like additional approval time for the map to have sufficient time to submit an application for the Final Map in the near future. As two more two-year discretionary extension of

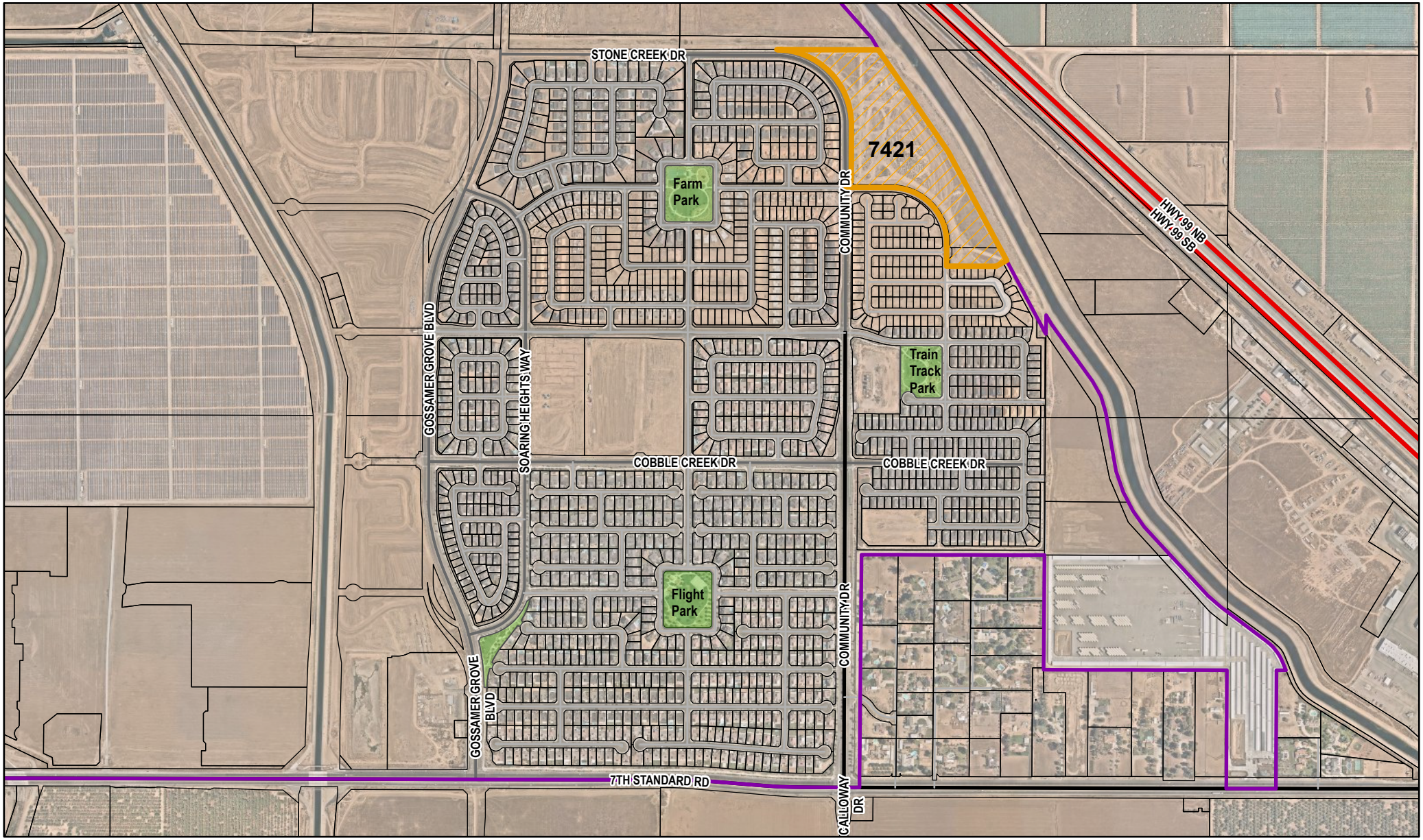
time is allowed by the City's Subdivision Ordinance and the Subdivision Map Act for this tract. Approval of the requested two-year extension would result in Tentative Tract Map No. 7421 expiring on March 21, 2027. If the map has still not been recorded by the new expiration date, the map approval will expire, and the map will be considered null and void. The applicant would thereafter need to submit a new tentative map application for any undeveloped and unrecorded phases of the tract.

Staff believes the eventual recordation and development of the approved subdivision would be beneficial to the City and recommends the Planning Commission approve for recommendation to the City Council, the requested two-year extension of time to file a final map for Tentative Tract Map No. 7421, subject to the conditions approved by the City Council on March 21, 2023.

CEQA:
The residential 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). The certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract No. 7421 as adopted in the Gossamer Grove (previously the Coberly West) Specific Plan. Therefore, no additional CEQA analysis or documentation is required for the extension of time.

ATTACHMENTS	**EXHIBIT**
Vicinity Map	1
Tentative Tract Map No. 7421	2
Extension of Time Application	3
Resolution No. 2906 with Conditions	4
Resolution No. 25-457	5

TENTATIVE TRACT NO. 7421



Legend

Subdivisions

Type of Map

- TRACT
- City Limits
- Parcel Boundary

Road Centerlines

- Arterial
- Collector
- Highway
- Local

0 0.25 0.5 Miles

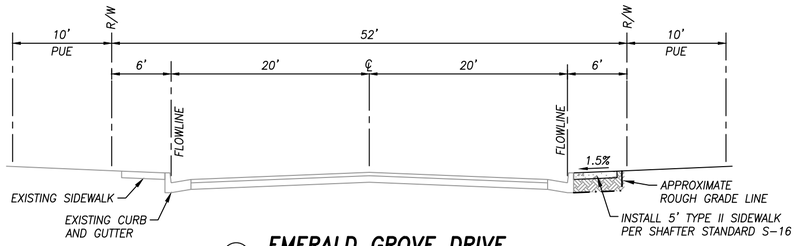
Scale: 1:14,000

Esri Community Maps Contributors, City of Bakersfield, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Copyright nearmap 2015 City of Shafter, 2023

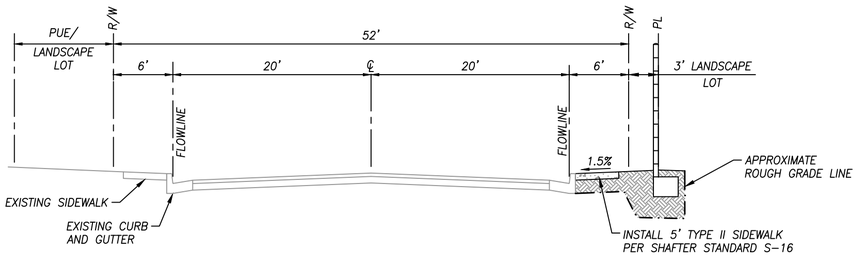
Exhibit A - TENTATIVE TRACT NO. 7421

TENTATIVE TRACT NO. 7421

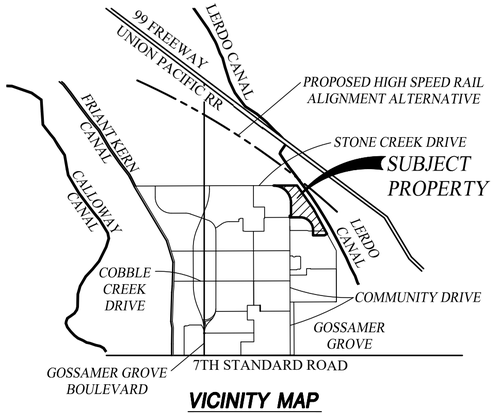
MERGER AND RE-SUBDIVISION OF LOT 172 OF TRACT MAP NO. 7332, PHASE 2 RECORDED JULY 28, 2020, IN BOOK 64 OF MAPS, PAGES 67 THROUGH 78, IN THE OFFICE OF THE KERN COUNTY RECORDER AND THE REMAINDER OF LOT 84 OF TRACT MAP NO. 7314, PHASE 1 RECORDED MARCH 26, 2019, IN BOOK 63 OF MAPS, PAGES 48 THROUGH 54, IN THE OFFICE OF THE KERN COUNTY RECORDER, AS SHOWN ON TRACT NO. 7319, PHASE 3 RECORDED JULY 8, 2021, IN BOOK 65 OF MAPS, PAGES 4 THROUGH 6, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
SEPTEMBER 2022



(F) EMERALD GROVE DRIVE
LOOKING NORTH AT LOT 97
NTS



(C) EAGLE CREEK DRIVE & EMERALD GROVE DRIVE
LOOKING NORTH AND WEST
NTS



VICINITY MAP
NOT TO SCALE

TABLE A

NON-BUILDABLE LETTER LOTS

LETTER	AREA
A – LANDSCAPE/NATURE TRAIL/PUE/PE	2.23 AC
B – LANDSCAPE/PUE/PE	8,124 SF

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 9'.

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 GOSSAMER GROVE 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. NO WELLS CURRENTLY EXIST ON PROPERTY.

DRAINAGE FROM THE PROJECT SITE WILL BE DIRECTED TO AN OFFSITE REGIONAL BASIN LOCATED IN THE SOUTH PORTION OF LOT LINE ADJUSTMENT NO. 18-67 PER DOCUMENT NO. 218076247 OF KERN COUNTY OFFICIAL RECORDS, RECORDED JUNE 19, 2018.

THERE ARE NO FUTURE SIGNALS.

EASEMENTS:

(1) WATER PIPELINE EASEMENT IN FAVOR OF OILDALE MUTUAL WATER COMPANY PER DOCUMENT NO. 0209017742 OF OFFICIAL RECORDS, RECORDED FEBRUARY 9, 2009.

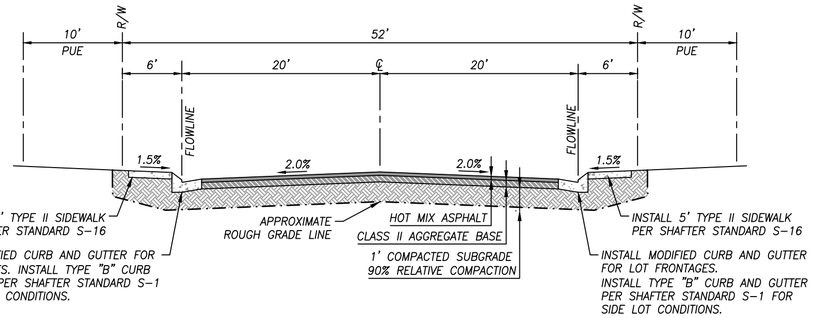
(2) EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF SHAFTER PER DOCUMENT NO. 221104649 OF OFFICIAL RECORDS, RECORDED JUNE 3, 2021.

(3) WATER PIPELINE EASEMENT IN FAVOR OF OILDALE MUTUAL WATER COMPANY PER DOCUMENT NO. 221175820 OF OFFICIAL RECORDS, RECORDED SEPTEMBER 16, 2021.
(THAT PORTION OF SAID EASEMENT WITHIN LOT 52 TO BE ABANDONED BY SEPARATE DOCUMENT PRIOR TO RECORDATION OF TRACT NO. 7421 FINAL MAP. THE EXISTING FACILITIES, WITHIN SAID EASEMENT, WILL BE CONTAINED WITHIN LOTS 'A' AND 'B' AND THE RIGHT-OF-WAY OF SPRING MANOR DRIVE AND RIVERFAWN COURT.)

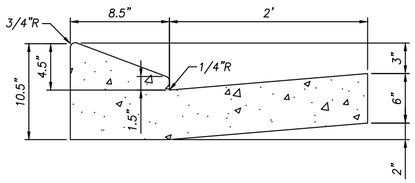
(4) EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF SHAFTER PER TRACT NO. 7332, PHASE 2, BOOK 64 OF MAPS, PAGES 67 THROUGH 78, KCR.

TOTAL SITE DATA:

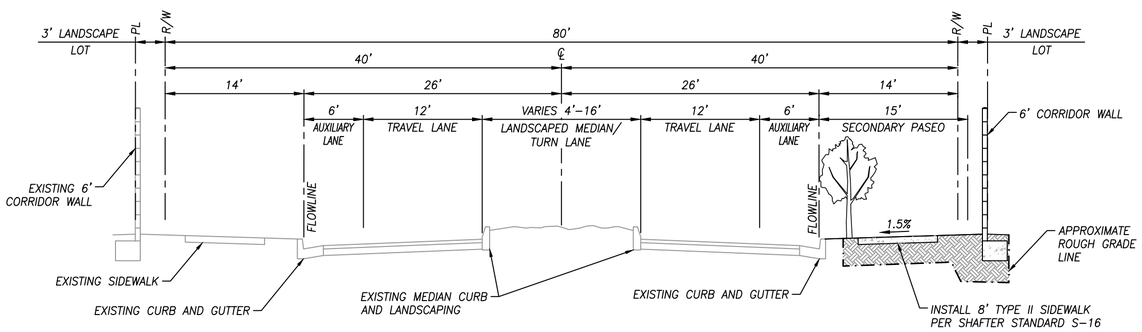
LOT SIZES:	
PA-2 LDR	4,000-7,000 S.F. MINIMUM PER THE GOSSAMER GROVE SPECIFIC PLAN
NUMBER OF LOTS	99
NUMBER OF BUILDABLE LOTS	97
NUMBER OF LANDSCAPE LOTS	2
AREAS GROSS	18.40 ACRES GROSS
AREAS NET	13.39 ACRES NET
NET DENSITY:	
PA-2 LDR: 97 LOTS / 13.39 ACRES NET / 7.2 DU/AC	4-7.5 DU/AC PER THE GOSSAMER GROVE SPECIFIC PLAN
EXISTING USE	AGRICULTURE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
EXISTING/PROPOSED ZONING	GOSSAMER GROVE SPECIFIC PLAN
EXISTING/PROPOSED LAND USE DESIGNATION:	PA-2 LDR
ASSESSOR PARCEL NUMBERS	482-370-06 & 482-370-08
WATER	OILDALE MUTUAL WATER COMPANY
SEWER	CITY OF SHAFTER/NORTH OF THE RIVER
ELECTRICITY	PACIFIC GAS & ELECTRIC
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	AT&T
CABLE	CHARTER COMMUNICATIONS (SPECTRUM)
FIBER	CITY OF SHAFTER
SCHOOL DISTRICTS:	
ELEMENTARY	NORRIS SCHOOL DISTRICT
JR. HIGH	NORRIS SCHOOL DISTRICT
HIGH SCHOOL	KERN COUNTY HIGH SCHOOL DISTRICT



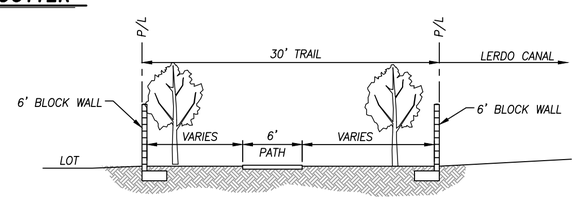
(B) LOCAL STREET
NTS



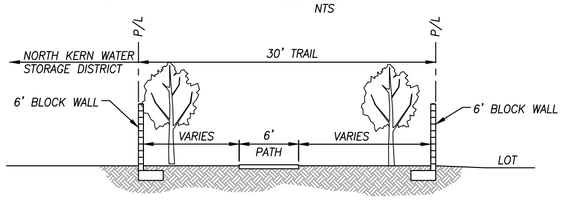
MODIFIED CURB AND GUTTER
DIMENSION ARE IN INCHES
NTS



(A) COMMUNITY DRIVE & STONE CREEK DRIVE (COLLECTOR) CROSS SECTION
LOOKING NORTH AND WEST
NTS



(E) NATURE TRAIL ALONG LERDO CANAL
LOOKING NORTH
NTS



NATURE TRAIL ALONG NORTH KERN WATER STORAGE DISTRICT (D)
LOOKING EAST
NTS

OWNER:

LENNAR HOMES OF CALIFORNIA, INC.
8080 N. PALM AVE., STE. 110
FRESNO, CA 93711
(559) 447-3400

SUBDIVIDER:

LENNAR HOMES OF CALIFORNIA, INC.
8080 N. PALM AVE., STE. 110
FRESNO, CA 93711
(559) 447-3400

MINERAL RIGHTS OWNERS:

LERDO LAND COMPANY
P.O. BOX 1444
BAKERSFIELD, CA 93302

PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
P.L.S. 8189
STATE OF CALIFORNIA

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 12/01/2022
DATE

BY:

5080 CALIFORNIA AVE., STE. 220 TEL: (661) 616-2600
BAKERSFIELD, CA 93309 WWW.QKINC.COM

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TENTATIVE TRACT NO. 7421

MERGER AND RE-SUBDIVISION OF LOT 172 OF TRACT MAP NO. 7332, PHASE 2 RECORDED JULY 28, 2020, IN BOOK 64 OF MAPS, PAGES 67 THROUGH 78, IN THE OFFICE OF THE KERN COUNTY RECORDER AND THE REMAINDER OF LOT 84 OF TRACT MAP NO. 7314, PHASE 1 RECORDED MARCH 26, 2019, IN BOOK 63 OF MAPS, PAGES 48 THROUGH 54, IN THE OFFICE OF THE KERN COUNTY RECORDER, AS SHOWN ON TRACT NO. 7319, PHASE 3 RECORDED JULY 8, 2021, IN BOOK 65 OF MAPS, PAGES 4 THROUGH 6, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.

SEPTEMBER 2022

LEGEND:

( )R1	RECORD PER TRACT NO. 6761 RECORDED IN BOOK 59 OF MAPS, PAGES 42-45, K.C.R., OR CALCULATED THEREFROM.
( )R2	RECORD PER TRACT NO. 7314, PHASE 1, RECORDED IN BOOK 63 OF MAPS, PAGES 48-54, K.C.R., OR CALCULATED THEREFROM.
( )R3	RECORD PER TRACT NO. 7332, PHASE 2 RECORDED IN BOOK 64 OF MAPS, PAGES 67-78, K.C.R., OR CALCULATED THEREFROM.
( )R4	RECORD PER TRACT NO. 7319, PHASE 2 RECORDED IN BOOK 65 OF MAPS, PAGES 1-3, K.C.R., OR CALCULATED THEREFROM.
( )R5	RECORD PER TRACT NO. 7319, PHASE 3 RECORDED IN BOOK 65 OF MAPS, PAGES 4-6, K.C.R., OR CALCULATED THEREFROM.
( )R6	RECORD PER DOCUMENT NO. 221104649, O.R., OR CALCULATED THEREFROM.
DOC.	DOCUMENT
K.C.R.	KERN COUNTY RECORDER
O.R.	OFFICIAL RECORD
— — —	SECTION LINE/MID-SECTION LINE
———	SUBDIVISION BOUNDARY

EASEMENTS:

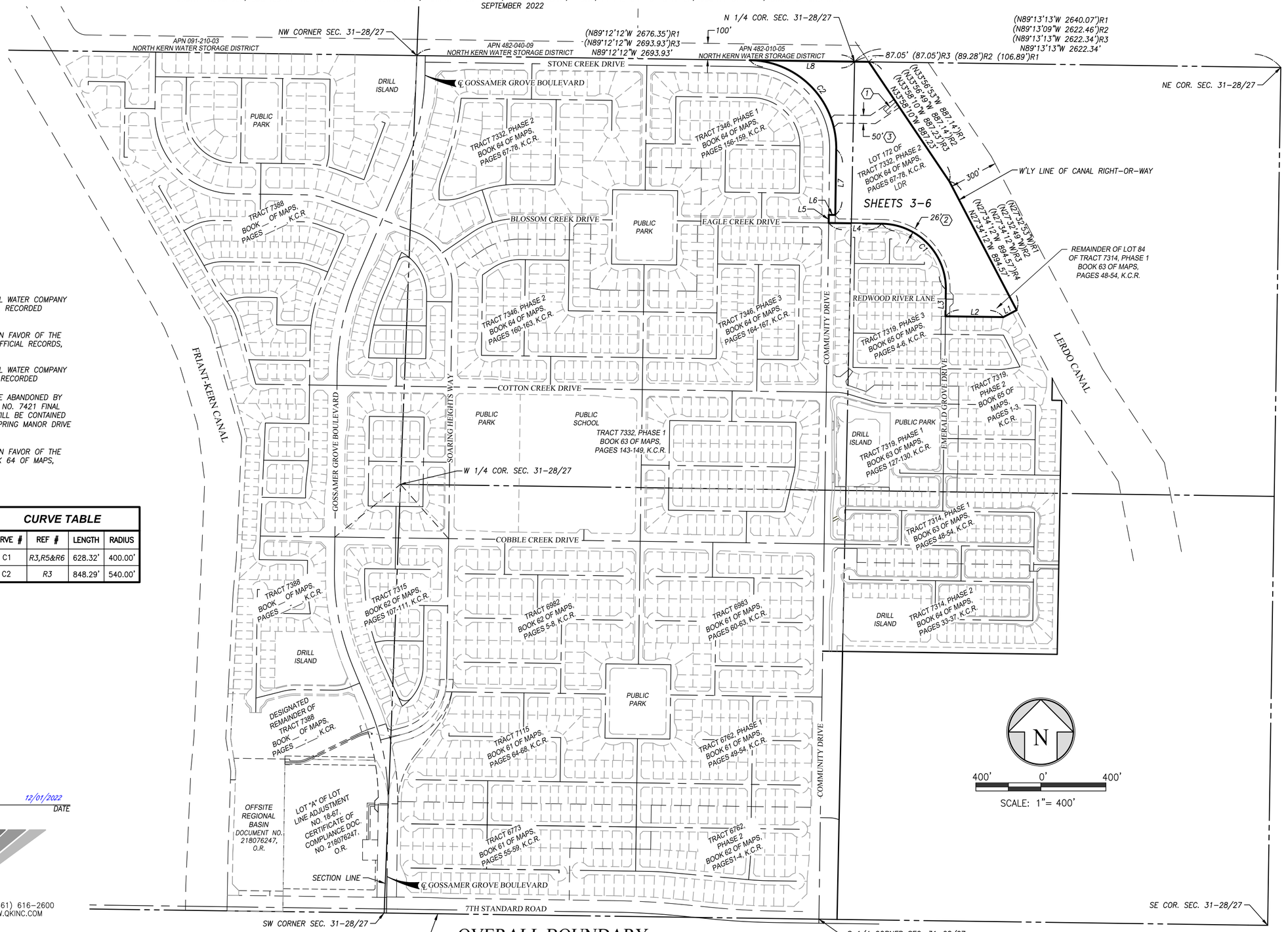
1. WATER PIPELINE EASEMENT IN FAVOR OF OILDALE MUTUAL WATER COMPANY PER DOCUMENT NO. 0209017742 OF OFFICIAL RECORDS, RECORDED FEBRUARY 9, 2009. (40' X 86')
2. EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF SHAFTER PER DOCUMENT NO. 221104649 OF OFFICIAL RECORDS, RECORDED JUNE 3, 2021.
3. WATER PIPELINE EASEMENT IN FAVOR OF OILDALE MUTUAL WATER COMPANY PER DOCUMENT NO. 221175820 OF OFFICIAL RECORDS, RECORDED SEPTEMBER 16, 2021. (50' WIDE)
   (THAT PORTION OF SAID EASEMENT WITHIN LOT 52 TO BE ABANDONED BY SEPARATE DOCUMENT PRIOR TO RECORDATION OF TRACT NO. 7421 FINAL MAP. THE EXISTING FACILITIES, WITHIN SAID EASEMENT, WILL BE CONTAINED WITHIN LOTS 'A' AND 'B' AND THE RIGHT-OF-WAY OF SPRING MANOR DRIVE AND RIVERFAWN COURT.)
4. EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF SHAFTER PER TRACT NO. 7332, PHASE 2, BOOK 64 OF MAPS, PAGES 67 THROUGH 78, KCR.

LINE TABLE

LINE #	REF #	BEARING	DISTANCE
L1	R4&R5	N62°27'11"E	92.51
L2	R4&R5	N89°11'48"W	356.00
L3	R5&R6	N00°48'12"E	164.50
L4	R3,R5&R6	N89°11'48"W	326.61
L5	R3	N00°48'12"E	50.00
L6	R3	N89°11'48"W	40.00
L7	R3	N00°48'12"E	405.21
L8	R3	N89°12'12"W	645.91

CURVE TABLE

CURVE #	REF #	LENGTH	RADIUS
C1	R3,R5&R6	628.32'	400.00'
C2	R3	848.29'	540.00'



OVERALL BOUNDARY

PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
P.L.S. 8189
STATE OF CALIFORNIA

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 12/01/2022 DATE

BY:

5080 CALIFORNIA AVE., STE. 220 TEL: (661) 616-2600
BAKERSFIELD, CA 93309 WWW.QKINC.COM

TENTATIVE TRACT NO. 7421

MERGER AND RE-SUBDIVISION OF LOT 172 OF TRACT MAP NO. 7332, PHASE 2 RECORDED JULY 28, 2020, IN BOOK 64 OF MAPS, PAGES 67 THROUGH 78, IN THE OFFICE OF THE KERN COUNTY RECORDER AND THE REMAINDER OF LOT 84 OF TRACT MAP NO. 7314, PHASE 1 RECORDED MARCH 26, 2019, IN BOOK 63 OF MAPS, PAGES 48 THROUGH 54, IN THE OFFICE OF THE KERN COUNTY RECORDER, AS SHOWN ON TRACT NO. 7319, PHASE 3 RECORDED JULY 8, 2021, IN BOOK 65 OF MAPS, PAGES 4 THROUGH 6, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
SEPTEMBER 2022

LEGEND:

- K.C.R. — KERN COUNTY RECORDER
- NATURE TRAIL, PASEO AND LANDSCAPE EASEMENT
- PROPOSED DIRECTION OF STREET FLOW
- SHEET DIVISION
- SUBDIVISION BOUNDARY
- (XXX) TOTAL BUILDABLE LOTS

PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
P.L.S. 8189
STATE OF CALIFORNIA

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 12/01/2022 DATE

BY:

QK

5080 CALIFORNIA AVE., STE. 220 TEL: (661) 616-2600
BAKERSFIELD, CA 93309 WWW.QKINC.COM

N

150' 0' 150'

SCALE: 1"= 150'

LOT & STREET OVERVIEW

TENTATIVE TRACT NO. 7421

MERGER AND RE-SUBDIVISION OF LOT 172 OF TRACT MAP NO. 7332, PHASE 2 RECORDED JULY 28, 2020, IN BOOK 64 OF MAPS, PAGES 67 THROUGH 78, IN THE OFFICE OF THE KERN COUNTY RECORDER AND THE REMAINDER OF LOT 84 OF TRACT MAP NO. 7314, PHASE 1 RECORDED MARCH 26, 2019, IN BOOK 63 OF MAPS, PAGES 48 THROUGH 54, IN THE OFFICE OF THE KERN COUNTY RECORDER, AS SHOWN ON TRACT NO. 7319, PHASE 3 RECORDED JULY 8, 2021, IN BOOK 65 OF MAPS, PAGES 4 THROUGH 6, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
SEPTEMBER 2022

LEGEND

BOL	•	EXISTING BOLLARD UNLESS NOTED OTHERWISE
	(XXX)	EXISTING CONTOURS IN FEET
	■	EXISTING DOMESTIC WELL
	(OE)	EXISTING ELECTRIC LINE, OVERHEAD
EP		EXISTING EDGE OF PAVEMENT
		EXISTING FLOWLINE
FL		PROPOSED FLOWLINE
FNC CL	-O-O-	EXISTING FENCE, CHAINLINK
GUY	←	EXISTING GUY WIRE
		EXISTING HINGE LINE
IRR VLV	⊕	EXISTING IRRIGATION VALVE
		EXISTING LIP OF GUTTER
MH	○	EXISTING MANHOLE
PP	-o-	EXSTING POWER POLE
PPT	-o-	EXISTING POWER POLE WITH TRANSFORMER
		EXISTING TOP OF CURB
TELE PED		EXISTING TELEPHONE PEDESTAL
		EXISTING TOE LINE OF SLOPE
UG		EXISTING UNDERGROUND
VP	◇	EXISTING VENT PIPE
		EXISTING WALL
WV	⋈	EXISTING WATER VALVE

LEGEND CONTINUED:

( )R1	RECORD PER TRACT NO. 6761 RECORDED IN BOOK 59 OF MAPS, PAGES 42-45, K.C.R., OR CALCULATED THEREFROM.
( )R2	RECORD PER TRACT NO. 7314, PHASE 1, RECORDED IN BOOK 63 OF MAPS, PAGES 48-54, K.C.R., OR CALCULATED THEREFROM.
( )R3	RECORD PER TRACT NO. 7332, PHASE 2 RECORDED IN BOOK 64 OF MAPS, PAGES 67-78, K.C.R., OR CALCULATED THEREFROM.
( )R7	RECORD PER TRACT NO. 7346, PHASE 1 RECORDED IN BOOK 64 OF MAPS, PAGES 155-158, K.C.R., OR CALCULATED THEREFROM.
DOC.	DOCUMENT
K.C.R.	KERN COUNTY RECORDER
O.R.	OFFICIAL RECORD
	NATURE TRAIL, PASEO AND LANDSCAPE EASEMENT
	PROPOSED BLOCK WALL
PE	PEDESTRIAN EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
	SECTION LINE/MID-SECTION LINE
	SUBDIVISION BOUNDARY
	WAIVER OF DIRECT ACCESS
(#)	TYPICAL STREET SECTION PER SHEET 1

PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
P.L.S. 8189
STATE OF CALIFORNIA

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 12/01/2022 DATE

BY:

5080 CALIFORNIA AVE., STE. 220 TEL: (661) 616-2600
BAKERSFIELD, CA 93309 WWW.QKINC.COM

N

60' 0' 60'

SCALE: 1"= 60'

NOTES:

1. SEE SHEET 3 FOR PROPOSED DIRECTION OF STREET FLOW.

(2) OVERHEAD ELECTRIC LINE AND POLES TO BE ABANDONED.

EASEMENTS:

(1) WATER PIPELINE EASEMENT IN FAVOR OF OILDALE MUTUAL WATER COMPANY PER DOCUMENT NO. 0209017742 OF OFFICIAL RECORDS, RECORDED FEBRUARY 9, 2009. (40' X 86')

(3) WATER PIPELINE EASEMENT IN FAVOR OF OILDALE MUTUAL WATER COMPANY PER DOCUMENT NO. 221175820 OF OFFICIAL RECORDS, RECORDED SEPTEMBER 16, 2021. (50' WIDE)
(THAT PORTION OF SAID EASEMENT WITHIN LOT 52 TO BE ABANDONED BY SEPARATE DOCUMENT PRIOR TO RECORDATION OF TRACT NO. 7421 FINAL MAP. THE EXISTING FACILITIES, WITHIN SAID EASEMENT, WILL BE CONTAINED WITHIN LOTS 'A' AND 'B' AND THE RIGHT-OF-WAY OF SPRING MANOR DRIVE AND RIVERFAWN COURT.)

TENTATIVE TRACT NO. 7421

MERGER AND RE-SUBDIVISION OF LOT 172 OF TRACT MAP NO. 7332, PHASE 2 RECORDED JULY 28, 2020, IN BOOK 64 OF MAPS, PAGES 67 THROUGH 78, IN THE OFFICE OF THE KERN COUNTY RECORDER AND THE REMAINDER OF LOT 84 OF TRACT MAP NO. 7314, PHASE 1 RECORDED MARCH 26, 2019, IN BOOK 63 OF MAPS, PAGES 48 THROUGH 54, IN THE OFFICE OF THE KERN COUNTY RECORDER, AS SHOWN ON TRACT NO. 7319, PHASE 3 RECORDED JULY 8, 2021, IN BOOK 65 OF MAPS, PAGES 4 THROUGH 6, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
SEPTEMBER 2022

LEGEND

BOL	EXISTING BOLLARD UNLESS NOTED OTHERWISE
CBOX	EXISTING CHRISTY BOX
(XXX)	EXISTING CONTOURS IN FEET
(OE)	EXISTING ELECTRIC LINE, OVERHEAD
EP	EXISTING EDGE OF PAVEMENT
FH	EXISTING FIRE HYDRANT
	EXISTING FLOWLINE
FL	PROPOSED FLOWLINE
FNC CL	EXISTING FENCE, CHAINLINK
	EXISTING HINGE LINE
IRR VLV	EXISTING IRRIGATION VALVE
	EXISTING LIP OF GUTTER
	EXISTING LIGHT, STREET
PP	EXSTING POWER POLE
	EXISTING SIGN, STREET NAME
	EXISTING TOP OF CURB
TELE PED	EXISTING TELEPHONE PEDESTAL
	EXISTING TOE LINE OF SLOPE
	EXISTING WALL
WV	EXISTING WATER VALVE

( )R1 RECORD PER TRACT NO. 6761 RECORDED IN BOOK 59 OF MAPS, PAGES 42-45, K.C.R., OR CALCULATED THEREFROM.

( )R2 RECORD PER TRACT NO. 7314, PHASE 1, RECORDED IN BOOK 63 OF MAPS, PAGES 48-54, K.C.R., OR CALCULATED THEREFROM.

( )R3 RECORD PER TRACT NO. 7332, PHASE 2 RECORDED IN BOOK 64 OF MAPS, PAGES 67-78, K.C.R., OR CALCULATED THEREFROM.

( )R5 RECORD PER TRACT NO. 7319, PHASE 3 RECORDED IN BOOK 65 OF MAPS, PAGES 4-6, K.C.R., OR CALCULATED THEREFROM.

( )R6 RECORD PER DOCUMENT NO. 221104649, O.R., OR CALCULATED THEREFROM.

( )R7 RECORD PER TRACT NO. 7346, PHASE 1 RECORDED IN BOOK 64 OF MAPS, PAGES 155-158, K.C.R., OR CALCULATED THEREFROM.

DOC. DOCUMENT

K.C.R. KERN COUNTY RECORDER

O.R. OFFICIAL RECORD

NATURE TRAIL, PASEO AND LANDSCAPE EASEMENT

PROPOSED BLOCK WALL

PE PEDESTRIAN EASEMENT

PUE PUBLIC UTILITIES EASEMENT

SECTION LINE/MID-SECTION LINE

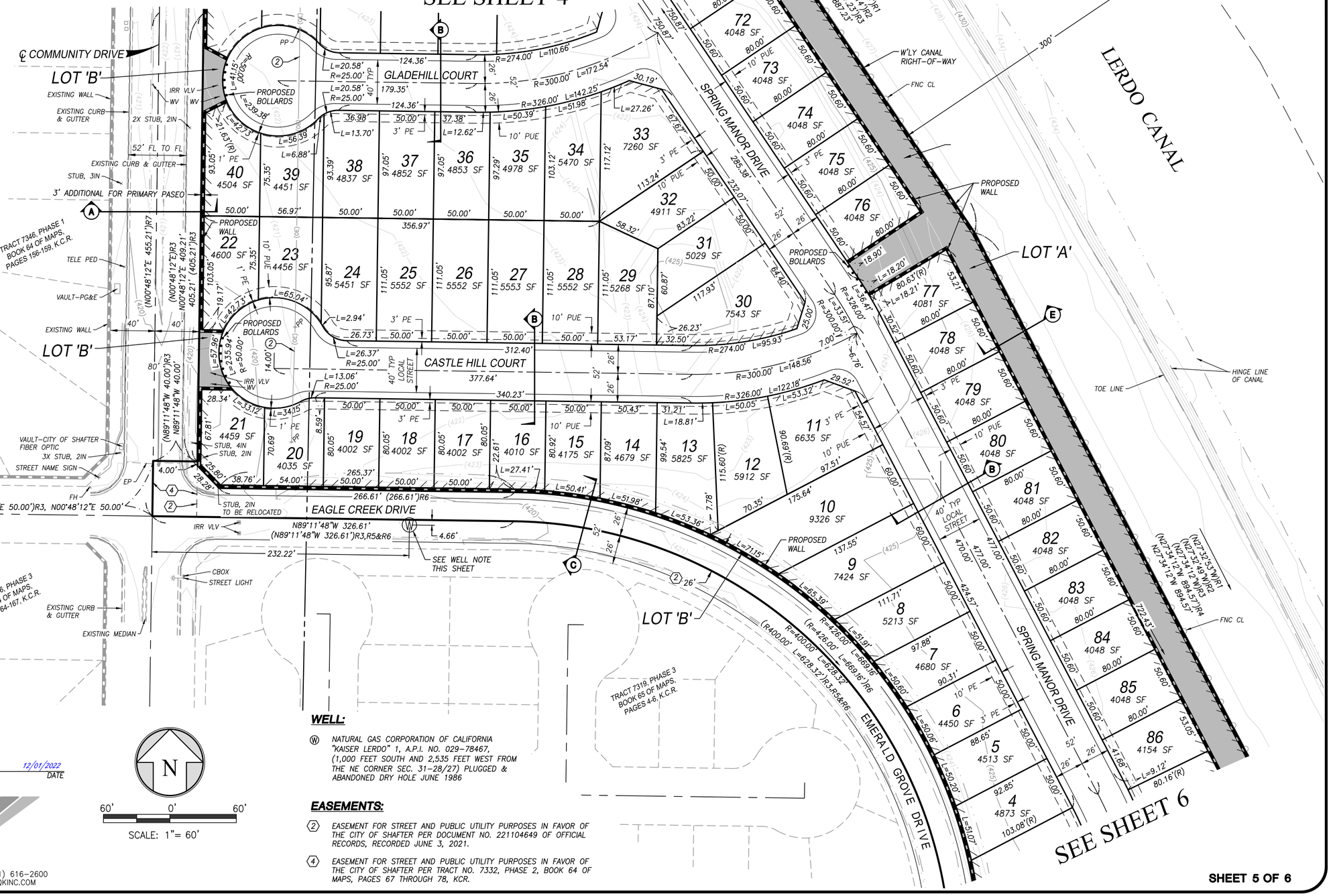
SUBDIVISION BOUNDARY

WAIVER OF DIRECT ACCESS

(#) TYPICAL STREET SECTION PER SHEET 1

NOTES:

1. SEE SHEET 3 FOR PROPOSED DIRECTION OF STREET FLOW.
2. OVERHEAD ELECTRIC LINE AND POLES TO BE ABANDONED.



PROJECT SURVEYOR:

PROFESSIONAL LAND SURVEYOR · KRISTIE M. ACHEE · P.L.S. 8189 · STATE OF CALIFORNIA

12/01/2022
KRISTIE M. ACHEE, P.L.S. 8189 — DATE

BY:

QK

5080 CALIFORNIA AVE., STE. 220 TEL: (661) 616-2600
BAKERSFIELD, CA 93309 WWW.QKINC.COM

N

60' 0' 60'

SCALE: 1"= 60'

WELL:

Ⓦ NATURAL GAS CORPORATION OF CALIFORNIA "KAISER LERDO" 1, A.P.I. NO. 029-78467, (1,000 FEET SOUTH AND 2,535 FEET WEST FROM THE NE CORNER SEC. 31-28/27) PLUGGED & ABANDONED DRY HOLE JUNE 1986

EASEMENTS:

(2) EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF SHAFTER PER DOCUMENT NO. 221104649 OF OFFICIAL RECORDS, RECORDED JUNE 3, 2021.

(4) EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF SHAFTER PER TRACT NO. 7332, PHASE 2, BOOK 64 OF MAPS, PAGES 67 THROUGH 78, KCR.

SHEET 5 OF 6

TENTATIVE TRACT NO. 7421

MERGER AND RE-SUBDIVISION OF LOT 172 OF TRACT MAP NO. 7332, PHASE 2 RECORDED JULY 28, 2020, IN BOOK 64 OF MAPS, PAGES 67 THROUGH 78, IN THE OFFICE OF THE KERN COUNTY RECORDER AND THE REMAINDER OF LOT 84 OF TRACT MAP NO. 7314, PHASE 1 RECORDED MARCH 26, 2019, IN BOOK 63 OF MAPS, PAGES 48 THROUGH 54, IN THE OFFICE OF THE KERN COUNTY RECORDER, AS SHOWN ON TRACT NO. 7319, PHASE 3 RECORDED JULY 8, 2021, IN BOOK 65 OF MAPS, PAGES 4 THROUGH 6, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
SEPTEMBER 2022

LEGEND

(XXX)	EXISTING CONTOURS IN FEET
FL	PROPOSED FLOWLINE
FNC CL	EXISTING FENCE, CHAINLINK
	EXISTING HINGE LINE
IRR VLV	EXISTING IRRIGATION VALVE
SP	EXISTING STAND PIPE
	EXISTING TOE LINE OF SLOPE
WV	EXISTING WATER VALVE
( )R1	RECORD PER TRACT NO. 6761 RECORDED IN BOOK 59 OF MAPS, PAGES 42-45, K.C.R., OR CALCULATED THEREFROM.
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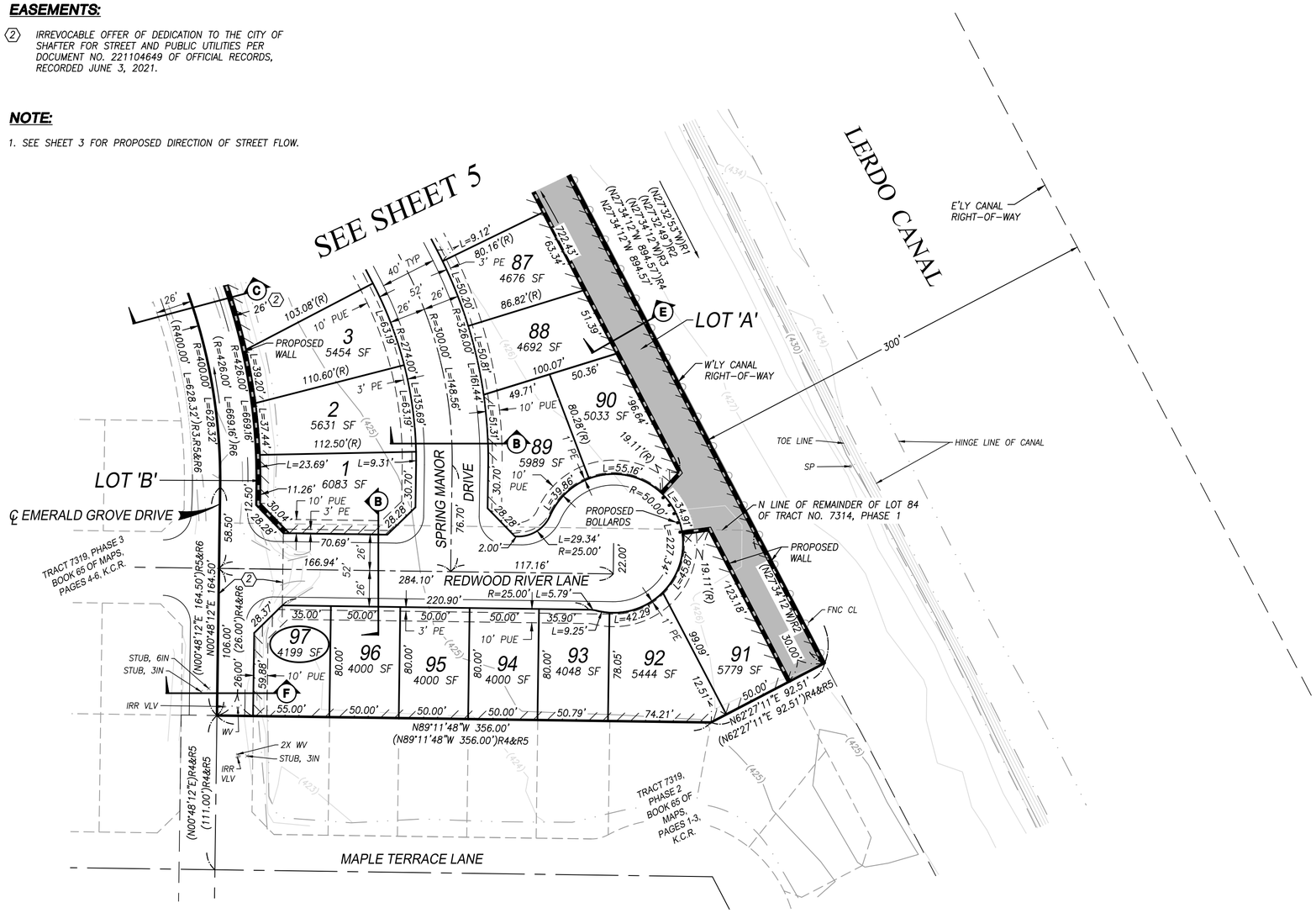
( )R6	RECORD PER DOCUMENT NO. 221104649, O.R., OR CALCULATED THEREFROM.
DOC.	DOCUMENT
K.C.R.	KERN COUNTY RECORDER
O.R.	OFFICIAL RECORD
	NATURE TRAIL, PASEO AND LANDSCAPE EASEMENT
	PROPOSED BLOCK WALL
PE	PEDESTRIAN EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
	SECTION LINE/MID-SECTION LINE
	SUBDIVISION BOUNDARY
	WAIVER OF DIRECT ACCESS
XXX	TOTAL BUILDABLE LOTS
#	TYPICAL STREET SECTION PER SHEET 1

EASEMENTS:

2 IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF SHAFTER FOR STREET AND PUBLIC UTILITIES PER DOCUMENT NO. 221104649 OF OFFICIAL RECORDS, RECORDED JUNE 3, 2021.

NOTE:

1. SEE SHEET 3 FOR PROPOSED DIRECTION OF STREET FLOW.



PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
P.L.S. 8189
STATE OF CALIFORNIA

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 12/01/2022 DATE

BY:

QK

5080 CALIFORNIA AVE., STE. 220 TEL: (661) 616-2600
BAKERSFIELD, CA 93309 WWW.QKINC.COM

N

60' 0' 60'

SCALE: 1"= 60'

SHEET 6 OF 6

Docusign Envelope ID: 068C0E65-115B-4F54-A557-2F2851EC0429

CITY OF SHAFTER

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

TENTATIVE SUBDIVISION/PARCEL MAP EXTENSION OF TIME

APPLICATION FORM

Tent. Map No. 7421 Application Fee $ 500.00 ~~Receipt No.~~ CC Date Received By Staff 1.17.25

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

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

APPLICATION IS HEREBY MADE TO THE PLANNING DEPARTMENT THAT:

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

Name: LENNAR HOMES OF CALIFORNIA, LLC Phone: (559) 881-0860
Address: 8080 N. PALM AVENUE, SUITE 110
City: FRESNO State: CA Zip: 93711
E-mail address melody.haigh@lennar.com

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

Name: QK Phone: (661) 616-2600
Address: 5080 CALIFORNIA AVENUE, SUITE 220
City: BAKERSFIELD State: CA Zip: 93309
E-mail address Cathy.Williams@qkinc.com

BE GRANTED AN EXTENSION OF TIME FOR:

Tentative Subdivision/Parcel Map No: 7421

Reason(s) for and supporting the requested extension:
TTM 7421 was conditionally approved on March 21, 2023, and the map is currently due to expire on March 21, 2025. We are requesting a two (2) year discretionary extension which would extend the map to March 21, 2027 and allow the developer additional time to record the final map.

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

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

Signed by:
Mike Miller
76194BBD68C14AB...

Owner's Signature

1/15/2025

Date

Signed by:
Mike Miller
76194BBD68C14AB...

Applicant's or Agent's Signature

1/15/2025

Date

RESOLUTION NO. 2906

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHAFTER APPROVING TENTATIVE TRACT NO. 7421, AS DEPICTED IN ATTACHMENT "A"

WHEREAS, Lennar Homes of California, Inc., 8080 N. Palm Avenue, Suite 110, Fresno, CA 93711, submitted a tentative tract map application to the City of Shafter to subdivide approximately 18.40 acres (gross) into 97 single-family residential lots within the adopted Gossamer Grove Specific Plan (previously the Coberly West 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. 7388 on that certain property in the City of Shafter as shown in Attachment "A"; and

WHEREAS, the high-speed rail footprint as it is currently planned by the California High-Speed Rail Authority, goes through the north and easterly portion of the proposed tract and, as a result, the infrastructure on that side of the tract is likely to be affected (See Exhibit No. 4). The infrastructure (e.g. utilities) required to support this tract is not designed to be plugged or reconfigured in a way that would facilitate the continuation of required infrastructure for the lots on that side of the tract; and

WHEREAS, The City, as required by the Subdivision Map Act, sent an agency notification to the High-Speed Rail Authority and no comments were submitted to Staff; and

WHEREAS, the applicant has been made aware that the high-speed rail footprint goes through a portion of the property; and

WHEREAS, the Planning Commission did, on February 14, 2023, approve Resolution No. 23-421; a resolution of the Planning Commission of the City of Shafter recommending that the City Council approve Tentative Tract No. 7421 with conditions of approval; and

WHEREAS, the City Council, through the City Clerk, did set Tuesday, March 21, 2023, 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 City Council on said proposal, and notice of the public hearing was given in the manner provided in Title Sixteen 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

WHEREAS, the certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract No. 7346; and

EXHIBIT 5

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 March 21, 2023, the proposed tentative tract map was duly heard and considered, and the City Council found as follows:

1. All required public notices have been given. Hearing notices regarding the proposed project were mailed to property owners within 300 feet of the project area, 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 Gossamer Grove 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. 7346 as adopted in the Gossamer Grove Specific Plan.

3. The City Council finds the proposed subdivision is in substantial conformity with the Subdivision Map Act and with Title 16 (Subdivision Ordinance) of the Shafter Municipal Code. The proposed lots are in substantial conformance with the provisions of the Gossamer Grove 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 Gossamer Grove 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. 73421), together with the provisions for its design and improvement, is consistent with the City of Shafter General Plan. The proposed lots are consistent with the Gossamer Grove 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 City Council of the City of Shafter, in a regular session assembled on the 21st day of March, 2022, hereby approves Tentative Tract Map No. 7421, as described above and shown in Attachment "A", with conditions of approval as provided in Attachment "B".

PASSED AND ADOPTED THIS 21st DAY OF MARCH, 2023.

_____
Cathy L. Prout, Mayor

ATTEST

_____
Yazmina Pallares, City Clerk

APPROVED AS TO FORM

_____
Marco Martinez, City Attorney

RESOLUTION NO. 25-457

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING THE CITY COUNCIL APPROVE A TWO (2) YEAR EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 7421 LOCATED NEAR THE INTERSECTION OF EAGLE CREEK DRIVE AND COMMUNITY DRIVE, NORTH OF SEVENTH STANDARD, WITHIN THE CITY OF SHAFTER

WHEREAS, on January 17, 2025, Lennar Homes of California, Inc, the property owners, requested approval of an extension of time to record a final map on that certain property in the City of Shafter as shown on attached Exhibit "A". The extension of time request was submitted prior to the expiration of the map and is being considered within the 60-day time period allowed by the Subdivision Map Act; and

WHEREAS, Tentative Tract Map No. 7421, as illustrated in Exhibit A, proposing to subdivide 18.40 gross acres into 97 single-family residential parcels, was approved by the City Council on March 21, 2023, per Resolution No. 2906; and

WHEREAS, Tentative Tract No. 7421 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, Tentative Tract No. 7421 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

WHEREAS, the certified program EIR and Addendum adequately describes the activity of the residential development proposed in Tentative Tract No. 7421 as adopted in the amended Gossamer Grove Specific Plan (previously Heritage Ranch Specific Plan) under Ordinance No. 699; and

WHEREAS, Tentative Tract Map No. 7421 was approved with a condition requiring the final map to be recorded within two years; and

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

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

WHEREAS, at said Planning Commission meeting held on March 11, 2025, the proposed extension of time for Tentative Tract Map No. 7421 was duly presented and considered and the City Council determined that Tentative Tract Map No. 7421 is eligible to receive a two-year extension of time for recordation of the final map.

EXHIBIT 5

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Shafter, in a regular session assembled on the 11th day of March 2025, recommends that the City Council approve a two-year extension of time for Tentative Tract Map No. 7421 (Exhibit "A") located near the intersection of Eagle Creek Drive and Community Drive. More generally, the project is located between the Friant/Kern Canal and Beardsley Canal, west of California State Highway 99, and north of Seventh Standard Road, subject to the conditions approved by the City Council on March 21, 2023 (Resolution No. 2906), to expire on March 21, 2027.

PASSED AND ADOPTED THIS 11th DAY OF MARCH, 2025.

_____
Lovedeep Joshan, Chairman

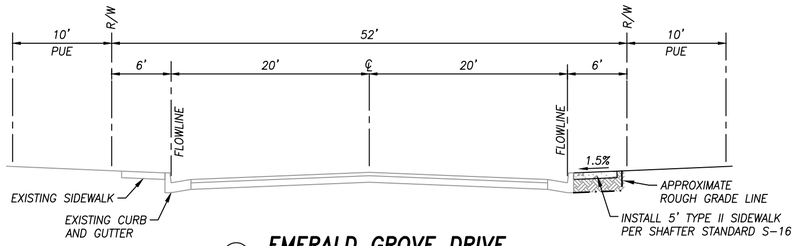
ATTEST

_____
Hermila Aleman, Deputy City Clerk

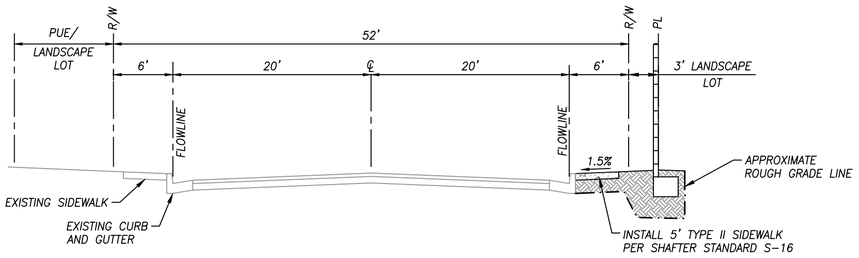
Exhibit A - TENTATIVE TRACT NO. 7421

TENTATIVE TRACT NO. 7421

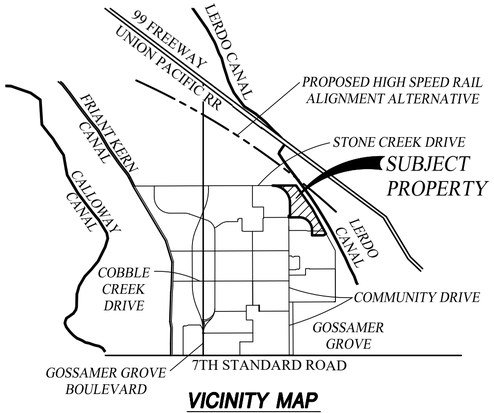
MERGER AND RE-SUBDIVISION OF LOT 172 OF TRACT MAP NO. 7332, PHASE 2 RECORDED JULY 28, 2020, IN BOOK 64 OF MAPS, PAGES 67 THROUGH 78, IN THE OFFICE OF THE KERN COUNTY RECORDER AND THE REMAINDER OF LOT 84 OF TRACT MAP NO. 7314, PHASE 1 RECORDED MARCH 26, 2019, IN BOOK 63 OF MAPS, PAGES 48 THROUGH 54, IN THE OFFICE OF THE KERN COUNTY RECORDER, AS SHOWN ON TRACT NO. 7319, PHASE 3 RECORDED JULY 8, 2021, IN BOOK 65 OF MAPS, PAGES 4 THROUGH 6, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
SEPTEMBER 2022



(F) EMERALD GROVE DRIVE
LOOKING NORTH AT LOT 97
NTS



(C) EAGLE CREEK DRIVE & EMERALD GROVE DRIVE
LOOKING NORTH AND WEST
NTS



VICINITY MAP
NOT TO SCALE

TABLE A	
NON-BUILDABLE LETTER LOTS	
LETTER	**AREA**
A – LANDSCAPE/NATURE TRAIL/PUE/PE	2.23 AC
B – LANDSCAPE/PUE/PE	8,124 SF

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 9'.

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 GOSSAMER GROVE 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. NO WELLS CURRENTLY EXIST ON PROPERTY.

DRAINAGE FROM THE PROJECT SITE WILL BE DIRECTED TO AN OFFSITE REGIONAL BASIN LOCATED IN THE SOUTH PORTION OF LOT LINE ADJUSTMENT NO. 18-67 PER DOCUMENT NO. 218076247 OF KERN COUNTY OFFICIAL RECORDS, RECORDED JUNE 19, 2018.

THERE ARE NO FUTURE SIGNALS.

EASEMENTS:

(1) WATER PIPELINE EASEMENT IN FAVOR OF OILDALE MUTUAL WATER COMPANY PER DOCUMENT NO. 0209017742 OF OFFICIAL RECORDS, RECORDED FEBRUARY 9, 2009.

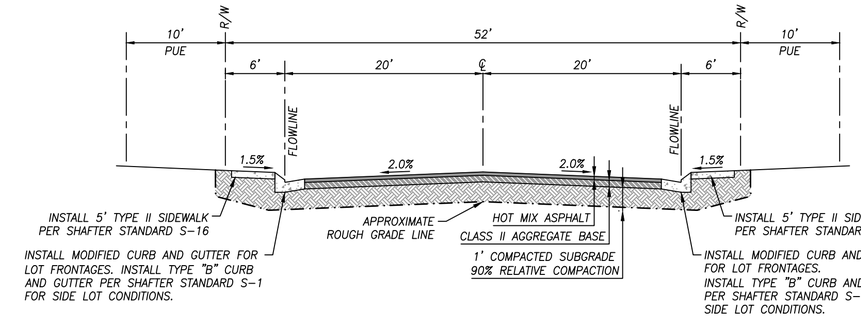
(2) EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF SHAFTER PER DOCUMENT NO. 221104649 OF OFFICIAL RECORDS, RECORDED JUNE 3, 2021.

(3) WATER PIPELINE EASEMENT IN FAVOR OF OILDALE MUTUAL WATER COMPANY PER DOCUMENT NO. 221175820 OF OFFICIAL RECORDS, RECORDED SEPTEMBER 16, 2021.
(THAT PORTION OF SAID EASEMENT WITHIN LOT 52 TO BE ABANDONED BY SEPARATE DOCUMENT PRIOR TO RECORDATION OF TRACT NO. 7421 FINAL MAP. THE EXISTING FACILITIES, WITHIN SAID EASEMENT, WILL BE CONTAINED WITHIN LOTS 'A' AND 'B' AND THE RIGHT-OF-WAY OF SPRING MANOR DRIVE AND RIVERFAWN COURT.)

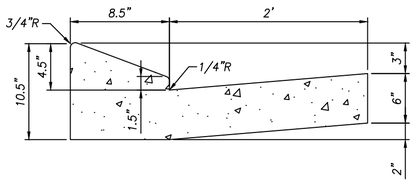
(4) EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF SHAFTER PER TRACT NO. 7332, PHASE 2, BOOK 64 OF MAPS, PAGES 67 THROUGH 78, KCR.

TOTAL SITE DATA:

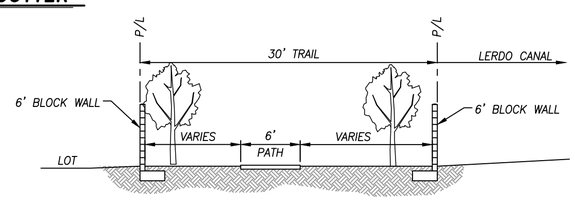
LOT SIZES:	
PA-2 LDR	4,000-7,000 S.F. MINIMUM PER THE GOSSAMER GROVE SPECIFIC PLAN
NUMBER OF LOTS	99
NUMBER OF BUILDABLE LOTS	97
NUMBER OF LANDSCAPE LOTS	2
AREAS GROSS	18.40 ACRES GROSS
AREAS NET	13.39 ACRES NET
NET DENSITY:	
PA-2 LDR: 97 LOTS / 13.39 ACRES NET / 7.2 DU/AC	4-7.5 DU/AC PER THE GOSSAMER GROVE SPECIFIC PLAN
EXISTING USE	AGRICULTURE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
EXISTING/PROPOSED ZONING	GOSSAMER GROVE SPECIFIC PLAN
EXISTING/PROPOSED LAND USE DESIGNATION:	PA-2 LDR
ASSESSOR PARCEL NUMBERS	482-370-06 & 482-370-08
WATER	OILDALE MUTUAL WATER COMPANY
SEWER	CITY OF SHAFTER/NORTH OF THE RIVER
ELECTRICITY	PACIFIC GAS & ELECTRIC
GAS	SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE	AT&T
CABLE	CHARTER COMMUNICATIONS (SPECTRUM)
FIBER	CITY OF SHAFTER
SCHOOL DISTRICTS:	
ELEMENTARY	NORRIS SCHOOL DISTRICT
JR. HIGH	NORRIS SCHOOL DISTRICT
HIGH SCHOOL	KERN COUNTY HIGH SCHOOL DISTRICT



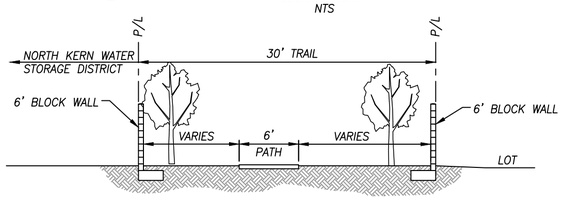
(B) LOCAL STREET
NTS



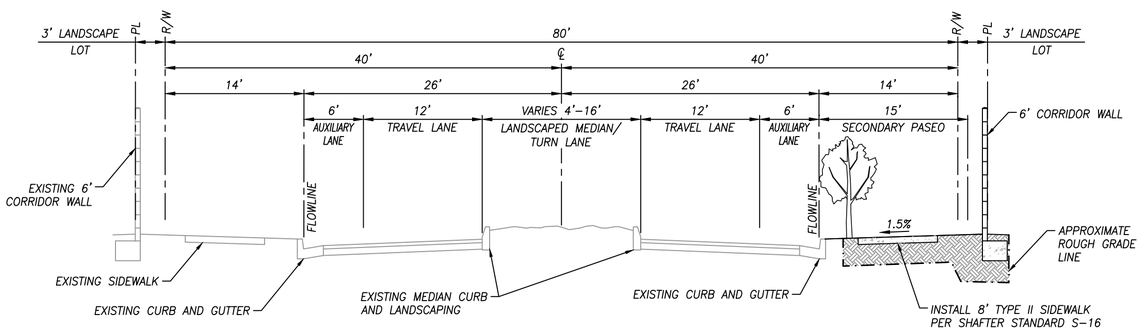
MODIFIED CURB AND GUTTER
DIMENSION ARE IN INCHES
NTS



(E) NATURE TRAIL ALONG LERDO CANAL
LOOKING NORTH
NTS



(D) NATURE TRAIL ALONG NORTH KERN WATER STORAGE DISTRICT
LOOKING EAST
NTS



(A) COMMUNITY DRIVE & STONE CREEK DRIVE (COLLECTOR) CROSS SECTION
LOOKING NORTH AND WEST
NTS

OWNER:
LENNAR HOMES OF CALIFORNIA, INC.
8080 N. PALM AVE., STE. 110
FRESNO, CA 93711
(559) 447-3400

SUBDIVIDER:
LENNAR HOMES OF CALIFORNIA, INC.
8080 N. PALM AVE., STE. 110
FRESNO, CA 93711
(559) 447-3400

MINERAL RIGHTS OWNERS:
LERDO LAND COMPANY
P.O. BOX 1444
BAKERSFIELD, CA 93302

PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
P.L.S. 8189
STATE OF CALIFORNIA

PROJECT SURVEYOR:

12/01/2022
KRISTIE M. ACHEE, P.L.S. 8189 DATE

BY:

5080 CALIFORNIA AVE., STE. 220 TEL: (661) 616-2600
BAKERSFIELD, CA 93309 WWW.QKINC.COM

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TENTATIVE TRACT NO. 7421

MERGER AND RE-SUBDIVISION OF LOT 172 OF TRACT MAP NO. 7332, PHASE 2 RECORDED JULY 28, 2020, IN BOOK 64 OF MAPS, PAGES 67 THROUGH 78, IN THE OFFICE OF THE KERN COUNTY RECORDER AND THE REMAINDER OF LOT 84 OF TRACT MAP NO. 7314, PHASE 1 RECORDED MARCH 26, 2019, IN BOOK 63 OF MAPS, PAGES 48 THROUGH 54, IN THE OFFICE OF THE KERN COUNTY RECORDER, AS SHOWN ON TRACT NO. 7319, PHASE 3 RECORDED JULY 8, 2021, IN BOOK 65 OF MAPS, PAGES 4 THROUGH 6, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.

SEPTEMBER 2022

LEGEND:

( )R1	RECORD PER TRACT NO. 6761 RECORDED IN BOOK 59 OF MAPS, PAGES 42-45, K.C.R., OR CALCULATED THEREFROM.
( )R2	RECORD PER TRACT NO. 7314, PHASE 1, RECORDED IN BOOK 63 OF MAPS, PAGES 48-54, K.C.R., OR CALCULATED THEREFROM.
( )R3	RECORD PER TRACT NO. 7332, PHASE 2 RECORDED IN BOOK 64 OF MAPS, PAGES 67-78, K.C.R., OR CALCULATED THEREFROM.
( )R4	RECORD PER TRACT NO. 7319, PHASE 2 RECORDED IN BOOK 65 OF MAPS, PAGES 1-3, K.C.R., OR CALCULATED THEREFROM.
( )R5	RECORD PER TRACT NO. 7319, PHASE 3 RECORDED IN BOOK 65 OF MAPS, PAGES 4-6, K.C.R., OR CALCULATED THEREFROM.
( )R6	RECORD PER DOCUMENT NO. 221104649, O.R., OR CALCULATED THEREFROM.
DOC.	DOCUMENT
K.C.R.	KERN COUNTY RECORDER
O.R.	OFFICIAL RECORD
— — —	SECTION LINE/MID-SECTION LINE
———	SUBDIVISION BOUNDARY

EASEMENTS:

1. WATER PIPELINE EASEMENT IN FAVOR OF OILDALE MUTUAL WATER COMPANY PER DOCUMENT NO. 0209017742 OF OFFICIAL RECORDS, RECORDED FEBRUARY 9, 2009. (40' X 86')
2. EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF SHAFTER PER DOCUMENT NO. 221104649 OF OFFICIAL RECORDS, RECORDED JUNE 3, 2021.
3. WATER PIPELINE EASEMENT IN FAVOR OF OILDALE MUTUAL WATER COMPANY PER DOCUMENT NO. 221175820 OF OFFICIAL RECORDS, RECORDED SEPTEMBER 16, 2021. (50' WIDE)
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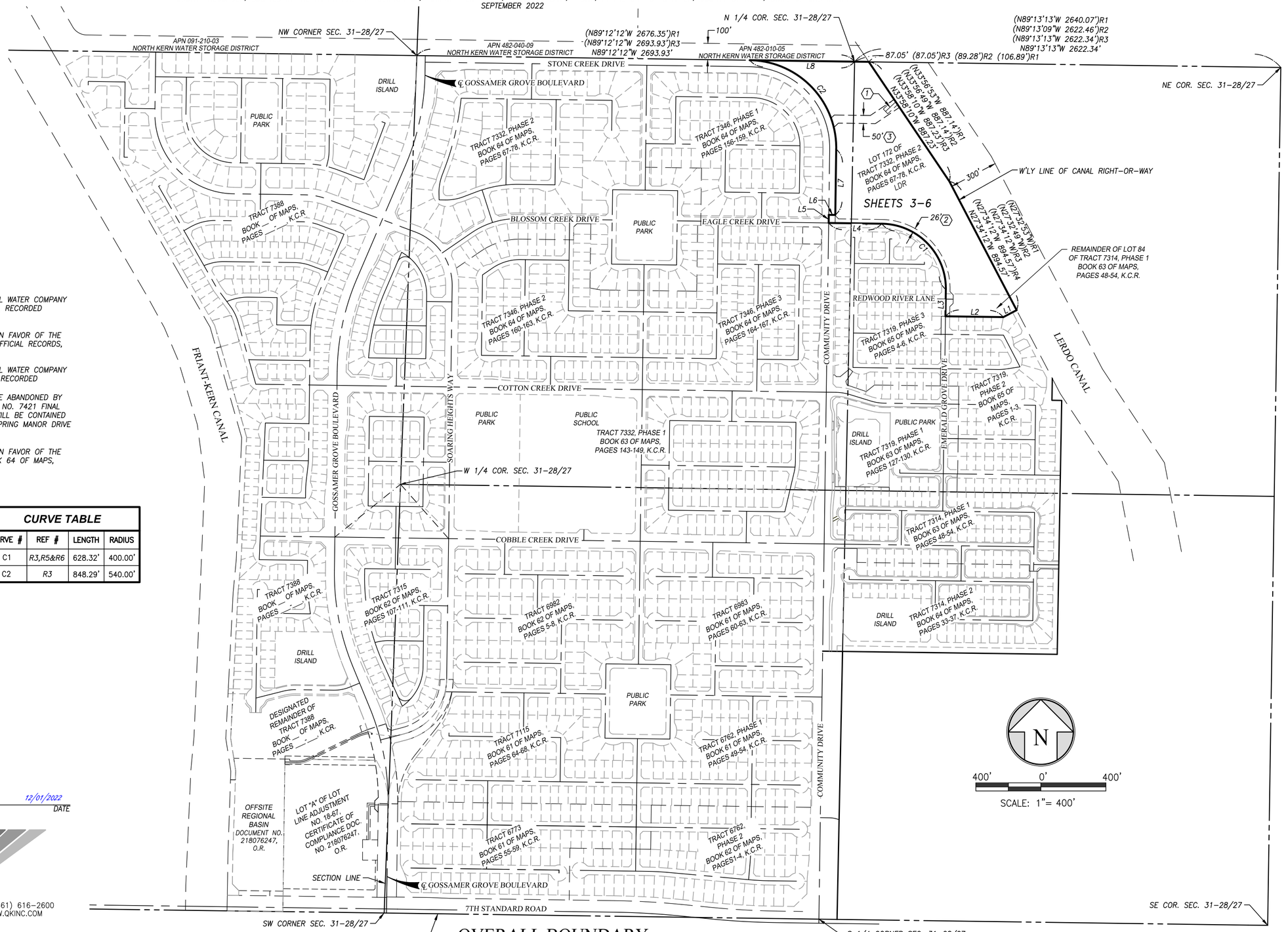
4. EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF SHAFTER PER TRACT NO. 7332, PHASE 2, BOOK 64 OF MAPS, PAGES 67 THROUGH 78, KCR.

LINE TABLE

LINE #	REF #	BEARING	DISTANCE
L1	R4&R5	N62°27'11"E	92.51
L2	R4&R5	N89°11'48"W	356.00
L3	R5&R6	N00°48'12"E	164.50
L4	R3,R5&R6	N89°11'48"W	326.61
L5	R3	N00°48'12"E	50.00
L6	R3	N89°11'48"W	40.00
L7	R3	N00°48'12"E	405.21
L8	R3	N89°12'12"W	645.91

CURVE TABLE

CURVE #	REF #	LENGTH	RADIUS
C1	R3,R5&R6	628.32'	400.00'
C2	R3	848.29'	540.00'



OVERALL BOUNDARY

PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
P.L.S. 8189
STATE OF CALIFORNIA

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 12/01/2022 DATE

BY:

5080 CALIFORNIA AVE., STE. 220 TEL: (661) 616-2600
BAKERSFIELD, CA 93309 WWW.QKINC.COM

TENTATIVE TRACT NO. 7421

MERGER AND RE-SUBDIVISION OF LOT 172 OF TRACT MAP NO. 7332, PHASE 2 RECORDED JULY 28, 2020, IN BOOK 64 OF MAPS, PAGES 67 THROUGH 78, IN THE OFFICE OF THE KERN COUNTY RECORDER AND THE REMAINDER OF LOT 84 OF TRACT MAP NO. 7314, PHASE 1 RECORDED MARCH 26, 2019, IN BOOK 63 OF MAPS, PAGES 48 THROUGH 54, IN THE OFFICE OF THE KERN COUNTY RECORDER, AS SHOWN ON TRACT NO. 7319, PHASE 3 RECORDED JULY 8, 2021, IN BOOK 65 OF MAPS, PAGES 4 THROUGH 6, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
SEPTEMBER 2022

LEGEND:

- K.C.R. — KERN COUNTY RECORDER
- NATURE TRAIL, PASEO AND LANDSCAPE EASEMENT
- PROPOSED DIRECTION OF STREET FLOW
- SHEET DIVISION
- SUBDIVISION BOUNDARY
- (XXX) TOTAL BUILDABLE LOTS

PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
P.L.S. 8189
STATE OF CALIFORNIA

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 12/01/2022 DATE

BY:

QK

5080 CALIFORNIA AVE., STE. 220 TEL: (661) 616-2600
BAKERSFIELD, CA 93309 WWW.QKINC.COM

N

150' 0' 150'

SCALE: 1"= 150'

LOT & STREET OVERVIEW

TENTATIVE TRACT NO. 7421

MERGER AND RE-SUBDIVISION OF LOT 172 OF TRACT MAP NO. 7332, PHASE 2 RECORDED JULY 28, 2020, IN BOOK 64 OF MAPS, PAGES 67 THROUGH 78, IN THE OFFICE OF THE KERN COUNTY RECORDER AND THE REMAINDER OF LOT 84 OF TRACT MAP NO. 7314, PHASE 1 RECORDED MARCH 26, 2019, IN BOOK 63 OF MAPS, PAGES 48 THROUGH 54, IN THE OFFICE OF THE KERN COUNTY RECORDER, AS SHOWN ON TRACT NO. 7319, PHASE 3 RECORDED JULY 8, 2021, IN BOOK 65 OF MAPS, PAGES 4 THROUGH 6, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE NORTH HALF OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 27 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
SEPTEMBER 2022

LEGEND

BOL	•	EXISTING BOLLARD UNLESS NOTED OTHERWISE
	(XXX)	EXISTING CONTOURS IN FEET
	■	EXISTING DOMESTIC WELL
	(OE)	EXISTING ELECTRIC LINE, OVERHEAD
EP		EXISTING EDGE OF PAVEMENT
		EXISTING FLOWLINE
FL		PROPOSED FLOWLINE
FNC CL		EXISTING FENCE, CHAINLINK
GUY	←	EXISTING GUY WIRE
		EXISTING HINGE LINE
IRR VLV	⊕	EXISTING IRRIGATION VALVE
		EXISTING LIP OF GUTTER
MH	○	EXISTING MANHOLE
PP	-o-	EXSTING POWER POLE
PPT	-o-	EXISTING POWER POLE WITH TRANSFORMER
		EXISTING TOP OF CURB
TELE PED		EXISTING TELEPHONE PEDESTAL
		EXISTING TOE LINE OF SLOPE
UG		EXISTING UNDERGROUND
VP	◇	EXISTING VENT PIPE
		EXISTING WALL
WV	⋈	EXISTING WATER VALVE

LEGEND CONTINUED:

( )R1	RECORD PER TRACT NO. 6761 RECORDED IN BOOK 59 OF MAPS, PAGES 42-45, K.C.R., OR CALCULATED THEREFROM.
( )R2	RECORD PER TRACT NO. 7314, PHASE 1, RECORDED IN BOOK 63 OF MAPS, PAGES 48-54, K.C.R., OR CALCULATED THEREFROM.
( )R3	RECORD PER TRACT NO. 7332, PHASE 2 RECORDED IN BOOK 64 OF MAPS, PAGES 67-78, K.C.R., OR CALCULATED THEREFROM.
( )R7	RECORD PER TRACT NO. 7346, PHASE 1 RECORDED IN BOOK 64 OF MAPS, PAGES 155-158, K.C.R., OR CALCULATED THEREFROM.
DOC.	DOCUMENT
K.C.R.	KERN COUNTY RECORDER
O.R.	OFFICIAL RECORD
	NATURE TRAIL, PASEO AND LANDSCAPE EASEMENT
	PROPOSED BLOCK WALL
PE	PEDESTRIAN EASEMENT
PUE	PUBLIC UTILITIES EASEMENT
	SECTION LINE/MID-SECTION LINE
	SUBDIVISION BOUNDARY
	WAIVER OF DIRECT ACCESS
(#)	TYPICAL STREET SECTION PER SHEET 1

PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
P.L.S. 8189
STATE OF CALIFORNIA

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 12/01/2022 DATE

BY:

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BAKERSFIELD, CA 93309 WWW.QKINC.COM

N

60' 0' 60'

SCALE: 1"= 60'

NOTES:

1. SEE SHEET 3 FOR PROPOSED DIRECTION OF STREET FLOW.

(2) OVERHEAD ELECTRIC LINE AND POLES TO BE ABANDONED.

EASEMENTS:

(1) WATER PIPELINE EASEMENT IN FAVOR OF OILDALE MUTUAL WATER COMPANY PER DOCUMENT NO. 0209017742 OF OFFICIAL RECORDS, RECORDED FEBRUARY 9, 2009. (40' X 86')

(3) WATER PIPELINE EASEMENT IN FAVOR OF OILDALE MUTUAL WATER COMPANY PER DOCUMENT NO. 221175820 OF OFFICIAL RECORDS, RECORDED SEPTEMBER 16, 2021. (50' WIDE)
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TENTATIVE TRACT NO. 7421

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SEPTEMBER 2022

LEGEND

BOL	EXISTING BOLLARD UNLESS NOTED OTHERWISE
CBOX	EXISTING CHRISTY BOX
(XXX)	EXISTING CONTOURS IN FEET
(OE)	EXISTING ELECTRIC LINE, OVERHEAD
EP	EXISTING EDGE OF PAVEMENT
FH	EXISTING FIRE HYDRANT
	EXISTING FLOWLINE
FL	PROPOSED FLOWLINE
FNC CL	EXISTING FENCE, CHAINLINK
	EXISTING HINGE LINE
IRR VLV	EXISTING IRRIGATION VALVE
	EXISTING LIP OF GUTTER
	EXISTING LIGHT, STREET
PP	EXSTING POWER POLE
	EXISTING SIGN, STREET NAME
	EXISTING TOP OF CURB
TELE PED	EXISTING TELEPHONE PEDESTAL
	EXISTING TOE LINE OF SLOPE
	EXISTING WALL
WV	EXISTING WATER VALVE

( )R1 RECORD PER TRACT NO. 6761 RECORDED IN BOOK 59 OF MAPS, PAGES 42-45, K.C.R., OR CALCULATED THEREFROM.

( )R2 RECORD PER TRACT NO. 7314, PHASE 1, RECORDED IN BOOK 63 OF MAPS, PAGES 48-54, K.C.R., OR CALCULATED THEREFROM.

( )R3 RECORD PER TRACT NO. 7332, PHASE 2 RECORDED IN BOOK 64 OF MAPS, PAGES 67-78, K.C.R., OR CALCULATED THEREFROM.

( )R5 RECORD PER TRACT NO. 7319, PHASE 3 RECORDED IN BOOK 65 OF MAPS, PAGES 4-6, K.C.R., OR CALCULATED THEREFROM.

( )R6 RECORD PER DOCUMENT NO. 221104649, O.R., OR CALCULATED THEREFROM.

( )R7 RECORD PER TRACT NO. 7346, PHASE 1 RECORDED IN BOOK 64 OF MAPS, PAGES 155-158, K.C.R., OR CALCULATED THEREFROM.

DOC. DOCUMENT

K.C.R. KERN COUNTY RECORDER

O.R. OFFICIAL RECORD

NATURE TRAIL, PASEO AND LANDSCAPE EASEMENT

PROPOSED BLOCK WALL

PE PEDESTRIAN EASEMENT

PUE PUBLIC UTILITIES EASEMENT

SECTION LINE/MID-SECTION LINE

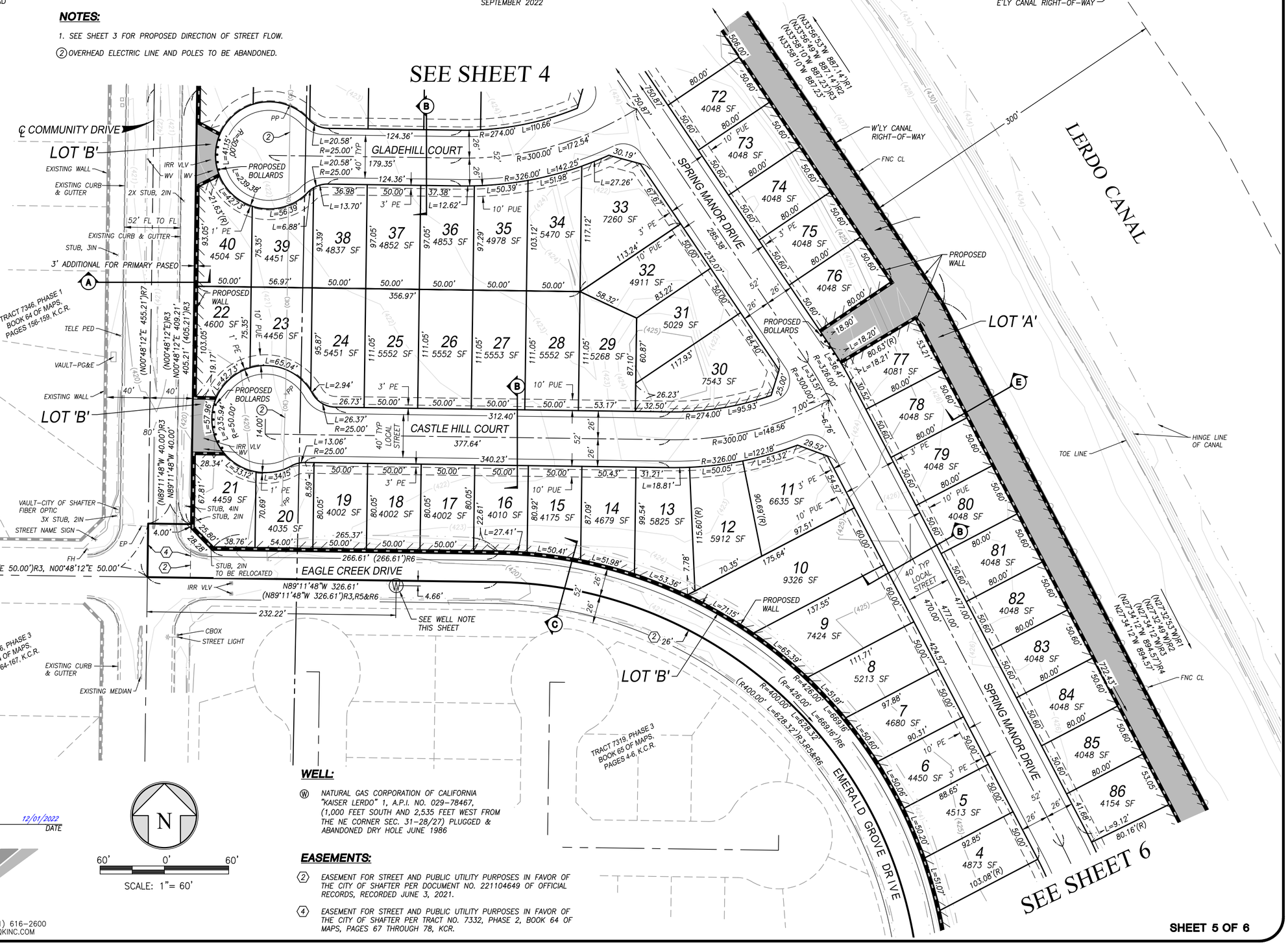
SUBDIVISION BOUNDARY

WAIVER OF DIRECT ACCESS

(#) TYPICAL STREET SECTION PER SHEET 1

NOTES:

1. SEE SHEET 3 FOR PROPOSED DIRECTION OF STREET FLOW.
2. OVERHEAD ELECTRIC LINE AND POLES TO BE ABANDONED.



PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
P.L.S. 8189
STATE OF CALIFORNIA

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 12/01/2022 DATE

BY:

5080 CALIFORNIA AVE., STE. 220 TEL: (661) 616-2600
BAKERSFIELD, CA 93309 WWW.QKINC.COM

N

60' 0' 60'

SCALE: 1"= 60'

WELL:

(W) NATURAL GAS CORPORATION OF CALIFORNIA "KAISER LERDO" 1, A.P.I. NO. 029-78467, (1,000 FEET SOUTH AND 2,535 FEET WEST FROM THE NE CORNER SEC. 31-28/27) PLUGGED & ABANDONED DRY HOLE JUNE 1986

EASEMENTS:

(2) EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF SHAFTER PER DOCUMENT NO. 221104649 OF OFFICIAL RECORDS, RECORDED JUNE 3, 2021.

(4) EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES IN FAVOR OF THE CITY OF SHAFTER PER TRACT NO. 7332, PHASE 2, BOOK 64 OF MAPS, PAGES 67 THROUGH 78, KCR.

TENTATIVE TRACT NO. 7421

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SEPTEMBER 2022

LEGEND

- (XXX) — EXISTING CONTOURS IN FEET
- FL — PROPOSED FLOWLINE
- FNC CL — EXISTING FENCE, CHAINLINK
- EXISTING HINGE LINE
- IRR VLV — EXISTING IRRIGATION VALVE
- SP — EXISTING STAND PIPE
- EXISTING TOE LINE OF SLOPE
- WV — EXISTING WATER VALVE

( )R1 — RECORD PER TRACT NO. 6761 RECORDED IN BOOK 59 OF MAPS, PAGES 42–45, K.C.R., OR CALCULATED THEREFROM.

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( )R6 — RECORD PER DOCUMENT NO. 221104649, O.R., OR CALCULATED THEREFROM.

DOC. — DOCUMENT

K.C.R. — KERN COUNTY RECORDER

O.R. — OFFICIAL RECORD

NATURE TRAIL, PASEO AND LANDSCAPE EASEMENT

PROPOSED BLOCK WALL

PE — PEDESTRIAN EASEMENT

PUE — PUBLIC UTILITIES EASEMENT

SECTION LINE/MID-SECTION LINE

SUBDIVISION BOUNDARY

WAIVER OF DIRECT ACCESS

(XXX) — TOTAL BUILDABLE LOTS

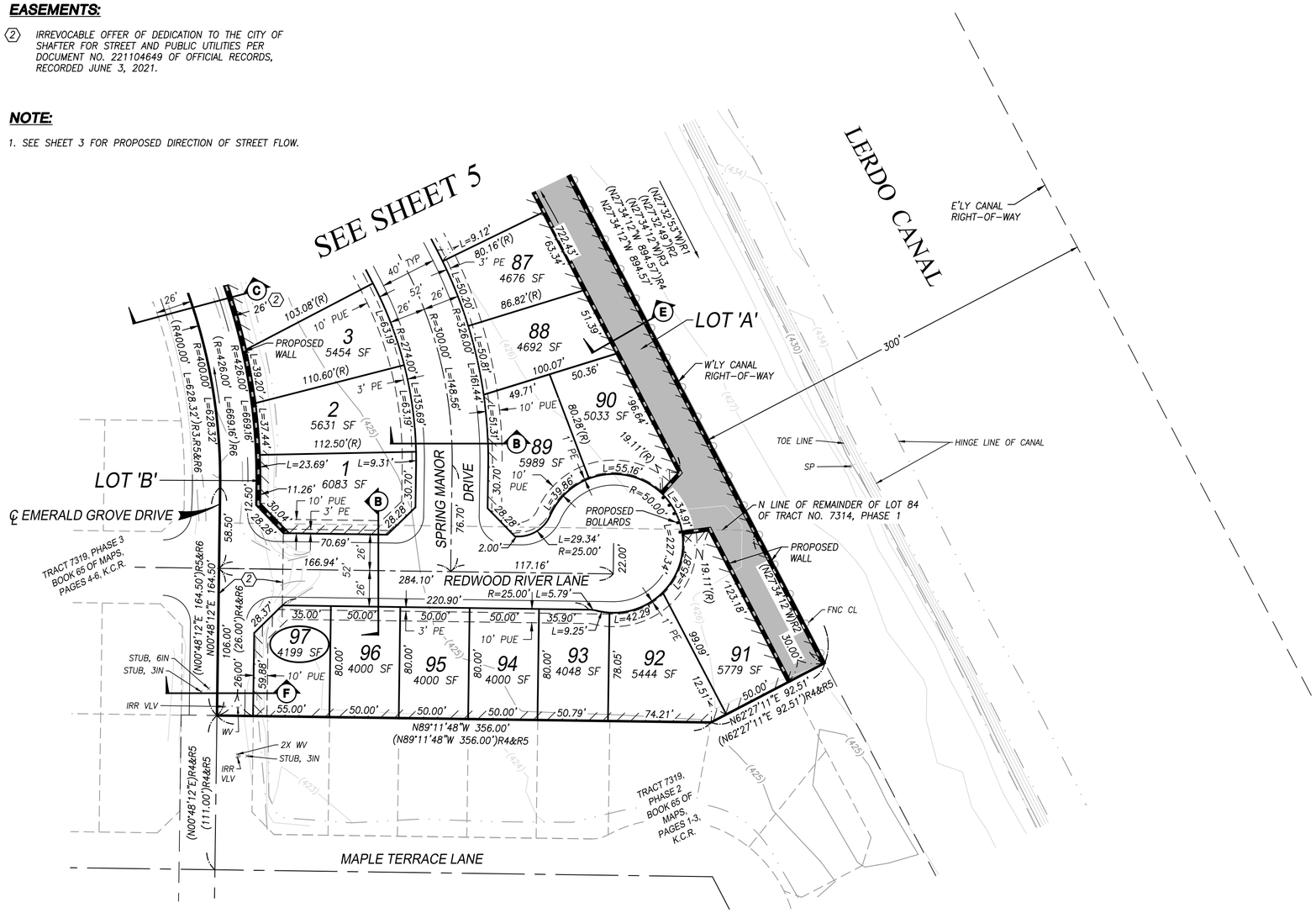
(#) — TYPICAL STREET SECTION PER SHEET 1

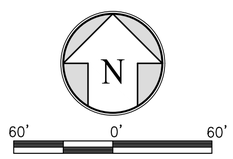
EASEMENTS:

(2) IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF SHAFTER FOR STREET AND PUBLIC UTILITIES PER DOCUMENT NO. 221104649 OF OFFICIAL RECORDS, RECORDED JUNE 3, 2021.

NOTE:

1. SEE SHEET 3 FOR PROPOSED DIRECTION OF STREET FLOW.





PROFESSIONAL LAND SURVEYOR — KRISTIE M. ACHEE — P.L.S. 8189 — STATE OF CALIFORNIA

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 12/01/2022 DATE

BY:

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