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

AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, APRIL 8, 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:	Vice Chairman Piuser
INVOCATION:	Commissioner Camacho
ROLL CALL:	Chairman Joshan Vice Chairman Piuser Commissioner Camacho Commissioner Sanchez Commissioner Simmons

APPROVAL OF AGENDA:

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.

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: February 18, 2025, March 11, 2025.

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. 7462:** Planning Commission adopt Resolution No. 25-458, a Resolution of the Planning Commission of the City of Shafter recommending the City Council of the City of Shafter approve Tentative Tract No. 7462, with findings and conditions of approval. (Planning Director Esselman)

ROLL CALL

2. **Tentative Tract Map No. 7463:** Planning Commission adopt Resolution No. 25-459, a Resolution of the Planning Commission of the City of Shafter recommending the City Council of the City of Shafter approve Tentative Tract No. 7463, with findings and conditions of approval. (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., April 4, 2025.
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 April 8, 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 SPECIAL JOINT MEETING OF THE SHAFTER CITY COUNCIL AND SHAFTER PLANNING COMMISSION COUNCIL CHAMBER, 336 PACIFIC AVENUE MEETING HELD IN-PERSON AND VIA ZOOM AND LIVESTREAM ON YOUTUBE TUESDAY, FEBRUARY 18, 2025

CALL TO ORDER: 4:30 p.m.

ROLL CALL:

PRESENT (In-Person): Shafter City Council Members: Mayor Givens, Mayor Pro Tem Olvera, and Council Members Alvarado, Espinoza, and Prout. Shafter Planning Commission Members: Chairman Joshan, Vice Chairman Piuser, and Commissioners Camacho, Sanchez, and Simmons. ALSO PRESENT: City Manager Lippincott, Planning Director Esselman, Deputy City Clerk Aleman, and City Clerk Pallares.

APPROVAL OF AGENDA:

MOVED (PROUT) AND SECONDED (OLVERA) APPROVED THE SPECIAL JOINT MEETING AGENDA FOR THE CITY COUNCIL AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:
AYES: ALVARADO, ESPINOZA, GIVENS, OLVERA, AND PROUT.
NAYS: NONE.
ABSENT: NONE.
ABSTENTIONS: NONE.

MOVED (PIUSER) AND SECONDED (SANCHEZ) APPROVED THE SPECIAL JOINT MEETING AGENDA FOR THE PLANNING COMMISSION AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:
AYES: CAMACHO, JOSHAN, PIUSER, SANCHEZ, AND SIMMONS.
NAYS: NONE.
ABSENT: NONE.
ABSTENTIONS: NONE.

PUBLIC COMMENT:

There were no members of the public wishing to speak.

MANAGEMENT REPORTS:

1. **GENERAL PLAN UPDATE, A VISION OF LERDO HIGHWAY, AND FUTURE LERDO RESIDENTIAL PROJECTS PRESENTATIONS:** Planning Director Esselman made introductory comments. Colin Drukker and Halley Grundy with Placeworks presented information on the General Plan Update and a Vision of Lerdo Highway. Jed Hwang and Unique Lopez with Wonderful Real Estate presented information on a future Lerdo Residential Project. *INFORMATION FOR DISCUSSION PURPOSES ONLY. NO ACTION TAKEN*.

ADJOURNMENT:

MOVED (PIUSER) AND SECONDED (SANCHEZ) ADJOURNED THE PLANNING COMMISSION MEETING AT 5:40

P.M. MOTION CARRIED WITH NO OPPOSITION.

MOVED (OLVERA) AND SECONDED (ESPINOZA) ADJOURNED THE CITY COUNCIL MEETING AT 5:40 P.M. MOTION CARRIED WITH NO OPPOSITION.

_____
Lovedeep Joshan, Chairman

ATTEST:

_____
Yazmina Pallares, City Clerk

MINUTES OF THE REGULAR MEETING OF THE
SHAFTER PLANNING COMMISSION
COUNCIL CHAMBER, 336 PACIFIC AVENUE
MEETING HELD IN-PERSON AND VIA ZOOM AND LIVESTREAM TO YOUTUBE
TUESDAY, MARCH 11, 2025

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE: Commissioner Camacho

INVOCATION: Commissioner Simmons

ROLL CALL:

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

APPROVAL OF AGENDA:

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

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

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: February 11, 2025.

MOVED (CAMACHO) AND SECONDED (SIMMONS) COMMISSIONERS APPROVED THE MINUTES OF THE REGULAR MEETING OF FEBRUARY 11, 2025, AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:

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

PUBLIC COMMENT:

Deputy City Clerk Aleman read a letter from Malachi Dewitt.

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:** Associate Planner Olaguez made introductory comments. A notice of public hearing was properly advertised.

Chairman Joshan opened the public hearing.

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

MOVED (SIMMONS) AND SECONDED (CAMACHO) COMMISSIONERS CONDUCTED PUBLIC HEARING; FOUND 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, ADOPTED 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. MOTION CARRIED BY THE FOLLOWING VOTE:

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

COMMISSIONER REPORTS: There were no Commissioner Reports.

ADJOURNMENT:

MOVED (SIMMONS) AND SECONDED (CAMACHO) COMMISSIONERS ADJOURNED THE MEETING AT 6:17 P.M. MOTION CARRIED WITH NO OPPOSITION WITH VICE CHAIRMAN PIUSER AND COMMISSIONER SANCHEZ ABSENT.

_____
Lovedeep Joshan, Chairman

ATTEST:

_____
Hermila Aleman, Deputy City Clerk

DATE: April 8, 2025

TO: Planning Commission

FROM: Planning Department

SUBJECT: Tentative Tract Map No. 7462

RECOMMENDATION:

Planning Commission adopt Resolution No. 25-458, a Resolution of the Planning Commission of the City of Shafter recommending the City Council of the City of Shafter approve Tentative Tract No. 7462, with findings and conditions of approval.

APPLICANT
QK
5080 California Ave, Ste 220
Bakersfield, CA 93309

OWNER
Millrose Properties California, LLC
8080 N Palm Ave, Ste 110
Fresno, CA 93711

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

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 7 and 8, 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 157.57 acres (gross); approximately 100.75 acres (net)
4. Proposed Number of Lots: 836 single-family residential lots (862 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

BACKGROUND:

The property owner, Millrose Properties California, is requesting approval of a tentative tract map to subdivide approximately 157.57 gross acres into 862 total lots. This will include 836 single-family residences, two public parks, a drainage basin, a water well site, a nature trail along 7th Standard Road, and 21 public landscape lots. The residential lots range in size from 4,000 square feet to 8,000 square feet.

PUBLIC HEARING

ANALYSIS:

The project site is located on the southeastern edge of the city, north of Seventh Standard Road and within the Mission Lakes Specific Plan. Mission Lakes is envisioned as a master planned community containing a maximum of 5,334 dwelling units at full build-out; a major commercial center; locations for an elementary and middle school; public recreation facilities; an extensive system of landscaped public walkways; and parks.

The proposed tentative tract map has been designed to be consistent with the design elements and development standards required by the Specific Plan. This particular tract is bordered by the future Mission Lakes Boulevard and Lake Road to the west, 7th Standard Road to the south, the Calloway Canal to the east, and vacant land to the north.

This is the second residential tract application that the City has received for the Mission Lakes Specific Plan area. Back in January, the Shafter City Council adopted Resolution No. 3005 approving Tentative Tract Map 7461, which is located immediately west of this proposed tract and will contain 281 future single-family homes. If Tentative Tract 7462 is approved, with the proposed 836 single-family residential lots, there will now be entitlements for 1,117 future single-family homes in the Mission Lakes Specific Plan area.

A variety of detached and attached single-family residential homes will be provided that will appeal to a wide range of future home buyers, responding to both local and regional housing needs. Tract 7462 will also have 3.5 acres of public park land, and there will be an extensive system of landscaped walkways and paseos designed to enhance walkability, increase connectivity throughout the specific plan area, and promote healthy living.

The tract is located two miles east of the Wonderful Logistics Center, 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 regional greenhouse gas reduction goals. As housing production increases within Shafter, commercial real estate groups may be incentivized to invest in the community and bring new projects to the area that will boost economic growth and quality of life.

Adjacent to Tract 7462, Mission Lakes Boulevard will be developed as an Arterial street with four travel lanes, two auxiliary/bike lanes, a landscaped median, and a primary paseo on one side of the street. Lake Road, which provides access to the tract from 7th Standard Road, will also be developed as an Arterial street with primary paseos on both sides of the street. There will be a traffic signal at the intersection of 7th Standard Road and Lake Road. To the northwest of the tract, Chapala Street will also be developed as an Arterial street with a primary paseo on the side of the street that will be part of a future tract. The primary paseos will be 30-feet-wide with landscaping, 8-foot-wide sidewalks, and corridor walls. Several of the internal, local streets will include 15-foot-

wide secondary paseos, and there will be multiple landscape lots with walkways throughout the tract. These will provide future residents with a variety of walking paths from the home to the two parks located within Tentative Tract 7462 as well as to the future parks, school facilities, and other amenities located within the Mission Lakes community. In addition to the internal paseos and parks, 7th Standard Road will be widened north to include a 30 to 35-foot-wide Natural Trail.

PROJECT REVIEW:

The proposed subdivision project was reviewed by the Planning, Building, Public Works and Engineering Departments of the City of Shafter. To the best of Staff's combined knowledge, the proposed project satisfies all applicable local and state ordinances and regulations at this stage of the development process. Moreover, Staff have compiled a list of conditions of approval that reflect additional necessary requirements and rules that the project proponent will have to comply with in the ongoing design and development of this tract. More thorough analysis and review occur at future steps of the entitlement, permitting, and construction phases.

Affected public agencies and service providers were given an opportunity to review the map, provide comments, and propose conditions of approval prior to the Planning Commission hearing. As required by law, public noticing was also provided to any parties within 300 feet of the project boundaries, and a public hearing notice was published on the local press within the required timeline.

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 7 and 8, as identified in the Specific Plan. The circulation plan, street configuration, trails, parks, 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 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. 7462 as

adopted in the Mission Lakes Specific Plan.

FINDINGS:

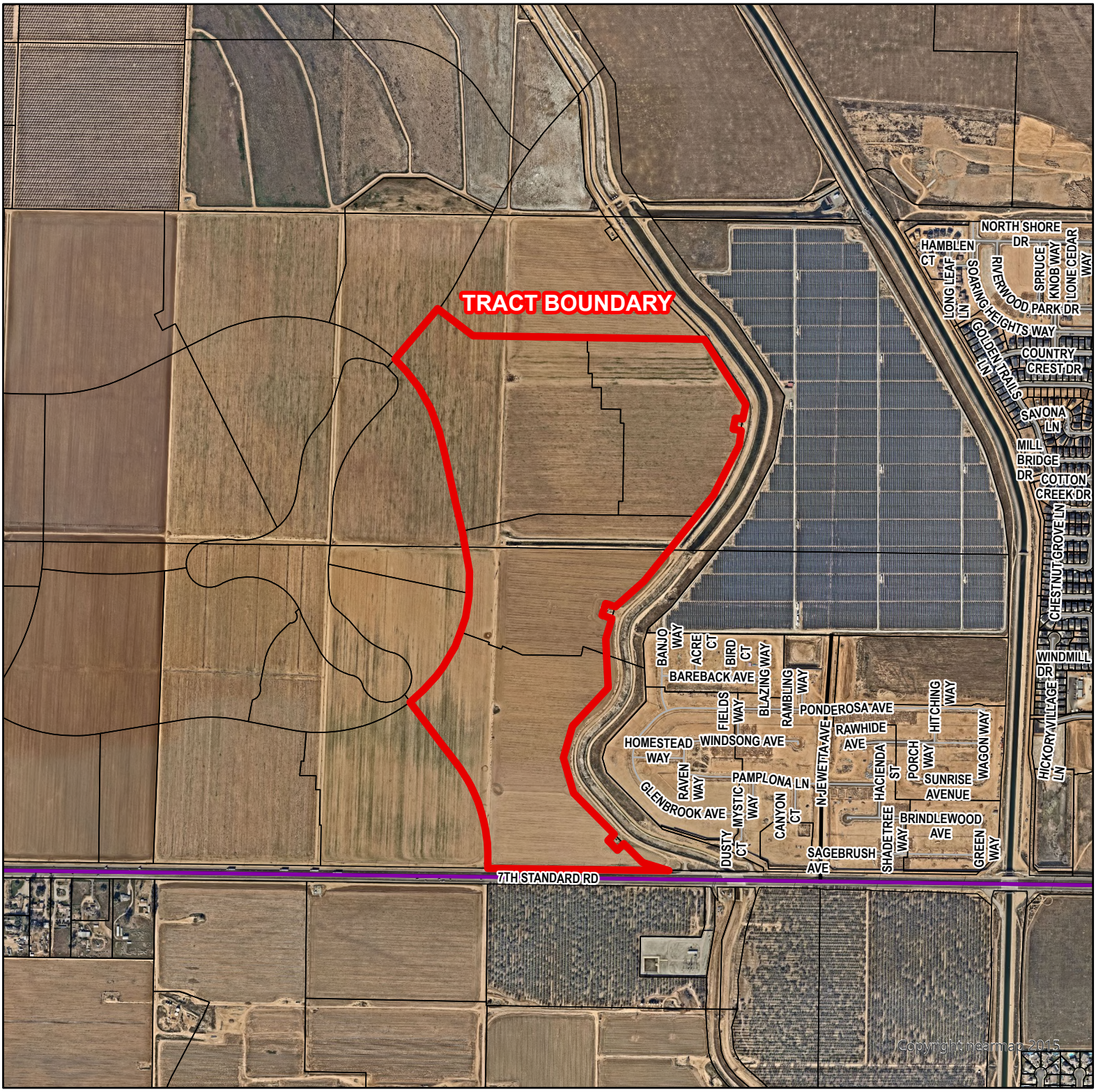
1. The Planning Commission finds that Tentative Tract No. 7462, with the Conditions of Approval, is consistent with the Shafter General Plan and the Mission Lakes Specific Plan.
2. The Planning Commission finds the proposed subdivision is in substantial conformity with the Subdivision Map Act, and with 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 an acceptable and locally compatible development. Staff does not recommend the alternative option.

ATTACHMENTS	**EXHIBIT**
Vicinity Map	1
Tentative Tract Map No. 7462	2
Resolution No. 25-458	3

TRACT NO. 7462 VICINITY MAP



Site Locations

City Limits

0 0.17 0.35 0.7 Miles

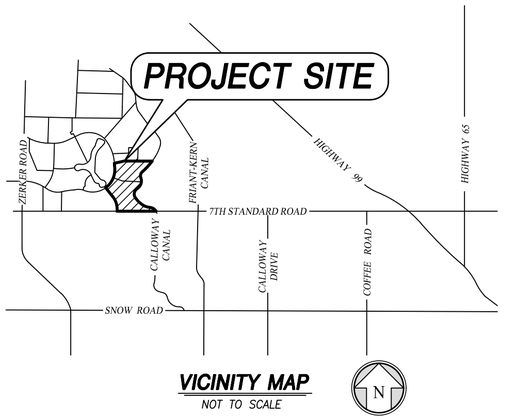
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This map and the data contained within it was generated by the City of Shafter. Please consult the City of Shafter Planning Department with any questions, concerns, or potential inaccuracies that may be associated with this document.

Credits: Esri, HERE, City of Shafter, Nearmap Inc. - Aerial Imagery as of February 2024

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

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

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 'A') LOCATED IN THE SOUTHEAST CORNER OF PARCEL 11 OF PARCEL MAP NO. 11314.

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

LOT 'Z' TO BE QUITCLAIMED TO NORTH KERN WATER STORAGE DISTRICT (NKWSD).

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 MAINS AND LATERAL CANALS AND INCIDENTAL PURPOSES IN FAVOR OF CENTRAL CANAL COMPANY RECORDED JUNE 25, 1928 IN BOOK 128 AT PAGE 214 OF OFFICIAL RECORDS AND DOCUMENTS DECLARING MODIFICATIONS THEREOF IN FAVOR OF SUBURBAN LAND RESERVE, INC. RECORDED DECEMBER 12, 2005 AS INSTRUMENT NO. 2005-342551 (DOCUMENT NO. 0205342551) OF OFFICIAL RECORDS.
3. 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.
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:	
PARKS	3.51 NET ACRES
BASIN	2.18 NET ACRES
WATER WELL SITE	20,000 NET S.F.
PA-7a & PA-8 LDR	4,000 S.F. MINIMUM
NUMBER OF LOTS	862
NUMBER OF BUILDABLE LOTS	836
NUMBER OF NON-BUILDABLE LOTS	5
LANDSCAPE LOTS	21
AREAS GROSS - PA-7a	76.98 ACRES GROSS
AREAS GROSS - PA-8	80.59 ACRES GROSS
AREAS GROSS - TOTAL	157.57 ACRES GROSS
AREAS NET	100.75 ACRES NET
NET DENSITY:	
PA-7a & PA-8 LDR: 836 LOTS	4-7.5 DU/AC PER THE MISSION LAKES SPECIFIC PLAN (SEE NOTE THIS SHEET)
100.75 ACRES NET 8.3 DU/AC	
EXISTING USE	AGRICULTURE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL, PARKS AND BASIN
EXISTING/PROPOSED ZONING	MISSION LAKES SPECIFIC PLAN (SP-2)
EXISTING/PROPOSED LAND USE DESIGNATION:	PA-7a & PA-8 LDR
ASSESSOR PARCEL NUMBERS	536-010-72, 536-010-73, 536-010-42, 536-010-43, & 536-010-45
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

TABLE A

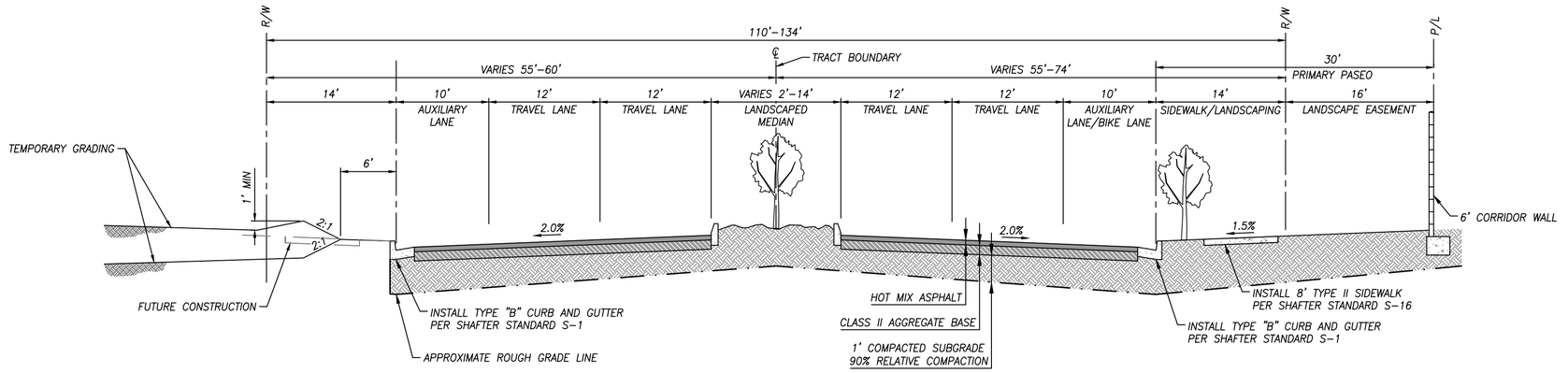
NON-BUILDABLE LETTER LOTS

LETTER	AREA
A - BASIN	1.98 AC
B - PUBLIC PARK	1.11 AC
C - PUBLIC PARK	2.40 AC
D - LANDSCAPE/PUE	7,917 SF
E - LANDSCAPE/PUE	1,214 SF
F - LANDSCAPE/PUE	1,175 SF
G - LANDSCAPE/PUE	1,495 SF
H - LANDSCAPE/PUE	1,413 SF
I - LANDSCAPE/PUE	1,567 SF
J - LANDSCAPE/PUE	2,793 SF
K - LANDSCAPE/NATURE TRAIL/PUE	1.44 AC
L - LANDSCAPE/PUE	19,752 SF
M - LANDSCAPE/PUE	1,575 SF
N - LANDSCAPE/PUE	10,980 SF
O - LANDSCAPE/PUE	12,324 SF
P - LANDSCAPE/PUE	1,316 SF
Q - LANDSCAPE/PUE	1,287 SF
R - LANDSCAPE/PUE	1,274 SF
S - LANDSCAPE/PUE	11,562 SF
T - LANDSCAPE/PUE	7,520 SF
U - LANDSCAPE/PUE	7,520 SF
V - LANDSCAPE/PUE	3,897 SF
W - LANDSCAPE/PUE	1,868 SF
X - LANDSCAPE/PUE	31,201 SF
Y - WATER WELL SITE	20,000 SF
Z - EASEMENT (2), PARCEL 1 (EYE)	1,184 SF

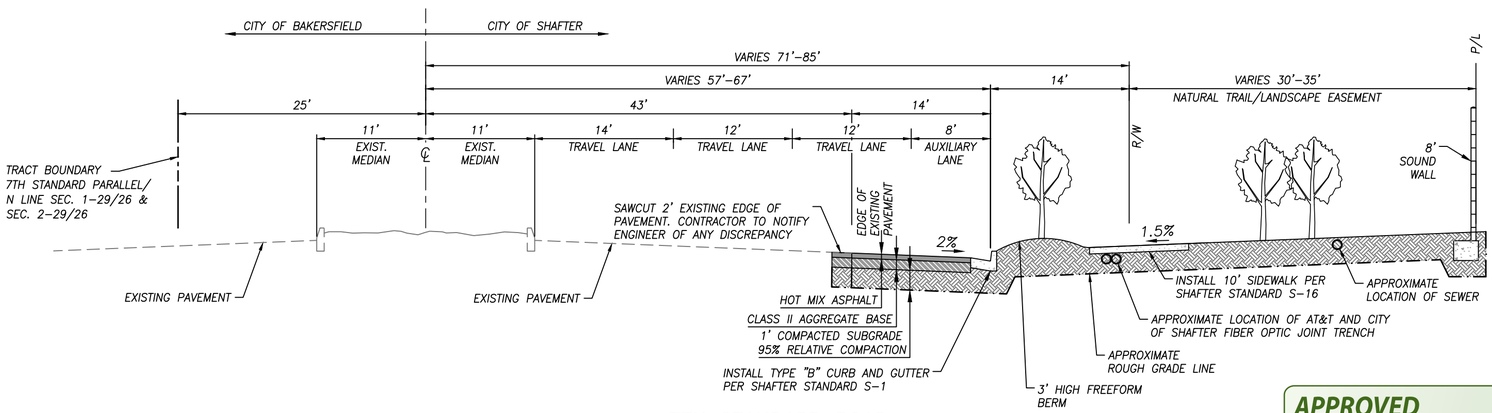
NOTE:

THE DENSITY CAN BE 3.6-8.3 UNDER 4.1.2 OF THE MISSION LAKES SPECIFIC PLAN

2. MINOR BOUNDARY, DENSITY AND ACREAGE VARIATIONS (UP TO 10%) IN THE PLANNING AREAS SHALL BE PERMITTED, SUBJECT TO APPROVAL OF THE PLANNING DIRECTOR, WITHOUT AN AMENDMENT TO THE SPECIFIC PLAN DOCUMENT.



(B) MISSION LAKES BOULEVARD (ARTERIAL)
LOOKING NORTHEAST/NORTH/NORTHWEST
NTS



(A) 7TH STANDARD ROAD
LOOKING WEST
NTS

ALTERNATE STREET NAMES:

ADELAIDA	RUDDY
BITTERN	SEA HORSE
BUFFLE	SHOVELER
CANVAS	TEAL
ESPERANZA	WHISTLING

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

PROJECT SURVEYOR:

02/17/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE

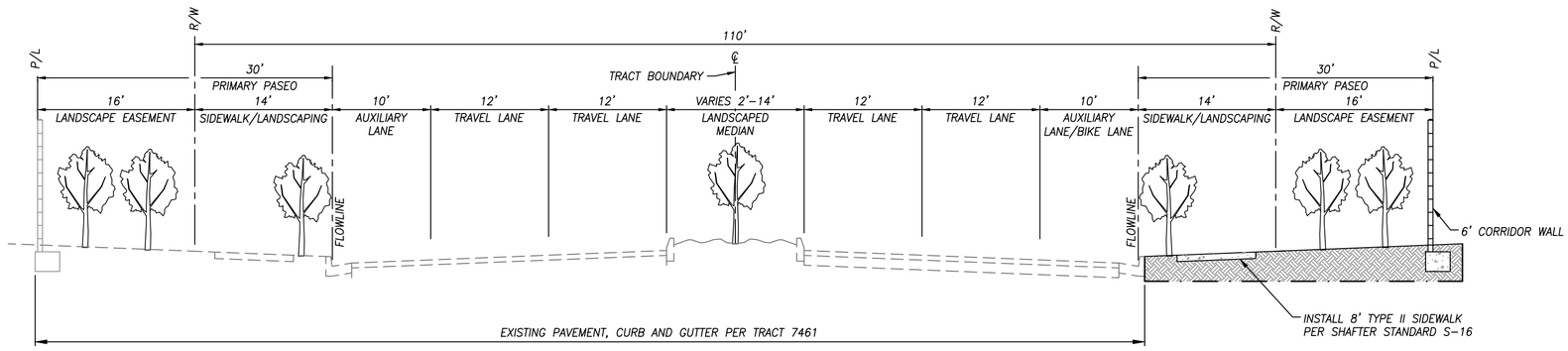
BY:

QK
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APPROVED
By Ravi S. Pudipeddi at 5:22 pm, Feb 23, 2025

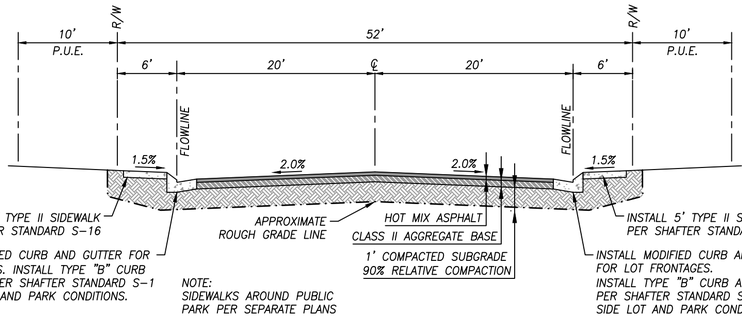
TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



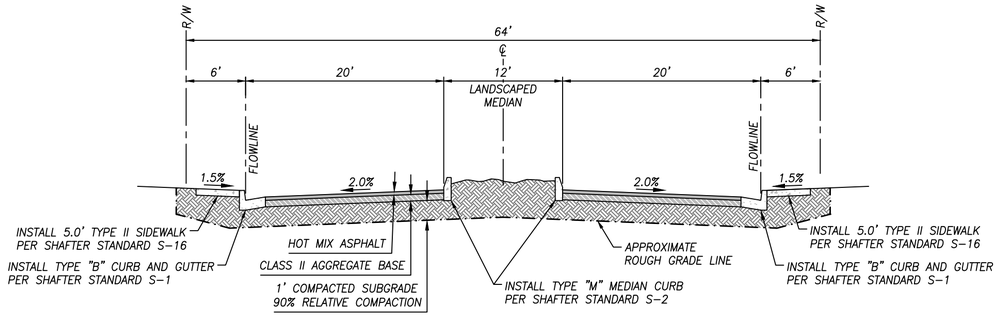
Ⓒ LAKE ROAD (ARTERIAL)

LOOKING NORTH/NORTHWEST
NTS



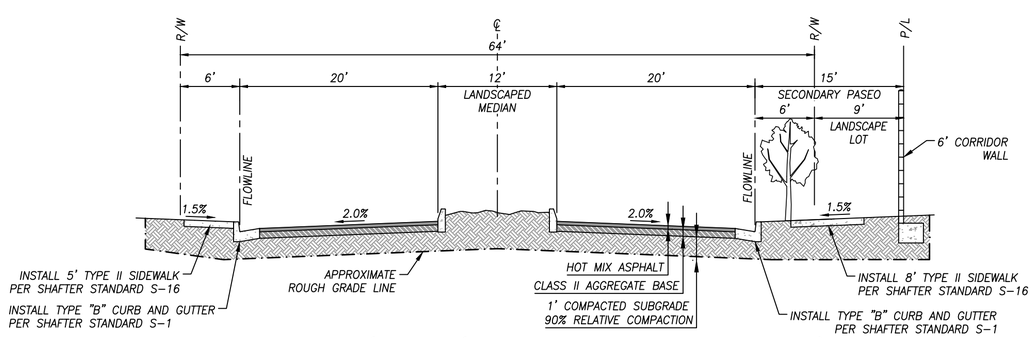
Ⓓ LOCAL STREET

NTS



Ⓔ LOCAL STREET (WITH 12' MEDIAN)

ANGLER DRIVE LOOKING NORTHEAST
NTS



Ⓕ LOCAL STREET (WITH 12' MEDIAN AND SECONDARY PASEO)

CALM DRIVE LOOKING NORTHWEST
PARIS VALLEY DRIVE LOOKING EAST
NTS

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

PROJECT SURVEYOR:

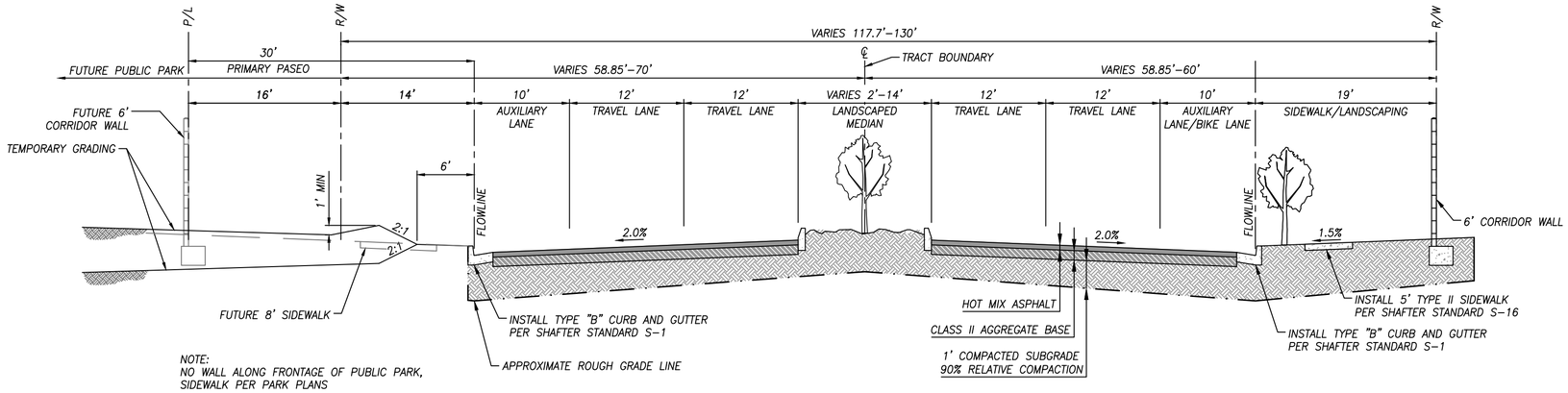
02/11/2025
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TENTATIVE TRACT NO. 7462

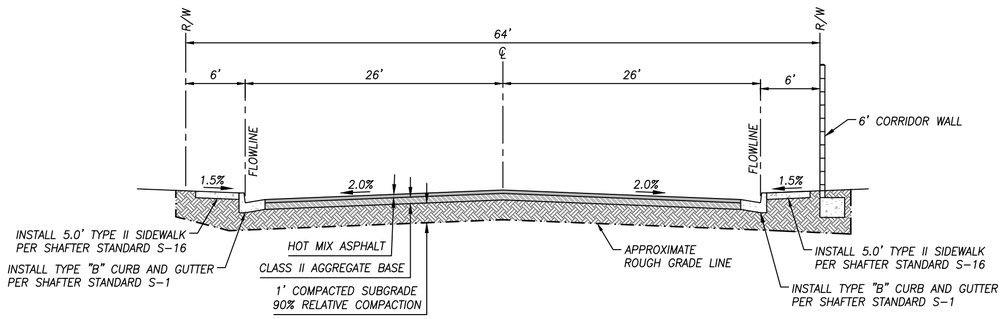
MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



NOTE:
NO WALL ALONG FRONTAGE OF PUBLIC PARK, SIDEWALK PER PARK PLANS

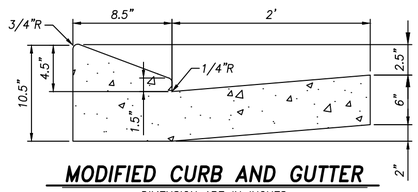
G CHAPALA STREET (ARTERIAL)

LOOKING NORTHEAST
NTS



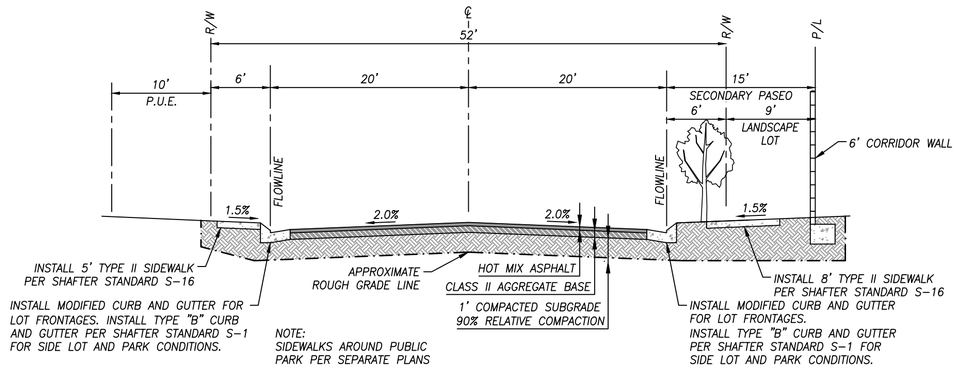
H LOCAL STREET (AT LOT 'Y')

SPARROW HAWK DRIVE LOOKING NORTHEAST
NTS



MODIFIED CURB AND GUTTER

DIMENSION ARE IN INCHES
NTS



NOTE:
SIDEWALKS AROUND PUBLIC PARK PER SEPARATE PLANS

I LOCAL STREET (WITH SECONDARY PASEO)

SALAMANDER LANE LOOKING NORTHERLY
NTS

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

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — DATE 02/17/2025

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TENTATIVE TRACT NO. 7462

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N

200' 0' 200'

SCALE: 1"= 200'

NE COR. SEC. 2-29/26

(N89°13'26"W 2641.76')R1
(N89°13'33"W 2641.69')R2
N89°13'35"W 2641.72'

PARCEL 10 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

N37°04'16"W 621.20'

PARCEL 30 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL 29 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

N42°35'38"E 326.37'

℄ CHAPALA STREET

℄ LAKE ROAD

℄ MISSION LAKES BOULEVARD

E 1/4 COR. SEC. 35-28/26

SE COR. SEC. 35-28/26

E LINE SEC. 35-28/26

R=1200.00' L=792.45'

R=1200.00' L=1373.53'

N00°45'56"E 179.70'

N12°39'09"W 859.29'

R=1280.00' L=776.28'

R=1999.96' L=196.35'

205.00' N57°01'32"W(R)

R=2205.00' L=4.75'

N52°54'08"W(R) 139.28'

N80°22'46"W 14.71'

N02°10'42"E 2640.71'

N02°11'18"E 2640.66'

N 1/4 COR. SEC. 1-29/26

(25')R3

NORTH LINE SEC. 35-28/26

NE COR. SEC. 35-28/26

E LINE SEC. 35-28/26

NORTH LINE SEC. 36-28/26

℄ 7TH STANDARD ROAD

7TH STANDARD PARALLEL - N SECTION LINE SEC. 1-29/26

PARCEL MAP WAIVER NO. 10-95, CERTIFICATE OF COMPLIANCE DOC. NO. 0196151074, O.R.

CITY OF BAKERSFIELD
CITY OF SHAFTER

(N89°13'59"W 2641.88)R1
N89°13'58"W 2641.92'

N22°35'15"W 539.68'

1745.25'

209.81' N44°45'15"W

APPROXIMATE LOCATION OF PROPOSED 23' WIDE PEDESTRIAN EASEMENT PER TRACT 7244

W1

284.59' N16°23'15"W

268.43' N15°37'45"E

N42°42'45"E 415.57'

N44°45'15"W 461.76'

N02°54'15"W 386.21'

N17°13'45"E 169.44'

304.16' N47°30'45"E

N38°47'45"E 870.18'

N26°55'45"E 451.81'

N09°06'45"E 111.25'

N09°06'45"E 119.07'

N33°19'15"W 602.97'

N89°13'34"W 1818.14'

PARCEL 15 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

(N89°14'39"W 2641.23')R2
N89°14'38"W 2641.13'

1114.20'

EASTERLY RIGHT OF WAY CALLOWAY CANAL

N 1/4 COR. SEC. 36-28/26

PARCEL "B" OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL "A" OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL 11 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL 12 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL 13 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL 14 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

CALLOWAY CANAL

ESTRELLA LANE
COY COURT
PYRAMID LANE
ANGLER DRIVE
CALM DRIVE
SUN MESA LANE
BOULDER WAY
BLUEBIRD DRIVE
WHITE BEACH DRIVE
PENMAN DRIVE
PALM LANE
BREEZE DRIVE
ROSECO DRIVE
OSPREY COURT
WINWARD DRIVE
GOLDFINCH LANE
ROBLES DRIVE
LANDS END LANE
SPARROW HAWK DRIVE
VIA VEGA LANE
HAMPTON LANE
PANAMINT DRIVE
SONG DRIVE
HULL WAY
STOVEPIPE WELLS DRIVE
DISCOVERY LANE
FOUNTAIN LANE
SALAMANDER LANE
PARIS VALLEY DRIVE
BOAT HARBOR DRIVE
CASCADE DRIVE
VILLACANA DRIVE
TABLAS STONE LANE
COMPASS LANE
PORTSIDE DRIVE
EAGLE POINT LANE
DOVER LANE
GRANITE DRIVE
ZACA MESA LANE
SKIDMORE RANCH DRIVE
SANDSTONE DRIVE
SIERRA DAWN DRIVE
SPYGLASS DRIVE
PARADISE LANE

LOT 'A' - BASIN
LOT 'B' - PUBLIC PARK
LOT 'C' - PUBLIC PARK
LOT 'D'
LOT 'E'
LOT 'F'
LOT 'G'
LOT 'H'
LOT 'I'
LOT 'J'
LOT 'K'
LOT 'L'
LOT 'M'
LOT 'N'
LOT 'O'
LOT 'P'
LOT 'Q'
LOT 'R'
LOT 'S'
LOT 'T'
LOT 'U'
LOT 'V'
LOT 'V' WATER WELL SITE
LOT 'W'
LOT 'X'
LOT 'Z'

PA-8
PA-7a

SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
SHEET 11
SHEET 12
SHEET 13
SHEET 14
SHEET 15
SHEET 16
SHEET 17
SHEET 18
SHEET 19
SHEET 20

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N45°14'45"E	70.94'
L2	N44°45'15"W	110.00'
L3	N45°14'45"E	70.94'
L4	N72°46'15"W	81.25'
L5	N17°13'45"E	100.00'
L6	N72°46'15"W	85.51'
L7	N80°53'15"W	61.20'
L8	N09°06'45"E	100.00'
L9	N80°53'15"W	61.20'

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

PROJECT SURVEYOR:

02/17/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE

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S 1/4 COR. SEC. 36-28/26
NE COR. SEC. 1-29/26
E LINE SEC. 1-29/26
MIDSECTION LINE SEC. 36-28/26

NOTE:

1. BOUNDARY IS BASED ON FOUND MONUMENTS WITH NO INTERIOR MONUMENTS FOUND. THE NORTH LINE OF THE NW 1/4 LINE OF SEC. 36-28/26 IS HELD AT THE LENGTH OF 1114.20'.

LEGEND:

- CENTERLINE, STREET
- DOC. DOCUMENT
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- K.C.R. KERN COUNTY RECORDER
- NATURAL TRAIL, PASEO AND LANDSCAPE EASEMENT
- O.R. OFFICIAL RECORD
- PLANNING AREA (PA-*) BOUNDARIES PER MISSION LAKES SPECIFIC PLAN
- PROPOSED DIRECTION OF STREET FLOW
- SECTION LINE
- SHEET DIVISION
- SUBDIVISION BOUNDARY
- (XXX) TOTAL BUILDABLE LOTS
- WX EXISTING ABANDONED WELL, SEE THIS SHEET 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. 38-36, API NO. 0402916792 OIL AND GAS - PLUGGED AND ABANDONED (LOCATION FIELD VERIFIED)

W2: WELL NO. 17-36, API NO. 0402916791 OIL AND GAS - PLUGGED AND ABANDONED (LOCATION FIELD VERIFIED)

W3: WELL NO. 2, API NO. 0402930767 DRY HOLE - PLUGGED (LOCATION FIELD VERIFIED)

SHEET 4 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

	CENTERLINE, STREET
(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
ARV	EXISTING AIR RELEASE VALVE
(OE)	EXISTING ELECTRICAL OVERHEAD
(XXX)	EXISTING CONTOURS IN FEET
	EXISTING EDGE OF DIRT ROAD
	EXISTING GUY WIRE
IRR	EXISTING IRRIGATION PIPE
POST	EXISTING POST
PP	EXISTING POWER POLE
PPT	EXISTING POWER POLE WITH TRANSFORMER
	EXISTING RIGHT OF WAY
UP	EXISTING UTILITY POLE
WP	EXISTING WATER PUMP
IRRVLV	EXISTING IRRIGATION VALVE
②	PROPOSED 16' ADDITIONAL PRIMARY PASEO
	PROPOSED BLOCK WALL
	PROPOSED DIRECTION OF STREET FLOW
	PROPOSED FLOWLINE
PUE	PROPOSED PUBLIC UTILITY EASEMENT
(R)	RADIAL
	SUBDIVISION BOUNDARY
#	TYPICAL STREET SECTION PER SHEETS 1-3
	WAIVER OF DIRECT ACCESS

℄ CHAPALA STREET

℄ MISSION LAKES BOULEVARD

CASCADE DRIVE

BOAT HARBOR DRIVE

℄ SALAMANDER LANE

VILLACANA DRIVE

DISCOVERY LANE

FOUNTAIN LANE

PROPOSED PRIVATE BLOCK WALL

PROPOSED BLOCK WALL

18' EXISTING DIRT ROAD

15' EXISTING DIRT ROAD

LOT 'S' 11,562 SF

731 8,552 SF | 732 5,722 SF | 733 4,304 SF | 734 4,504 SF | 735 4,293 SF | 736 5,716 SF | 737 7,396 SF | 738 5,520 SF | 739 4,278 SF | 740 4,484 SF | 741 5,994 SF | 742 5,970 SF | 743 5,336 SF | 744 5,097 SF | 764 4,897 SF | 765 7,468 SF | 766 4,637 SF | 767 4,230 SF | 768 5,143 SF | 769 4,831 SF | 770 4,372 SF | 771 4,372 SF | 772 4,372 SF | 773 4,372 SF | 757 4,465 SF | 758 4,465 SF | 759 4,558 SF | 760 5,378 SF | 761 5,007 SF | 762 5,070 SF | 763 6,614 SF | 730 5,868 SF | 729 4,958 SF | 728 5,076 SF | 727 6,373 SF | 726 7,617 SF | 725 5,489 SF | 724 5,058 SF | 723 4,508 SF | 722 4,508 SF | 721 4,508 SF | 720 4,508 SF | 719 4,508 SF | 718 4,508 SF | 717 4,508 SF | 785 6,824 SF | 786 4,512 SF | 787 4,512 SF | 788 4,512 SF | 789 4,787 SF | 820 5,846 SF | 821 5,901 SF | 822 5,347 SF | 823 4,275 SF | 824 4,275 SF | 825 4,275 SF | 826 4,275 SF | 827 4,275 SF | 828 4,275 SF | 829 4,275 SF | 819 5,461 SF | 818 4,798 SF | 817 4,606 SF | 816 4,606 SF | 815 4,606 SF | 814 4,606 SF

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PROJECT SURVEYOR:

02/17/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE
BY:

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SEE SHEET 8

SEE SHEET 6

N

60' 0' 60'

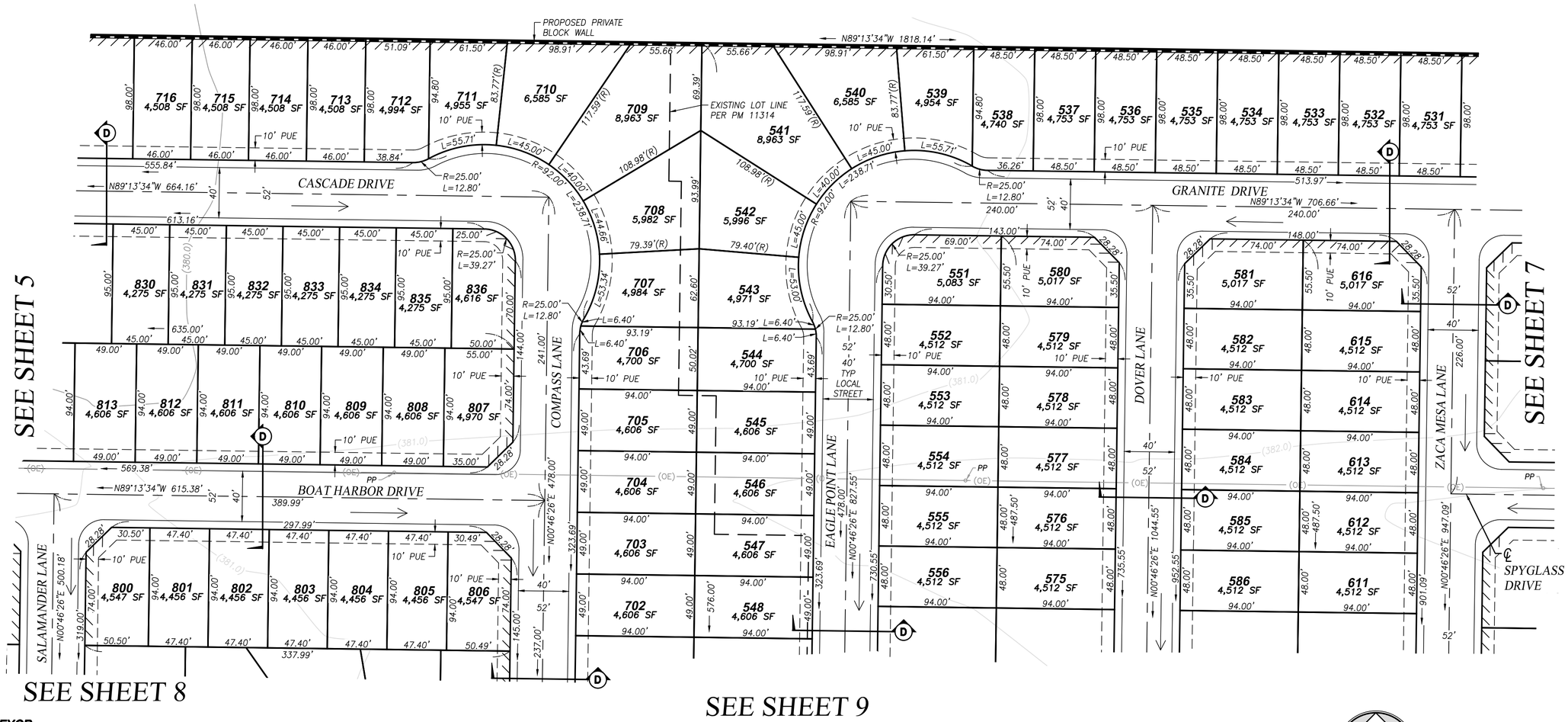
SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (OE) EXISTING ELECTRICAL OVERHEAD
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING LOT LINE
- PP EXISTING POWER POLE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



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

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 02/11/2025 DATE

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N

60' 0' 60'

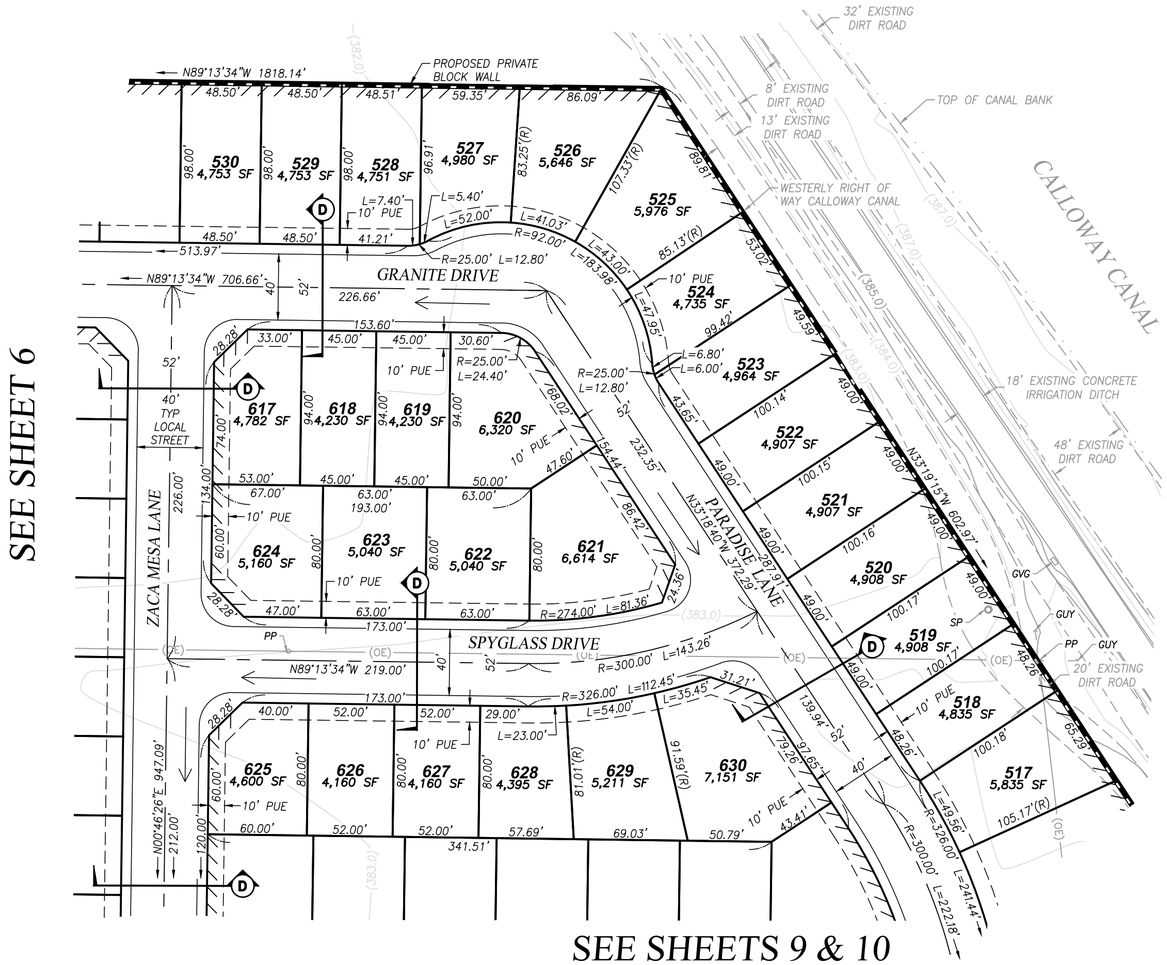
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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (OE) EXISTING ELECTRICAL OVERHEAD
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- GVG EXISTING GATE VALVE GRATE
- GUY EXISTING GUY WIRE
- EXISTING HINGE POINT/TOP OF SLOPE
- PP EXISTING POWER POLE
- SP EXISTING STAND PIPE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



SEE SHEETS 9 & 10

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

PROJECT SURVEYOR:

02/17/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE

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N

60' 0' 60'

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

SHEET 7 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (OE) EXISTING ELECTRICAL OVERHEAD
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- PP EXISTING POWER POLE
- EXISTING RIGHT OF WAY
- ① PROPOSED 9' ADDITIONAL SECONDARY PASEO
- ② PROPOSED 16' ADDITIONAL PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS

N

60' 0' 60'

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

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

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 02/17/2025 DATE

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BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS

SEE SHEETS 6 & 7

SEE SHEET 8

SEE SHEET 10

SEE SHEET 12

PARIS VALLEY DRIVE
TABLAS STONE LANE
COMPASS LANE
PORTSIDE DRIVE
EAGLE POINT LANE
DOVER LANE
ZACA MESA LANE
SIERRA DAWN DRIVE
SANDSTONE DRIVE
SCHOONER DRIVE
STOVEPIPE WELLS DRIVE
SONG DRIVE
℄ HULL WAY

LOT 'C' - PUBLIC PARK
2.40 ACRES

LOT 'T'
7,520 SF

LOT 'U'
7,520 SF

PROPOSED BLOCK WALL

40' TYP LOCAL STREET

EXISTING LOT LINE PER PM 11314

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

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

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 02/11/2025 DATE

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FEBRUARY 2025

LEGEND

WX	ABANDONED WELL, SEE SHEET 4 FOR EXISTING WELL INFORMATION
	CENTERLINE, STREET
X	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
(OE)	EXISTING ELECTRICAL OVERHEAD
(XXX)	EXISTING CONTOURS IN FEET
	EXISTING EDGE OF CONCRETE
	EXISTING EDGE OF DIRT ROAD
GUY	EXISTING GUY WIRE
	EXISTING HINGE POINT
PP	EXISTING POWER POLE
RISER	EXISTING RISER, IRRIGATION
SP	EXISTING STAND PIPE
	10' RADIUS NON-BUILDABLE BUFFER
	PROPOSED BLOCK WALL
	PROPOSED DIRECTION OF STREET FLOW
	PROPOSED FLOWLINE
PUE	PROPOSED PUBLIC UTILITY EASEMENT
(R)	RADIAL
	SUBDIVISION BOUNDARY
#	TYPICAL STREET SECTION PER SHEETS 1-3
	WAIVER OF DIRECT ACCESS

SEE SHEET 7

SEE SHEET 9



SEE SHEET 13

PROFESSIONAL LAND SURVEYOR
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N

60' 0' 60'

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

SHEET 10 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (OE) ELECTRICAL OVERHEAD
- BOL EXISTING BOLLARD
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EASEMENT
- EXISTING EDGE OF DIRT ROAD
- GVG EXISTING GATE VALVE GRATE
- GUY EXISTING GUY WIRE
- EXISTING HINGE POINT/TOP OF SLOPE
- IRR EXISTING IRRIGATION PIPELINE
- EXISTING LOT LINE
- POST EXISTING POST
- PP EXISTING POWER POLE
- EXISTING RIGHT OF WAY
- EXISTING TOE OF SLOPE
- VP EXISTING VENT PIPE
- WP EXISTING WATER PUMP
- WT EXISTING WATER TANK
- WV EXISTING WATER VALVE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (1) PROPOSED 9' ADDITIONAL SECONDARY PASEO
- (2) PROPOSED 16' ADDITIONAL PRIMARY PASEO
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (OE) EXISTING ELECTRICAL OVERHEAD
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EASEMENT
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- IRR EXISTING IRRIGATION PIPE
- EXISTING LOT LINE
- PPT EXISTING POWER POLE WITH TRANSFORMER
- PP EXISTING POWER POLE
- EXISTING RIGHT OF WAY
- EXISTING TOE OF SLOPE
- UP EXISTING UTILITY POLE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS

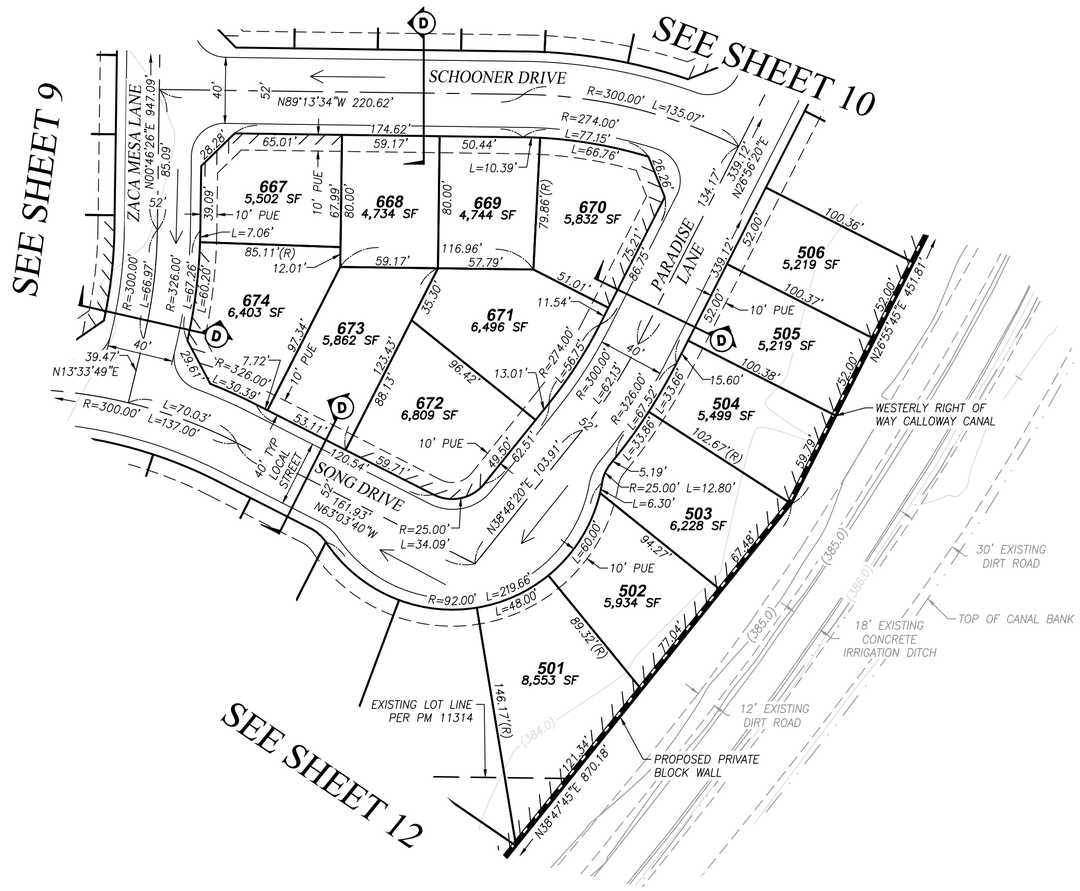

SEE SHEET 9
SEE SHEET 11
SEE SHEET 15
ZACA MESA LANE
DOVER LANE
SONG DRIVE
HULL WAY
40' TYP LOCAL STREET
PANAMINT DRIVE
EXISTING LOT LINE PER PM 11314
HAMPTON LANE
VIA VEGA LANE
SPARROW HAWK DRIVE
GOLDFINCH LANE
LANDS END LANE
TOP EXISTING 32' IRR CANAL
TOP EXISTING 15' IRR CANAL
21' EXISTING CONCRETE IRRIGATION DITCH
21' EXISTING DIRT ROAD
18' EXISTING DIRT ROAD
11' EXISTING DIRT ROAD
CONCRETE PAD
IRR WATER PUMP/WELL
TOP OF CANAL BANK
PROPOSED PRIVATE BLOCK WALL
WESTERLY RIGHT OF WAY CALLOWAY CANAL
394 4,320 SF
395 4,320 SF
396 4,320 SF
397 4,320 SF
398 4,320 SF
399 4,600 SF
488 4,200 SF
489 4,160 SF
490 4,160 SF
491 4,160 SF
492 4,160 SF
493 4,160 SF
494 4,160 SF
495 4,497 SF
496 5,498 SF
497 5,197 SF
498 4,761 SF
499 4,959 SF
500 8,283 SF
389 4,680 SF
388 4,680 SF
387 4,680 SF
386 4,680 SF
385 4,680 SF
384 4,930 SF
349 4,750 SF
348 4,680 SF
347 4,680 SF
346 4,680 SF
345 4,680 SF
344 4,680 SF
343 5,010 SF
342 5,263 SF
341 5,629 SF
340 4,858 SF
339 5,944 SF
338 9,381 SF
337 6,703 SF
336 5,855 SF
373 4,120 SF
374 4,080 SF
375 4,000 SF
376 4,000 SF
377 4,000 SF
378 4,000 SF
379 4,000 SF
380 4,000 SF
381 4,040 SF
382 4,358 SF
383 5,983 SF
361 5,277 SF
360 5,957 SF
359 5,370 SF
358 5,939 SF
357 4,200 SF
356 4,211 SF
355 4,634 SF
354 4,989 SF
353 4,305 SF
352 5,631 SF
351 5,989 SF
350 5,877 SF
370 4,246 SF
369 4,246 SF
368 4,163 SF
367 4,163 SF
366 4,163 SF
365 4,163 SF
364 4,424 SF
363 4,424 SF
362 4,864 SF
315 5,289 SF
314 4,946 SF
313 4,000 SF
312 5,476 SF
306 5,042 SF
305 5,658 SF
304 5,541 SF
303 4,538 SF
302 5,470 SF
316 5,210 SF
311 6,703 SF
307 7,425 SF
334 4,964 SF
333 4,964 SF
332 4,965 SF
331 4,965 SF
335 4,961 SF
336 5,855 SF
337 6,703 SF
338 9,381 SF
339 5,944 SF
340 4,858 SF
341 5,629 SF
342 5,263 SF
343 5,010 SF
344 4,680 SF
345 4,680 SF
346 4,680 SF
347 4,680 SF
348 4,680 SF
349 4,750 SF
N89°13'34"W 828.69'
N89°13'34"W 751.39'
N89°13'34"W 474.13'
N63°03'40"W 161.93'
N00°46'26"E 222.00'
N51°11'40"W 149.61'
N38°48'20"E 411.48'
N47°31'20"E 266.03'
N21°29'35"E 101.61'
N15°30'09"E 213.49'
N16°45'45"E 670.18'
N28°38'39"E 15.47'
344.56'
390.56'
280.72'
392.12'
157.41'
384.18'
582.15'
338.18'
321.21'
245.21'
426.46'
280.22'
480.26'
367.00'
330.00'
122.00'
188.02'
R=274.00' L=125.13'
R=300.00' L=137.00'
R=326.00' L=112.38'
R=300.00' L=145.93'
R=274.00' L=199.13'
R=274.00' L=176.70'
R=326.00' L=113.54'
R=300.00' L=198.13'
R=274.00' L=148.64'
R=326.00' L=83.72'
R=326.00' L=44.94'
R=326.00' L=38.30'
R=300.00' L=66.65'
R=326.00' L=26.39'
R=274.00' L=53.04'
R=300.00' L=108.49'
R=326.00' L=59.70'
R=326.00' L=11.92'
R=274.00' L=33.18'
R=300.00' L=45.64'
R=259.57' L=45.00'
R=92.00' L=219.66'
R=92.00' L=47.86'
R=25.00' L=12.80'
R=25.00' L=42.30'
R=25.00' L=10.58'
R=25.00' L=12.80'
L=66.97'
L=70.03'
L=73.44'
L=41.97'
L=9.72'
L=25.79'
L=35.75'
L=57.50'
L=56.00'
L=47.00'
L=41.00'
L=5.64'
L=7.16'
L=6.44'
L=38.96'
L=23.42'
L=27.34'
L=30.42'
L=39.53'
L=66.49'
L=53.20'
L=12.16'
L=38.10'
L=62.21'
L=68.14'
L=80.50'
L=198.13'
L=83.72'
L=44.94'
L=38.30'
L=33.18'
L=45.64'
L=259.57'
L=41.00'
L=60.57'
L=7.16'
L=5.64'
L=45.00'
L=47.00'
L=56.00'
L=10.58'
L=35.75'
L=113.54'
L=52.00'
L=10.00'
L=25.79'
L=26.21'
L=53.20'
L=66.49'
L=176.70'
L=70.68'
L=199.13'
L=145.93'
L=112.38'
L=38.96'
L=23.42'
L=27.34'
L=30.42'
L=39.53'
L=12.16'
L=38.10'
L=62.21'
L=68.14'
L=80.50'
L=148.64

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING LOT LINE
- EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



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

PROJECT SURVEYOR:

02/17/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE

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N

60' 0' 60'

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

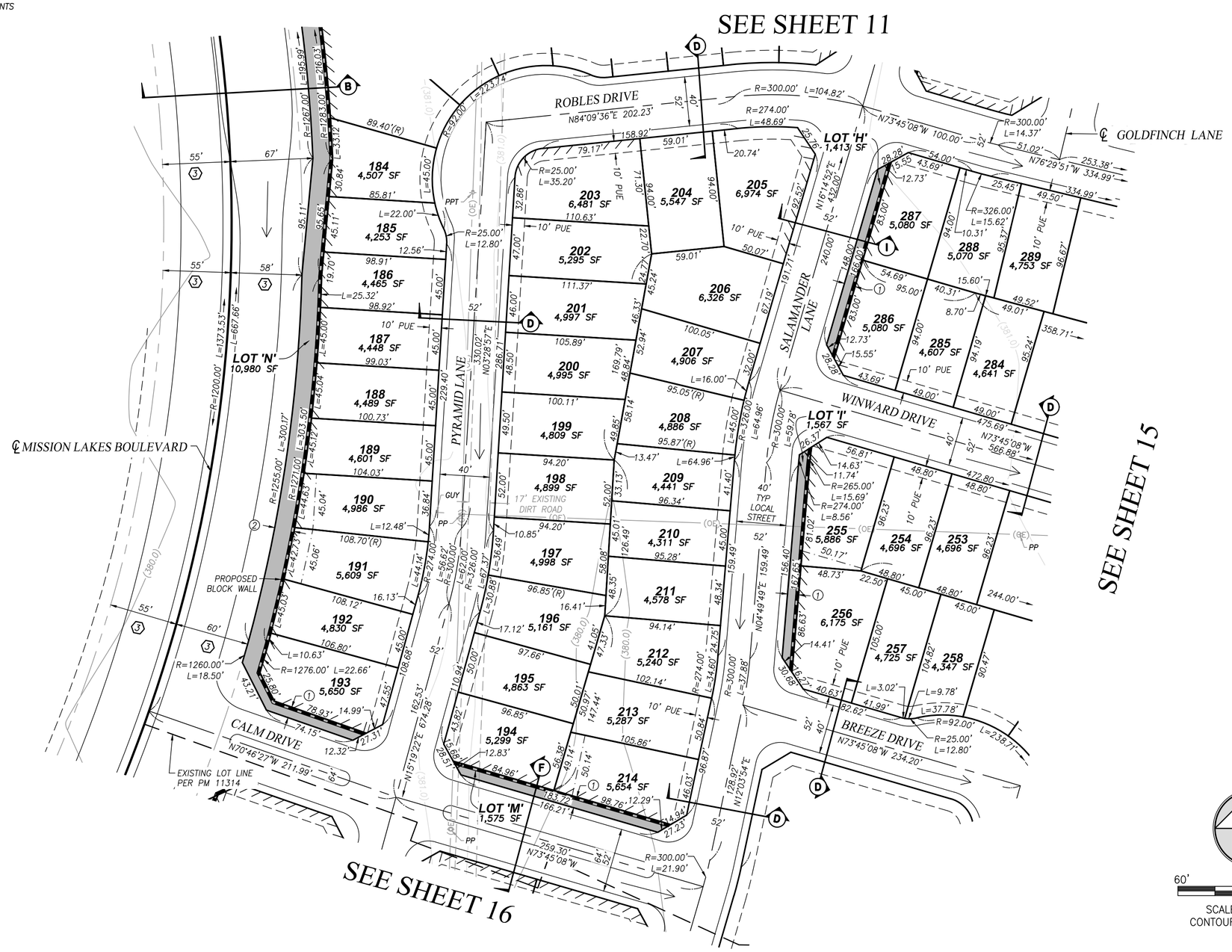
SHEET 13 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- X EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (OE) EXISTING ELECTRICAL OVERHEAD
- GUY EXISTING GUY WIRE
- EXISTING LOT LINE
- PPT EXISTING POWER POLE WITH TRANSFORMER
- PP EXISTING POWER POLE
- EDGE OF DIRT ROAD
- EXISTING RIGHT OF WAY
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- ① PROPOSED 9' ADDITIONAL SECONDARY PASEO
- ② PROPOSED 16' ADDITIONAL PRIMARY PASEO
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



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N

60' 0' 60'

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

SHEET 14 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- BOL — EXISTING BOLLARD
- (XXX) — EXISTING CONTOURS IN FEET
- (OE) — EXISTING ELECTRICAL OVERHEAD
- ELECPAN — EXISTING ELECTRICAL PANEL
- EXISTING EDGE OF DIRT ROAD
- GUY — EXISTING GUY WIRE
- IRR — EXISTING IRRIGATION PIPE
- EXISTING LOT LINE
- PP — EXISTING POWER POLE
- SP — EXISTING STAND PIPE, IRRIGATION
- EXISTING HINGE POINT/TOP OF SLOPE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE — PROPOSED PUBLIC UTILITY EASEMENT
- (R) — RADIAL
- SUBDIVISION BOUNDARY
- # — TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



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

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N

60' 0' 60'

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

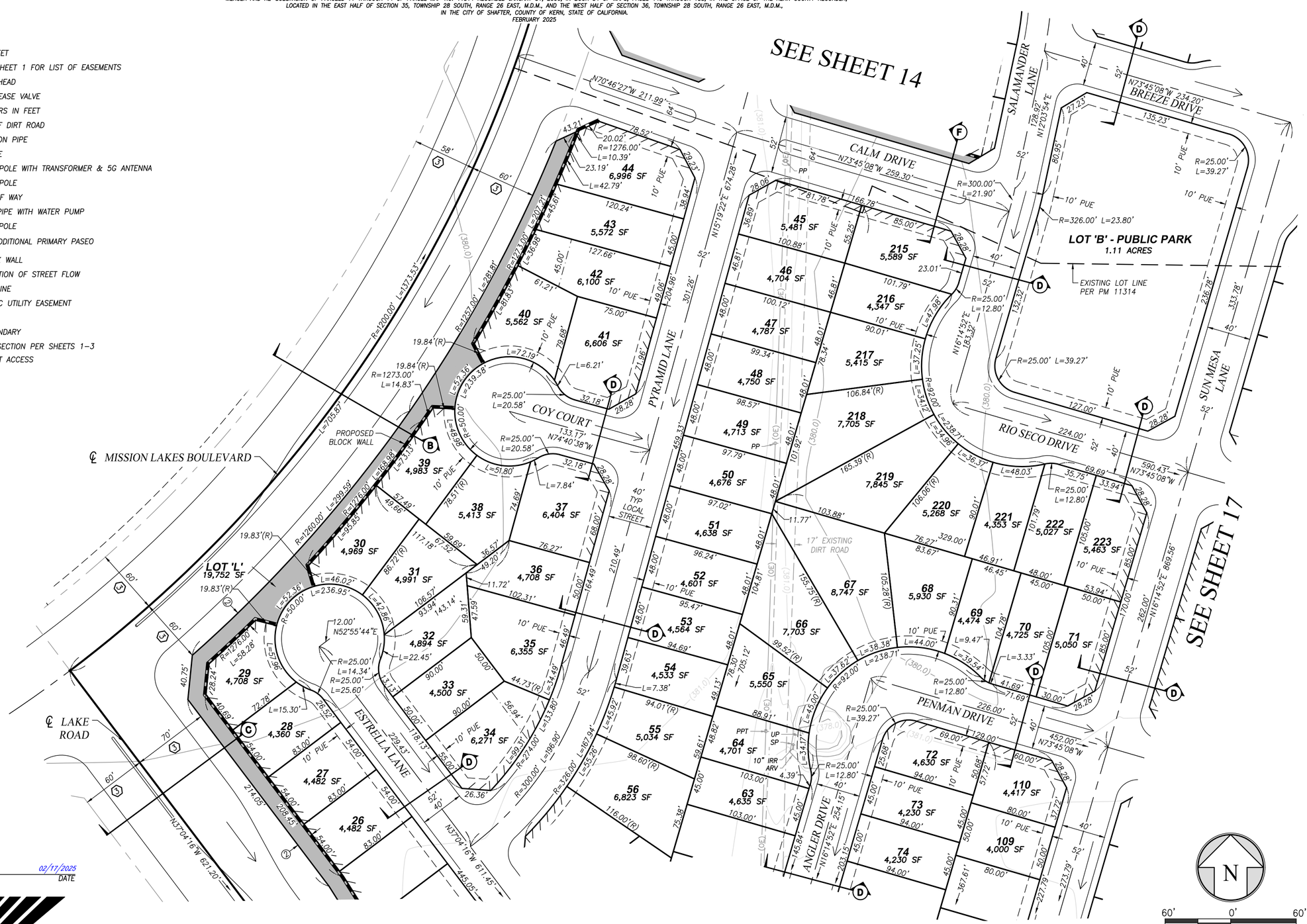
SHEET 15 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (OE) ELECTRICAL OVERHEAD
- ARV EXISTING AIR RELEASE VALVE
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- IRR EXISTING IRRIGATION PIPE
- EXISTING LOT LINE
- PPT EXISTING POWER POLE WITH TRANSFORMER & 5G ANTENNA
- PP EXISTING POWER POLE
- EXISTING RIGHT OF WAY
- SP EXISTING STAND PIPE WITH WATER PUMP
- UP EXISTING UTILITY POLE
- (2) PROPOSED 16' ADDITIONAL PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



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

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

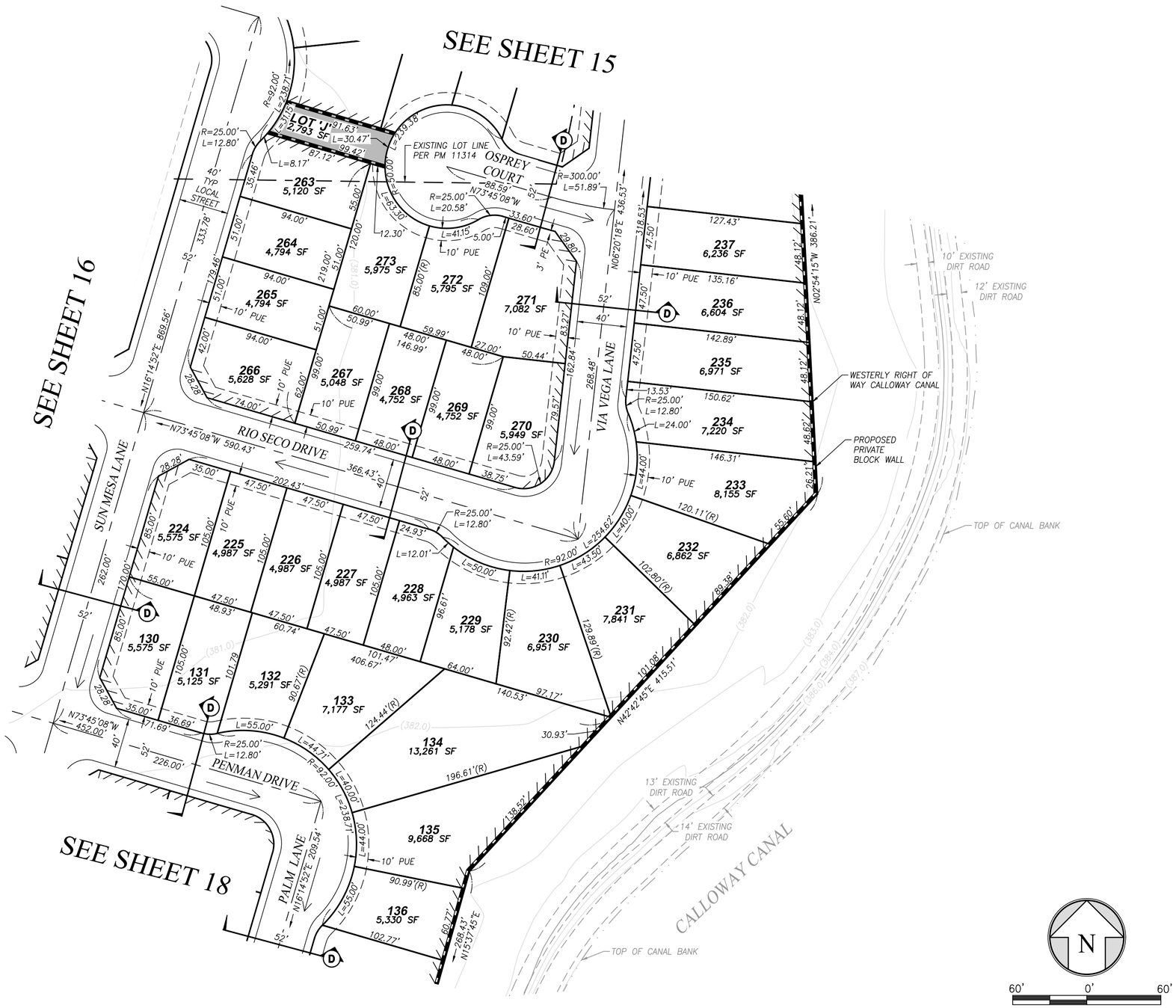
SHEET 16 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- EXISTING LOT LINE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



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

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N

60' 0' 60'

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

SHEET 17 OF 20

TENTATIVE TRACT NO. 7462

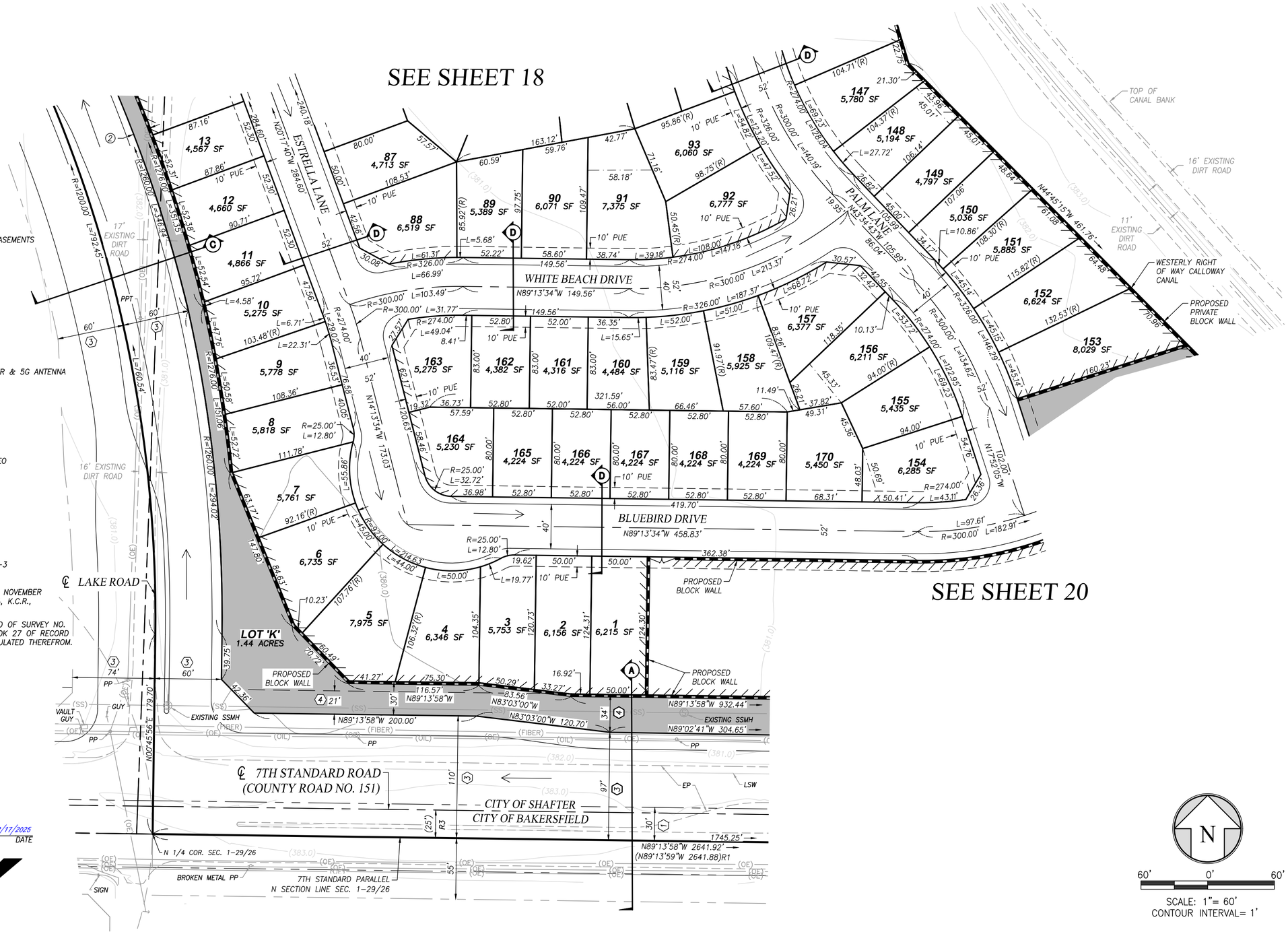
MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025


SEE SHEET 16
SEE SHEET 17
SEE SHEET 19
PYRAMID LANE
PENMAN DRIVE
ESTRELLA LANE
SUN MESA LANE
PALM LANE
BOULDER WAY
ANGLER DRIVE
40' TYP LOCAL STREET
℄ LAKE ROAD
LOT 'L' 19,752 SF
LOT 'K' 1.44 ACRES
PROPOSED BLOCK WALL
PROPOSED PRIVATE BLOCK WALL
WESTERLY RIGHT OF WAY CALLOWAY CANAL
TOP OF CANAL BANK
10' EXISTING DIRT ROAD
15' EXISTING DIRT ROAD
N16°14'52"E 869.56'
N73°45'08"W 452.00'
N73°04'16"W 611.45'
N73°04'16"W 621.20'
N16°14'52"E 209.54'
N16°48'15"W 164.30'
N16°23'15"W 284.59'
N15°37'45"E 268.43'
N23°00'31"W 139.85'
N20°17'40"W 284.60'
N54°27'23"E 189.52'
L=31.91'
55'-1/2"
55'
60'
70'
52'
40'
R=25.00' L=39.27'
R=25.00' L=12.80'
R=25.00' L=11.11'
R=25.00' L=32.72'
R=300.00' L=52.40'
R=1260.00' L=52.37'
R=1260.00' L=351.15'
R=1200.00' L=760.54'
R=1200.00' L=792.45'
R=1225.00' L=54.68'
R=1225.00' L=35.74'
R=1225.00' L=18.14'
R=300.00' L=27.25'
R=300.00' L=80.01'
R=300.00' L=14.21'
R=274.00' L=131.41'
R=274.00' L=72.03'
R=326.00' L=200.06'
R=326.00' L=164.74'
R=326.00' L=15.44'
R=375.00' L=314.50'
R=349.00' L=292.69'
R=401.00' L=290.93'
R=426.00' L=245.75'
R=374.00' L=215.75'
R=374.00' L=230.75'
R=400.00' L=230.75'
R=92.00' L=218.83'
R=45.00' L=77.23'
R=45.00' L=70.69'
R=45.00' L=54.55'
R=45.00' L=54.67'
R=45.00' L=60.37'
R=45.00' L=56.02

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

SEE SHEET 18



SEE SHEET 20

LEGEND

	——— — ———	CENTERLINE, STREET
	(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
EP	- - - - - - - -	EXISTING EDGE OF PAVEMENT
	(OE)	EXISTING ELECTRICAL OVERHEAD
	(XXX)	EXISTING CONTOURS IN FEET
	- - - - - - - -	EXISTING EDGE OF DIRT ROAD
	(FIBER)	EXISTING FIBER LINE
GUY	⟵	EXISTING GUY WIRE
LSW	———	EXISTING LINE, SOLID WHITE
	(OIL)	EXISTING UNDERGROUND OIL LINE
PPT	-○-	EXISTING POWER POLE WITH TRANSFORMER & 5G ANTENNA
PP	-○-	EXISTING POWER POLE
	——— - - ———	EXISTING RIGHT OF WAY
	(SS)	EXISTING SANITARY SEWER LINE
SSMH	Ⓢ	EXISTING SANITARY SEWER MANHOLE
VAULT	▭	EXISTING VAULT, ELECTRIC
	②	PROPOSED 16' ADDITIONAL PRIMARY PASEO
		PROPOSED BLOCK WALL
	→	PROPOSED DIRECTION OF STREET FLOW
		PROPOSED FLOWLINE
PUE	- - - - - - - -	PROPOSED PUBLIC UTILITY EASEMENT
(R)		RADIAL
		SUBDIVISION BOUNDARY
	③	TYPICAL STREET SECTION PER SHEETS 1-3
		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.
( )R3		RECORD PER FILED RECORD PER RECORD OF SURVEY NO. 3222 RECORDED APRIL 11, 2012 IN BOOK 27 OF RECORD OFSURVEYS, PAGE 191, K.C.R., OR CALCULATED THEREFROM.

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

PROJECT SURVEYOR:

02/17/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE

BY:

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

N

60' 0' 60'

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

TENTATIVE TRACT NO. 7462

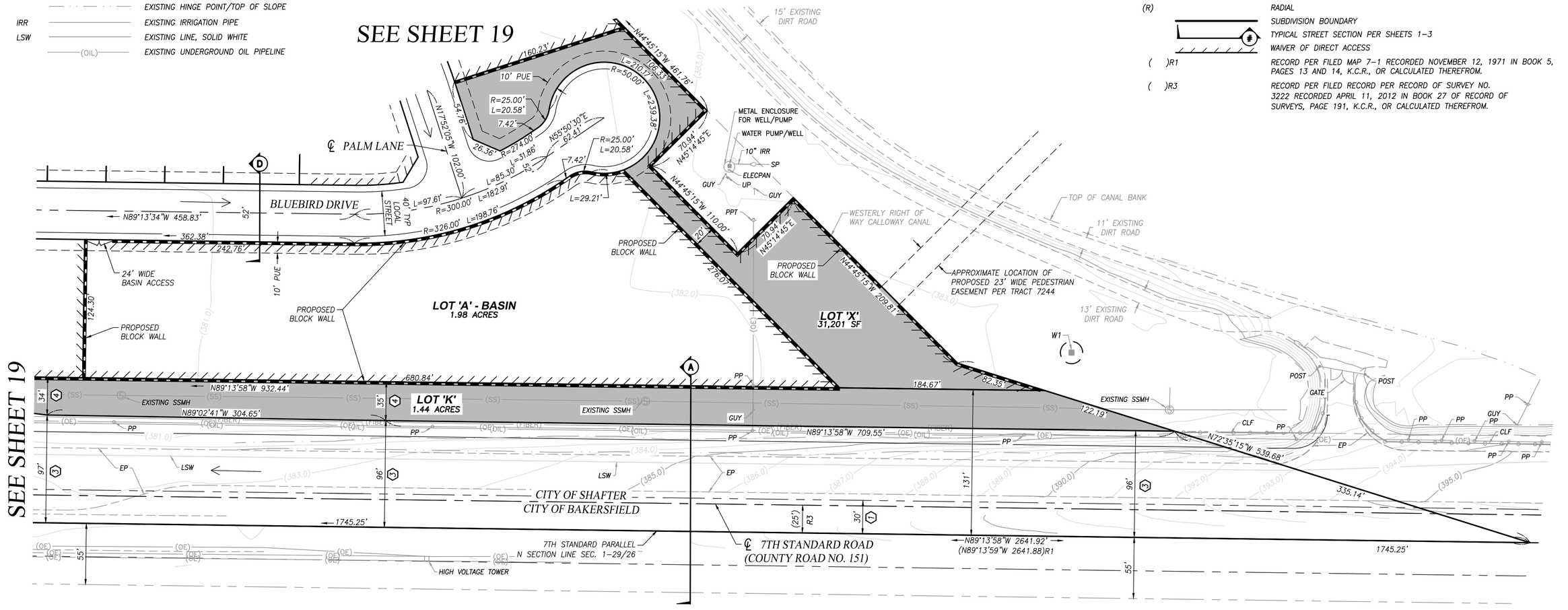
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FEBRUARY 2025

LEGEND

- WX — ABANDONED WELL, SEE SHEET 4 FOR EXISTING WELL INFORMATION
- CENTERLINE, STREET
- (X) — EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (XXX) — EXISTING CONTOURS IN FEET
- CLF — EXISTING CHAINLINK FENCE
- EXISTING EDGE OF DIRT ROAD
- EP — EXISTING EDGE OF PAVEMENT
- (OE) — EXISTING OVERHEAD ELECTRICAL
- ELECPAN — EXISTING ELECTRIC PANEL
- (FIBER) — EXISTING FIBER LINE
- GATE — EXISTING GATE
- GUY — EXISTING GUY WIRE
- EXISTING HINGE POINT/TOP OF SLOPE
- IRR — EXISTING IRRIGATION PIPE
- LSW — EXISTING LINE, SOLID WHITE
- (OIL) — EXISTING UNDERGROUND OIL PIPELINE

LEGEND CONTINUED

- POST — EXISTING POST
- PPT — EXISTING POWER POLE WITH TRANSFORMER
- PP — EXISTING POWER POLE
- EXISTING RIGHT OF WAY
- (SS) — EXISTING SANITARY SEWER LINE
- SSMH — EXISTING SANITARY SEWER MANHOLE
- SP — EXISTING STAND PIPE, IRRIGATION
- 10' RADIUS NON-BUILDABLE BUFFER
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE — PROPOSED PUBLIC UTILITY EASEMENT
- (R) — RADIAL
- SUBDIVISION BOUNDARY
- # — TYPICAL STREET SECTION PER SHEETS 1-3
- 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.
- ( )R3 — RECORD PER FILED 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.



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

PROJECT SURVEYOR:

02/11/2025
KRISTIE M. ACHEE, P.L.S. 8189 — DATE

BY:

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

N

60' 0' 60'

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

SHEET 20 OF 20

RESOLUTION NO. 25-458

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING APPROVAL OF TENTATIVE TRACT NO. 7462, 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 157.57 acres (gross) into 836 single-family residential lots, 2 public park lots, 1 basin lot, 1 water well site, and 21 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. 7462 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, April 08, 2025, 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. 7462 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 April 08, 2025, 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. 7462 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. 7462), 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 8th day of April 2025, resolved to recommend to the City Council approval of Tentative Tract Map No. 7462 (Exhibit "A"), as described in Planning Commission Resolution No. 25-458, 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 8th DAY OF APRIL, 2025.

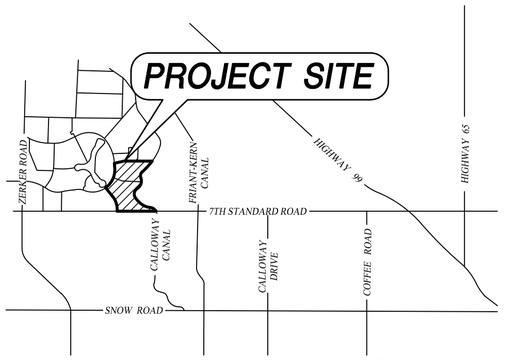
_____
Lovedeep Joshan, Chairman

ATTEST

_____
Hermila Aleman, Deputy City Clerk

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

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

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 'A') LOCATED IN THE SOUTHEAST CORNER OF PARCEL 11 OF PARCEL MAP NO. 11314.

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

LOT 'Z' TO BE QUITCLAIMED TO NORTH KERN WATER STORAGE DISTRICT (NKWSD).

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 MAINS AND LATERAL CANALS AND INCIDENTAL PURPOSES IN FAVOR OF CENTRAL CANAL COMPANY RECORDED JUNE 25, 1928 IN BOOK 128 AT PAGE 214 OF OFFICIAL RECORDS AND DOCUMENTS DECLARING MODIFICATIONS THEREOF IN FAVOR OF SUBURBAN LAND RESERVE, INC. RECORDED DECEMBER 12, 2005 AS INSTRUMENT NO. 2005-342551 (DOCUMENT NO. 0205342551) OF OFFICIAL RECORDS.

(3) 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.

(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:	
PARKS	3.51 NET ACRES
BASIN	2.18 NET ACRES
WATER WELL SITE	20,000 NET S.F.
PA-7a & PA-8 LDR	4,000 S.F. MINIMUM
NUMBER OF LOTS	862
NUMBER OF BUILDABLE LOTS	836
NUMBER OF NON-BUILDABLE LOTS	5
LANDSCAPE LOTS	21
AREAS GROSS - PA-7a	76.98 ACRES GROSS
AREAS GROSS - PA-8	80.59 ACRES GROSS
AREAS GROSS - TOTAL	157.57 ACRES GROSS
AREAS NET	100.75 ACRES NET
NET DENSITY:	
PA-7a & PA-8 LDR: 836 LOTS / 100.75 ACRES NET / 8.3 DU/AC	4-7.5 DU/AC PER THE MISSION LAKES SPECIFIC PLAN (SEE NOTE THIS SHEET)
EXISTING USE	AGRICULTURE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL, PARKS AND BASIN
EXISTING/PROPOSED ZONING	MISSION LAKES SPECIFIC PLAN (SP-2)
EXISTING/PROPOSED LAND USE DESIGNATION:	PA-7a & PA-8 LDR
ASSESSOR PARCEL NUMBERS	536-010-72, 536-010-73, 536-010-42, 536-010-43, & 536-010-45
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

TABLE A

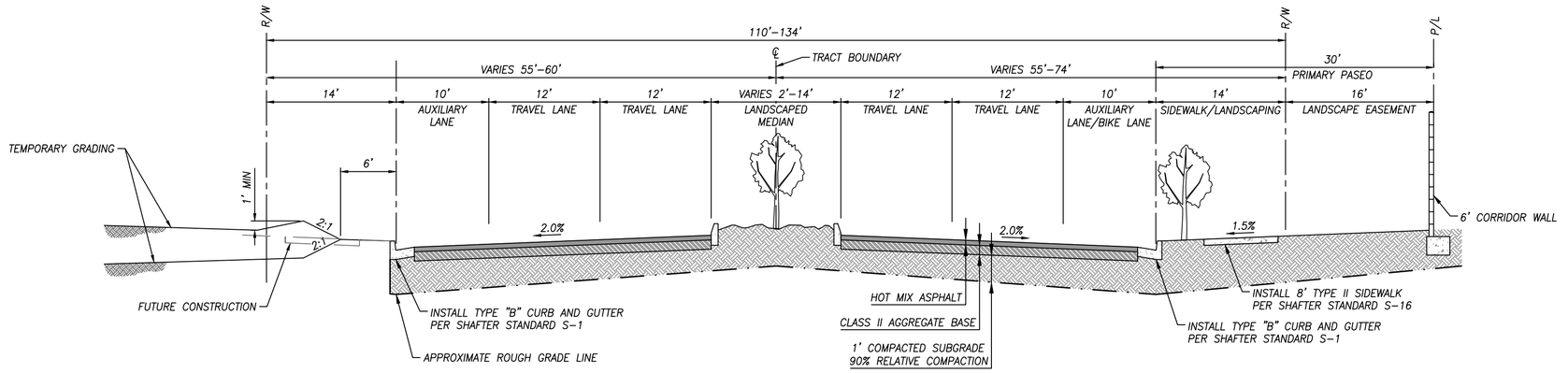
NON-BUILDABLE LETTER LOTS

LETTER	AREA
A - BASIN	1.98 AC
B - PUBLIC PARK	1.11 AC
C - PUBLIC PARK	2.40 AC
D - LANDSCAPE/PUE	7,917 SF
E - LANDSCAPE/PUE	1,214 SF
F - LANDSCAPE/PUE	1,175 SF
G - LANDSCAPE/PUE	1,495 SF
H - LANDSCAPE/PUE	1,413 SF
I - LANDSCAPE/PUE	1,567 SF
J - LANDSCAPE/PUE	2,793 SF
K - LANDSCAPE/NATURE TRAIL/PUE	1.44 AC
L - LANDSCAPE/PUE	19,752 SF
M - LANDSCAPE/PUE	1,575 SF
N - LANDSCAPE/PUE	10,980 SF
O - LANDSCAPE/PUE	12,324 SF
P - LANDSCAPE/PUE	1,316 SF
Q - LANDSCAPE/PUE	1,287 SF
R - LANDSCAPE/PUE	1,274 SF
S - LANDSCAPE/PUE	11,562 SF
T - LANDSCAPE/PUE	7,520 SF
U - LANDSCAPE/PUE	7,520 SF
V - LANDSCAPE/PUE	3,897 SF
W - LANDSCAPE/PUE	1,868 SF
X - LANDSCAPE/PUE	31,201 SF
Y - WATER WELL SITE	20,000 SF
Z - EASEMENT(2), PARCEL 1 (EYE)	1,184 SF

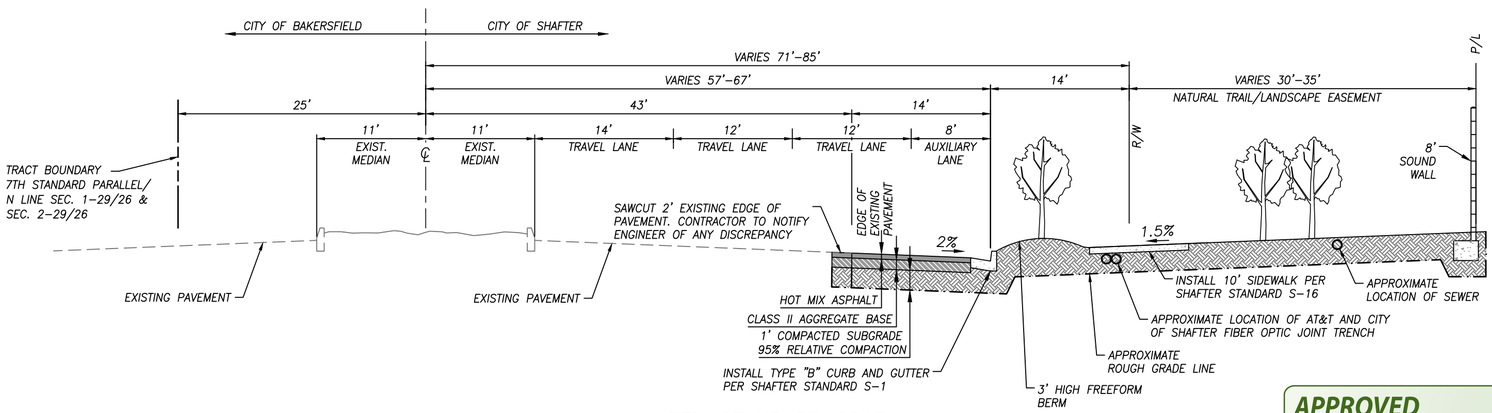
NOTE:

THE DENSITY CAN BE 3.6-8.3 UNDER 4.1.2 OF THE MISSION LAKES SPECIFIC PLAN

2. MINOR BOUNDARY, DENSITY AND ACREAGE VARIATIONS (UP TO 10%) IN THE PLANNING AREAS SHALL BE PERMITTED, SUBJECT TO APPROVAL OF THE PLANNING DIRECTOR, WITHOUT AN AMENDMENT TO THE SPECIFIC PLAN DOCUMENT.



(B) MISSION LAKES BOULEVARD (ARTERIAL)
LOOKING NORTHEAST/NORTH/NORTHWEST
NTS



(A) 7TH STANDARD ROAD
LOOKING WEST
NTS

ALTERNATE STREET NAMES:

ADELAIDA	RUDDY
BITTERN	SEA HORSE
BUFFLE	SHOVELER
CANVAS	TEAL
ESPERANZA	WHISTLING

OWNER:

MILLROSE PROPERTIES CALIFORNIA, LLC
8080 N. PALM AVE., STE. 110
FRESNO, CA 93711
(559) 447-3400

SUBDIVIDER:

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

MINERAL RIGHTS OWNER:

ATLANTIC RICHFIELD COMPANY (ARCO)
PARENT COMPANY BP (BRITISH PETROLEUM)
501 WESTLAKE PARK BOULEVARD
HOUSTON, TX 77079
(281) 366-2000

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

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 02/17/2025 DATE

BY:

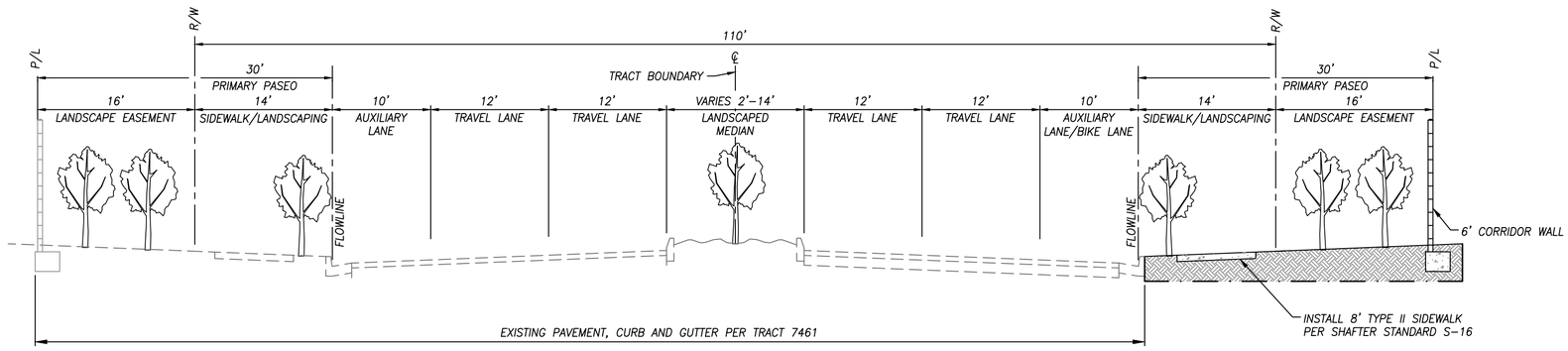
QK
WWW.QKINC.COM
1-800-955-7599
BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

APPROVED
By Ravi S. Pudipeddi at 5:22 pm, Feb 23, 2025

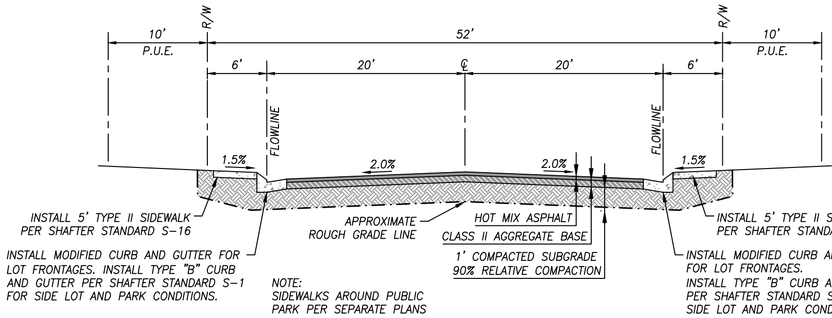
SHEET 1 OF 20

TENTATIVE TRACT NO. 7462

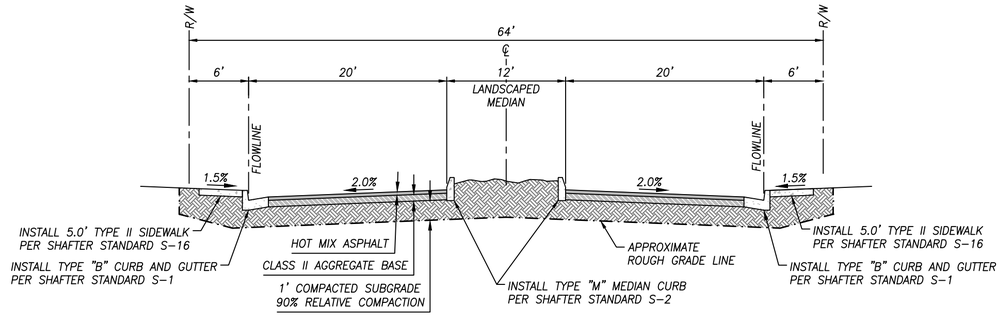
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FEBRUARY 2025



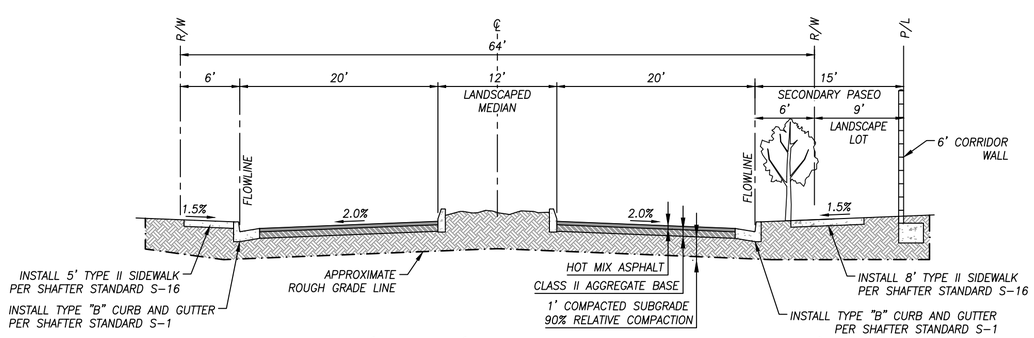
Ⓒ **LAKE ROAD (ARTERIAL)**
LOOKING NORTH/NORTHWEST
NTS



Ⓓ **LOCAL STREET**
NTS



Ⓔ **LOCAL STREET (WITH 12' MEDIAN)**
ANGLER DRIVE LOOKING NORTHEAST
NTS



Ⓕ **LOCAL STREET (WITH 12' MEDIAN AND SECONDARY PASEO)**
CALM DRIVE LOOKING NORTHWEST
PARIS VALLEY DRIVE LOOKING EAST
NTS

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

PROJECT SURVEYOR:

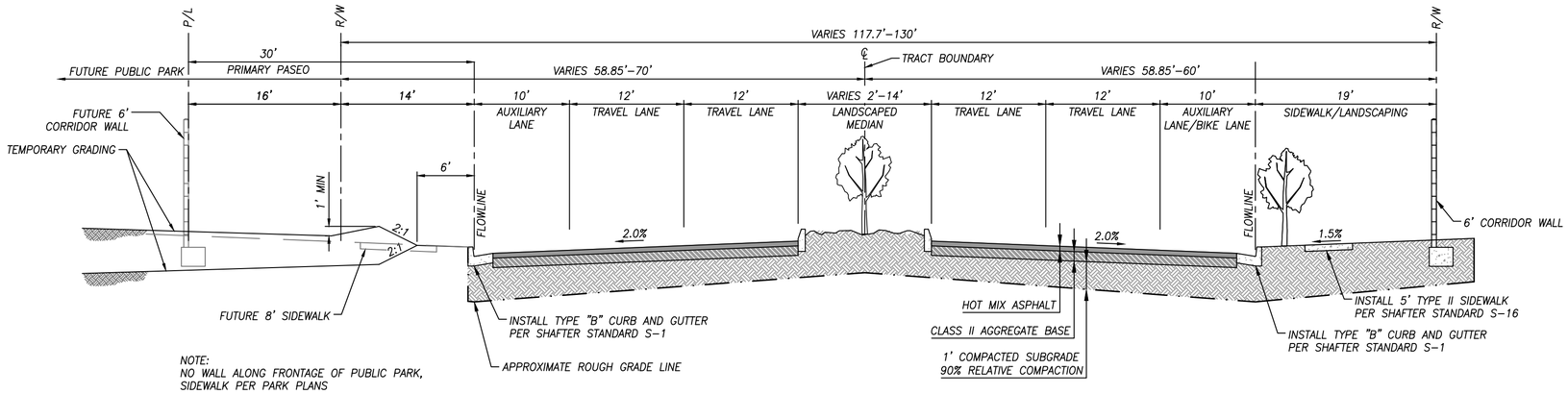
02/11/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE
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SHEET 2 OF 20

TENTATIVE TRACT NO. 7462

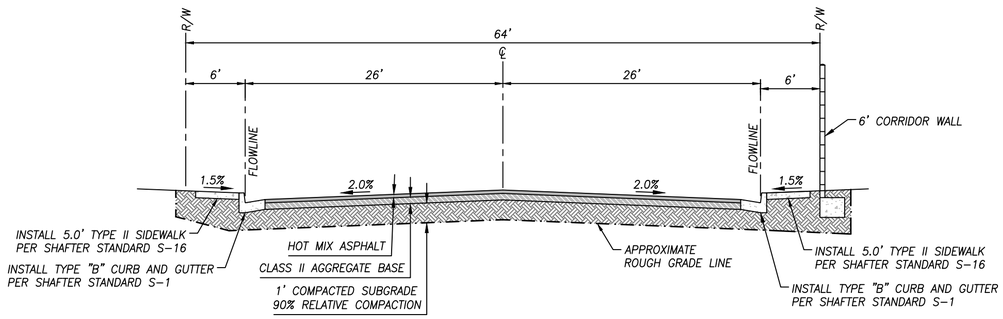
MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



NOTE:
NO WALL ALONG FRONTAGE OF PUBLIC PARK, SIDEWALK PER PARK PLANS

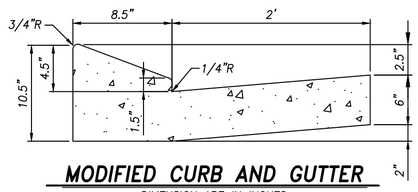
G CHAPALA STREET (ARTERIAL)

LOOKING NORTHEAST
NTS



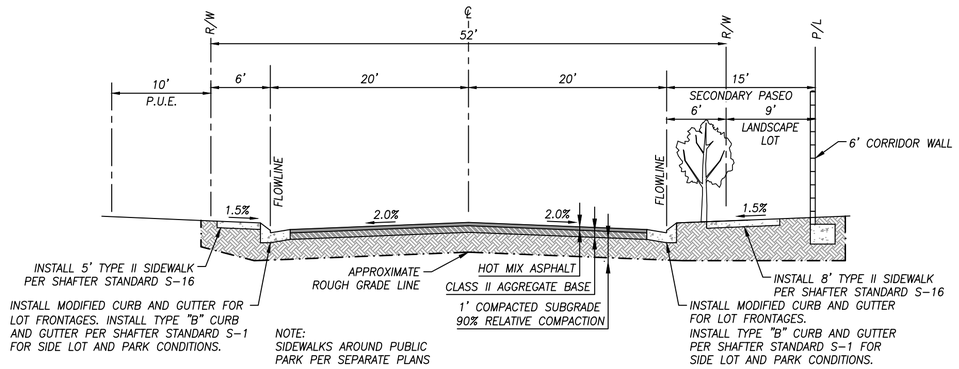
H LOCAL STREET (AT LOT 'Y')

SPARROW HAWK DRIVE LOOKING NORTHEAST
NTS



MODIFIED CURB AND GUTTER

DIMENSION ARE IN INCHES
NTS



NOTE:
SIDEWALKS AROUND PUBLIC PARK PER SEPARATE PLANS

I LOCAL STREET (WITH SECONDARY PASEO)

SALAMANDER LANE LOOKING NORTHERLY
NTS

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TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

N

200' 0' 200'

SCALE: 1"= 200'

NE COR. SEC. 2-29/26

(N89°13'26"W 2641.76')R1
(N89°13'33"W 2641.69')R2
N89°13'35"W 2641.72'

SE COR. SEC. 35-28/26

E LINE SEC. 35-28/26

N 1/4 COR. SEC. 1-29/26

N00°45'56"E 179.70'

(25')R3

7TH STANDARD ROAD

CITY OF BAKERSFIELD
CITY OF SHAFTER

PARCEL MAP WAIVER NO. 10-95, CERTIFICATE OF COMPLIANCE DOC. NO. 0196151074, O.R.

7TH STANDARD PARALLEL - 1-29/26

N SECTION LINE SEC. 1-29/26 1745.25'

(N89°13'59"W 2641.88)R1
N89°13'58"W 2641.92'

N72°35'15"W 539.68'

S 1/4 COR. SEC. 36-28/26

NE COR. SEC. 1-29/26

E LINE SEC. 1-29/26

MIDSECTION LINE SEC. 36-28/26

LAKE ROAD

MISSION LAKES BOULEVARD

CHAPALA STREET

N37°04'16"W 621.20'

R=1200.00' L=792.45'

R=1200.00' L=1373.53'

N12°39'09"W 859.29'

E 1/4 COR. SEC. 35-28/26

R=1280.00' L=776.28'

N42°35'38"E 326.37'

R=1999.96' L=196.35'

205.00' N53°01'32"W(R)

R=2205.00' L=4.75'

N52°54'08"W(R) 139.28'

N80°22'46"W 14.71'

N02°10'42"E 2640.71'

N02°11'18"E 2640.66'

NORTH LINE SEC. 35-28/26

NE COR. SEC. 35-28/26

E LINE SEC. 35-28/26

NORTH LINE SEC. 36-28/26

N89°13'34"W 1818.14'

PARCEL 15 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

(N89°14'39"W 2641.23')R2
N89°14'38"W 2641.13'

1114.20'

N 1/4 COR. SEC. 36-28/26

EASTERLY RIGHT OF WAY CALLOWAY CANAL

CALLOWAY CANAL

PARCEL 10 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL 30 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL 29 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL 11 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL 12 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL 13 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL 14 OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL "A" OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL "B" OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

PARCEL "B" OF PARCEL MAP NO. 11314, BOOK 54 OF MAPS, PAGES 149-158, K.C.R.

ESTRELLA LANE
COY COURT
PYRAMID LANE
ANGLER DRIVE
CALM DRIVE
BREEZE DRIVE
SUN MESA LANE
PENMAN DRIVE
ROSECO DRIVE
OSPREY COURT
PALM LANE
BOULDER WAY
BLUEBIRD DRIVE
WHITE BEACH DRIVE
WINWARD DRIVE
ROBLES DRIVE
GOLDFINCH LANE
LANDS END LANE
SPARROW HAWK DRIVE
PANAMINT DRIVE
HULL WAY
SONG DRIVE
STOVEPIPE WELLS DRIVE
VIA VEGA LANE
HAMPTON LANE
DISCOVERY LANE
FOUNTAIN LANE
SALAMANDER LANE
PARIS VALLEY DRIVE
BOAT HARBOR DRIVE
CASCADE DRIVE
VILLACANA DRIVE
TABLAS STONE LANE
COMPASS LANE
PORTSIDE DRIVE
EAGLE POINT LANE
DOVER LANE
GRANITE DRIVE
ZACA MESA LANE
SKIDMORE RANCH DRIVE
SANDSTONE DRIVE
SIERRA DAWN DRIVE
SPYGLASS DRIVE
PARADISE LANE

LOT 'A' - BASIN
LOT 'B' - PUBLIC PARK
LOT 'C' - PUBLIC PARK
LOT 'D'
LOT 'E'
LOT 'F'
LOT 'G'
LOT 'H'
LOT 'I'
LOT 'J'
LOT 'K'
LOT 'L'
LOT 'M'
LOT 'N'
LOT 'O'
LOT 'P'
LOT 'Q'
LOT 'R'
LOT 'S'
LOT 'T'
LOT 'U'
LOT 'V'
LOT 'W'
LOT 'X'
LOT 'Y' WATER WELL SITE
LOT 'Z'

PA-8
PA-7a

SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
SHEET 11
SHEET 12
SHEET 13
SHEET 14
SHEET 15
SHEET 16
SHEET 17
SHEET 18
SHEET 19
SHEET 20

284.59' N16°23'15"W
268.43' N15°37'45"E
N42°42'45"E 415.57'
N02°54'15"W 386.21'
N17°13'45"E 169.44'
304.16' N47°30'45"E
N36°47'45"E 870.18'
N26°55'45"E 451.81'
N33°19'15"W 602.97'
N09°06'45"E 111.25'
N09°06'45"E 119.07'
N44°45'15"W 461.76'
209.81' N44°45'15"W

APPROXIMATE LOCATION OF PROPOSED 23' WIDE PEDESTRIAN EASEMENT PER TRACT 7244

W1

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N45°14'45"E	70.94'
L2	N44°45'15"W	110.00'
L3	N45°14'45"E	70.94'
L4	N72°46'15"W	81.25'
L5	N17°13'45"E	100.00'
L6	N72°46'15"W	85.51'
L7	N80°53'15"W	61.20'
L8	N09°06'45"E	100.00'
L9	N80°53'15"W	61.20'

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STATE OF CALIFORNIA

PROJECT SURVEYOR:

02/17/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE

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NOTE:

1. BOUNDARY IS BASED ON FOUND MONUMENTS WITH NO INTERIOR MONUMENTS FOUND. THE NORTH LINE OF THE NW 1/4 LINE OF SEC. 36-28/26 IS HELD AT THE LENGTH OF 1114.20'.

LEGEND:

- CENTERLINE, STREET
- DOC. DOCUMENT
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- K.C.R. KERN COUNTY RECORDER
- NATURAL TRAIL, PASEO AND LANDSCAPE EASEMENT
- O.R. OFFICIAL RECORD
- PLANNING AREA (PA-*) BOUNDARIES PER MISSION LAKES SPECIFIC PLAN
- PROPOSED DIRECTION OF STREET FLOW
- SECTION LINE
- SHEET DIVISION
- SUBDIVISION BOUNDARY
- (XXX) TOTAL BUILDABLE LOTS
- WX EXISTING ABANDONED WELL, SEE THIS SHEET 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. 38-36, API NO. 0402916792
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)

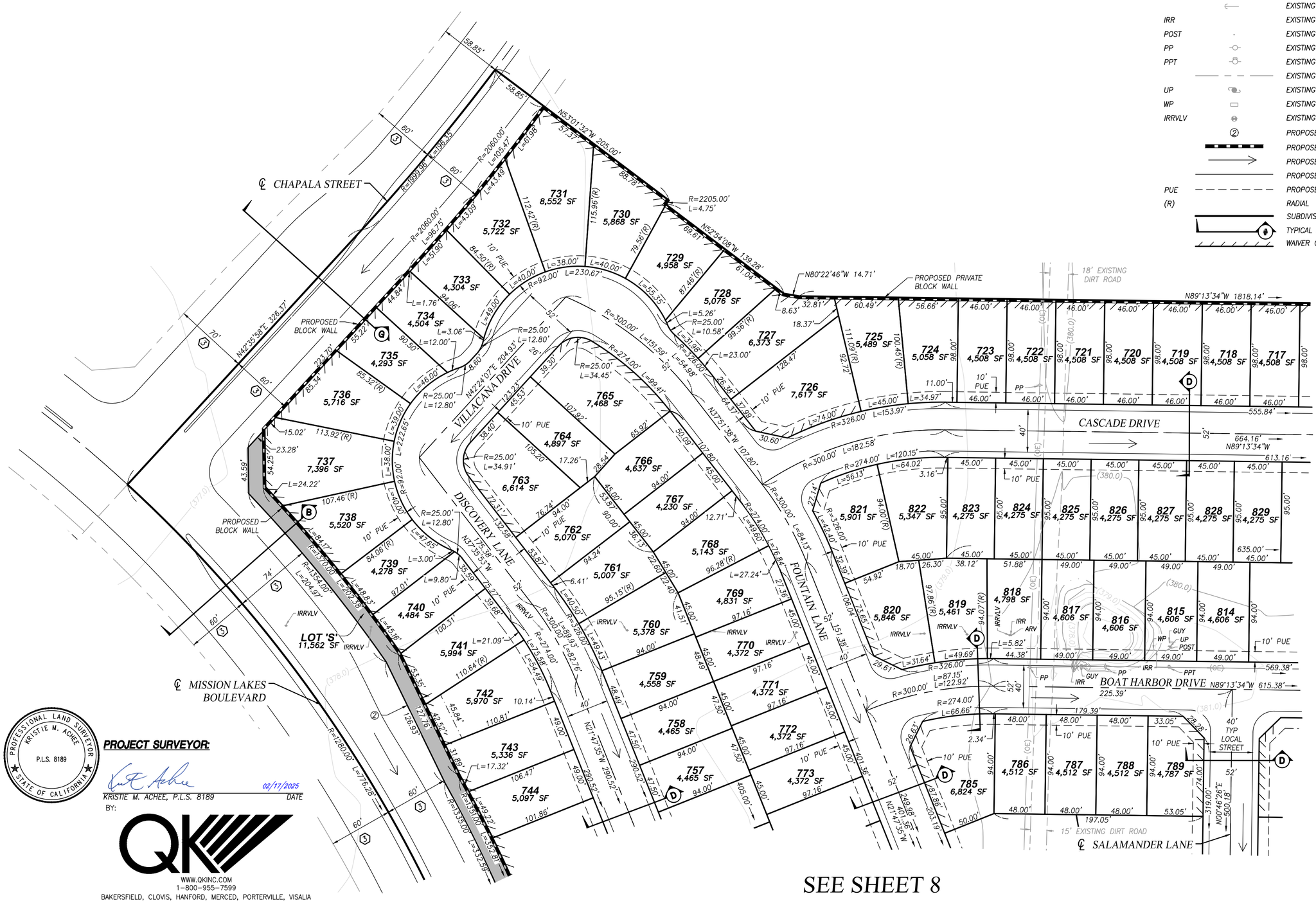
W2: WELL NO. 17-36, API NO. 0402916791
OIL AND GAS - PLUGGED AND ABANDONED
(LOCATION FIELD VERIFIED)

W3: WELL NO. 2, API NO. 0402930767
DRY HOLE - PLUGGED
(LOCATION FIELD VERIFIED)

SHEET 4 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



LEGEND

	CENTERLINE, STREET
(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
ARV	EXISTING AIR RELEASE VALVE
(OE)	EXISTING ELECTRICAL OVERHEAD
(XXX)	EXISTING CONTOURS IN FEET
	EXISTING EDGE OF DIRT ROAD
	EXISTING GUY WIRE
IRR	EXISTING IRRIGATION PIPE
POST	EXISTING POST
PP	EXISTING POWER POLE
PPT	EXISTING POWER POLE WITH TRANSFORMER
	EXISTING RIGHT OF WAY
UP	EXISTING UTILITY POLE
WP	EXISTING WATER PUMP
IRRVLV	EXISTING IRRIGATION VALVE
②	PROPOSED 16' ADDITIONAL PRIMARY PASEO
	PROPOSED BLOCK WALL
	PROPOSED DIRECTION OF STREET FLOW
	PROPOSED FLOWLINE
PUE	PROPOSED PUBLIC UTILITY EASEMENT
(R)	RADIAL
	SUBDIVISION BOUNDARY
#	TYPICAL STREET SECTION PER SHEETS 1-3
	WAIVER OF DIRECT ACCESS

PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
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STATE OF CALIFORNIA

PROJECT SURVEYOR:

02/17/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE
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N

60' 0' 60'

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

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (OE) EXISTING ELECTRICAL OVERHEAD
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING LOT LINE
- PP EXISTING POWER POLE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



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N

60' 0' 60'

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

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- X — EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (OE) — EXISTING ELECTRICAL OVERHEAD
- (XXX) — EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- GVG — EXISTING GATE VALVE GRATE
- GUY — EXISTING GUY WIRE
- EXISTING HINGE POINT/TOP OF SLOPE
- PP — EXISTING POWER POLE
- SP — EXISTING STAND PIPE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE — PROPOSED PUBLIC UTILITY EASEMENT
- (R) — RADIAL
- SUBDIVISION BOUNDARY
- # — TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



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

PROJECT SURVEYOR:

02/17/2025
KRISTIE M. ACHEE, P.L.S. 8189 — DATE

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N

60' 0' 60'

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

SHEET 7 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (OE) EXISTING ELECTRICAL OVERHEAD
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- PP EXISTING POWER POLE
- EXISTING RIGHT OF WAY
- ① PROPOSED 9' ADDITIONAL SECONDARY PASEO
- ② PROPOSED 16' ADDITIONAL PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS

N

60' 0' 60'

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

PROFESSIONAL LAND SURVEYOR
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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS

SEE SHEETS 6 & 7

SEE SHEET 8

SEE SHEET 10

SEE SHEET 12

PARIS VALLEY DRIVE
TABLAS STONE LANE
COMPASS LANE
PORTSIDE DRIVE
EAGLE POINT LANE
DOVER LANE
ZACA MESA LANE
SIERRA DAWN DRIVE
SANDSTONE DRIVE
SCHOONER DRIVE
STOVEPIPE WELLS DRIVE
SONG DRIVE
HULL WAY

LOT 'C' - PUBLIC PARK
2.40 ACRES

LOT 'T'
7,520 SF

LOT 'U'
7,520 SF

PROPOSED BLOCK WALL

40' TYP LOCAL STREET

EXISTING LOT LINE PER PM 11314

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

PROFESSIONAL LAND SURVEYOR
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FEBRUARY 2025

LEGEND

WX	ABANDONED WELL, SEE SHEET 4 FOR EXISTING WELL INFORMATION
	CENTERLINE, STREET
X	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
(OE)	EXISTING ELECTRICAL OVERHEAD
(XXX)	EXISTING CONTOURS IN FEET
	EXISTING EDGE OF CONCRETE
	EXISTING EDGE OF DIRT ROAD
GUY	EXISTING GUY WIRE
	EXISTING HINGE POINT
PP	EXISTING POWER POLE
RISER	EXISTING RISER, IRRIGATION
SP	EXISTING STAND PIPE
	10' RADIUS NON-BUILDABLE BUFFER
	PROPOSED BLOCK WALL
	PROPOSED DIRECTION OF STREET FLOW
	PROPOSED FLOWLINE
PUE	PROPOSED PUBLIC UTILITY EASEMENT
(R)	RADIAL
	SUBDIVISION BOUNDARY
#	TYPICAL STREET SECTION PER SHEETS 1-3
	WAIVER OF DIRECT ACCESS

SEE SHEET 7

SEE SHEET 9



SEE SHEET 13

PROFESSIONAL LAND SURVEYOR
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STATE OF CALIFORNIA

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02/17/2025
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N

60' 0' 60'

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

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (OE) ELECTRICAL OVERHEAD
- BOL EXISTING BOLLARD
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EASEMENT
- EXISTING EDGE OF DIRT ROAD
- GVG EXISTING GATE VALVE GRATE
- GUY EXISTING GUY WIRE
- EXISTING HINGE POINT/TOP OF SLOPE
- IRR EXISTING IRRIGATION PIPELINE
- EXISTING LOT LINE
- POST EXISTING POST
- PP EXISTING POWER POLE
- EXISTING RIGHT OF WAY
- EXISTING TOE OF SLOPE
- VP EXISTING VENT PIPE
- WP EXISTING WATER PUMP
- WT EXISTING WATER TANK
- WV EXISTING WATER VALVE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (1) PROPOSED 9' ADDITIONAL SECONDARY PASEO
- (2) PROPOSED 16' ADDITIONAL PRIMARY PASEO
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



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

PROJECT SURVEYOR:

02/11/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE

BY:

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

SHEET 11 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (OE) EXISTING ELECTRICAL OVERHEAD
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EASEMENT
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- IRR EXISTING IRRIGATION PIPE
- EXISTING LOT LINE
- PPT EXISTING POWER POLE WITH TRANSFORMER
- PP EXISTING POWER POLE
- EXISTING RIGHT OF WAY
- EXISTING TOE OF SLOPE
- UP EXISTING UTILITY POLE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-3
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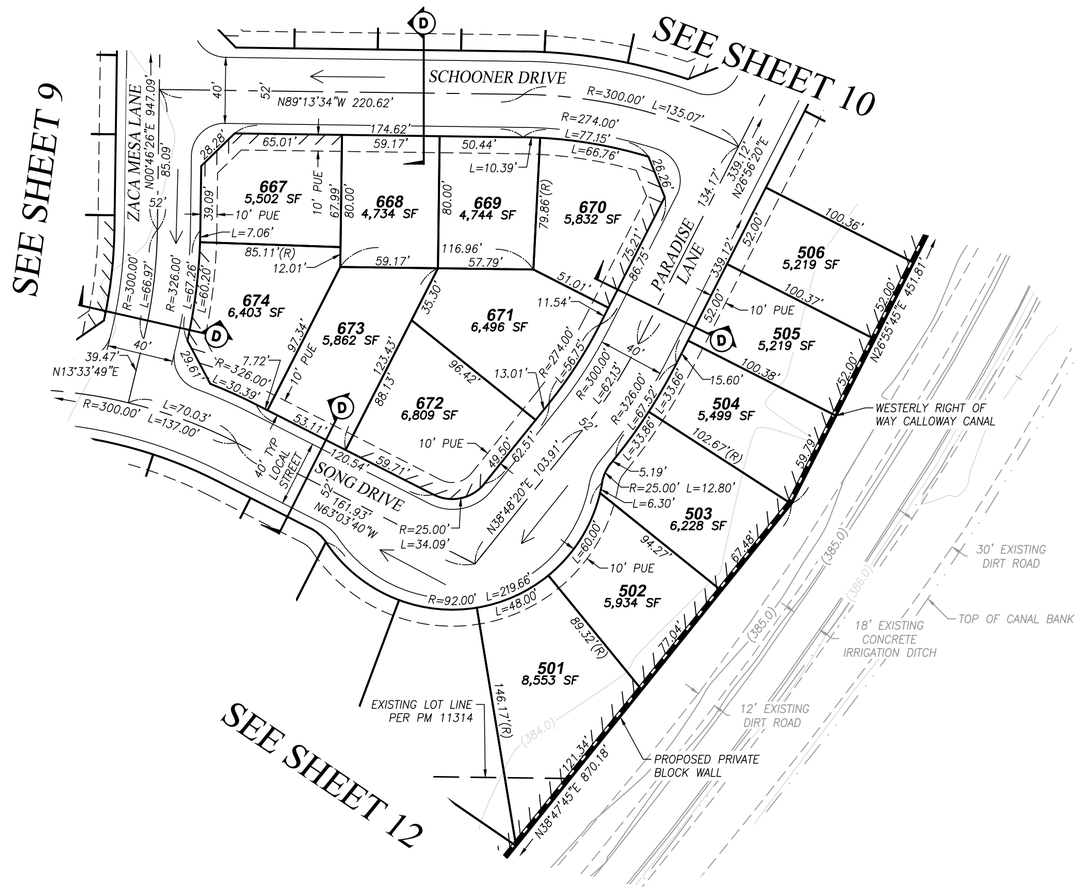
SHEET 12 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING LOT LINE
- EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



PROFESSIONAL LAND SURVEYOR
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N

60' 0' 60'

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

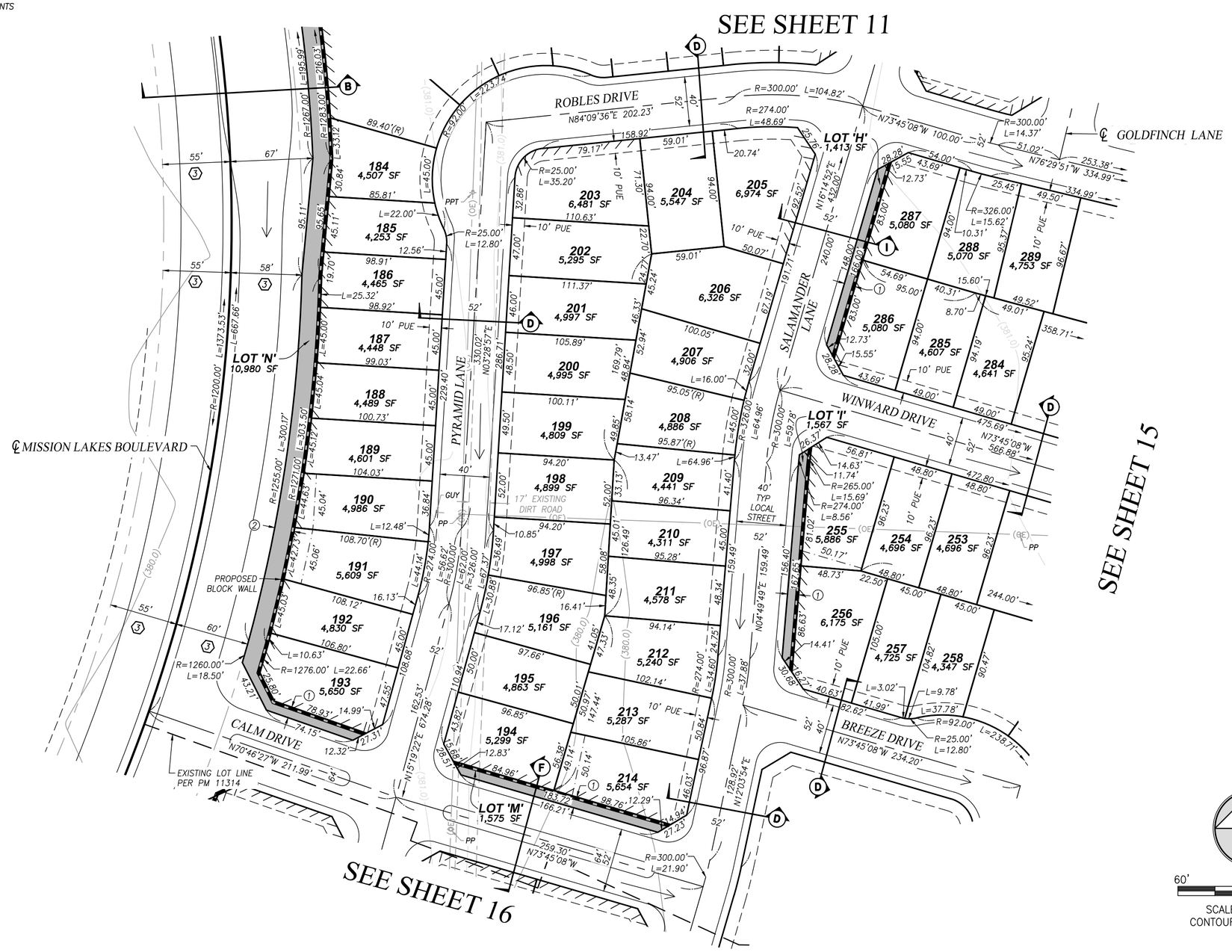
SHEET 13 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- X EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (OE) EXISTING ELECTRICAL OVERHEAD
- GUY EXISTING GUY WIRE
- EXISTING LOT LINE
- PPT EXISTING POWER POLE WITH TRANSFORMER
- PP EXISTING POWER POLE
- EDGE OF DIRT ROAD
- EXISTING RIGHT OF WAY
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- ① PROPOSED 9' ADDITIONAL SECONDARY PASEO
- ② PROPOSED 16' ADDITIONAL PRIMARY PASEO
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-3
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PROFESSIONAL LAND SURVEYOR
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N

60' 0' 60'

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

SHEET 14 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- BOL — EXISTING BOLLARD
- (XXX) — EXISTING CONTOURS IN FEET
- (OE) — EXISTING ELECTRICAL OVERHEAD
- ELECPAN — EXISTING ELECTRICAL PANEL
- EXISTING EDGE OF DIRT ROAD
- GUY — EXISTING GUY WIRE
- IRR — EXISTING IRRIGATION PIPE
- EXISTING LOT LINE
- PP — EXISTING POWER POLE
- SP — EXISTING STAND PIPE, IRRIGATION
- EXISTING HINGE POINT/TOP OF SLOPE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE — PROPOSED PUBLIC UTILITY EASEMENT
- (R) — RADIAL
- SUBDIVISION BOUNDARY
- # — TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



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

PROJECT SURVEYOR:

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60' 0' 60'

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

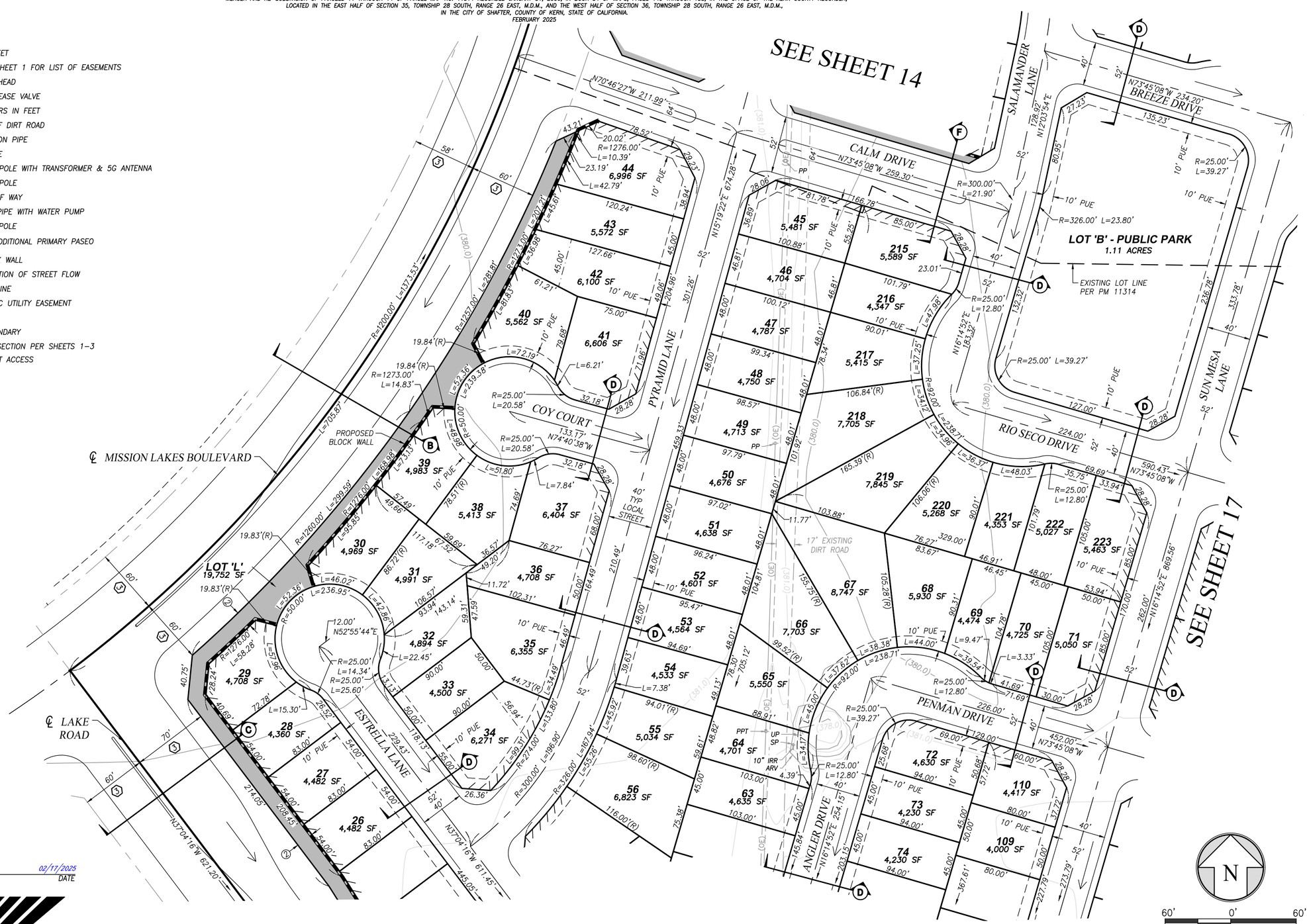
SHEET 15 OF 20

TENTATIVE TRACT NO. 7462

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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (OE) ELECTRICAL OVERHEAD
- ARV EXISTING AIR RELEASE VALVE
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- IRR EXISTING IRRIGATION PIPE
- EXISTING LOT LINE
- PPT EXISTING POWER POLE WITH TRANSFORMER & 5G ANTENNA
- PP EXISTING POWER POLE
- EXISTING RIGHT OF WAY
- SP EXISTING STAND PIPE WITH WATER PUMP
- UP EXISTING UTILITY POLE
- (2) PROPOSED 16' ADDITIONAL PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-3
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PROFESSIONAL LAND SURVEYOR — KRISTIE M. ACHEE — P.L.S. 8189 — STATE OF CALIFORNIA

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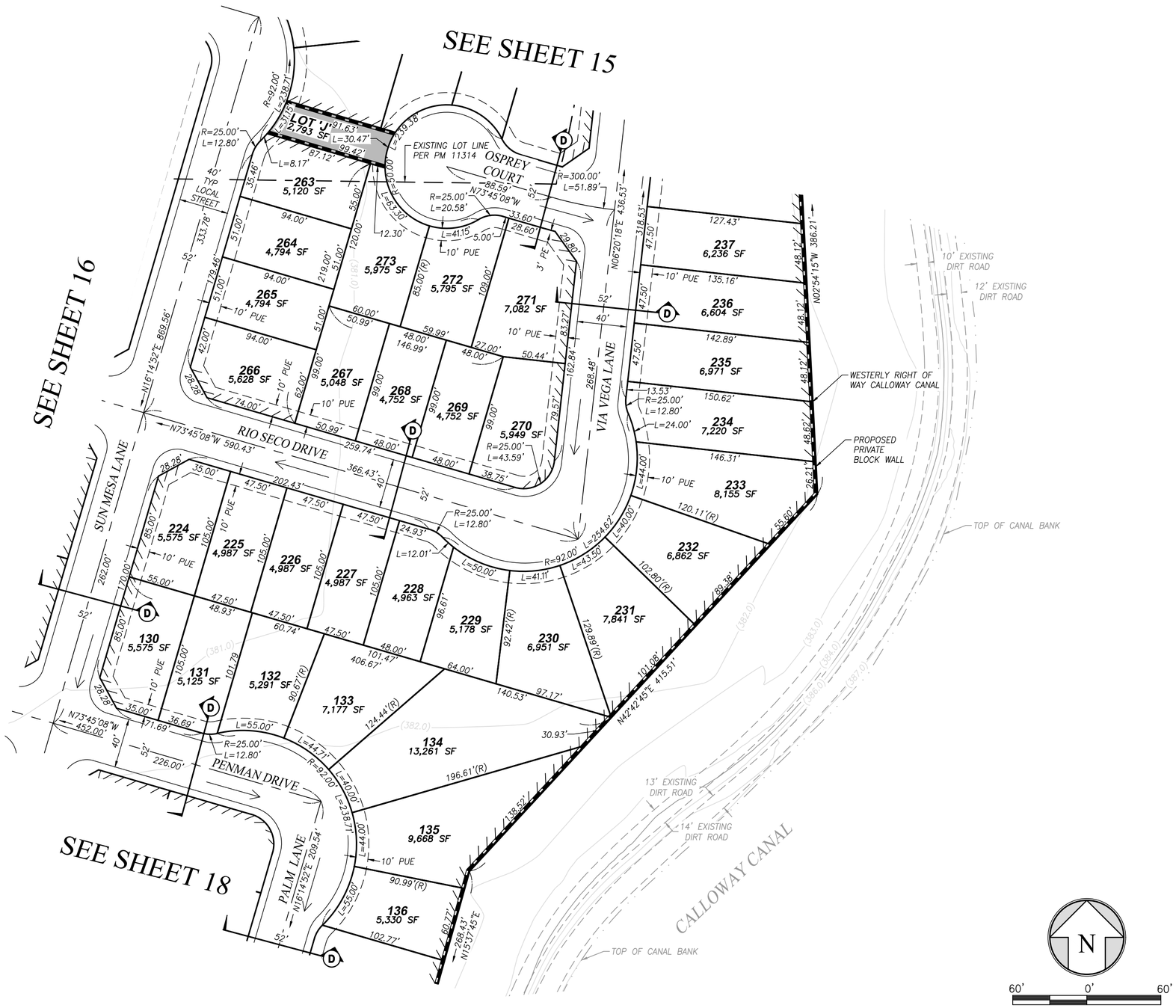
SHEET 16 OF 20

TENTATIVE TRACT NO. 7462

MERGER AND RE-SUBDIVISION OF PARCELS 11 THROUGH 14 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 EAST HALF OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., AND THE WEST HALF OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- EXISTING LOT LINE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-3
- WAIVER OF DIRECT ACCESS



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

PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
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STATE OF CALIFORNIA

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SHEET 17 OF 20

TENTATIVE TRACT NO. 7462

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FEBRUARY 2025



LEGEND

WX	ABANDONED WELL, SEE SHEET 4 FOR EXISTING WELL INFORMATION
	CENTERLINE, STREET
X	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
(OE)	EXISTING ELECTRICAL OVERHEAD
(XXX)	EXISTING CONTOURS IN FEET
	EXISTING EDGE OF DIRT ROAD
PP	EXISTING POWER POLE
	EXISTING RIGHT OF WAY
	10' RADIUS NON-BUILDABLE BUFFER
2	PROPOSED 16' ADDITIONAL PRIMARY PASEO
	PROPOSED BLOCK WALL
	PROPOSED DIRECTION OF STREET FLOW
	PROPOSED FLOWLINE
PUE	PROPOSED PUBLIC UTILITY EASEMENT
(R)	RADIAL
	SUBDIVISION BOUNDARY
#	TYPICAL STREET SECTION PER SHEETS 1-3
	WAIVER OF DIRECT ACCESS

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

PROJECT SURVEYOR:

02/17/2025
KRISTIE M. ACHEE, P.L.S. 8189 — DATE

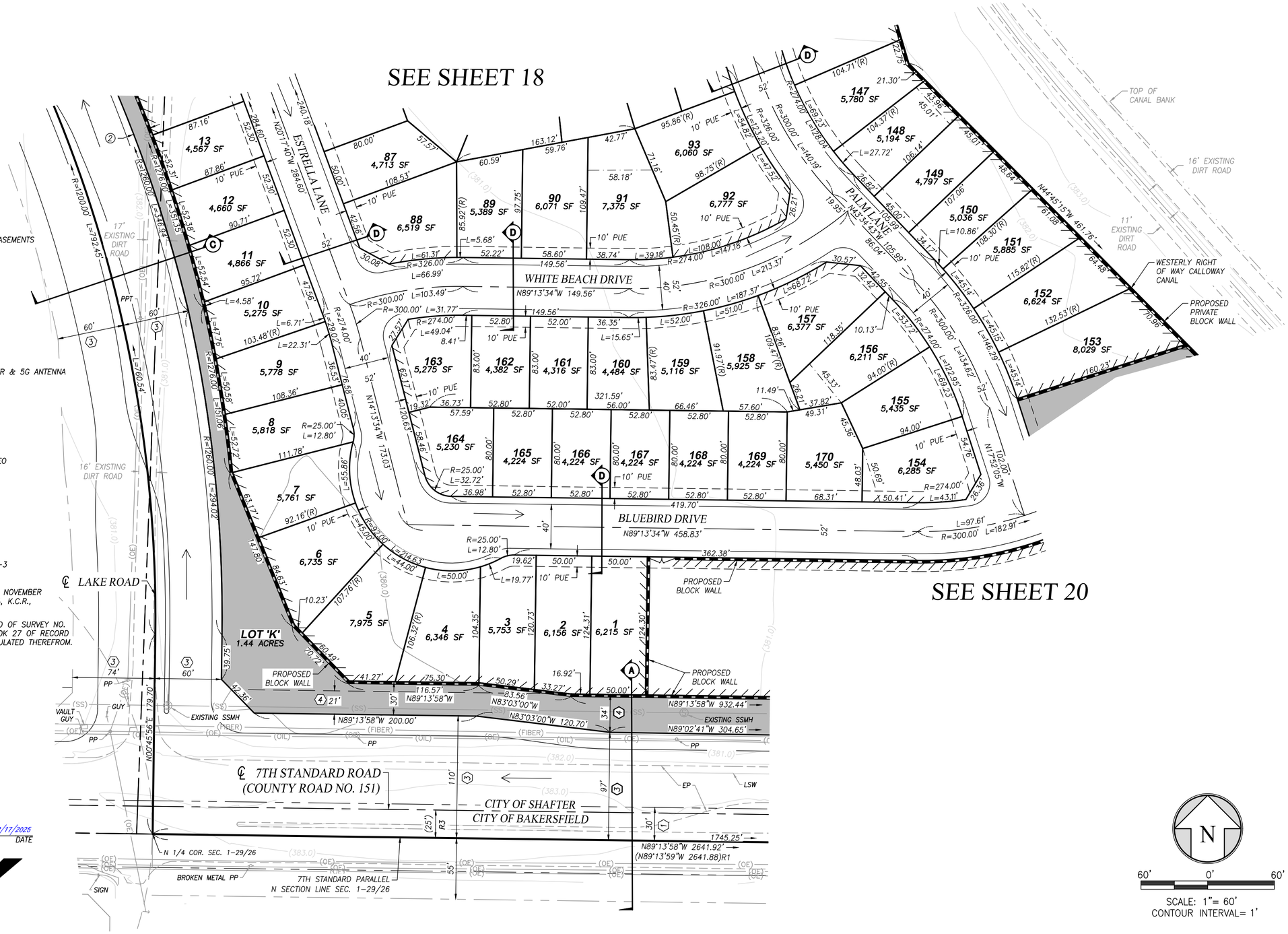
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FEBRUARY 2025

SEE SHEET 18



SEE SHEET 20

LEGEND

	——— — ———	CENTERLINE, STREET
	(X)	EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
EP	- - - - - - - -	EXISTING EDGE OF PAVEMENT
	(OE)	EXISTING ELECTRICAL OVERHEAD
	(XXX)	EXISTING CONTOURS IN FEET
	- - - - - - - -	EXISTING EDGE OF DIRT ROAD
	(FIBER)	EXISTING FIBER LINE
GUY	⟵	EXISTING GUY WIRE
LSW	———	EXISTING LINE, SOLID WHITE
	(OIL)	EXISTING UNDERGROUND OIL LINE
PPT	-o-	EXISTING POWER POLE WITH TRANSFORMER & 5G ANTENNA
PP	-o-	EXISTING POWER POLE
	——— - - ———	EXISTING RIGHT OF WAY
	(SS)	EXISTING SANITARY SEWER LINE
SSMH	Ⓢ	EXISTING SANITARY SEWER MANHOLE
VAULT	▭	EXISTING VAULT, ELECTRIC
	②	PROPOSED 16' ADDITIONAL PRIMARY PASEO
		PROPOSED BLOCK WALL
	→	PROPOSED DIRECTION OF STREET FLOW
		PROPOSED FLOWLINE
PUE	- - - - - - - -	PROPOSED PUBLIC UTILITY EASEMENT
(R)		RADIAL
		SUBDIVISION BOUNDARY
	③	TYPICAL STREET SECTION PER SHEETS 1-3
		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.
( )R3		RECORD PER FILED RECORD PER RECORD OF SURVEY NO. 3222 RECORDED APRIL 11, 2012 IN BOOK 27 OF RECORD OFSURVEYS, PAGE 191, K.C.R., OR CALCULATED THEREFROM.

PROFESSIONAL LAND SURVEYOR
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60' 0' 60'

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CONTOUR INTERVAL= 1'

SHEET 19 OF 20

TENTATIVE TRACT NO. 7462

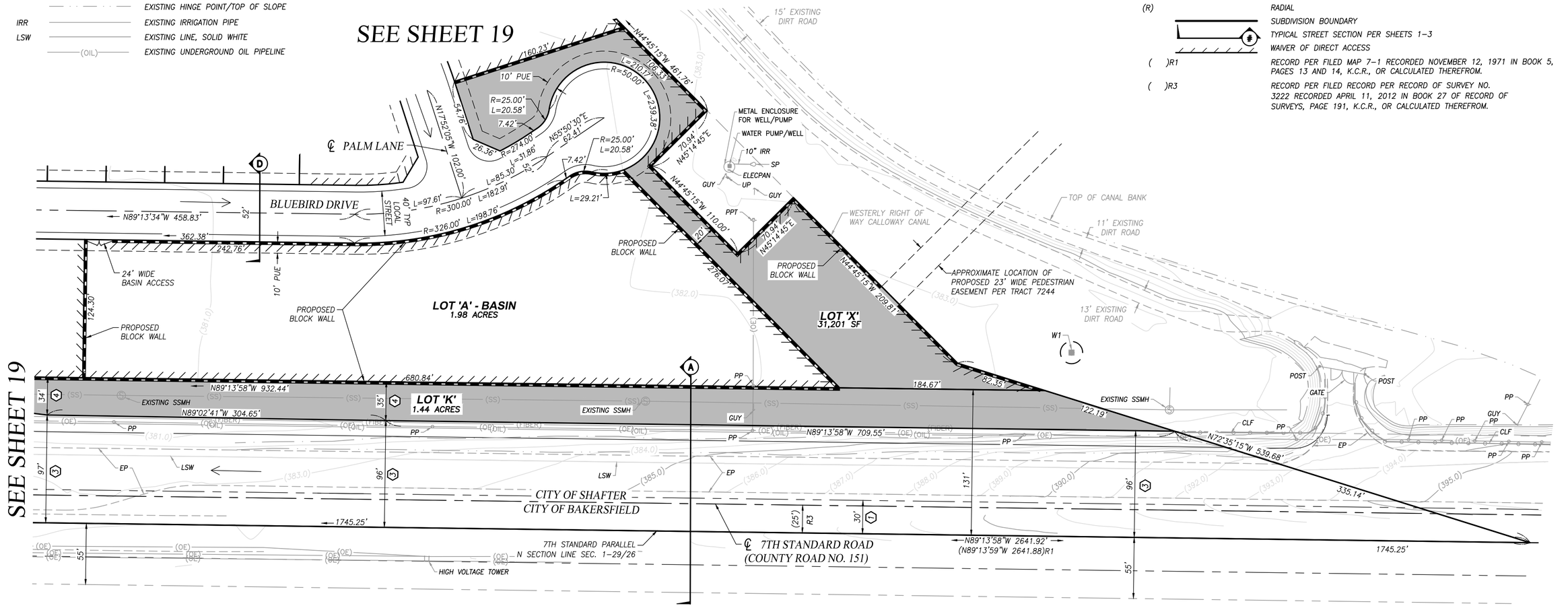
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FEBRUARY 2025

LEGEND

- WX — ABANDONED WELL, SEE SHEET 4 FOR EXISTING WELL INFORMATION
- CENTERLINE, STREET
- (X) — EASEMENT, SEE SHEET 1 FOR LIST OF EASEMENTS
- (XXX) — EXISTING CONTOURS IN FEET
- CLF — EXISTING CHAINLINK FENCE
- EXISTING EDGE OF DIRT ROAD
- EP — EXISTING EDGE OF PAVEMENT
- (OE) — EXISTING OVERHEAD ELECTRICAL
- ELECPAN — EXISTING ELECTRIC PANEL
- (FIBER) — EXISTING FIBER LINE
- GATE — EXISTING GATE
- GUY — EXISTING GUY WIRE
- EXISTING HINGE POINT/TOP OF SLOPE
- IRR — EXISTING IRRIGATION PIPE
- LSW — EXISTING LINE, SOLID WHITE
- (OIL) — EXISTING UNDERGROUND OIL PIPELINE

LEGEND CONTINUED

- POST — EXISTING POST
- PPT — EXISTING POWER POLE WITH TRANSFORMER
- PP — EXISTING POWER POLE
- EXISTING RIGHT OF WAY
- (SS) — EXISTING SANITARY SEWER LINE
- SSMH — EXISTING SANITARY SEWER MANHOLE
- SP — EXISTING STAND PIPE, IRRIGATION
- 10' RADIUS NON-BUILDABLE BUFFER
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE — PROPOSED PUBLIC UTILITY EASEMENT
- (R) — RADIAL
- SUBDIVISION BOUNDARY
- # — TYPICAL STREET SECTION PER SHEETS 1-3
- 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.
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60' 0' 60'
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CONTOUR INTERVAL= 1'

SHEET 20 OF 20

EXHIBIT "B"

CONDITIONS OF APPROVAL
TENTATIVE TRACT NO. 7462

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. 7462 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 Finance 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. 7462.

PLANNING

7. Prior to initiating any grading or earthmoving within Tract No. 7462, 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. 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. 7462. 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.

10. If the Developer proposes 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. If the map is phased, the Planning Department may request that the Developer apply for a Change of Conditions to update any affected conditions as necessary.

11. Approved access shall be provided for each lot in accordance with City standards.

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 of Shafter until Tract No. 7462 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. 154 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. 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.

16. 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.

17. Prior to construction, the Developer shall submit plans for the public parks to be developed on Lot ‘B’ and Lot ‘C’, approved under Tentative Tract No. 7462. The public park designs shall be approved by the City of Shafter in consultation with the North of the River Recreation and Park District. The public parks shall be fully constructed, landscaped, and completed, consistent with the Mission Lakes Specific Plan, prior to recordation of the subject final map or shall be included as a public improvement in the subdivision improvement agreement. The public parks 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 parks 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 parks, 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.

18. The Developer of Tract No. 7462 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.

19. Prior to recordation of any final map for Tract No. 7462, 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 any other fees deemed necessary by the City.

20. 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.

21. The Nature Trail (Lot 'K') 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 Nature Trail.

22. 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.

23. 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.

24. The Final Map(s) for Tract No. 7462 shall be submitted to the City of Bakersfield for review and approval by the City Surveyor and City Engineer. Any review fees required by the City of Bakersfield shall be paid by the Developer. At the time of recording of the Final Map, the map shall include the proper stamps and wet signatures of the Bakersfield City Surveyor/Engineer.

25. The Developer shall contact the City of Bakersfield Recreation and Parks Department 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.

26. No permanent structure shall be built within a 10-foot radius of any existing wells as shown on the approved Tentative Tract Map No. 7462.

27. The design of all houses proposed to be built by the Developer/Home Builder(s) within Tract 7462 must be in substantial conformance with the Mission Lakes Specific Plan Chapter 5: Design Guidelines.

28. The Developer/Home Builder of Tract 7462 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 7462.

BUILDING

29. 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.

30. 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 a Final Map.

31. 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.

32. 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.

33. 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.

34. 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.

35. Prior to issuance of each building permit for houses within Tract No. 7462, 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. 7462. The siting of each structure on the plans must comply with the applicable lot development standards of the latest Mission Lakes Specific Plan.

36. 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.

37. A landscaping plan, including design of a permanent irrigation system, shall be submitted by the Developer to, and approved by, the Planning Director and City Engineer. 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.

38. 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, 661-746-8929", 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 661-746-8929". 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

39. 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.

40. Developer shall relocate and/or install all necessary infrastructure to provide utilities to the proposed project.

41. 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.

42. 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.

43. 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.

44. Any obstructions including utilities, irrigation lines, etc., shall be removed and/or relocated, if necessary, at the expense of the Developer.

45. No final inspection shall be approved until all required improvements have been completed by the applicant and accepted by the City of Shafter.

46. All new utilities shall be underground service.

47. 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.

48. Prior to the issuance of a Certificate of Occupancy on any lot of Tract No. 7462, 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.

49. 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.

50. 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.

51. All road, landscaping, trail, sidewalk, block wall, and paseo improvements, required by and consistent with Tract No. 7462 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. 7462 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.

52. Developer shall place the entire subdivision within a new or add to an existing Community Facilities District prior to recordation of a 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 for a period of one (1) year after the issuance of Notice of Completion.

53. Engineered plans and building permits are required for all block walls greater than 6 feet in height.

54. 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 661-746-8929". 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".

55. Prior to construction, all improvement plans and landscaping plans shall be approved by the City of Shafter.

56. 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.

57. The final subdivision map proposed for recordation shall be in substantial conformance with the approved tentative map or any approved alterations thereafter.

58. The Developer shall dedicate an easement for Lot 'Z' shown on sheet 10 of the Tentative Tract Map to North Kern Water Storage District (NKWSD). The Developer may choose to

quitclaim Lot 'Z' provided that NKWSD agrees to the quitclaim transfer of property ownership.

ENGINEERING: GRADING & DRAINAGE

59. 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. 7462 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.

60. 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.

61. 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, and Chapter 15.28 of the Shafter Municipal Code. In addition, all site grading, earthwork and building design shall be performed in accordance with the recommendations of the soils report.

62. A grading permit shall be obtained from the City prior to commencement of any grading activity.

63. 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.

64. 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.

65. The location and frequency of soils compaction testing shall be per the City Engineer. Soils compaction testing shall be provided by the Developer.

66. 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.

67. 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.

68. 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.

69. Wood retaining structures shall not be approved. Developer shall use masonry, keystone, concrete, or other approved material.

70. Engineered off-site drainage plans for Tentative Tract No. 7462 shall be submitted to and approved by the City of Shafter prior to recordation of a final map. The approved drainage facilities shall be constructed and approved by the City of Shafter prior to issuance of building permits.

71. All storm drain pipes and manholes shall be installed with the street paving. Catch basin shall be installed per city standards.

72. Drainage Basin:

    a. Developer shall construct a drainage basin on Lot A as shown on the Tentative Tract Map No. 7462. Developer shall provide calculations showing all drainage areas utilizing the basin and show the percentage of the capacity utilized by Tract No. 7462.
    b. Developer shall construct permanent masonry walls around the proposed drainage basin on Lot A with a 16' access controlled by a gate.

73. 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%.

74. Grading onto adjacent property shall not be done without written permission from the adjacent property owner.

75. The Office of the City Engineer shall be notified 24 hours in advance of the placement of any fill material.

76. Fill and/or import material shall be subject to the approval of the soils engineer.

77. Developer is responsible for the grading of lot pad areas to within 0.1 foot of the design elevations.

78. 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.

79. 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.

80. The design engineer shall exercise sufficient supervisory control during grading operations to ensure compliance with the plans, specifications, and code within his purview.

81. 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.

82. 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.

83. All cut and fill slopes shall not be steeper than 2 horizontal to 1 vertical.

84. 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.

85. All slopes in excess of three (3) feet shall be prepared and maintained to control against erosion.

86. Grading work shall be supervised as engineered grading in accordance with Chapter 15.28 of the Shafter Municipal Code.

87. 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.

88. 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.

89. It shall be the Developer's responsibility to prevent a dust nuisance 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.

90. Any temporary drainage basin serving the subdivision shall be surrounded with a chain link fence with privacy slats.

ENGINEERING: WATER/FIRE

91. 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 fire protection, irrigation of lawns, parks, and common landscape area and can 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.

92. 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 Company.

93. To the greatest extent possible, wet utilities (sewer, water, storm drain) shall be installed between the flowlines on all streets.

94. 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.

95. 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.

96. 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.

97. Tie-ins to existing water mains shall be constructed in a manner approved by the City Engineer.

98. Whenever possible, the water system shall be looped to minimize dead ends.

99. Separate dual water services shall be installed for each residential property.

100. No permanent structures shall be constructed over proposed or existing utility easements.

101. Prior to issuance of a building permit, water mains and fire hydrants to be installed by applicant shall be completed, tested, and accepted (CFC).

102. The Developer shall provide AWWA approved fire hydrants that comply with Kern County Development Standards (Clow 850 or equivalent).

103. 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.

104. The Developer shall install reflective markers to identify hydrant locations pursuant to California Health and Safety Code 13060.

105. 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.

106. The water system for the required fire hydrants shall be looped, if practicable.

107. The Developer shall install the required water, access and street signs prior to issuance of any building permit.

108. 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.

109. 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.

110. All new residential construction will require automatic fire sprinklers and shall meet all other fire requirements of the California Fire Code.

ENGINEERING: SEWER

111. No properties shall be served by a septic system.

112. 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.

113. 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.

114. Tie-ins to existing sewer mains, manholes, or other structures shall be constructed as directed by the City Engineer.

115. Sewer pipelines and manholes shall be installed within the proposed street paving of the development.

116. Separate sewer services shall be installed for each property. At no time shall sewer be joint trenched with water.

117. Sewer lines shall not be permitted in easements between the backyards or side-yards of residential lots.

118. No permanent structures shall be constructed over proposed or existing utility easements.

ENGINEERING: STREET & TRAFFIC

119. 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. 7462 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.

120. 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.

121. 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.

122. 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.

123. 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 by the Developer along the tract boundary. Sidewalk, landscaping, and wall improvements may be deferred along the west side of Mission Lakes Boulevard until those areas west of Tract 7462 are developed.

c. Lake 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 west side of Lake Road until those areas are developed.

d. Chapala Street shall be constructed to its full flowline to flowline width along the tract boundary. Sidewalk and landscaping improvements may be deferred along the west side of Chapala Street until those areas are developed.

124. 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.

125. 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.

126. Street signs shall be installed per City standards as required by the City Engineer.

127. 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.

128. 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.

129. 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.

130. 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.

131. Monument and monument covers shall be set per City Standards.

132. Temporary turnarounds, if required, including right-of-way, shall be granted, designed, and installed per the Subdivision and Engineering Design Standards.

133. 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".

134. 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.

135. 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 twenty (20) 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.

136. The Developer shall install a traffic signal at the intersection of 7th Standard Road and Lake Road if one does not exist. 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. 7462 until the traffic signal at this intersection is fully operational. The Developer shall disclose this to the prospective buyers.

137. Waivers of direct access shall be dedicated and shown on the final map(s) for Tract No. 7462 as approved on the tentative map, subject to change by the request of the City Engineer. Said waivers of direct access shall also be shown on the individual plot plans during building permit application.

138. The Developer shall obtain a street permit 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.

139. Any improvement plans which include construction within the City of Bakersfield right-of-way shall be reviewed and approved by the City of Bakersfield.

140. The Developer shall construct a secondary access from 7th Standard Road to Tract 7462 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 7462.

ENGINEERING: LANDSCAPING

141. 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 for the location of each pedestal and make all arrangements for them to deliver power at each location.

142. 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.

143. 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.

144. The Developer shall comply with all requirements for grading and erosion control, including the prevention of sedimentation or potential damage to off-site property.

145. Sleeves shall be placed under the proposed paving for landscape piping or low voltage electrical per the City Engineer.

146. Natural trails proposed for Tract No. 7462 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.

147. 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.

148. Landscaping within the Natural Trail shall be approved by the City of Shafter. 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.

149. 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.

150. Public landscaping throughout Tract 7462 shall be reviewed and approved by the City of Shafter prior to installation. Plans shall show the locations of water and electrical services necessary to serve the landscaping and lighting needs of these areas.

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 dedicate the public landscaping lots to the City of Shafter at the time of recording of the final map.

153. Developer shall deed the nature trail lot (Lot K) to the City of Shafter within 60 days of recordation of the Notice of Completion for Tract No. 7462.

ENGINEERING: SUBDIVISION IMPROVEMENT AGREEMENT

154. 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)

155. All three wells within Tract 7462, 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.

156. 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.

157. To ensure that the future property owners of Tract 7462 Lots 116, 117, and 514 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 7462 Lots 116, 117, and 514. The Developer shall have this disclosure conveyed in the title information of the affected lots prior to the Notice of Completion for Tract 7462. A copy shall be provided by the Developer to the Planning Department.

158. The Developer shall notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

159. If during development activities, any wells are encountered that were not previously reviewed by CalGEM, 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 KERN WATER STORAGE DISTRICT

160. The Developer shall install a block wall for lots adjacent to the Calloway Canal.

    a. Block walls and footings to be outside the North Kern Parcel/Easement. No Public Utilities Easement (PUE) nor Wall Footing Easement (WFE) shall be placed on the NKWSD canal easement.
    b. The Developer should install a sound barrier wall or approved equivalent for the lots that are adjacent to the District' deep wells.

161. A cut-off wall is required to be installed by the Developer along the Calloway Canal bank where pad elevations are lower than the canal high water elevation.

162. A License agreement shall be executed between the Developer and NKWSD for any facility crossings within the District's easement.

163. A Temporary Access agreement shall be entered into by the Developer and its contractor.

164. The NKWSD requests the following improvement plans be submitted by the Developer for District review: grading plan, block wall plan, sewer, storm drain, water, dry utilities and landscape plans.

NORTH OF THE RIVER RECREATION AND PARK DISTRICT

165. 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 City of Shafter 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 3.51 acres as planned park sites.
b. Subdivider shall dedicate 6.69 acres total based on 836 total residential units. This land dedication is congruent with the future community parks within the Mission Lakes Specific Plan, to be owned and operated by North of the River Recreation and Park District.

166. 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.

167. 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 ("Developer Built Park Agreement"). Said agreement shall include the scope and timing of the development of the park site. This agreement shall be recorded with the Kern County Recorder's Office to run with the land. The agreement shall be in place prior to the 250th residential unit permit on Tract 7461 and prior to the approval of the park plans by North of the River Recreation and Park District and the City of Shafter for Tract 7461. If an extension is needed, North of the River Recreation and Park District may exercise the option to record a covenant on the tracts of Mission Lakes stating the work towards the agreement and extending the ability to develop 100 residential units in Tract 7462 and prior to the approval of the park plans for Tract 7462 by North of the River Recreation and Park District and the City of Shafter.

168. 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 prepared, reviewed for approval, and recorded by North of the River Recreation and Park District and submitted to City Planning prior to recordation.

169. 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.

170. Subdivider shall be responsible for improving streets adjacent to the park site to City standards.

171. As an alternative to dedication and transfer of the public park sites 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 sites, 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 of Shafter or the North of the River Recreation and Park District to accept such alternative dedication and transfer.

2005 GENERAL PLAN UPDATE MITIGATION

172. 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.

173. 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.

174. 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.

175. 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.

176. If existing neighbors are located within 300 feet of the tract boundary, then 30-day notice is required prior to any pile-driving activities.

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

DATE: April 8, 2025

TO: Planning Commission

FROM: Planning Department

SUBJECT: Tentative Tract Map No. 7463

RECOMMENDATION:

Planning Commission adopt Resolution No. 25-459, a Resolution of the Planning Commission of the City of Shafter recommending the City Council of the City of Shafter approve Tentative Tract No. 7463, with findings and conditions of approval.

APPLICANT
QK
5080 California Ave, Ste 220
Bakersfield, CA 93309

OWNER
Millrose Properties California, LLC
8080 N Palm Ave, Ste 110
Fresno, CA 93711

LOCATION: The project site is in the center of the Mission Lakes Specific Plan area, generally between Zerker Road and the Calloway Canal, north of 7th Standard Rd.

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 5, 6 and 10. PA-5 and 6 are for Low Density Residential (LDR) land uses, and PA-10 is for recreational 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 181.44 acres (gross); approximately 86.5 acres (net)
4. Proposed Number of Lots: 548 single-family residential lots (578 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

BACKGROUND:

The property owner, Millrose Properties California, is requesting approval of a tentative tract map to subdivide approximately 181.44 gross acres into 578 total lots. This will include 548 single-family residences, three public parks, two drainage basins, a water well site, and 24 public landscape lots. The residential lots range in size from 5,000 square feet to 13,000 square feet.

PUBLIC HEARING

PROJECT ANALYSIS:

The project site is located on the southeastern edge of the city, north of Seventh Standard Road and within the Mission Lakes Specific Plan. Mission Lakes is envisioned as a master planned community containing a maximum of 5,334 dwelling units at full build-out; a major commercial center; locations for an elementary and middle school; public recreation facilities; an extensive system of landscaped public walkways; and parks.

This particular tract is located in the center of Mission Lakes. The future Mission Lakes Boulevard wraps around most of the tract, but Pueblo Street serves as the western boundary. In relation to the other Mission Lakes tracts that have been considered by the Commission so far, this tract is north of Tract 7461 and west of Tract 7462.

This is the third residential tract application that the City has received for the Mission Lakes Specific Plan area. Tentative Tract Map 7461 was approved by the Shafter City Council in January 2025, allowing for the future development of 281 single-family residences. Concurrently with this third tentative map, the Planning Commission will consider Tentative Tract Map 7462 which proposes 836 single-family residential lots. If both 7462 and 7463 are recommended for approval, and thereafter approved by the Shafter City Council, there will be entitlements for 1,665 future single-family homes in the Mission Lakes Specific Plan area.

A variety of floor plans will be provided that will appeal to a wide range of future home buyers, responding to both local and regional housing needs. As the City entitles and permits more housing units, the City makes progress in meeting the 6th Cycle Regional Housing Needs Assessment (RHNA) as identified in the City of Shafter's 2023-2031 Housing Element Update. Under the RHNA process, the City is assigned its "fair share" of new housing units to build in order to plan for the housing needs of its residents across all income levels, plan for projected growth, and help alleviate California's housing shortage.

Tract 7463 will also contain two new public parks and a 43-acre recreation site, the latter will include the central lake(s). There will be an extensive system of landscaped walkways, primary paseos, and secondary paseos within the tract designed to enhance walkability, increase connectivity throughout the specific plan area, and promote healthy living.

The tract is located two miles east of the Wonderful Logistics Center, one of Shafter's major employment hubs, which places housing at a close proximity to work. Proximity between jobs and housing can help reduce the region's vehicle miles traveled and contribute to emission reduction goals. As housing production increases within Shafter, commercial real estate groups may be incentivized to invest in the community and foster projects that will boost the local economy and quality of life.

Around Tract 7463, Mission Lakes Boulevard will be developed as an Arterial street with four travel lanes, two auxiliary/bike lanes, a landscaped median, and a primary paseo on one side of the street. Pueblo Street is defined as a minor collector with a

parking lane and travel lane on each side, a turn lane down the middle, and a primary paseo on one side of the street. Pedregoza Street will also be a minor collector but will have a secondary paseo on one side of the street instead of the primary paseo. This will serve as a main access point to the 40-acre recreational site. Secondary paseos along the internal streets and multiple landscape lots with walkways will be distributed throughout the tract. These will provide future residents with a variety of walking paths from the home to the multiple public parks and recreation site. Immediately across Pueblo Street, adjacent to the southwest tract boundary, a 15-acre elementary school will be located in the future.

PROJECT REVIEW:

The standards and procedures for review and approval of a tentative tract map are generally governed by the California Subdivision Map Act and Title 16 of the Shafter Municipal Code, which is our local Subdivision Ordinance). The proposed tentative tract map has been designed to be consistent with the design elements, development standards, and housing unit capacity required by the Mission Lakes Specific Plan.

The proposed subdivision project was reviewed by the Planning, Building, Public Works and Engineering Departments of the City of Shafter. To the best of Staff's combined knowledge, the proposed project satisfies all applicable local and state ordinances and regulations at this stage of the development process. Moreover, Staff have compiled a list of conditions of approval that reflect additional necessary requirements and rules that the project proponent will have to satisfy and comply with in the ongoing design and development of this tract. More thorough analysis and project review occur at future steps of the entitlement, permitting, and construction phases.

Affected public agencies and service providers were given an opportunity to review the map, provide comments, and propose conditions of approval prior to the Planning Commission hearing. As required by law, public noticing was also provided to any parties within 300 feet of the project boundaries, and a public hearing notice was published on the local press within the required timeline.

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 5, 6, and 10, as identified in the Specific Plan. The circulation plan, street configuration, trails, parks, 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.

PUBLIC COMMENTS:

To date, no public comments on the project have been received. The public will again have an opportunity to comment on the proposed project at a future City Council meeting.

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 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. 7463 as adopted in the Mission Lakes Specific Plan.

FINDINGS:

1. The Planning Commission finds that Tentative Tract No. 7463, 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.

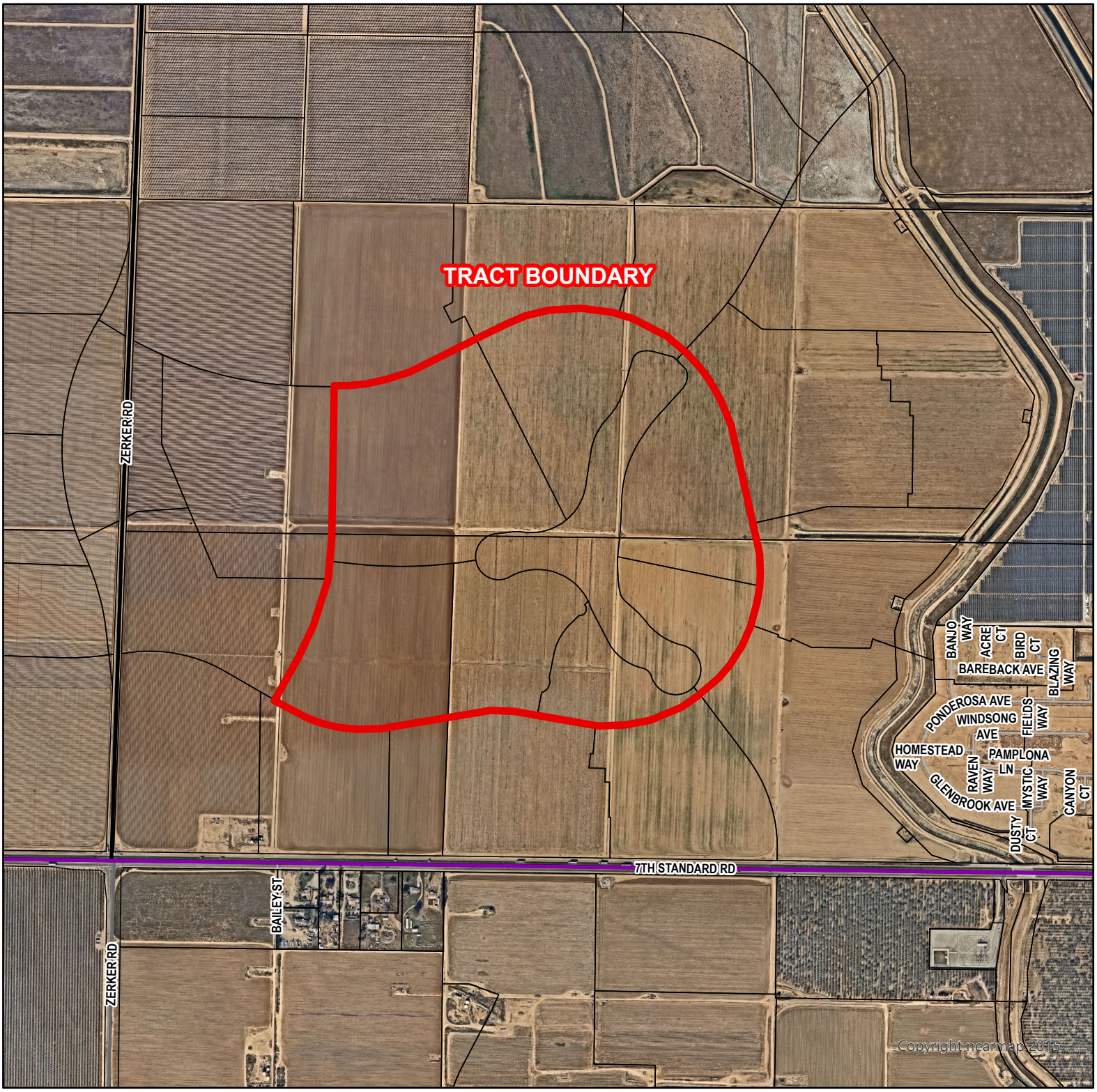
ALTERNATIVES:

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 an acceptable and locally compatible development. Staff does not recommend the alternative option.

ATTACHMENTS	**EXHIBIT**
Vicinity Map	1
Tentative Tract Map No. 7463	2
Resolution No. 25-459	3

TRACT NO. 7463 VICINITY MAP



Site Locations

City Limits

0 0.17 0.35 0.7 Miles

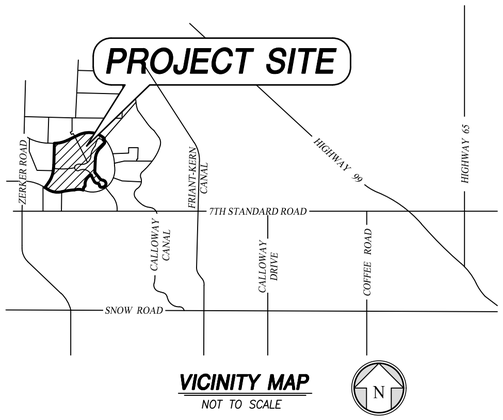
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This map and the data contained within it was generated by the City of Shafter. Please consult the City of Shafter Planning Department with any questions, concerns, or potential inaccuracies that may be associated with this document.

Credits: Esri, HERE, City of Shafter, Nearmap Inc. - Aerial Imagery - February 2024

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

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

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 TWO ONSITE BASINS (LOTS 'Y' & 'Z') LOCATED IN THE NORTHEAST PORTION OF PARCEL 26 AND THE EASTERLY PORTION OF PARCEL 28 OF PARCEL MAP NO. 11314.

THERE ARE NO FUTURE SIGNALS.

EASEMENTS:

(1) 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.

ALTERNATE STREET NAMES:

ARROWHEAD	RIVER FROG
FALCON	SAILVIEW
FISH HAVEN	SEAGLASS
MOLLUSK	

TOTAL SITE DATA:

LOT SIZES:	
PARKS (LOTS 'A' & 'B')	3.32 NET ACRES
BASINS (LOTS 'Y' & 'Z')	2.43 NET ACRES
WATER WELL SITE (LOT 'BB')	20,000 NET S.F.
LDR (LOW DENSITY RESIDENTIAL)	4,000 S.F. MINIMUM
PARKS/RECREATION (LOT 'AA')	44.32 NET ACRES
NUMBER OF LOTS	578
NUMBER OF BUILDABLE LOTS	548
NUMBER OF NON-BUILDABLE LOTS	6
LANDSCAPE LOTS	24
AREAS GROSS - PA-5	109.16 ACRES GROSS
AREAS GROSS - PA-6	28.27 ACRES GROSS
AREAS GROSS - PA-10	44.01 ACRES GROSS
AREAS GROSS - TOTAL	181.44 ACRES GROSS
AREAS NET	86.50 ACRES NET
NET DENSITY:	
PA-5 & PA-6 LDR: 548 LOTS	4-7.5 DU/AC PER THE MISSION LAKES SPECIFIC PLAN
86.50 ACRES NET 6.3 DU/AC	
EXISTING USE	AGRICULTURE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL, PARKS AND BASINS
EXISTING/PROPOSED ZONING	MISSION LAKES SPECIFIC PLAN
EXISTING/PROPOSED LAND USE DESIGNATION:	LDR (PA-5 & PA-6) AND PARKS/RECREATION (PA-10)
ASSESSOR PARCEL NUMBERS	536-010-88, 536-010-89, 536-010-63, 536-010-36, 536-010-37, 536-010-40, 536-010-69, & 536-010-70
WATER (INCLUDING FUTURE LAKES)	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

TABLE A

NON-BUILDABLE LETTER LOTS

LETTER	AREA
A – PUBLIC PARK	1.71 AC
B – PUBLIC PARK	1.61 AC
C – LANDSCAPE/PUE	13,264 SF
D – LANDSCAPE/PUE	37,473 SF
E – LANDSCAPE/PUE	16,614 SF
F – LANDSCAPE/PUE	28,546 SF
G – LANDSCAPE/PUE	22,500 SF
H – LANDSCAPE/PUE	5,300 SF
I – LANDSCAPE/PUE	4,750 SF
J – LANDSCAPE/PUE	934 SF
K – LANDSCAPE/PUE	1,044 SF
L – LANDSCAPE/PUE	639 SF
M – LANDSCAPE/PUE	1,629 SF
N – LANDSCAPE/PUE	1,755 SF
O – LANDSCAPE/PUE	1,630 SF
P – LANDSCAPE/PUE	1,472 SF
Q – LANDSCAPE/PUE	1,521 SF
R – LANDSCAPE/PUE	1,611 SF
S – LANDSCAPE/PUE	1,521 SF
T – LANDSCAPE/PUE	1,521 SF
U – LANDSCAPE/PUE	7,000 SF
V – LANDSCAPE/PUE	7,000 SF
W – LANDSCAPE/PUE	7,684 SF
X – LANDSCAPE/PUE	8,375 SF
Y – BASIN	1.32 AC
Z – BASIN	1.11 AC
AA – PUBLIC PARKS/RECREATION	43.32 AC
BB – WATER WELL SITE	20,000 SF
CC – LANDSCAPE/PUE	9,483 SF
DD – LANDSCAPE/PUE	761 SF

OWNER:

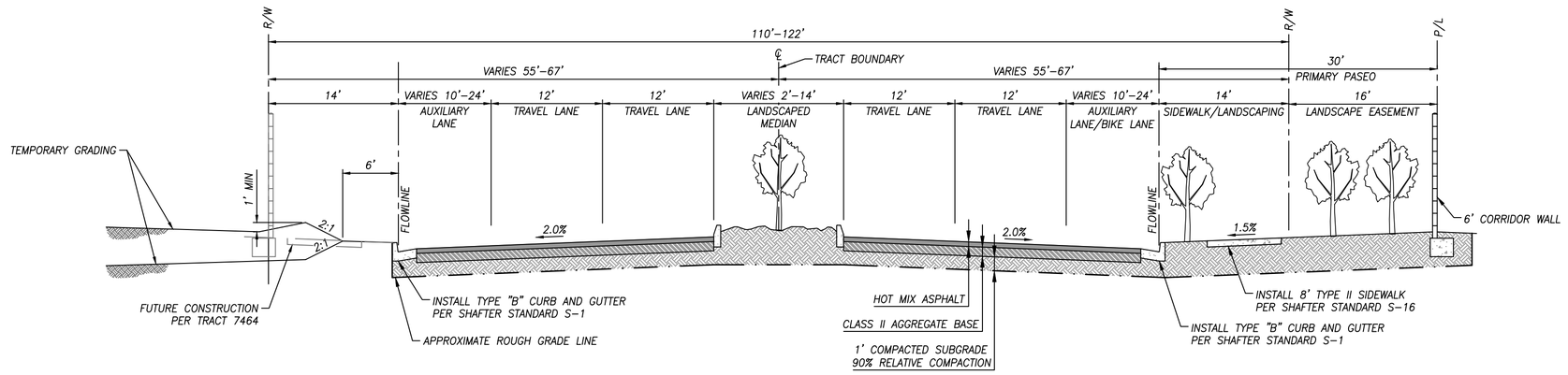
MILLROSE PROPERTIES CALIFORNIA, LLC
8080 N. PALM AVE., STE. 110
FRESNO, CA 93711
(559) 447-3400

SUBDIVIDER:

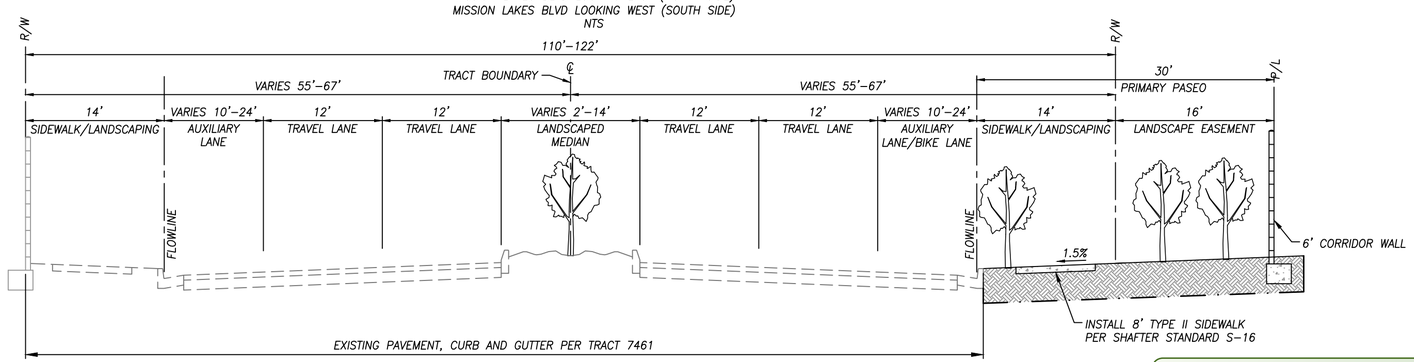
LENNAR HOMES OF CALIFORNIA, LLC
8080 N. PALM AVE., STE. 110
FRESNO, CA 93711
(559) 447-3400

MINERAL RIGHTS OWNER:

ATLANTIC RICHFIELD COMPANY (ARCO)
PARENT COMPANY BP (BRITISH PETROLEUM)
501 WESTLAKE PARK BOULEVARD
HOUSTON, TX 77079
(281) 366-2000



(A) ARTERIAL (WITH MEDIAN & SINGLE PRIMARY PASEO)
MISSION LAKES BLVD LOOKING EAST (NORTH SIDE)
MISSION LAKES BLVD LOOKING WEST (SOUTH SIDE)
NTS



(B) ARTERIAL (WITH MEDIAN & SINGLE PRIMARY PASEO)
MISSION LAKES BLVD
LOOKING WEST (SOUTH SIDE) AT TRACT 7461
NTS

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

PROJECT SURVEYOR:

02/05/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE

BY:

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

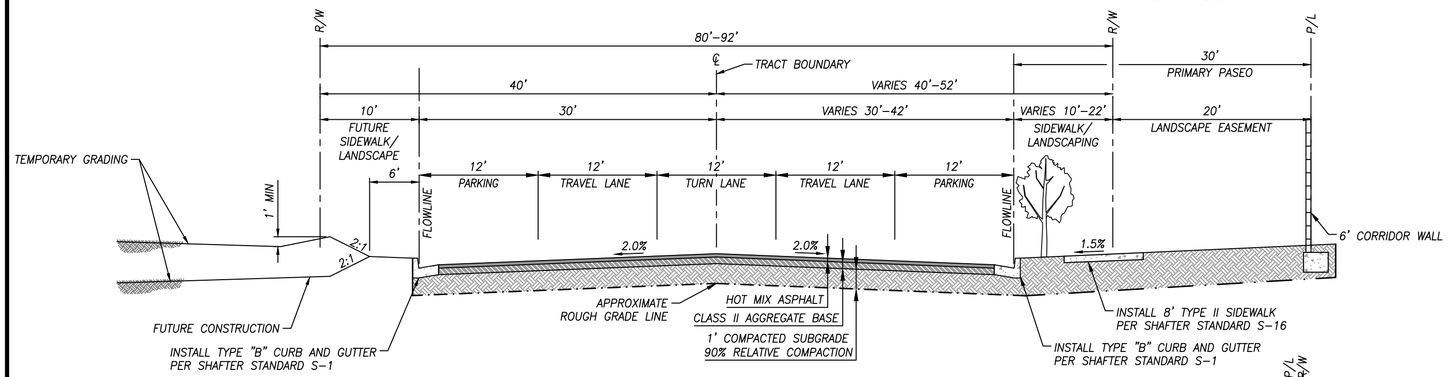
APPROVED
By Ravi S. Pudipeddi at 5:50 pm, Feb 23, 2025

3rd Chk-Reviewed by RP-2/6/2025

SHEET 1 OF 23

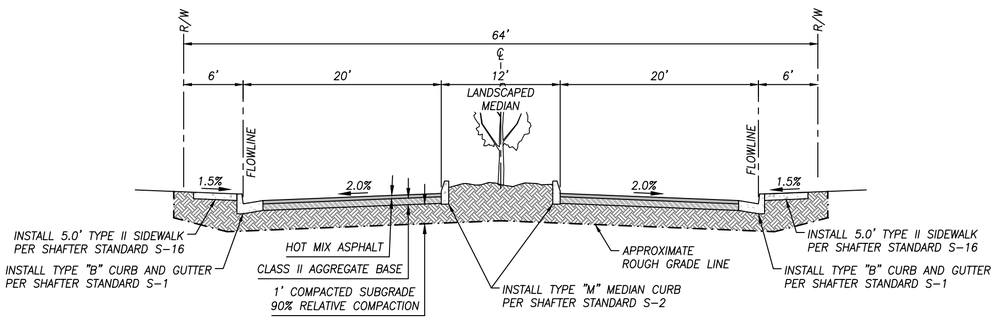
TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



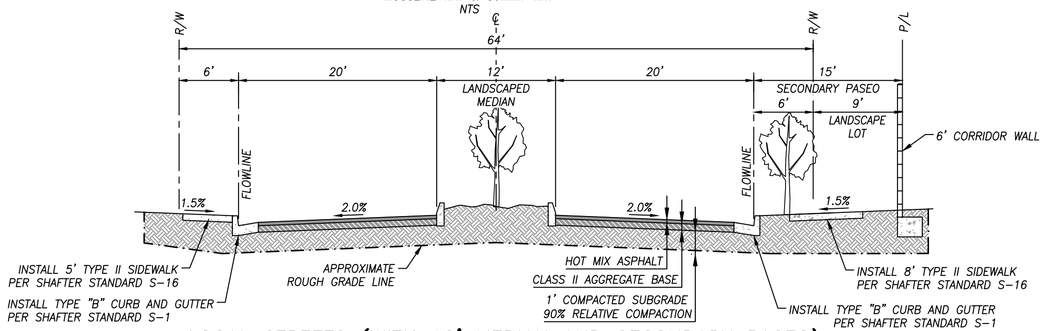
(C) MINOR COLLECTOR (WITH SINGLE PRIMARY PASEO)

PUEBLO STREET ("A") LOOKING NORTH
NTS



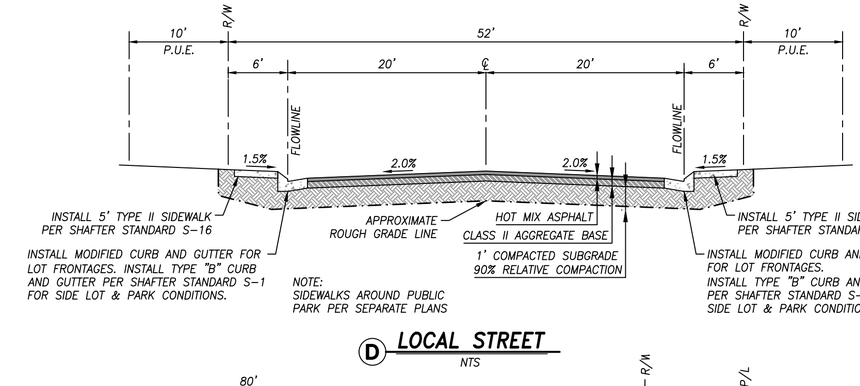
(E) LOCAL STREET (WITH 12' MEDIAN)

RIO VISTA DRIVE (AT MISSION LAKES BOULEVARD INTERSECTION)
MOSSLINE WAY & SUMMIT WAY
NTS



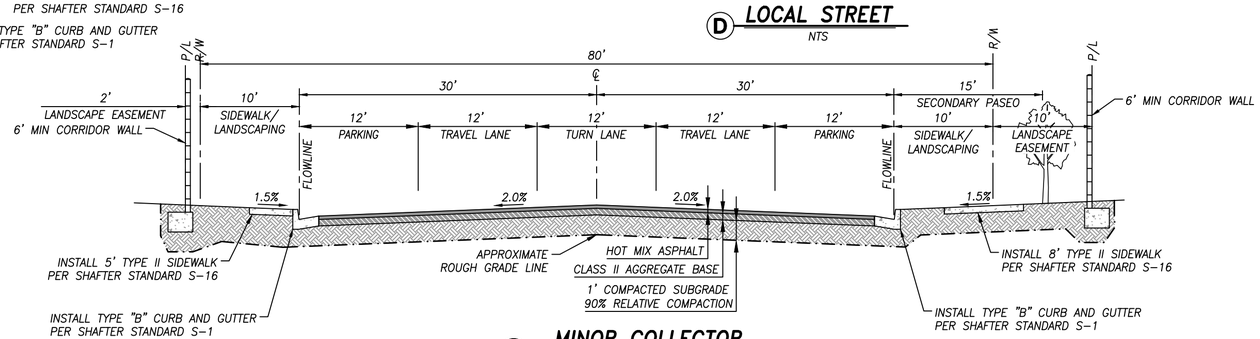
(G) LOCAL STREETS (WITH 12' MEDIAN AND SECONDARY PASEO)

ARTESIA LANE
NTS



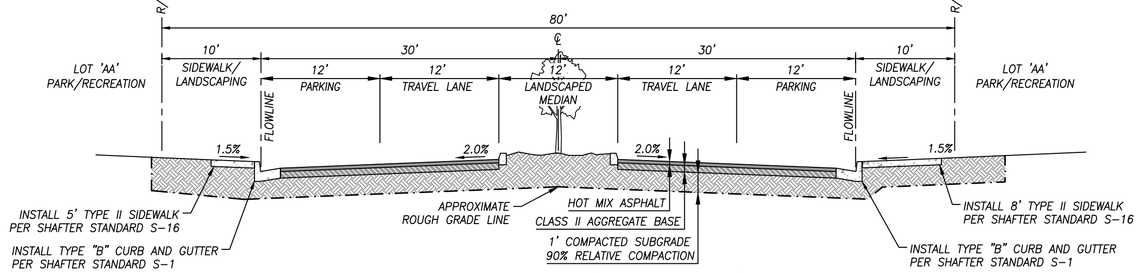
(D) LOCAL STREET

NTS



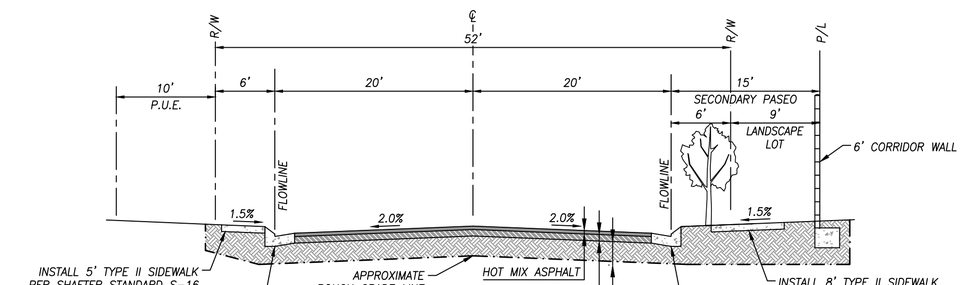
(F) MINOR COLLECTOR

PEDREGOZA STREET ("C")
LOOKING NORTH
NTS



(H) MINOR COLLECTOR (WITH MEDIAN)

PEDREGOZA STREET ("C") AT LOT 'AA' - PARK/RECREATION
NTS



(I) LOCAL STREET (WITH SECONDARY PASEO)

NTS

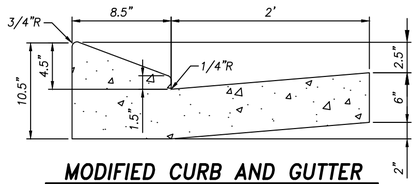
PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
P.L.S. 8189
STATE OF CALIFORNIA

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 02/05/2025 DATE

BY:

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

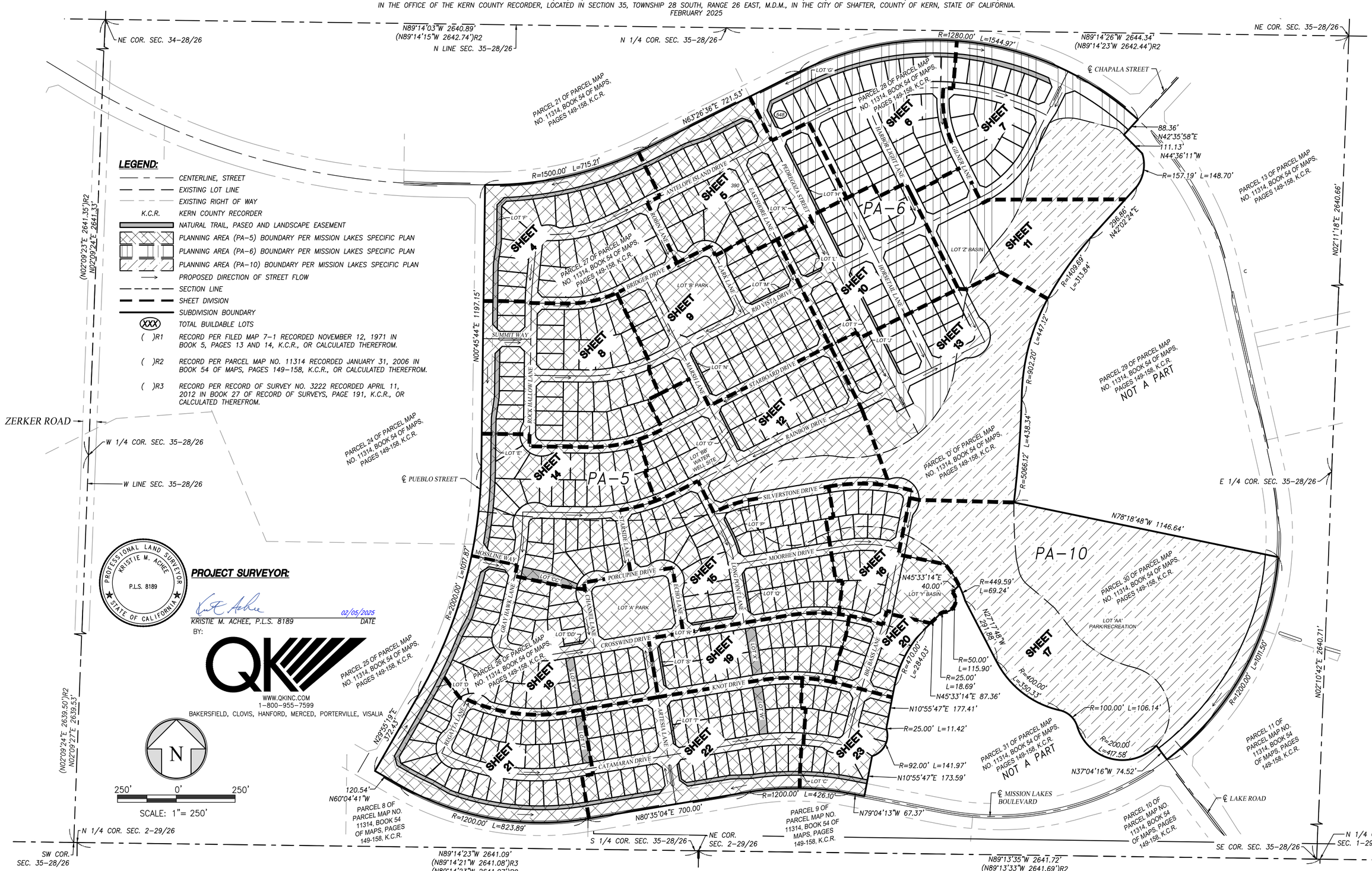


MODIFIED CURB AND GUTTER

DIMENSION ARE IN INCHES
NTS

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



LEGEND:

- CENTERLINE, STREET
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- K.C.R. KERN COUNTY RECORDER
- NATURAL TRAIL, PASEO AND LANDSCAPE EASEMENT
- PLANNING AREA (PA-5) BOUNDARY PER MISSION LAKES SPECIFIC PLAN
- PLANNING AREA (PA-6) BOUNDARY PER MISSION LAKES SPECIFIC PLAN
- PLANNING AREA (PA-10) BOUNDARY PER MISSION LAKES SPECIFIC PLAN
- PROPOSED DIRECTION OF STREET FLOW
- SECTION LINE
- SHEET DIVISION
- SUBDIVISION BOUNDARY
- (XXX) TOTAL BUILDABLE LOTS
- ( )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.

PROFESSIONAL LAND SURVEYOR
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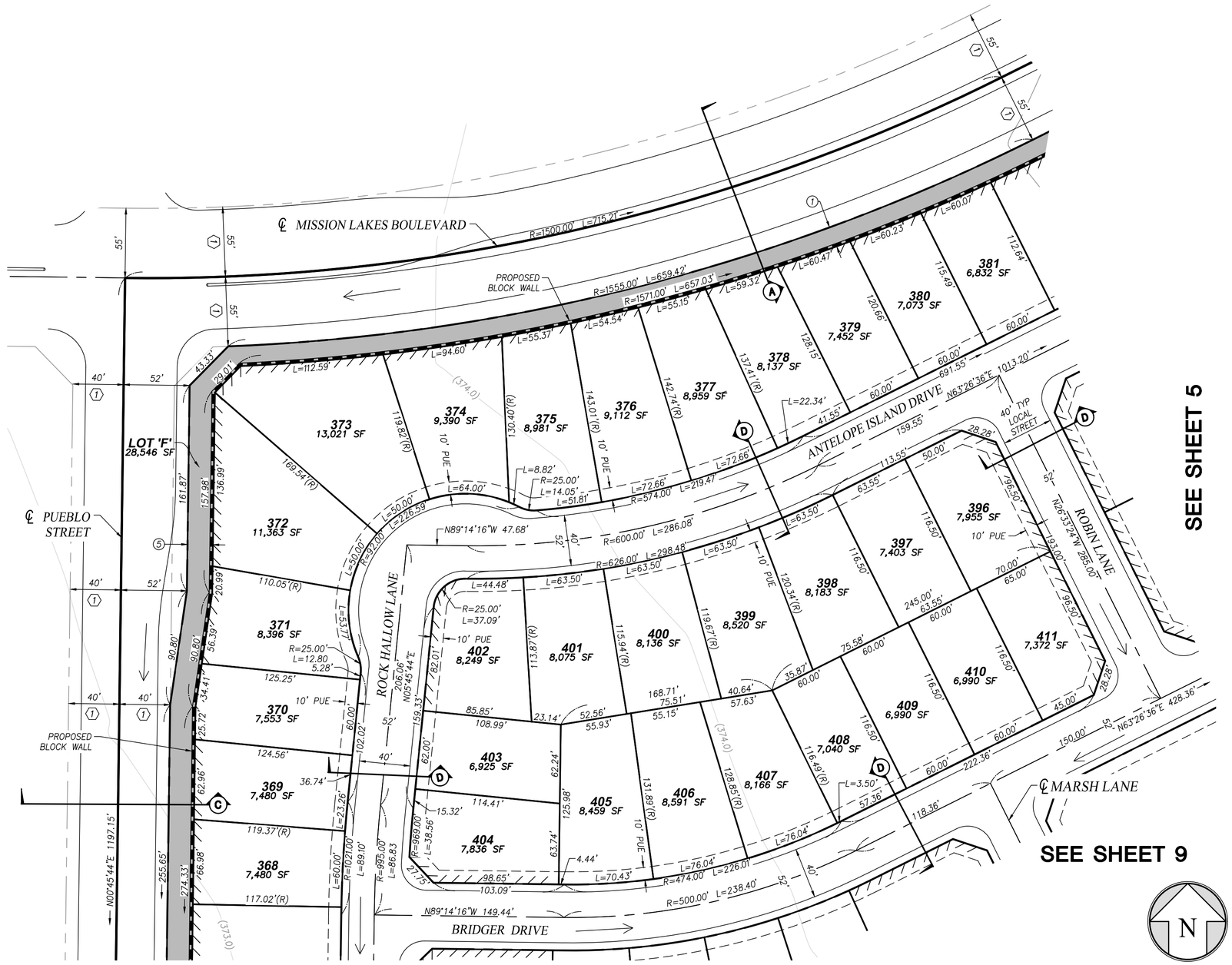
SHEET 3 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING RIGHT OF WAY
- (1) PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- (5) PROPOSED 20' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



SEE SHEET 5

SEE SHEET 8

SEE SHEET 9

N

60' 0' 60'

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

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

PROJECT SURVEYOR:

02/05/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE

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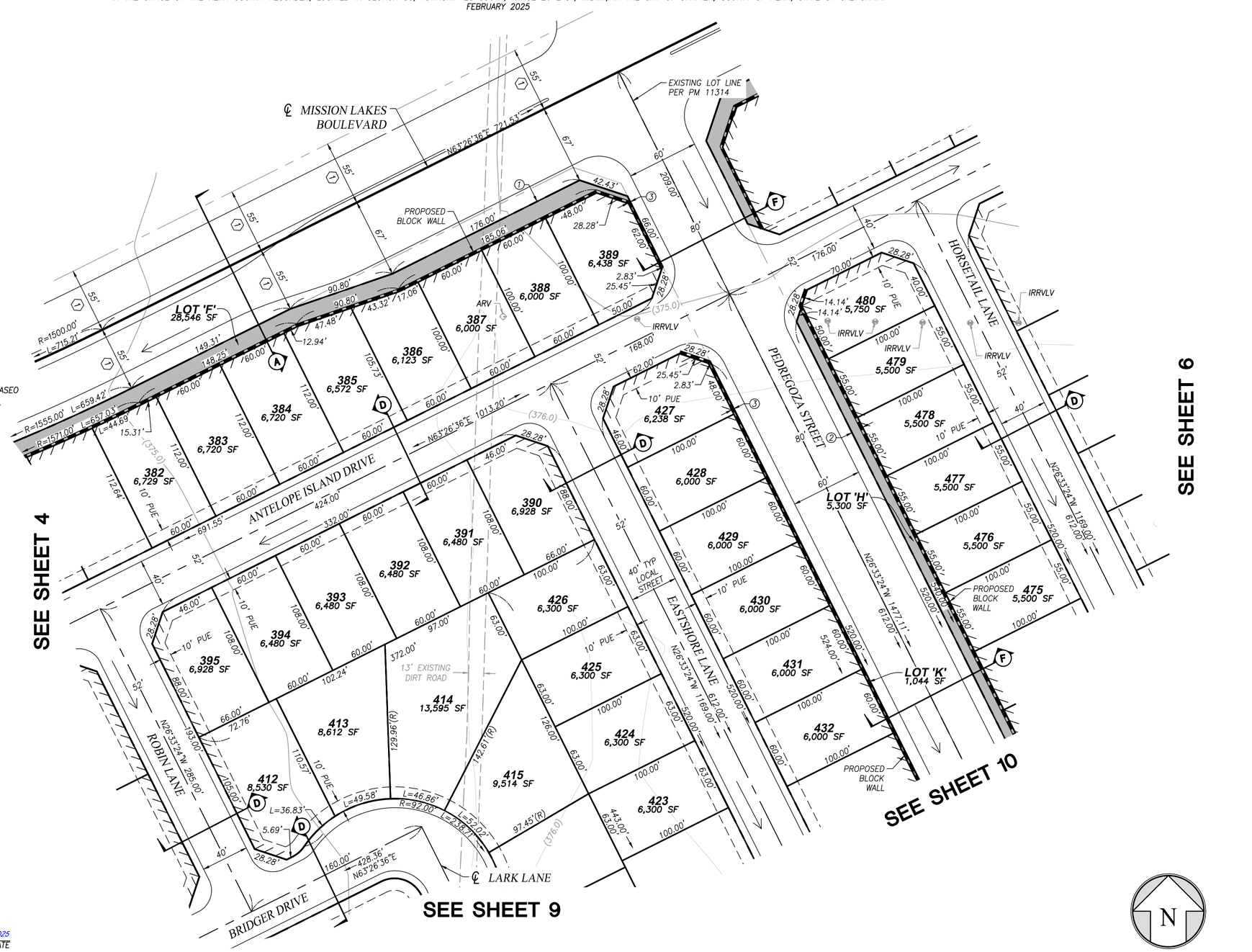
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SHEET 4 OF 23

TENTATIVE TRACT NO. 7463

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FEBRUARY 2025



LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- ARV EXISTING AIR RELEASE VALVE
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- IRRVLV EXISTING IRRIGATION VALVE
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- (1) PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- (2) PROPOSED 10' ADDITIONAL FOR LANDSCAPE
- (3) PROPOSED 2' ADDITIONAL FOR LANDSCAPE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS

PROFESSIONAL LAND SURVEYOR
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P.L.S. 8189
STATE OF CALIFORNIA

PROJECT SURVEYOR:

02/05/2025
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N

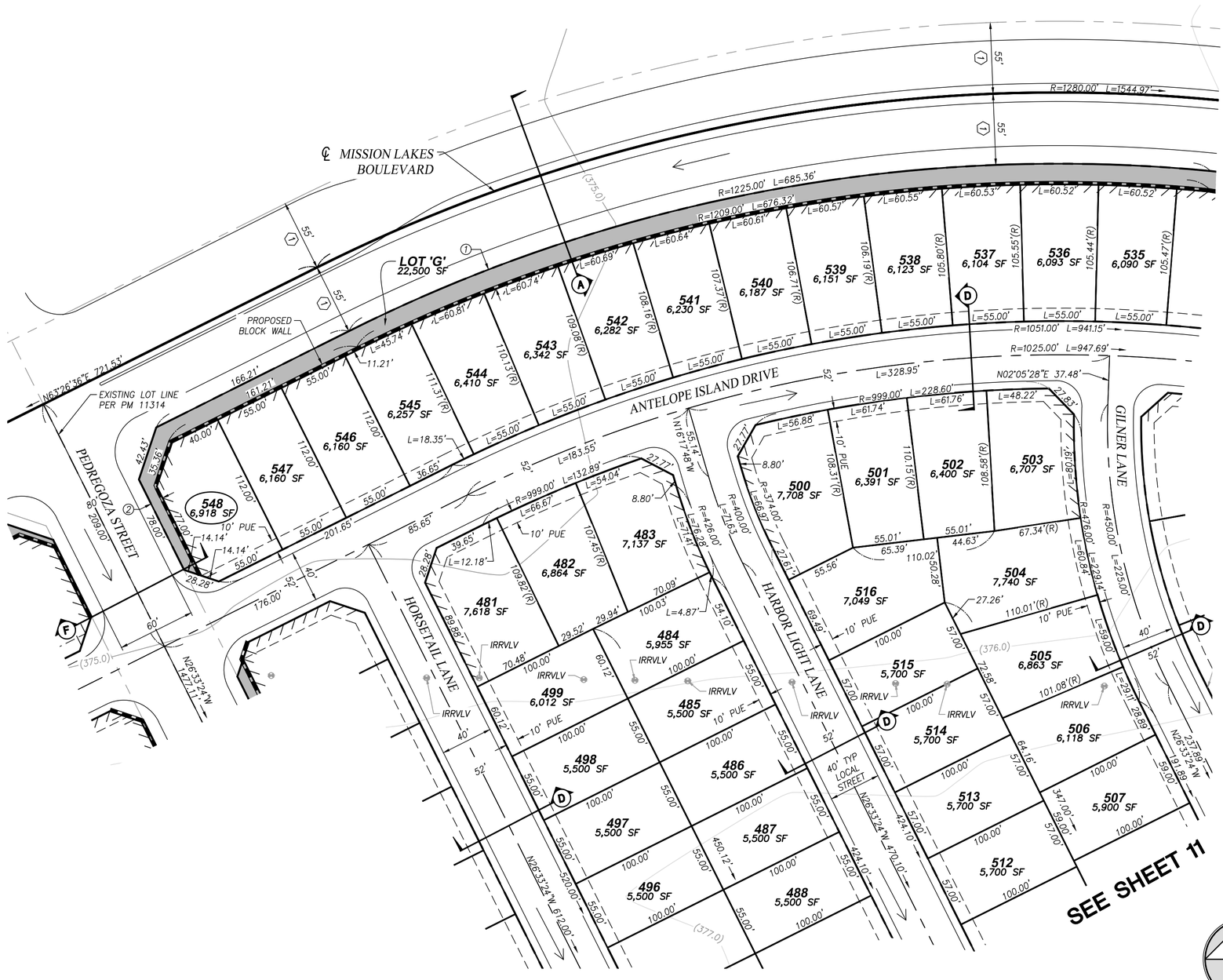
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SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

SHEET 5 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



LEGEND

- CENTERLINE, STREET
- EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- IRRVLV EXISTING IRRIGATION VALVE
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- ① PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- ② PROPOSED 10' ADDITIONAL FOR LANDSCAPE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- XXX TOTAL BUILDABLE LOTS
- # TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS

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

PROJECT SURVEYOR:

02/05/2025

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

BY:

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N

60' 0' 60'

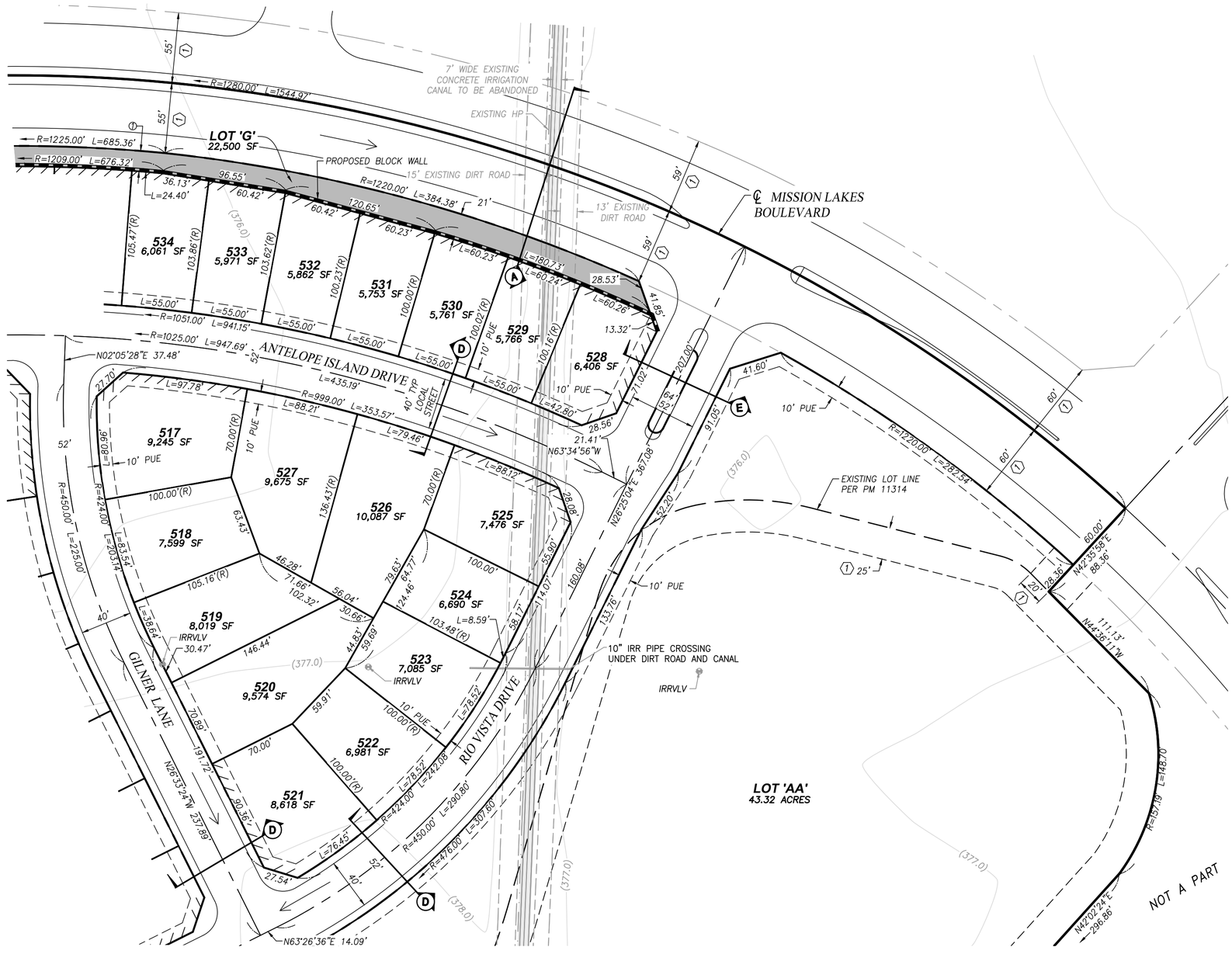
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CONTOUR INTERVAL= 1'

TENTATIVE TRACT NO. 7463

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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- IRR EXISTING IRRIGATION PIPE
- IRRVLV EXISTING IRRIGATION VALVE
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- ① PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



N

60' 0' 60'

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

PROFESSIONAL LAND SURVEYOR
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STATE OF CALIFORNIA

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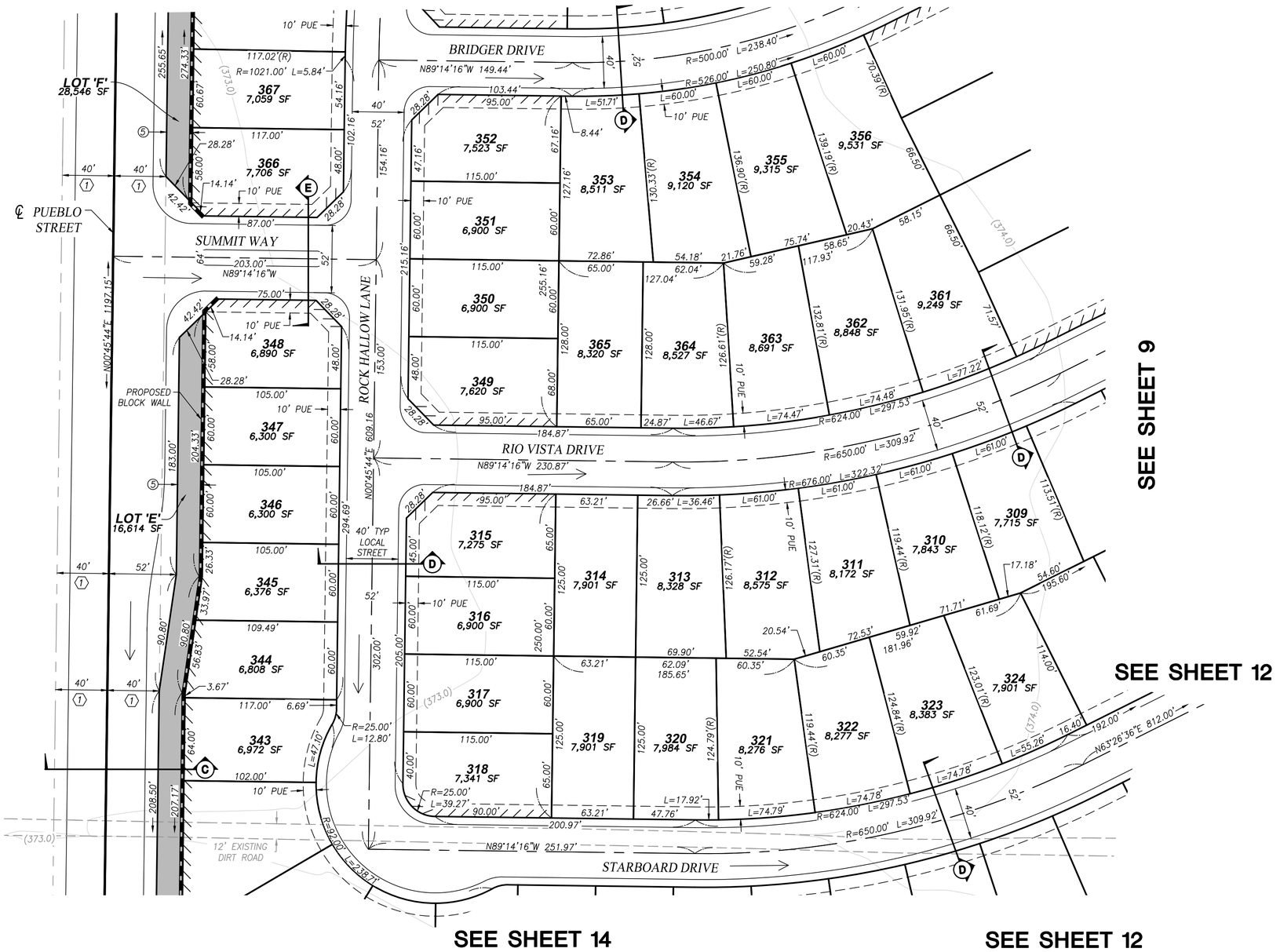
SHEET 7 OF 23

TENTATIVE TRACT NO. 7463

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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING RIGHT OF WAY
- (5) PROPOSED 20' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



N

60' 0' 60'

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

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

PROJECT SURVEYOR:

02/05/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE
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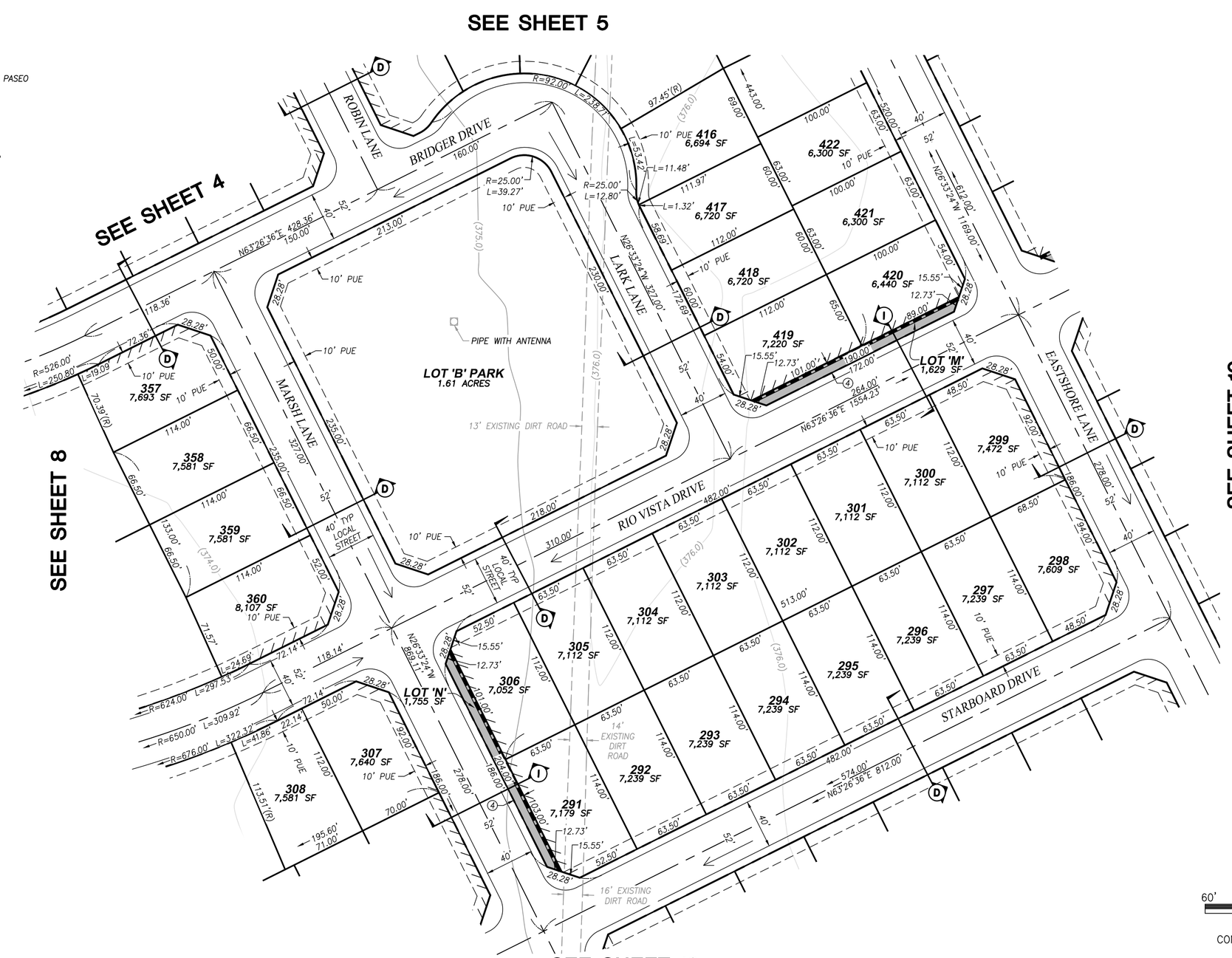
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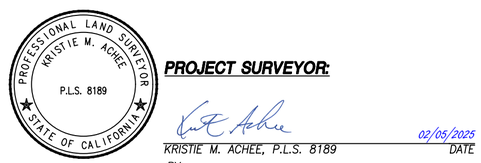
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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING PIPE WITH ANTENNA
- ④ PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- # TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS





PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — DATE 02/05/2025

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N

60' 0' 60'

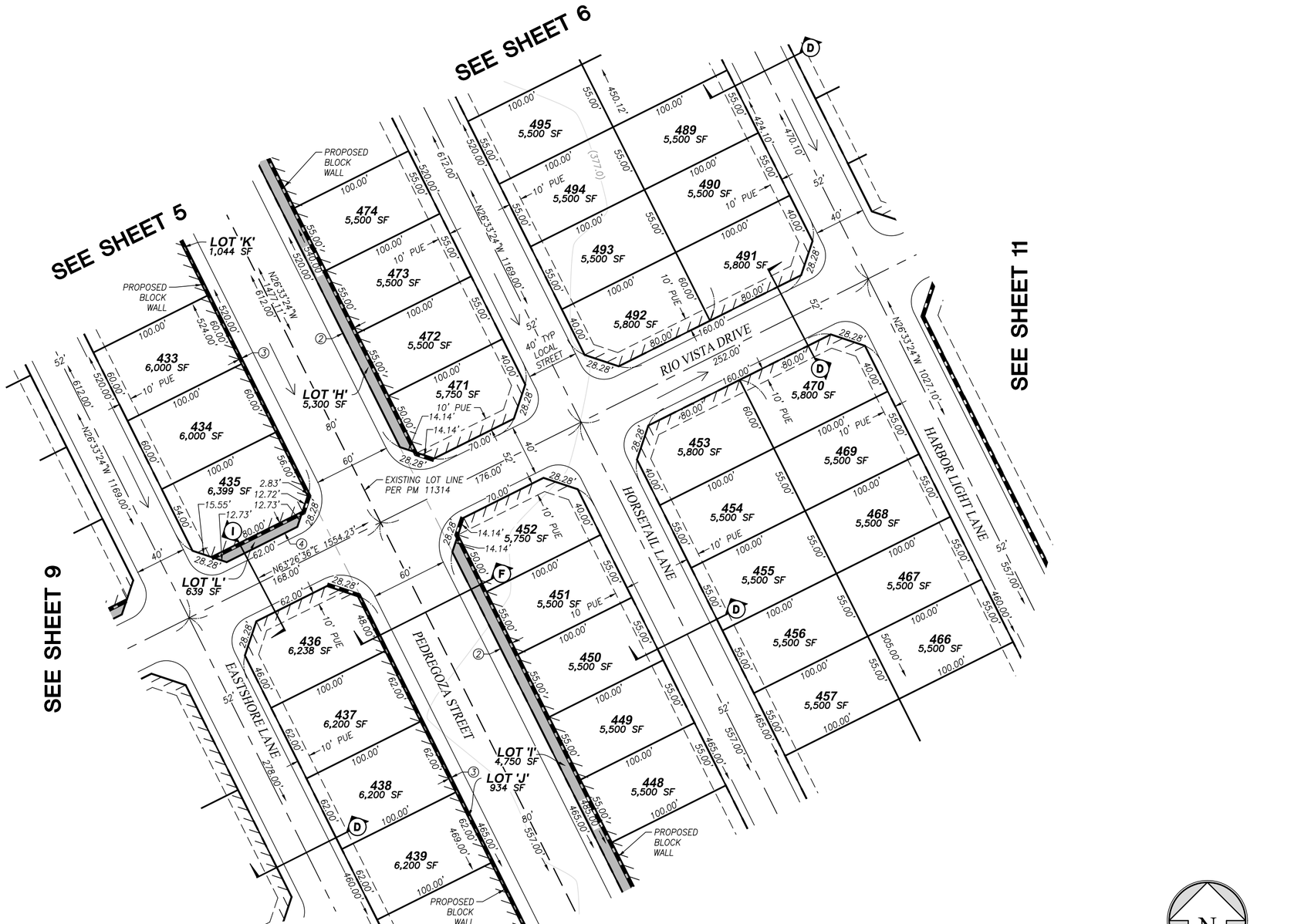
SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING LOT LINE
- ② PROPOSED 10' ADDITIONAL FOR LANDSCAPE
- ③ PROPOSED 2' ADDITIONAL FOR LANDSCAPE
- ④ PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- # TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



SEE SHEET 13

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P.L.S. 8189
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PROJECT SURVEYOR:

02/05/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE

BY:

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BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

N

60' 0' 60'

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

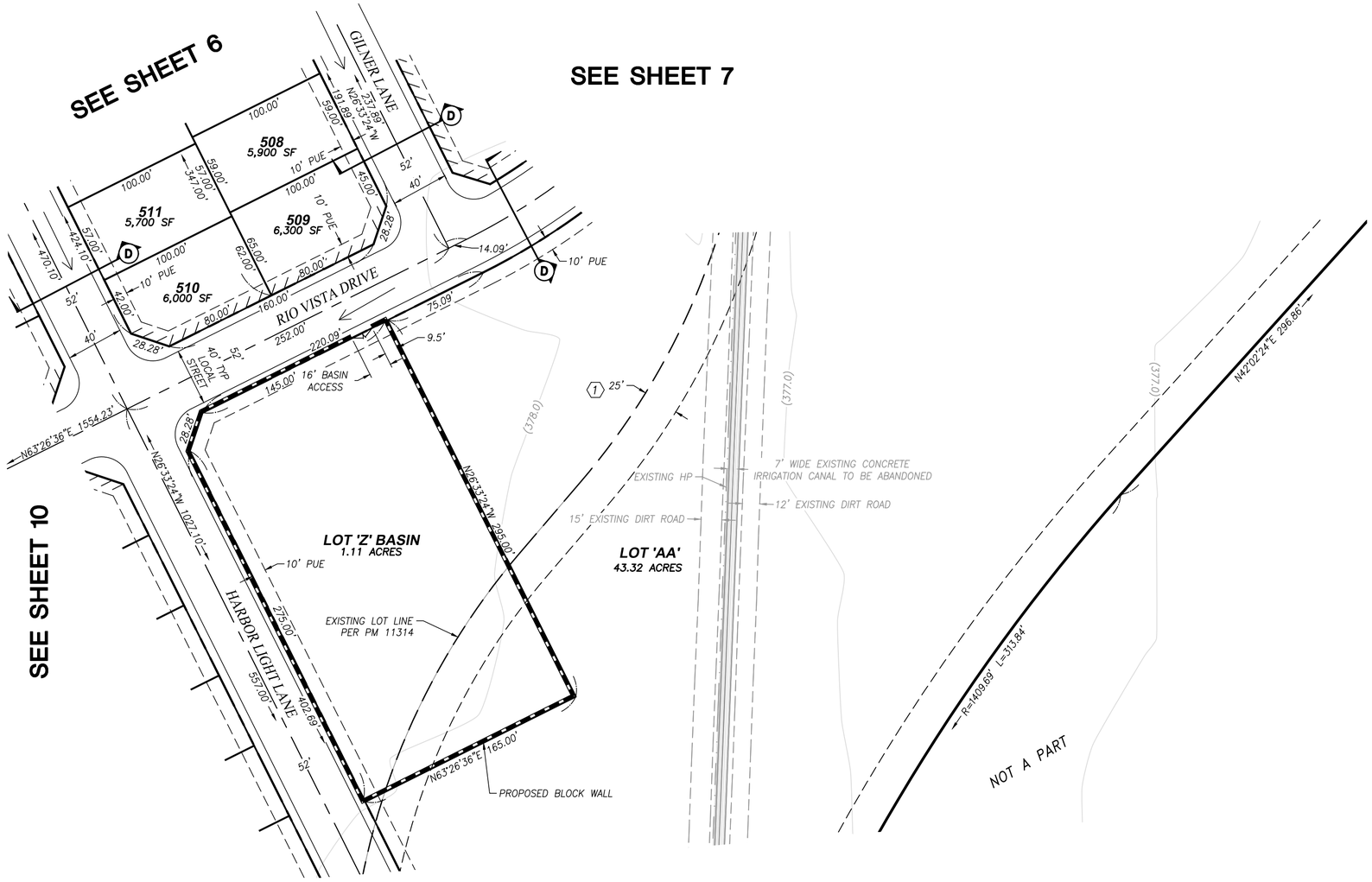
SHEET 10 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- X — EASEMENT, SEE SHEET 1
- (XXX) — EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- EXISTING LOT LINE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE — PROPOSED PUBLIC UTILITY EASEMENT
- (R) — RADIAL
- SUBDIVISION BOUNDARY
- # — TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



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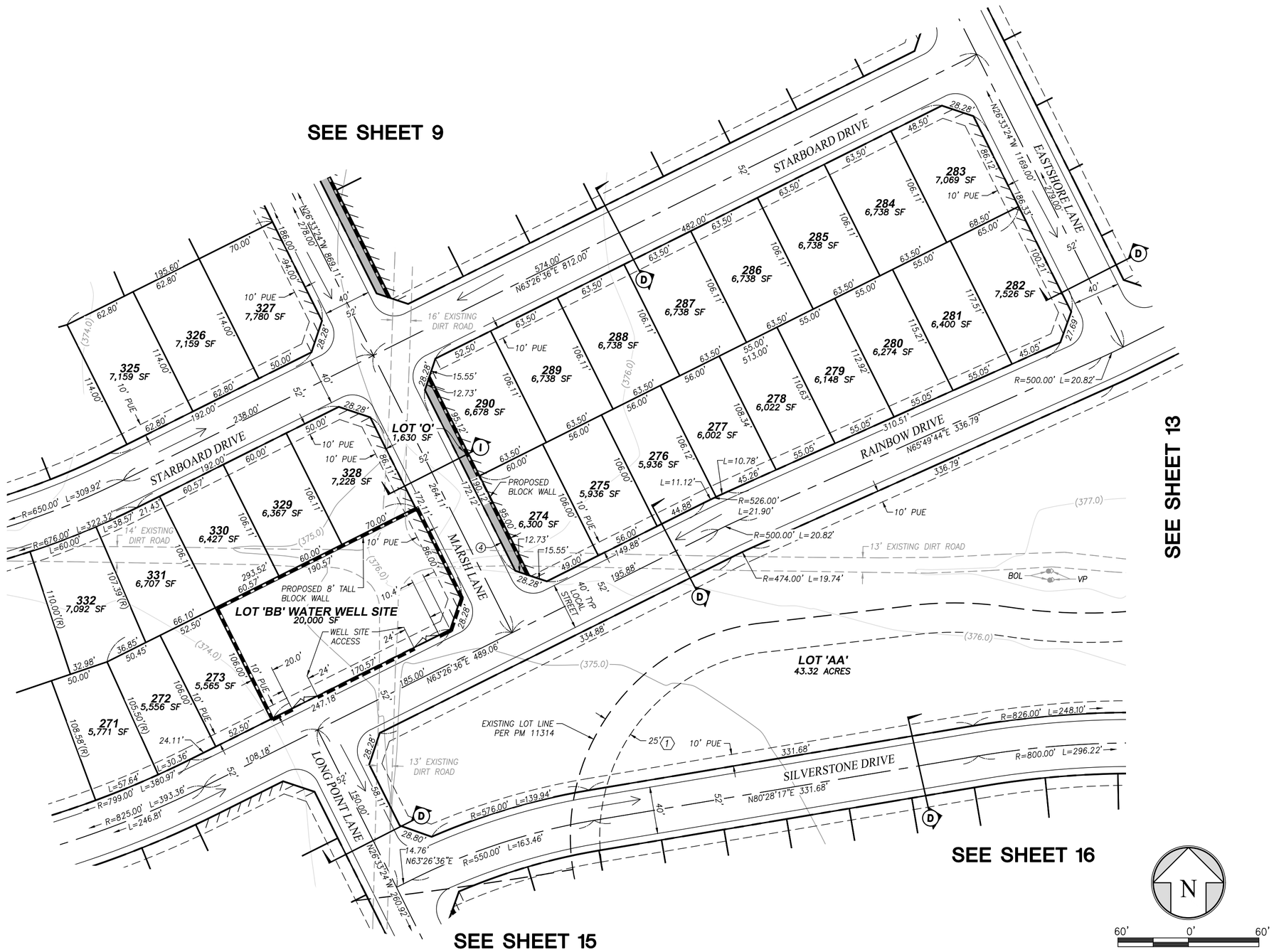
SHEET 11 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- BOL EXISTING BOLLARD, 6" WOOD
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING LOT LINE
- VP EXISTING VENT PIPE
- (4) PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



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N

60' 0' 60'

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

SHEET 12 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- ARV EXISTING AIR RELEASE VALVE
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- IRR EXISTING IRRIGATION PIPE
- EXISTING LOT LINE
- EXISTING METAL LID
- SP EXISTING STAND PIPE
- WV EXISTING WATER VALVE
- (2) PROPOSED 10' ADDITIONAL FOR LANDSCAPE
- (3) PROPOSED 2' ADDITIONAL FOR LANDCAPE
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12

SEE SHEET 16

SEE SHEET 17

STARBOARD DRIVE
EASTSHORE LANE
HORSETAIL LANE
HARBOR LIGHT LANE
RAINBOW DRIVE
PEDREGOZA STREET
PROPOSED BLOCK WALL
40' TYP LOCAL STREET
10' PUE
LOT 'J' 934 SF
LOT 'I' 4,750 SF
LOT 'AA' 43.32 ACRES
NOT A PART
EXISTING LOT LINE PER PM 11314
7' WIDE EXISTING CONCRETE IRRIGATION CANAL TO BE ABANDONED
EXISTING HP
15' EXISTING DIRT ROAD
14' EXISTING DIRT ROAD
10" IRR TO CANAL
WV
ARV
10" IRR
WV ENCLOSURE AREA
SP
36" METAL LID

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

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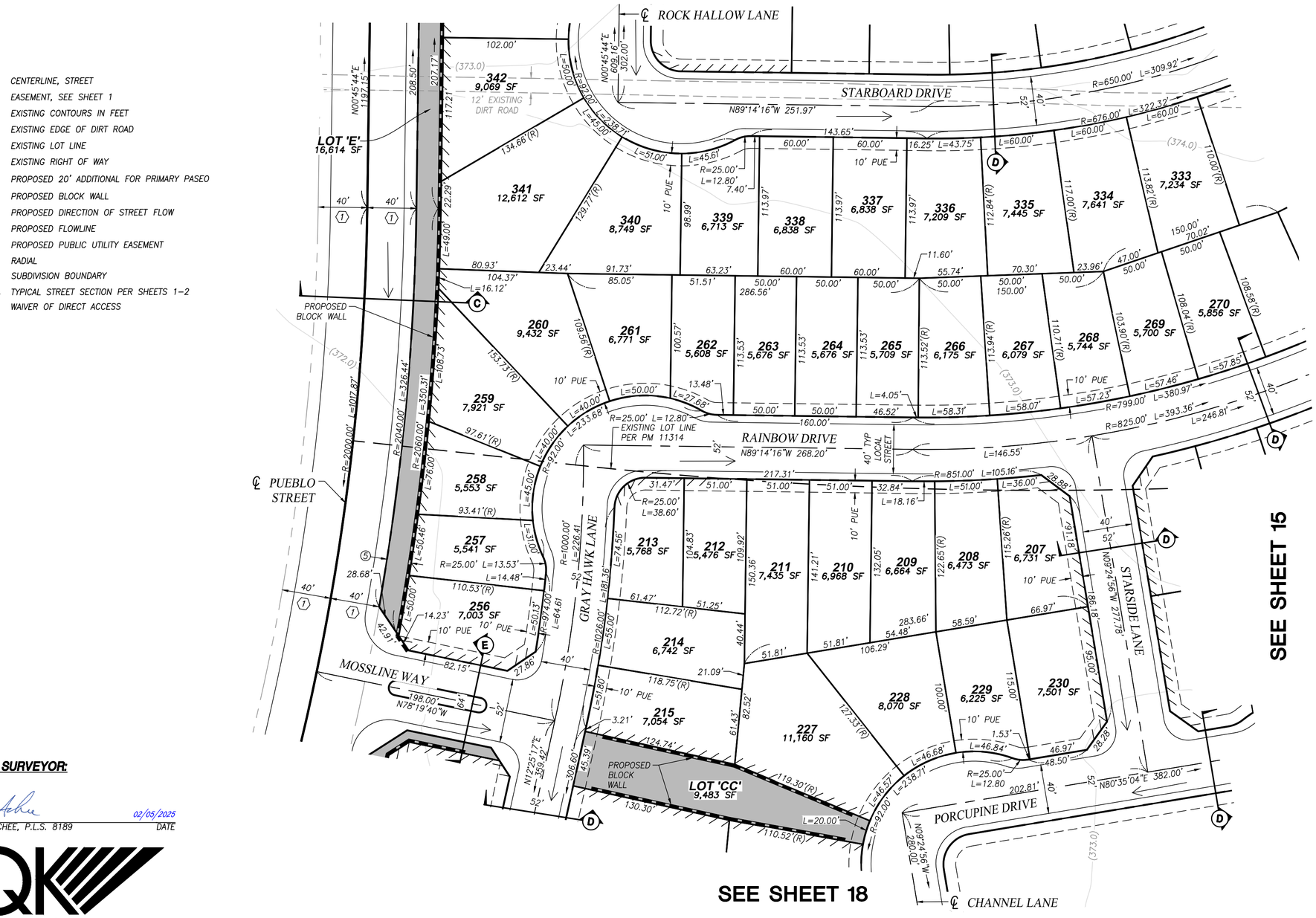
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FEBRUARY 2025

SEE SHEET 8



SEE SHEET 12

SEE SHEET 15

SEE SHEET 18

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- (5) PROPOSED 20' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
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FEBRUARY 2025

SEE SHEET 12



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

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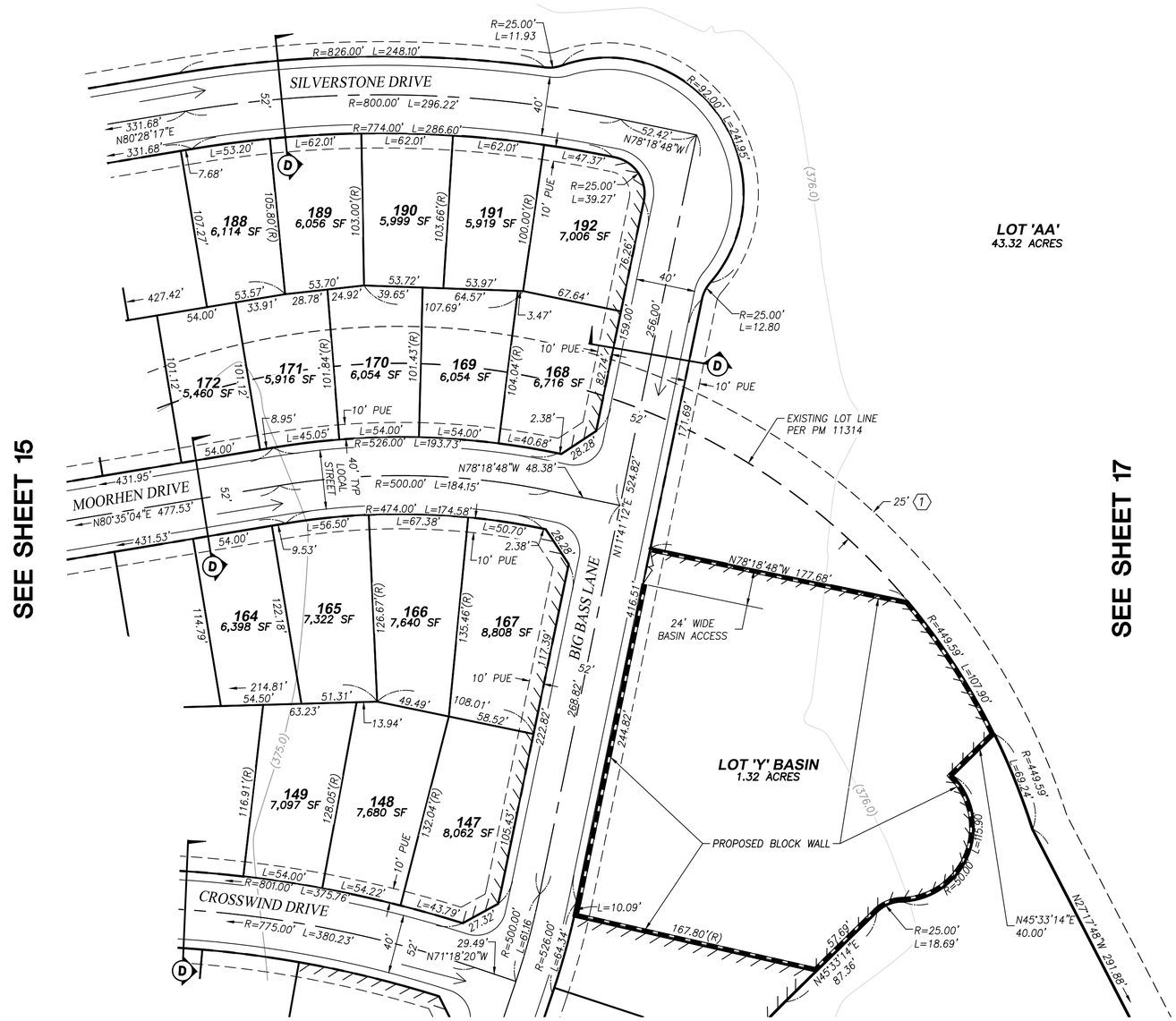
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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- EXISTING LOT LINE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS

SEE SHEETS 12 & 13



SEE SHEET 15

SEE SHEET 17

SEE SHEET 20

LOT 'AA'
43.32 ACRES

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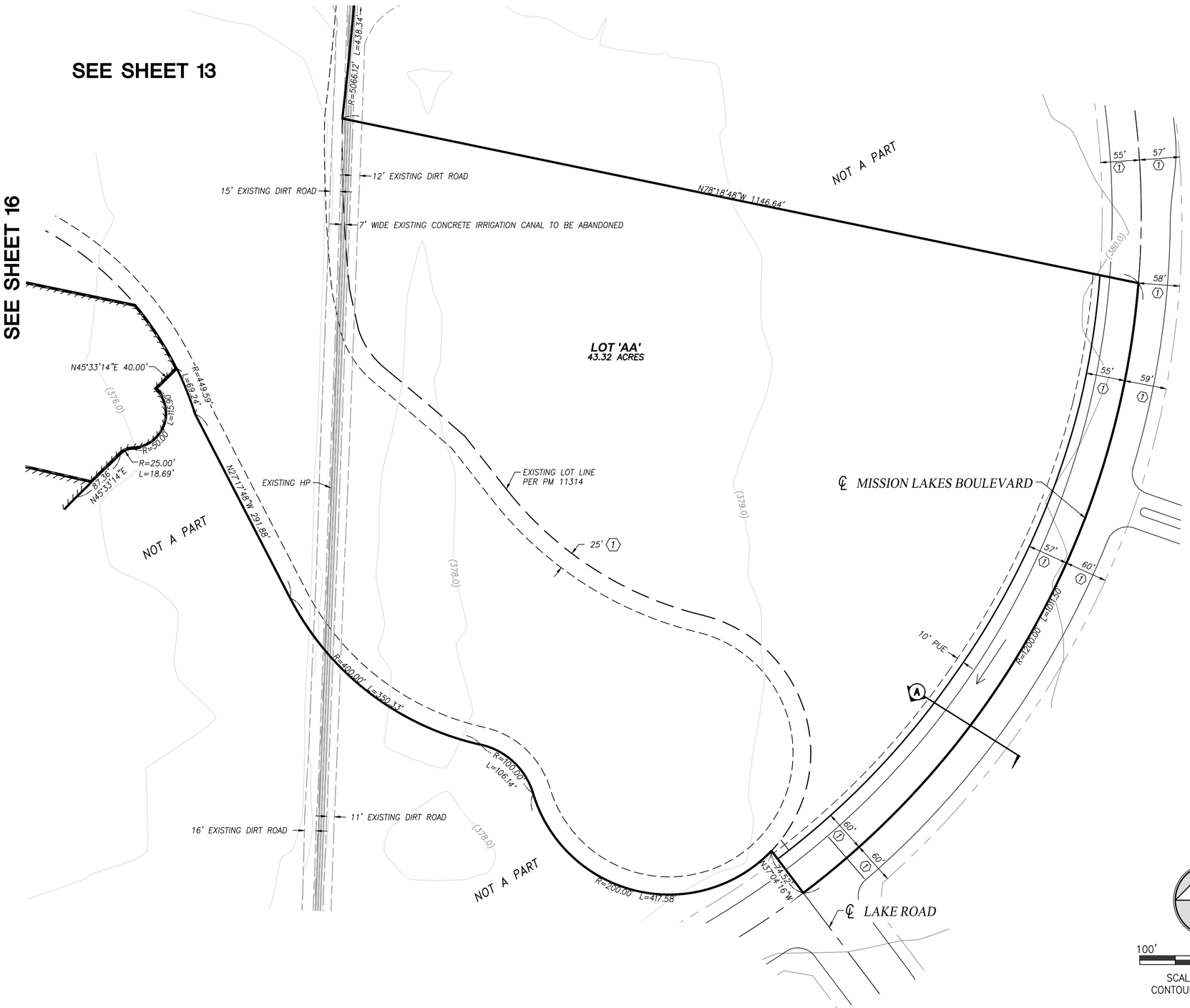
SHEET 16 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING LOT LINE
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2





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N

100' 0' 100'

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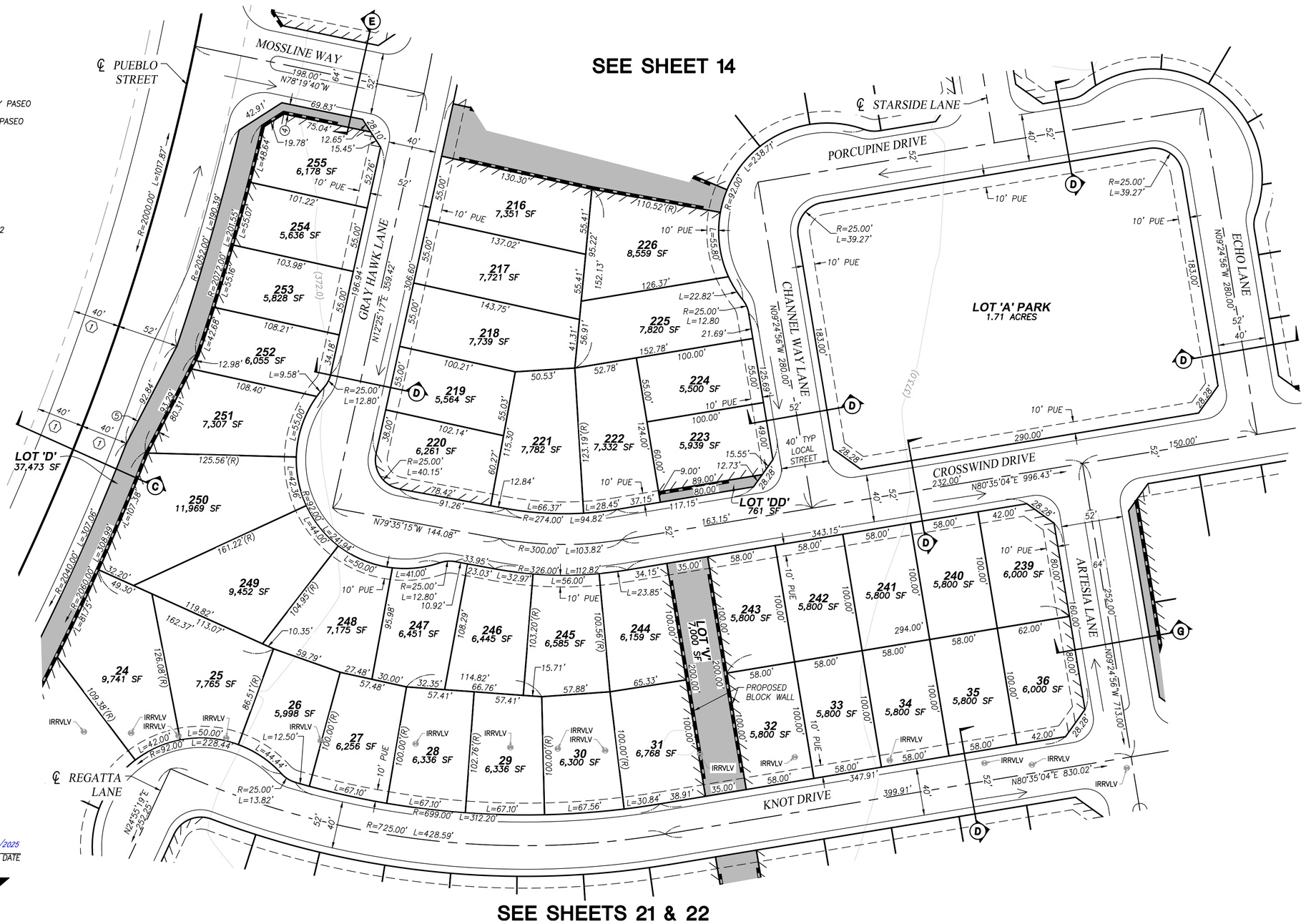
SHEET 17 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- X — EASEMENT, SEE SHEET 1
- (XXX) — EXISTING CONTOURS IN FEET
- IRRVLV — EXISTING IRRIGATION VALVE
- EXISTING RIGHT OF WAY
- 4 — PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
- 5 — PROPOSED 20' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE — PROPOSED PUBLIC UTILITY EASEMENT
- (R) — RADIAL
- SUBDIVISION BOUNDARY
- # — TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



N

60' 0' 60'

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

PROFESSIONAL LAND SURVEYOR
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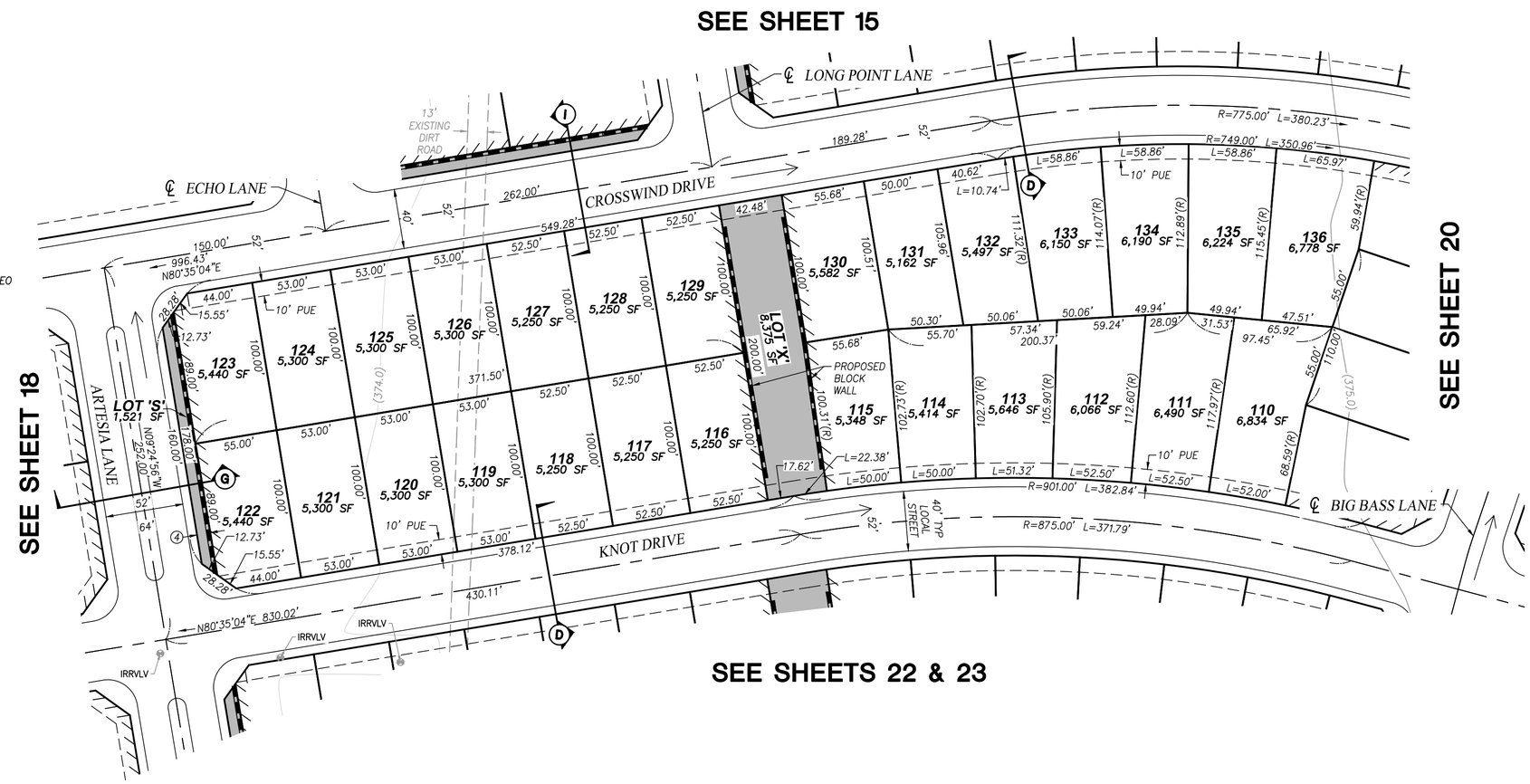
SHEET 18 OF 23

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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- IRRVLV EXISTING IRRIGATION VALVE
- (4) PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
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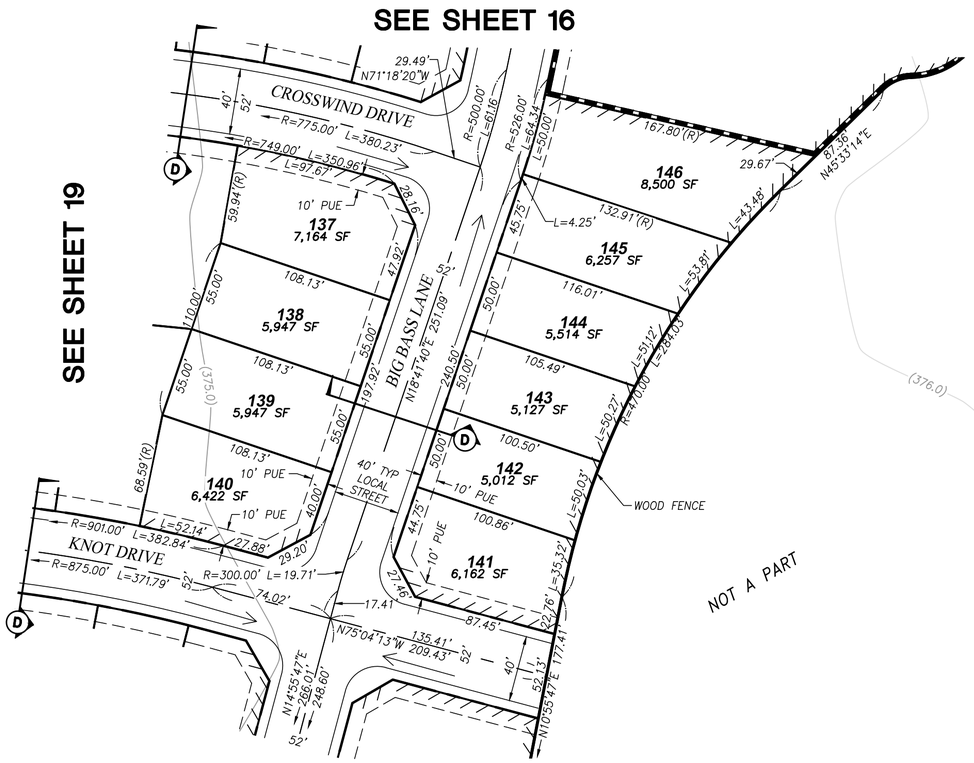
SHEET 19 OF 23

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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



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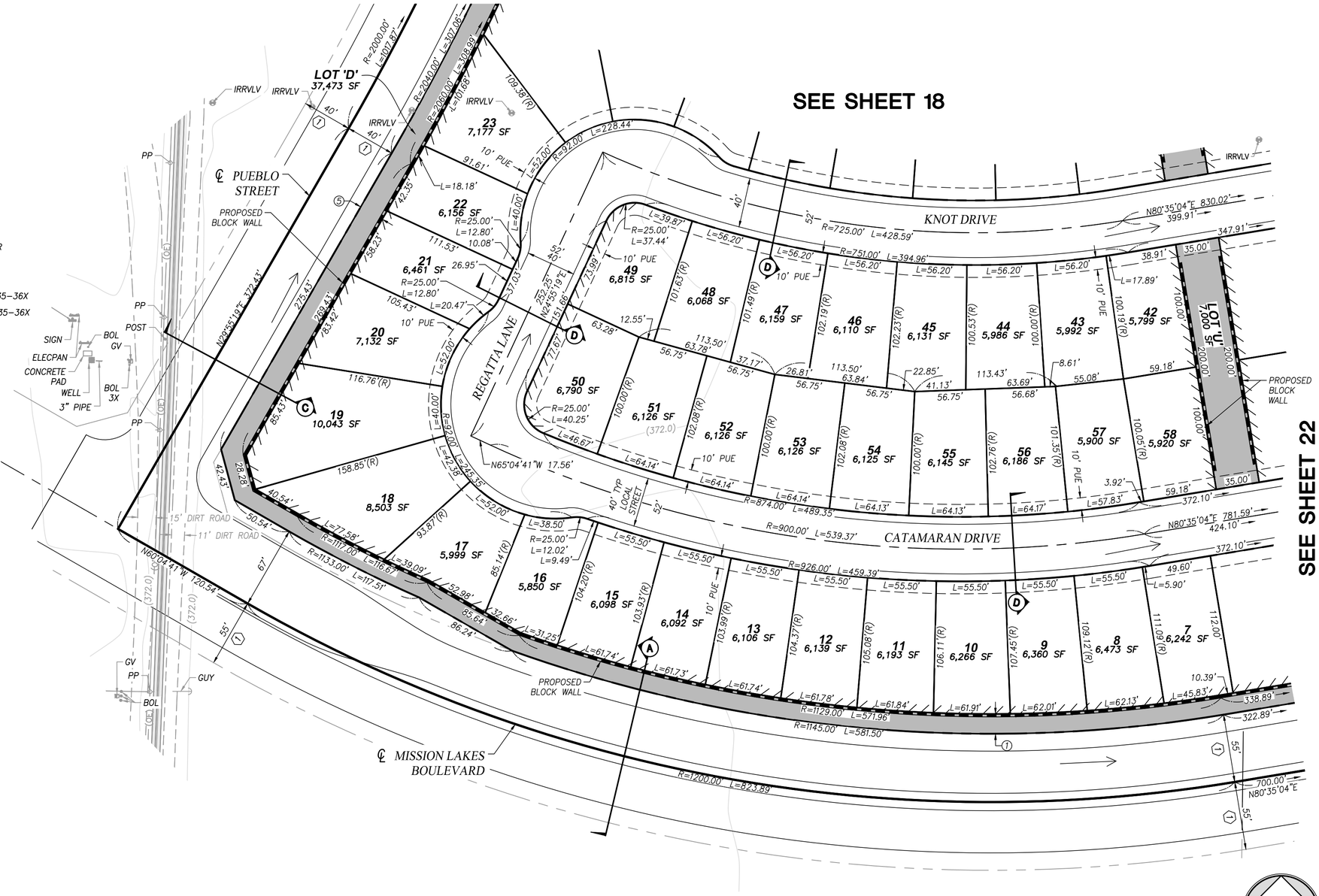
SHEET 20 OF 23

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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- BOL EXISTING BOLLARD
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- ELECPAN EXISTING ELECTRICAL PANEL
- GV EXISTING GAS VALVE
- GUY EXISTING GUY WIRE
- IRRVLV EXISTING IRRIGATION VALVE
- OE (OE) EXISTING OVERHEAD ELECTRICAL
- POST EXISTING POST, WIRE GUIDE FOR WATER TRACTOR
- PP EXISTING POWER POLE
- EXISTING RIGHT OF WAY
- SIGN EXISTING SIGN, ROSEDALE RANCH NORTH WELL 35-36X
- WELL EXISTING WELL, ROSEDALE RANCH NORTH WELL 35-36X
- (1) PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- (5) PROPOSED 20' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
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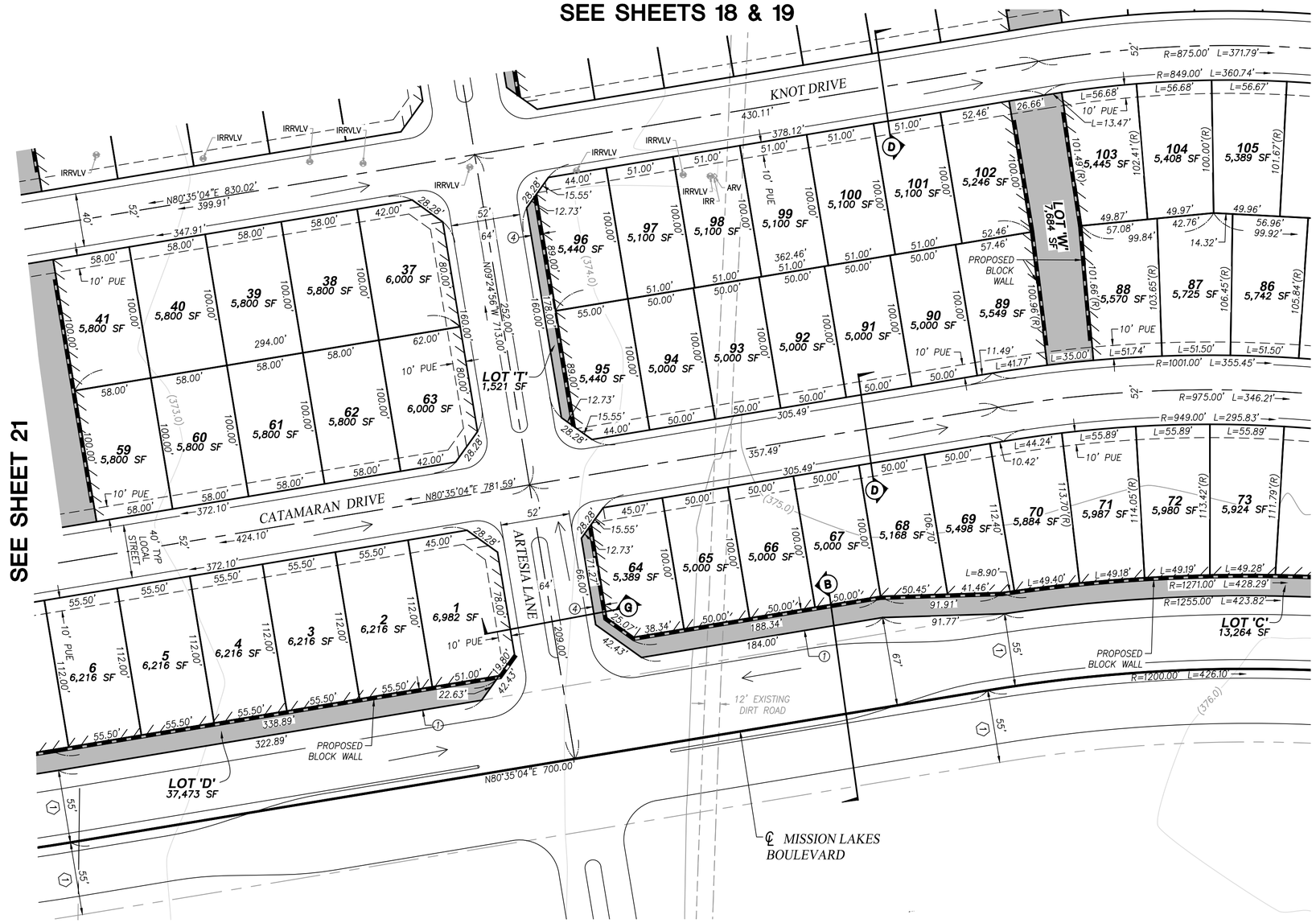
SHEET 21 OF 23

TENTATIVE TRACT NO. 7463

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LEGEND

- CENTERLINE, STREET
- X — EASEMENT, SEE SHEET 1
- ARV — EXISTING AIR RELEASE VALVE
- (XXX) — EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- IRR — EXISTING IRRIGATION PIPE
- IRRVLV — EXISTING IRRIGATION VALVE
- EXISTING RIGHT OF WAY
- 1 — PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- 4 — PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE — PROPOSED PUBLIC UTILITY EASEMENT
- (R) — RADIAL
- SUBDIVISION BOUNDARY
- # — TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



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N

60' 0' 60'

SCALE: 1"= 60'
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SHEET 22 OF 23

TENTATIVE TRACT NO. 7463

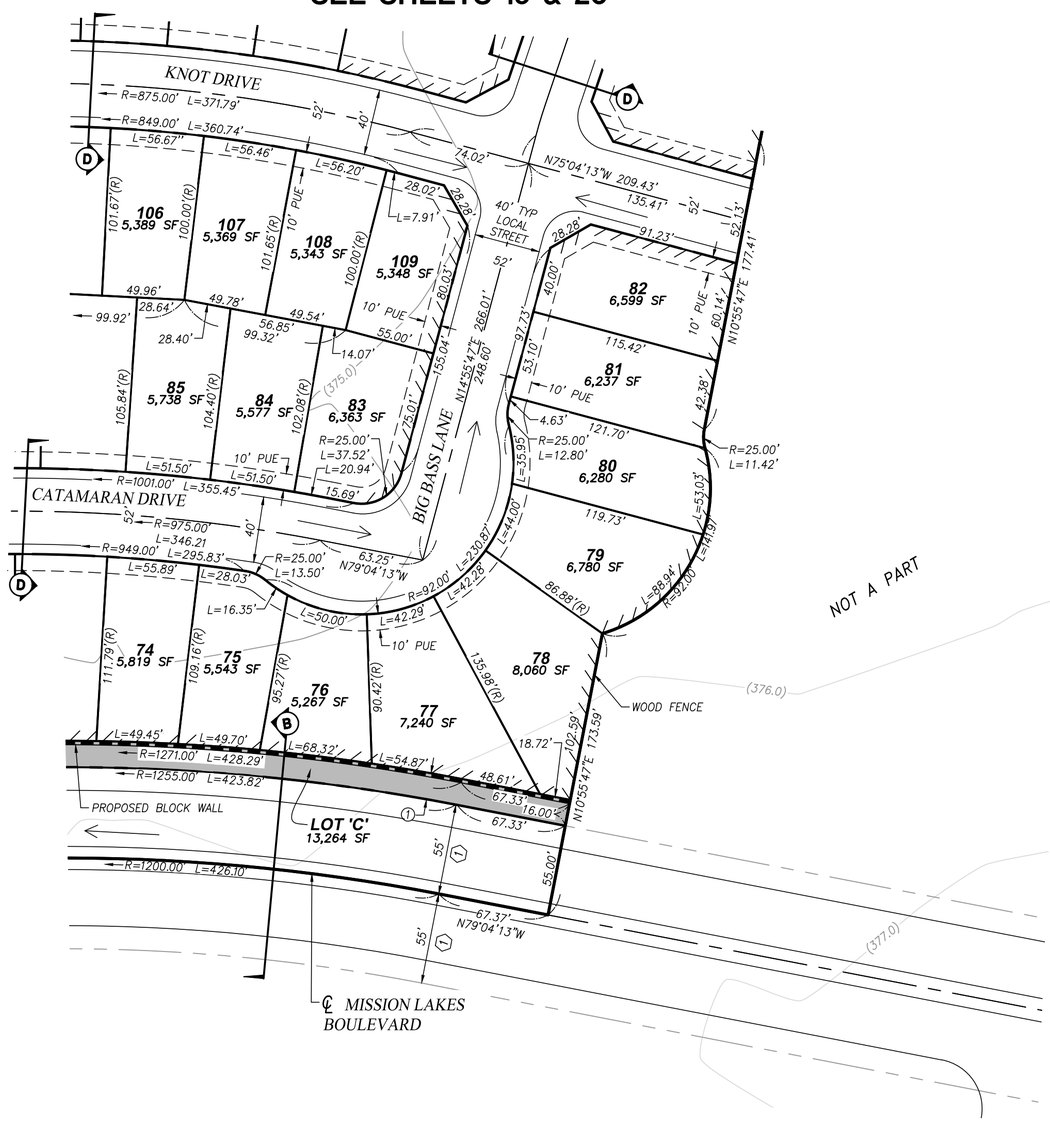
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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING RIGHT OF WAY
- (1) PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS

SEE SHEETS 19 & 20

SEE SHEET 22



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

PROJECT SURVEYOR:

02/05/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE

BY:

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

N

60' 0' 60'

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

SHEET 23 OF 23

RESOLUTION NO. 25-459

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING APPROVAL OF TENTATIVE TRACT NO. 7463, 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 181.44 acres (gross) into 548 single-family residential lots, 3 public park lots, 2 basin lots, 1 water well site, and 24 landscape lots 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. 7463 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, April 08, 2025, 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. 7463 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 April 08, 2025, 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

EXHIBIT 3

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

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. 7463 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. 7463), 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 8th day of April 2025, resolved to recommend to the City Council approval of Tentative Tract Map No. 7463 (Exhibit "A"), as described in Planning Commission Resolution No. 25-459, 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 8th DAY OF APRIL, 2025.

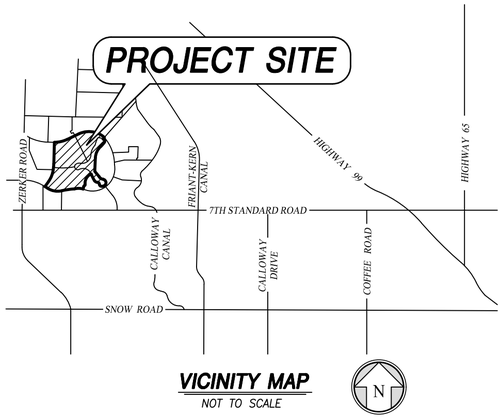
_____
Lovedeep Joshan, Chairman

ATTEST

_____
Hermila Aleman, Deputy City Clerk

TENTATIVE TRACT NO. 7463

MERGER AND RE–SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

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

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 TWO ONSITE BASINS (LOTS 'Y' & 'Z') LOCATED IN THE NORTHEAST PORTION OF PARCEL 26 AND THE EASTERLY PORTION OF PARCEL 28 OF PARCEL MAP NO. 11314.

THERE ARE NO FUTURE SIGNALS.

EASEMENTS:

(1) 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.

ALTERNATE STREET NAMES:

ARROWHEAD	RIVER FROG
FALCON	SAILVIEW
FISH HAVEN	SEAGLASS
MOLLUSK	

TOTAL SITE DATA:

LOT SIZES:	
PARKS (LOTS 'A' & 'B')	3.32 NET ACRES
BASINS (LOTS 'Y' & 'Z')	2.43 NET ACRES
WATER WELL SITE (LOT 'BB')	20,000 NET S.F.
LDR (LOW DENSITY RESIDENTIAL)	4,000 S.F. MINIMUM
PARKS/RECREATION (LOT 'AA')	44.32 NET ACRES
NUMBER OF LOTS	578
NUMBER OF BUILDABLE LOTS	548
NUMBER OF NON–BUILDABLE LOTS	6
LANDSCAPE LOTS	24
AREAS GROSS – PA–5	109.16 ACRES GROSS
AREAS GROSS – PA–6	28.27 ACRES GROSS
AREAS GROSS – PA–10	44.01 ACRES GROSS
AREAS GROSS – TOTAL	181.44 ACRES GROSS
AREAS NET	86.50 ACRES NET
NET DENSITY:	
PA–5 & PA–6 LDR: 548 LOTS	4–7.5 DU/AC PER THE MISSION LAKES SPECIFIC PLAN
86.50 ACRES NET 6.3 DU/AC	
EXISTING USE	AGRICULTURE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL, PARKS AND BASINS
EXISTING/PROPOSED ZONING	MISSION LAKES SPECIFIC PLAN
EXISTING/PROPOSED LAND USE DESIGNATION:	LDR (PA–5 & PA–6) AND PARKS/RECREATION (PA–10)
ASSESSOR PARCEL NUMBERS	536–010–88, 536–010–89, 536–010–63, 536–010–36, 536–010–37, 536–010–40, 536–010–69, & 536–010–70
WATER (INCLUDING FUTURE LAKES)	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

TABLE A

NON-BUILDABLE LETTER LOTS

LETTER	AREA
A – PUBLIC PARK	1.71 AC
B – PUBLIC PARK	1.61 AC
C – LANDSCAPE/PUE	13,264 SF
D – LANDSCAPE/PUE	37,473 SF
E – LANDSCAPE/PUE	16,614 SF
F – LANDSCAPE/PUE	28,546 SF
G – LANDSCAPE/PUE	22,500 SF
H – LANDSCAPE/PUE	5,300 SF
I – LANDSCAPE/PUE	4,750 SF
J – LANDSCAPE/PUE	934 SF
K – LANDSCAPE/PUE	1,044 SF
L – LANDSCAPE/PUE	639 SF
M – LANDSCAPE/PUE	1,629 SF
N – LANDSCAPE/PUE	1,755 SF
O – LANDSCAPE/PUE	1,630 SF
P – LANDSCAPE/PUE	1,472 SF
Q – LANDSCAPE/PUE	1,521 SF
R – LANDSCAPE/PUE	1,611 SF
S – LANDSCAPE/PUE	1,521 SF
T – LANDSCAPE/PUE	1,521 SF
U – LANDSCAPE/PUE	7,000 SF
V – LANDSCAPE/PUE	7,000 SF
W – LANDSCAPE/PUE	7,684 SF
X – LANDSCAPE/PUE	8,375 SF
Y – BASIN	1.32 AC
Z – BASIN	1.11 AC
AA – PUBLIC PARKS/RECREATION	43.32 AC
BB – WATER WELL SITE	20,000 SF
CC – LANDSCAPE/PUE	9,483 SF
DD – LANDSCAPE/PUE	761 SF

OWNER:

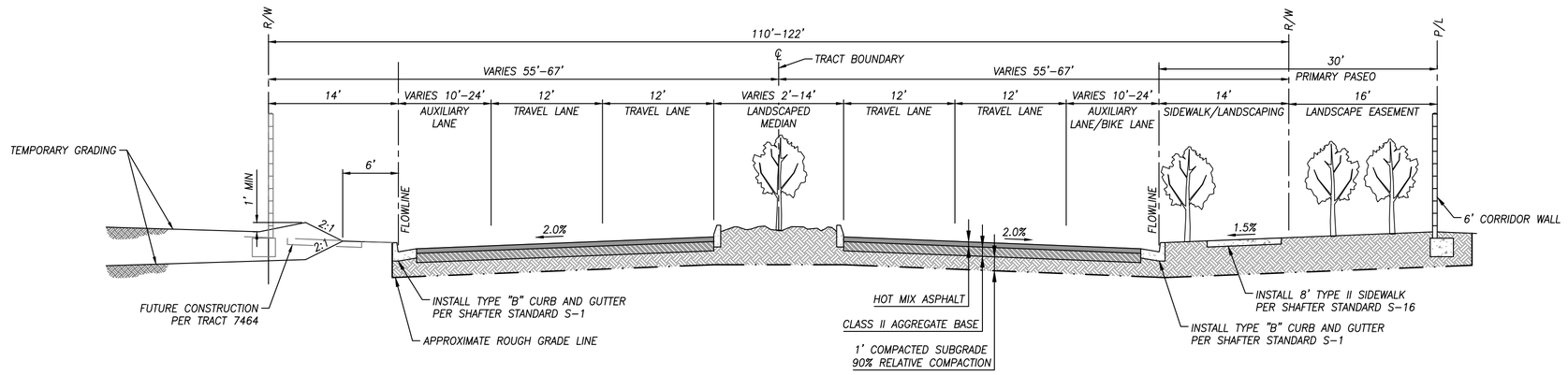
MILLROSE PROPERTIES CALIFORNIA, LLC
8080 N. PALM AVE., STE. 110
FRESNO, CA 93711
(559) 447–3400

SUBDIVIDER:

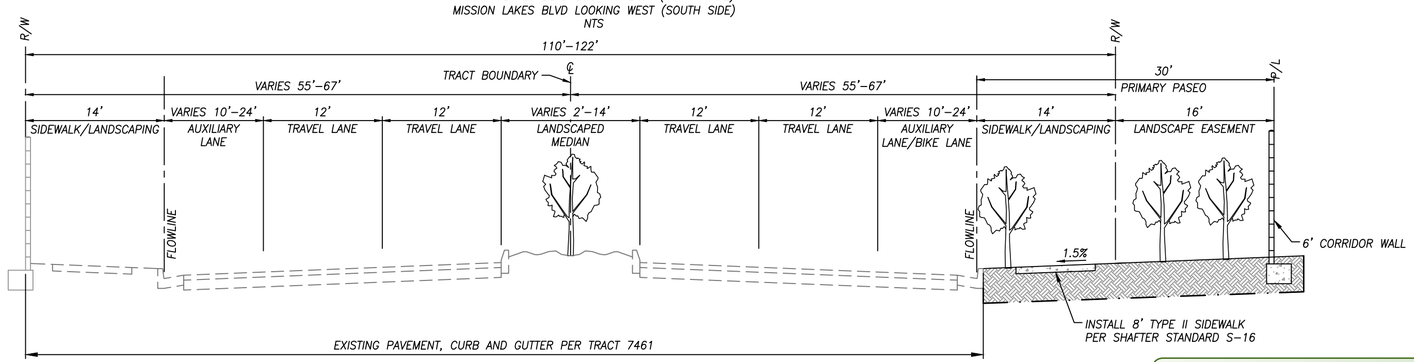
LENNAR HOMES OF CALIFORNIA, LLC
8080 N. PALM AVE., STE. 110
FRESNO, CA 93711
(559) 447–3400

MINERAL RIGHTS OWNER:

ATLANTIC RICHFIELD COMPANY (ARCO)
PARENT COMPANY BP (BRITISH PETROLEUM)
501 WESTLAKE PARK BOULEVARD
HOUSTON, TX 77079
(281) 366–2000



(A) ARTERIAL (WITH MEDIAN & SINGLE PRIMARY PASEO)
MISSION LAKES BLVD LOOKING EAST (NORTH SIDE)
MISSION LAKES BLVD LOOKING WEST (SOUTH SIDE)
NTS



(B) ARTERIAL (WITH MEDIAN & SINGLE PRIMARY PASEO)
MISSION LAKES BLVD
LOOKING WEST (SOUTH SIDE) AT TRACT 7461
NTS

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

PROJECT SURVEYOR:

02/05/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE
BY:

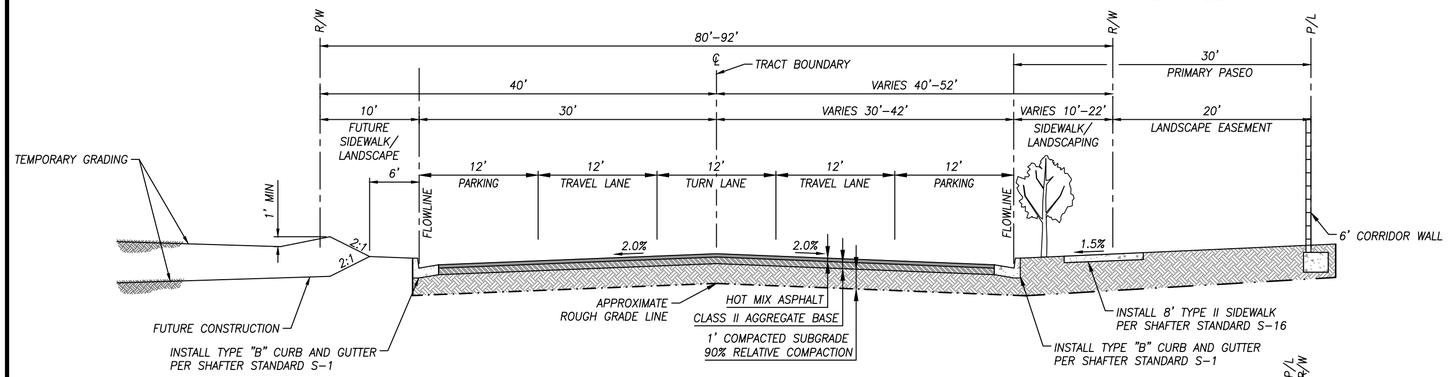
QK
WWW.QKINC.COM
1–800–955–7599
BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

APPROVED
By Ravi S. Pudipeddi at 5:50 pm, Feb 23, 2025

SHEET 1 OF 23

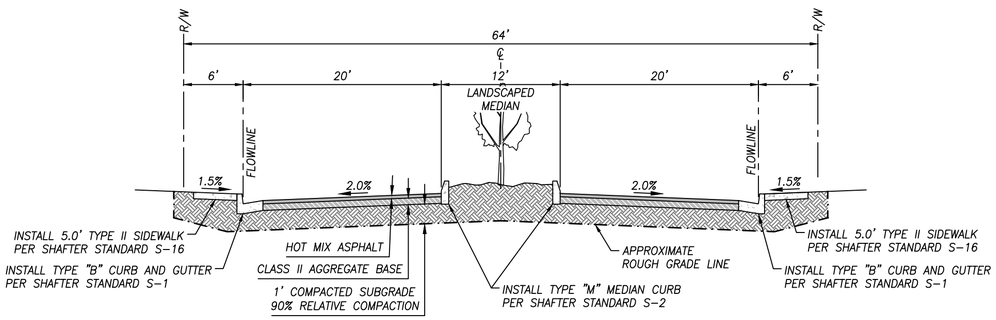
TENTATIVE TRACT NO. 7463

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FEBRUARY 2025



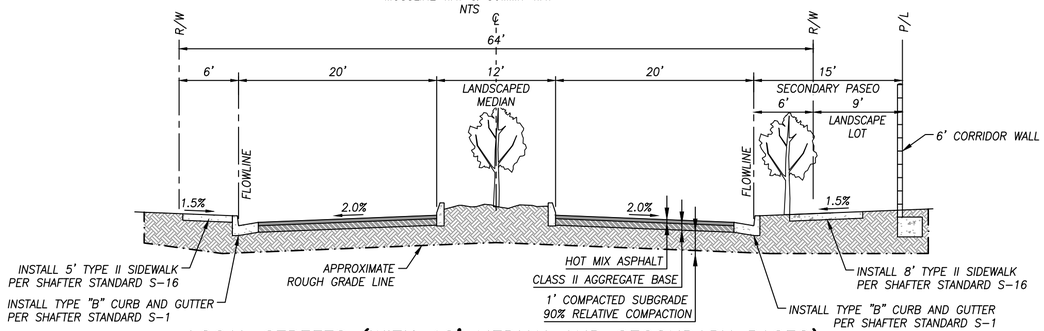
C MINOR COLLECTOR (WITH SINGLE PRIMARY PASEO)

PUEBLO STREET ("A") LOOKING NORTH
NTS



E LOCAL STREET (WITH 12' MEDIAN)

RIO VISTA DRIVE (AT MISSION LAKES BOULEVARD INTERSECTION)
MOSSLINE WAY & SUMMIT WAY
NTS



G LOCAL STREETS (WITH 12' MEDIAN AND SECONDARY PASEO)

ARTESIA LANE
NTS

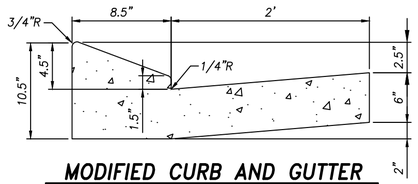
PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
P.L.S. 8189
STATE OF CALIFORNIA

PROJECT SURVEYOR:

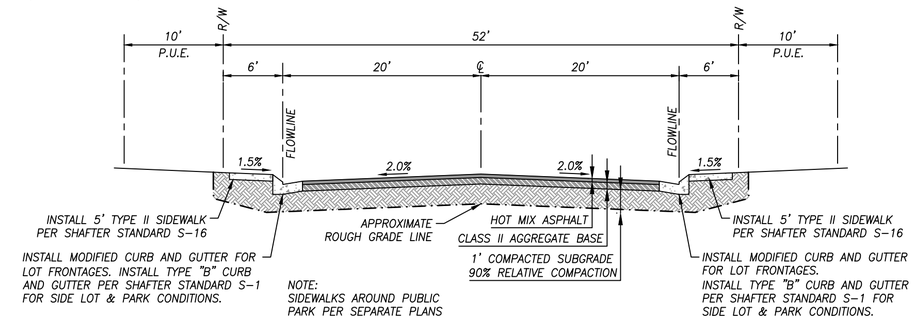
KRISTIE M. ACHEE, P.L.S. 8189 — 02/05/2025 DATE

BY:

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BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

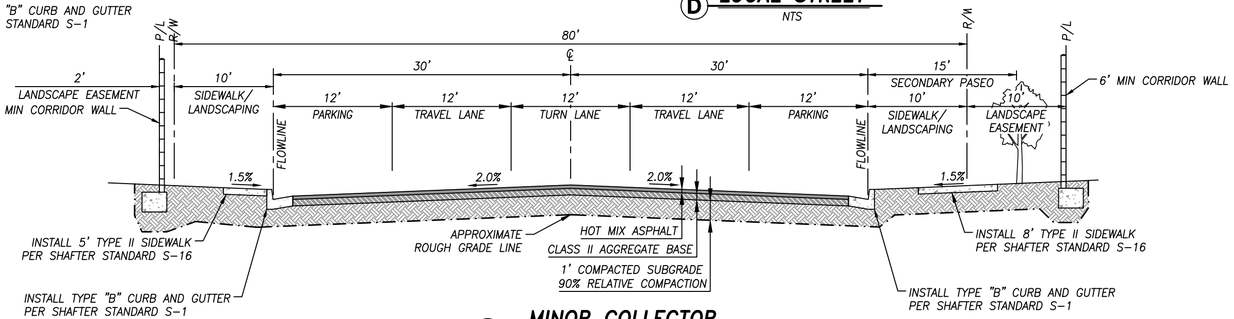


MODIFIED CURB AND GUTTER
DIMENSION ARE IN INCHES
NTS



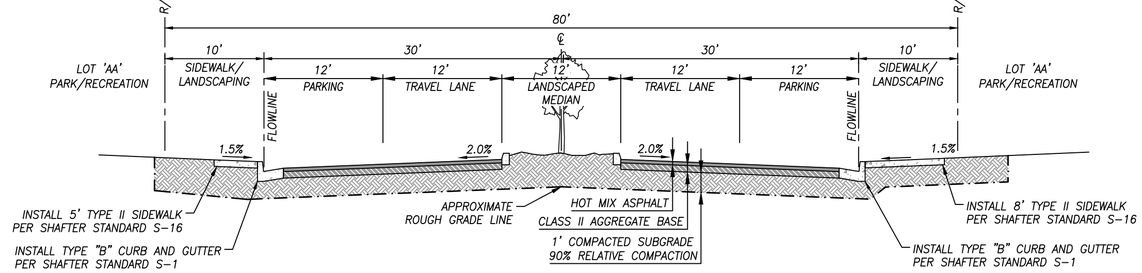
D LOCAL STREET

NTS



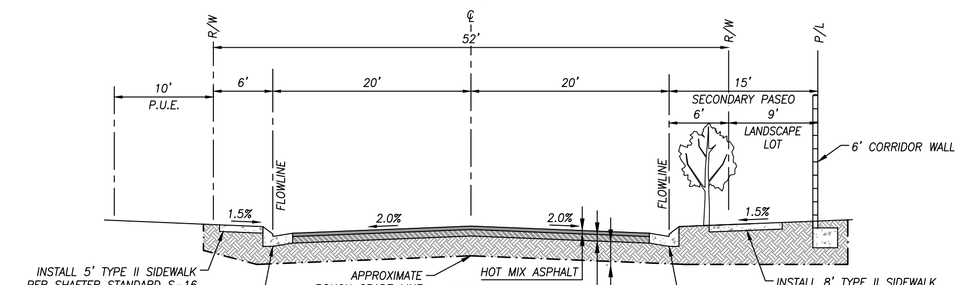
F MINOR COLLECTOR

PEDREGOZA STREET ("C")
LOOKING NORTH
NTS



H MINOR COLLECTOR (WITH MEDIAN)

PEDREGOZA STREET ("C") AT LOT 'AA' - PARK/RECREATION
NTS



I LOCAL STREET (WITH SECONDARY PASEO)

NTS

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025



LEGEND:

- CENTERLINE, STREET
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- K.C.R. KERN COUNTY RECORDER
- NATURAL TRAIL, PASEO AND LANDSCAPE EASEMENT
- PLANNING AREA (PA-5) BOUNDARY PER MISSION LAKES SPECIFIC PLAN
- PLANNING AREA (PA-6) BOUNDARY PER MISSION LAKES SPECIFIC PLAN
- PLANNING AREA (PA-10) BOUNDARY PER MISSION LAKES SPECIFIC PLAN
- PROPOSED DIRECTION OF STREET FLOW
- SECTION LINE
- SHEET DIVISION
- SUBDIVISION BOUNDARY
- (XXX) TOTAL BUILDABLE LOTS
- ( )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.

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

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 — 02/05/2025 DATE

BY:

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

N

250' 0' 250'

SCALE: 1"= 250'

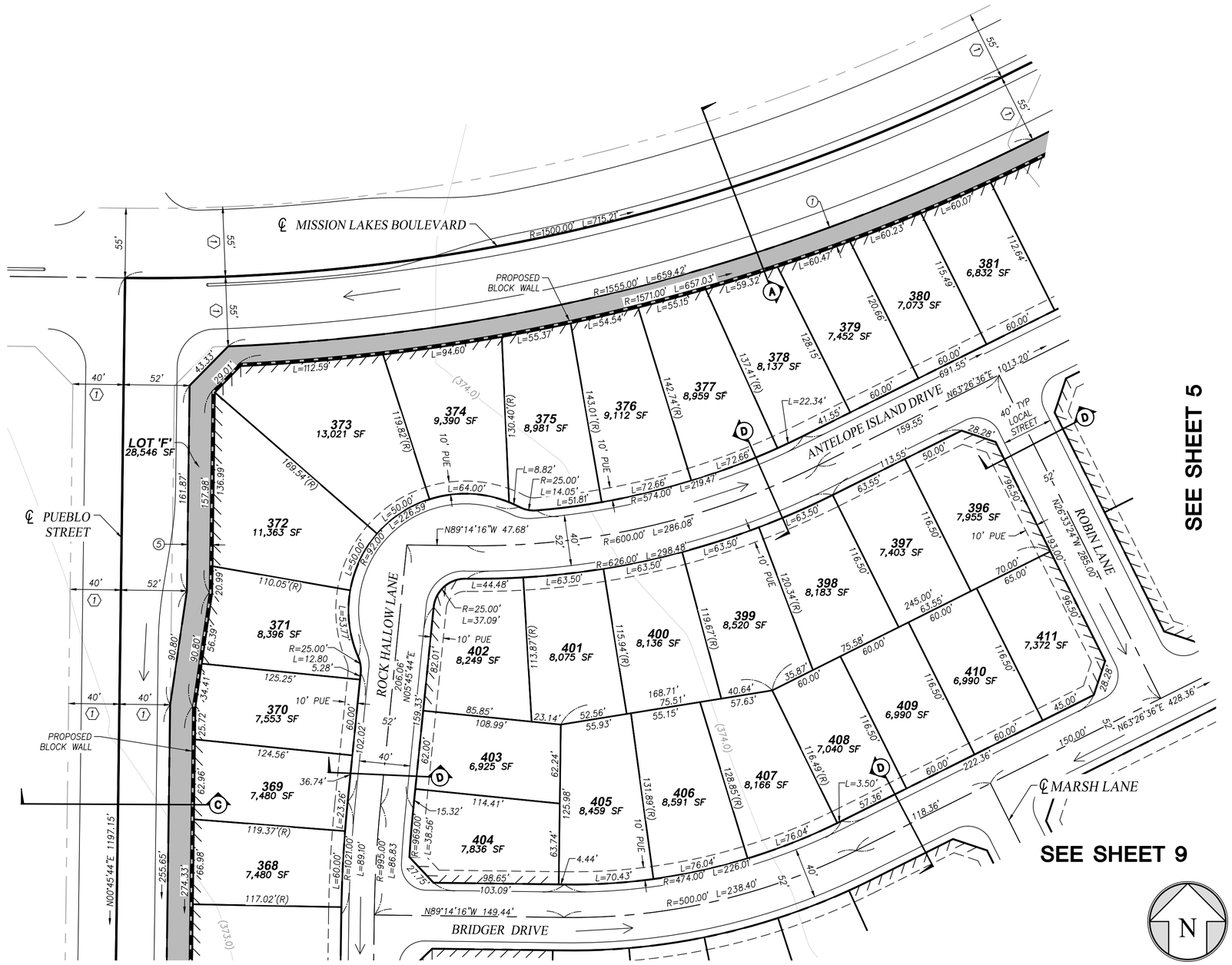
SHEET 3 OF 23

TENTATIVE TRACT NO. 7463

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LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING RIGHT OF WAY
- (1) PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- (5) PROPOSED 20' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



SEE SHEET 5

SEE SHEET 8

SEE SHEET 9

N

60' 0' 60'

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

PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
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STATE OF CALIFORNIA

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02/05/2025
KRISTIE M. ACHEE, P.L.S. 8189 DATE

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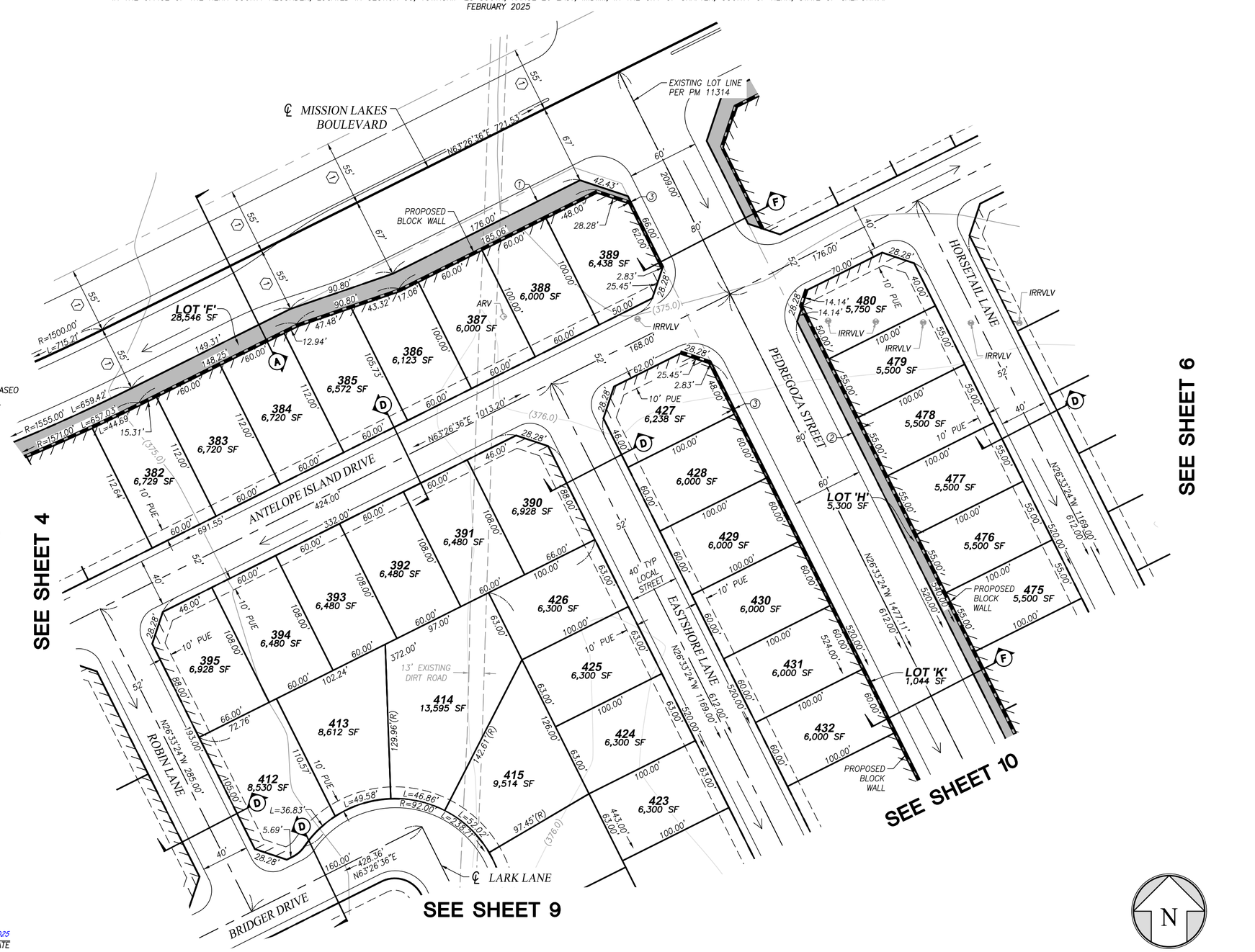
QK

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BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

SHEET 4 OF 23

TENTATIVE TRACT NO. 7463

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LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- ARV ◇ EXISTING AIR RELEASE VALVE
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- IRRVLV EXISTING IRRIGATION VALVE
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- ① PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- ② PROPOSED 10' ADDITIONAL FOR LANDSCAPE
- ③ PROPOSED 2' ADDITIONAL FOR LANDSCAPE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS

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PROJECT SURVEYOR:

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

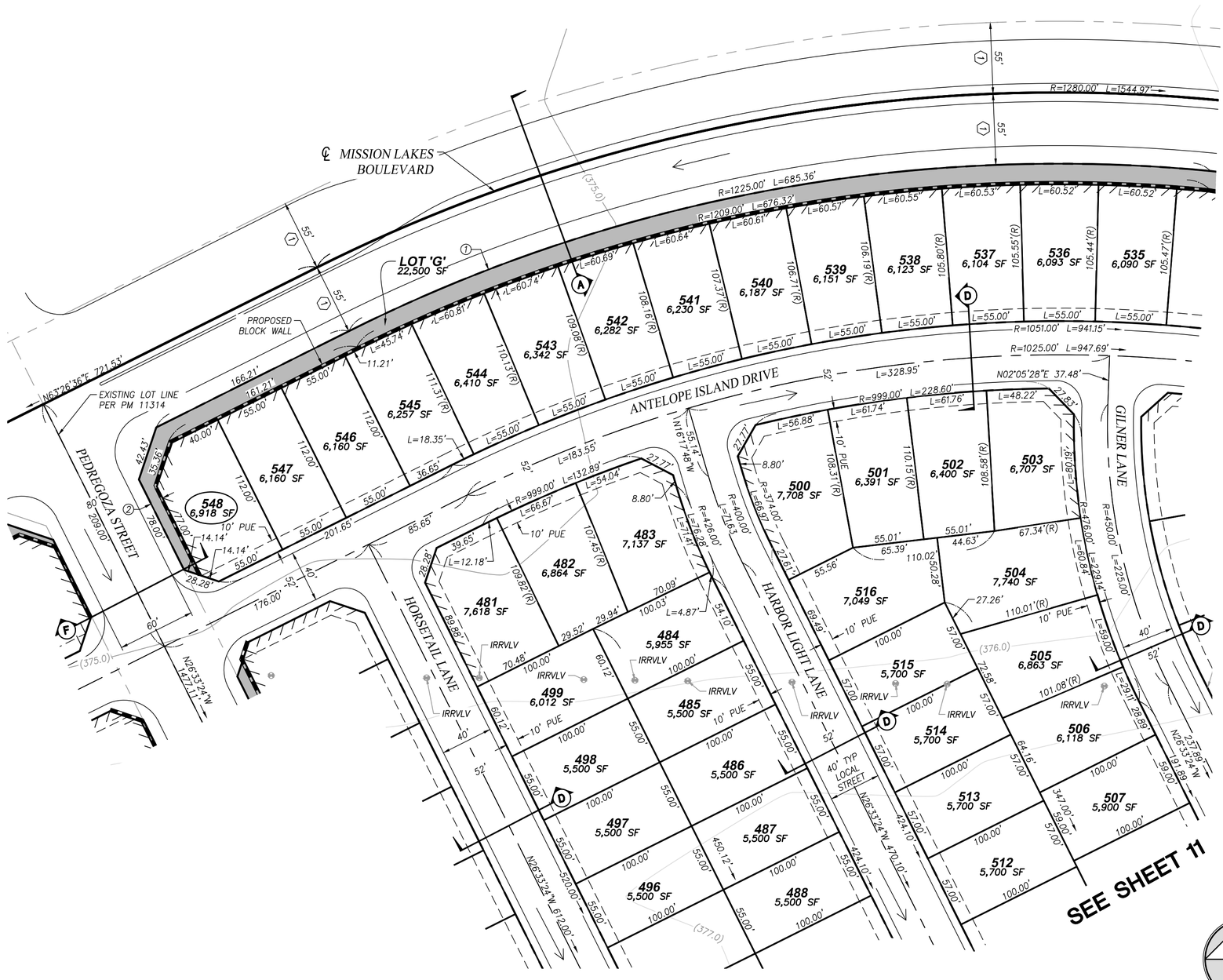
N

60' 0' 60'

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

TENTATIVE TRACT NO. 7463

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LEGEND

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- (XXX) EXISTING CONTOURS IN FEET
- IRRVLV EXISTING IRRIGATION VALVE
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- ① PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- ② PROPOSED 10' ADDITIONAL FOR LANDSCAPE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- XXX TOTAL BUILDABLE LOTS
- # TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS

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

PROJECT SURVEYOR:

02/05/2025

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

BY:

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N

60' 0' 60'

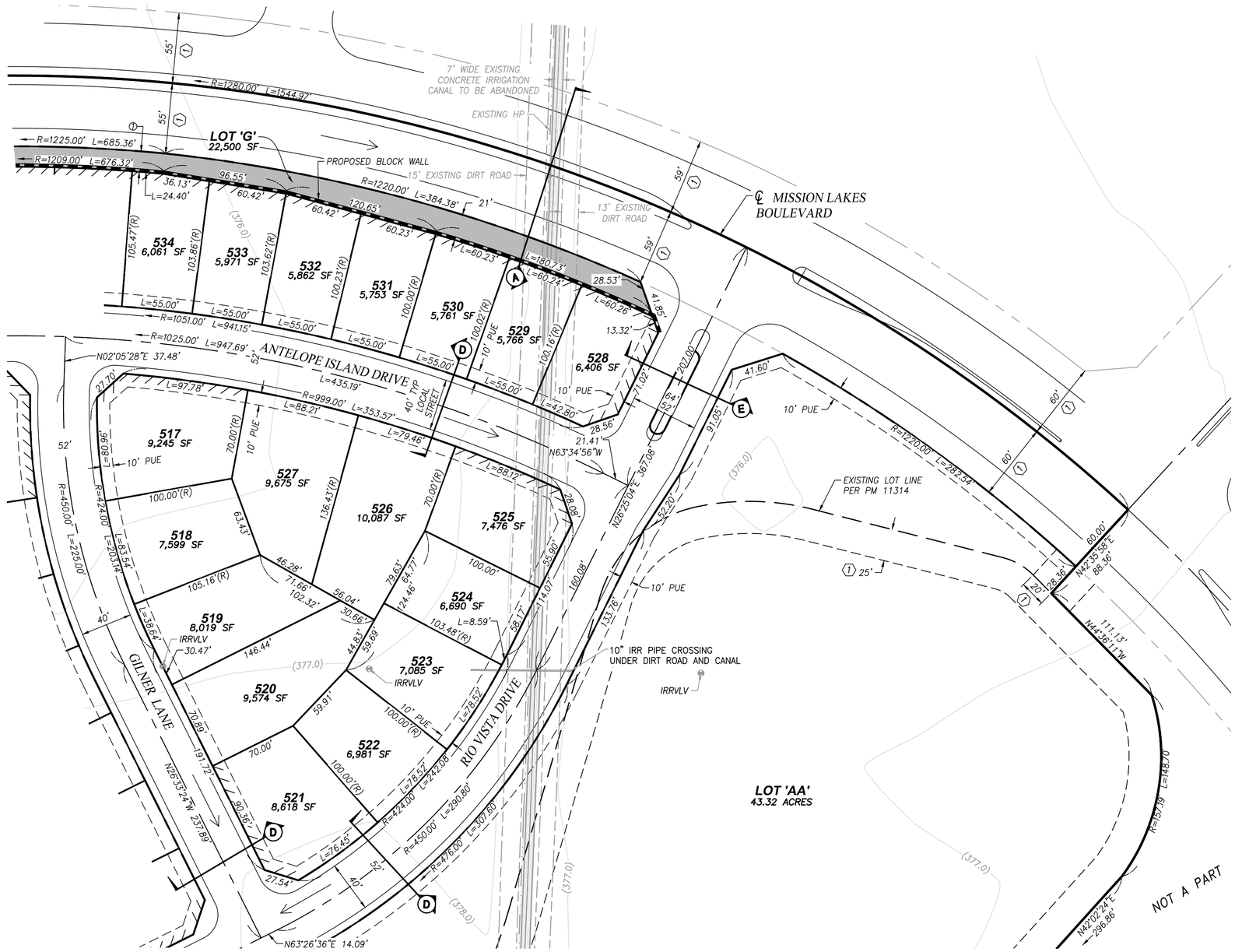
SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- IRR EXISTING IRRIGATION PIPE
- IRRVLV EXISTING IRRIGATION VALVE
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- ① PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



N

60' 0' 60'

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

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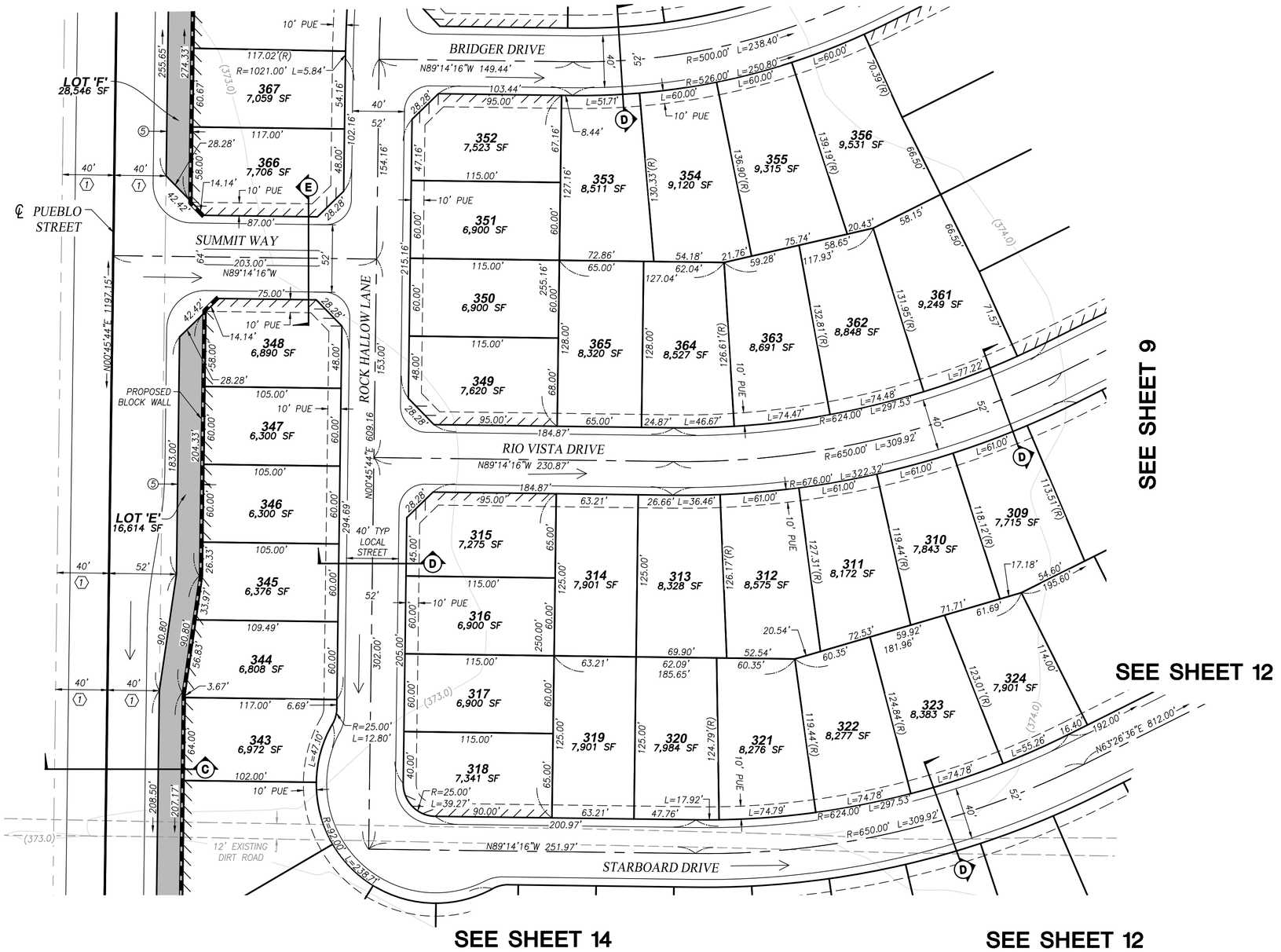
SHEET 7 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING RIGHT OF WAY
- (5) PROPOSED 20' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



N

60' 0' 60'

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

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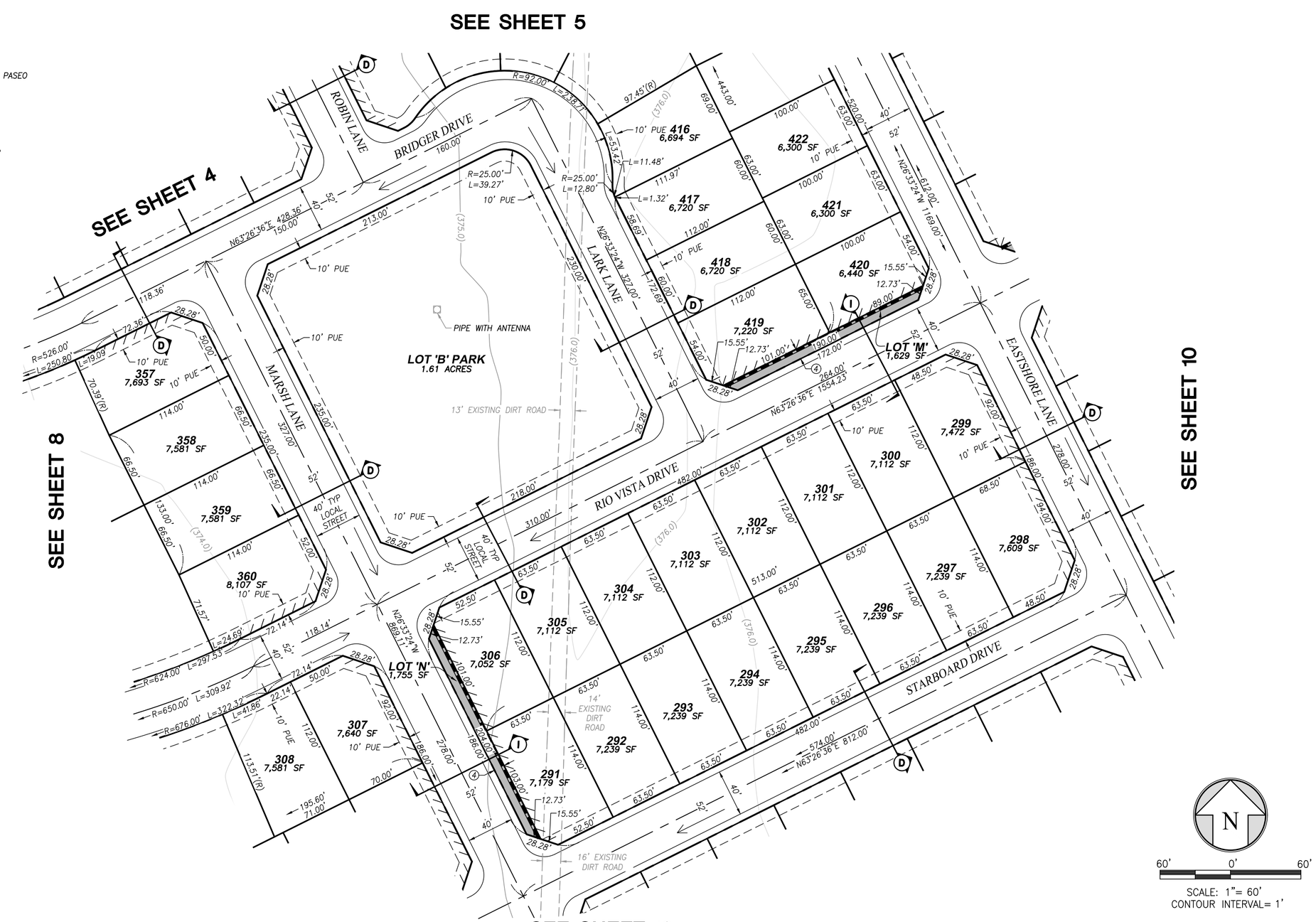
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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING PIPE WITH ANTENNA
- (4) PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS





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N

60' 0' 60'

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

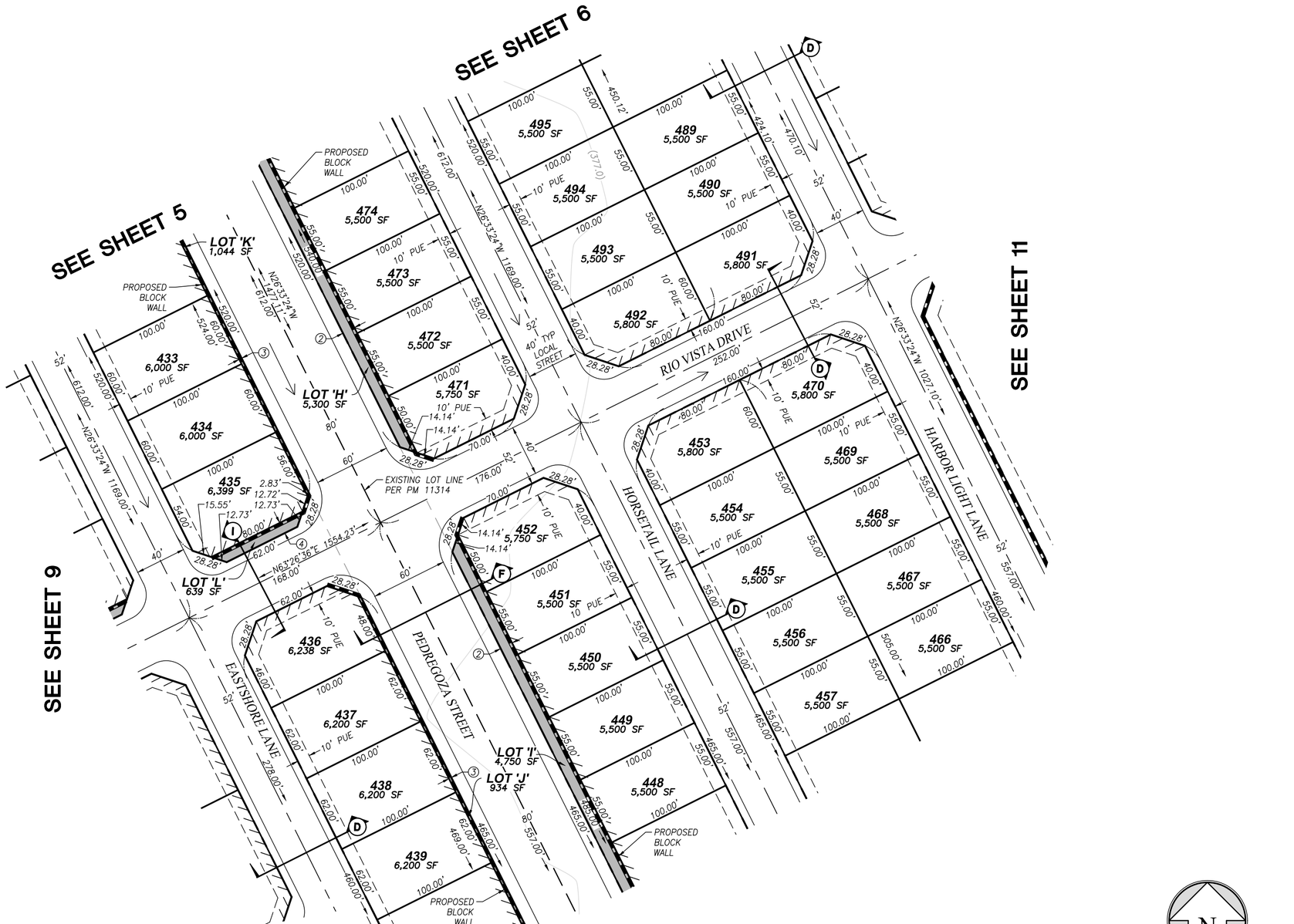
SHEET 9 OF 23

TENTATIVE TRACT NO. 7463

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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING LOT LINE
- ② PROPOSED 10' ADDITIONAL FOR LANDSCAPE
- ③ PROPOSED 2' ADDITIONAL FOR LANDSCAPE
- ④ PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- # TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



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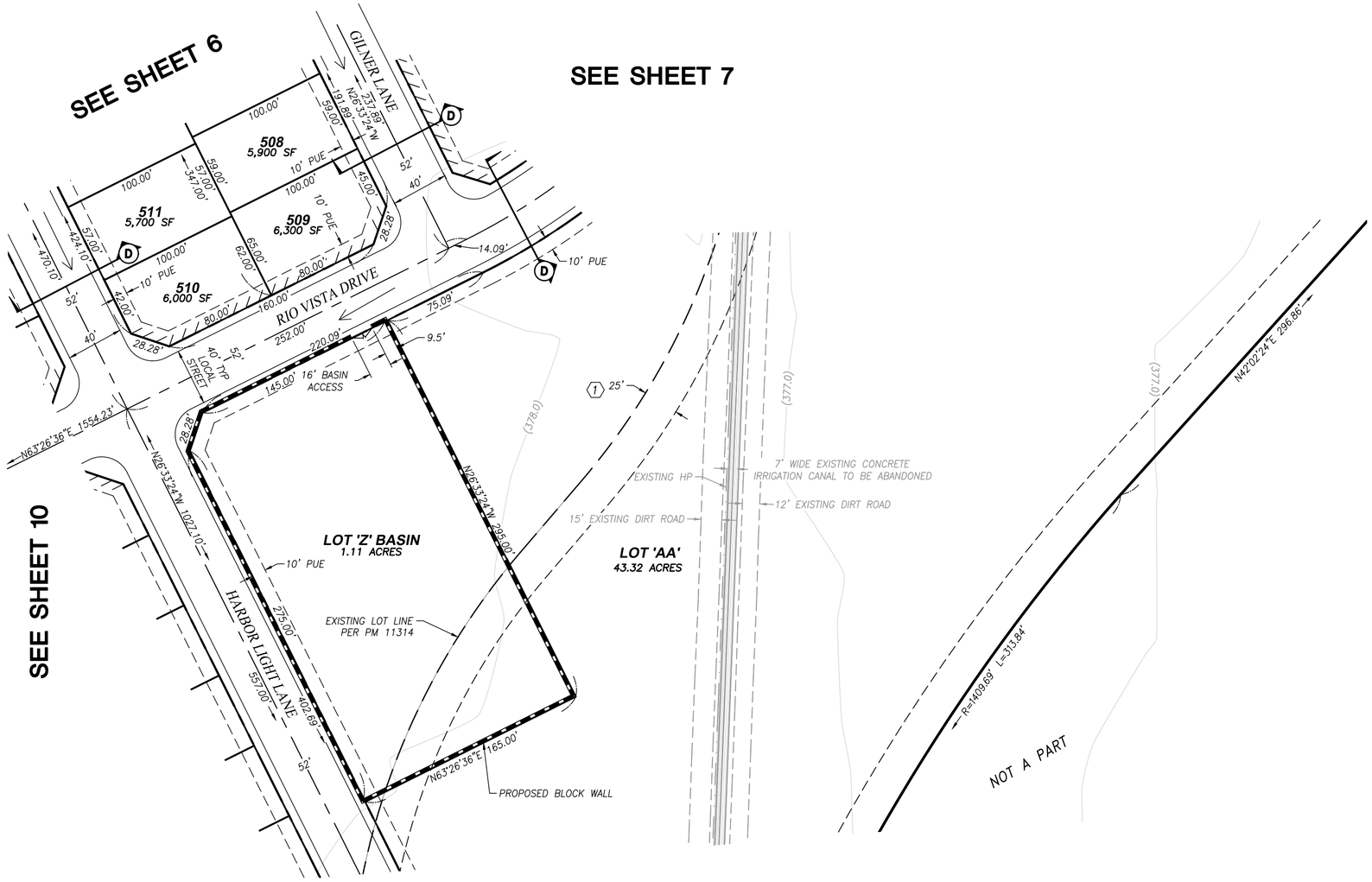
SCALE: 1"= 60'
CONTOUR INTERVAL= 1'

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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- X — EASEMENT, SEE SHEET 1
- (XXX) — EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- EXISTING LOT LINE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE — PROPOSED PUBLIC UTILITY EASEMENT
- (R) — RADIAL
- SUBDIVISION BOUNDARY
- # — TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



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60' 0' 60'

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

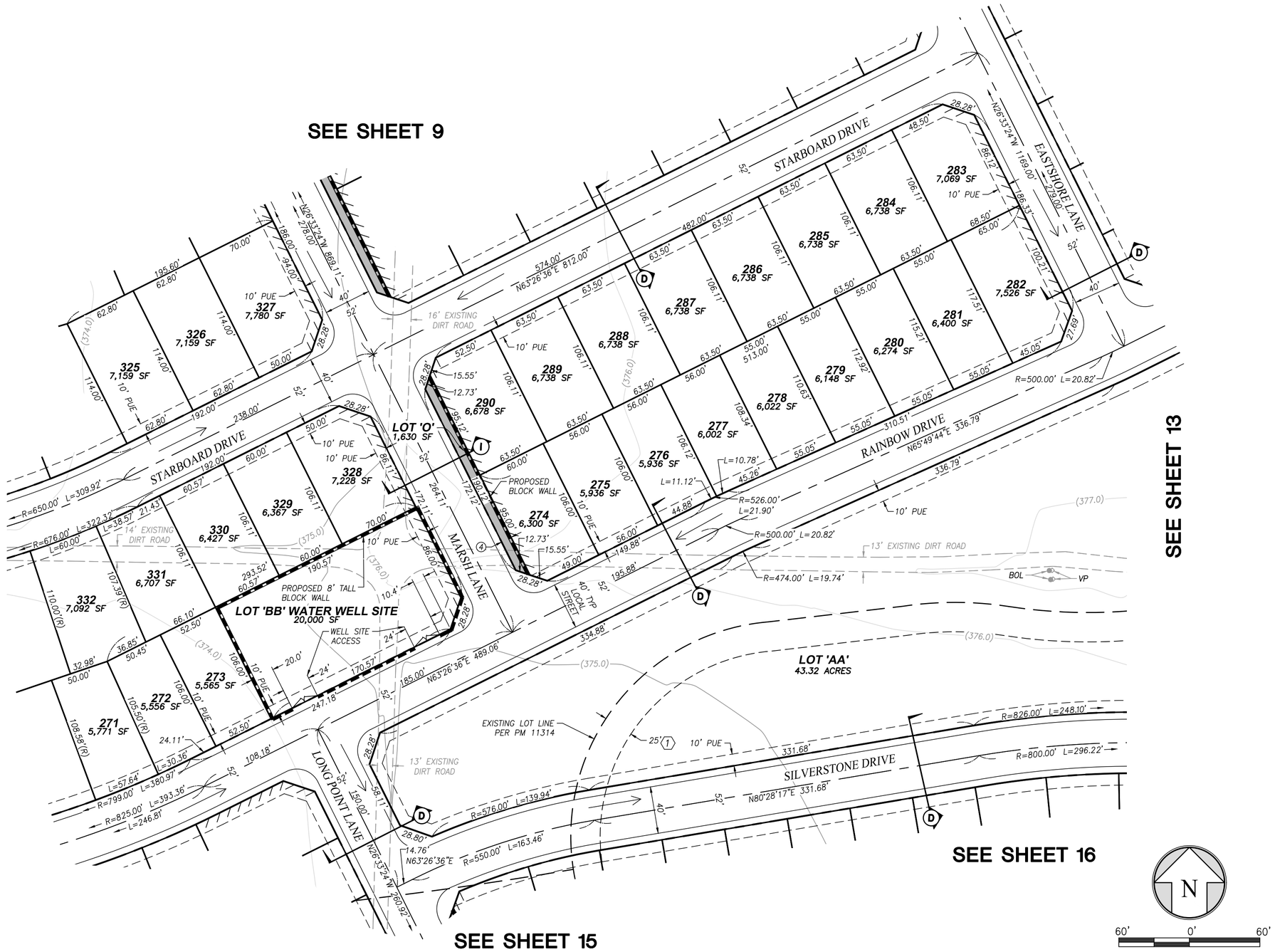
SHEET 11 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- BOL EXISTING BOLLARD, 6" WOOD
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING LOT LINE
- VP EXISTING VENT PIPE
- (4) PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



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N

60' 0' 60'

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

SHEET 12 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- ARV EXISTING AIR RELEASE VALVE
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- IRR EXISTING IRRIGATION PIPE
- EXISTING LOT LINE
- EXISTING METAL LID
- SP EXISTING STAND PIPE
- WV EXISTING WATER VALVE
- (2) PROPOSED 10' ADDITIONAL FOR LANDSCAPE
- (3) PROPOSED 2' ADDITIONAL FOR LANDCAPE
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS

SEE SHEET 10

SEE SHEET 11

SEE SHEET 12

SEE SHEET 16

SEE SHEET 17

PROPOSED BLOCK WALL
PROPOSED BLOCK WALL
PROPOSED BLOCK WALL
10' PUE
HARBOR LIGHT LANE
HORSETAIL LANE
RAINBOW DRIVE
PEDREGOZA STREET
EASTSHORE LANE
STARBOARD DRIVE
40' TYP LOCAL STREET
N26°33'24"W 1169.00'
N26°33'24"W 1177.17'
N26°33'24"W 1022.10'
N63°26'36"E 596.00'
R=25.00' L=12.80
R=25.00' L=39.27
R=92.00' L=238.71
R=500.00' L=20.82'
R=526.00' L=21.90'
R=902.20' L=447.12'
R=506.12' L=438.34'
EXISTING LOT LINE PER PM 11314
EXISTING LOT LINE PER PM 11314
25' (1)
LOT 'J' 934 SF
LOT 'I' 4,750 SF
LOT 'AA' 43.32 ACRES
NOT A PART
EXISTING HP
7' WIDE EXISTING CONCRETE IRRIGATION CANAL TO BE ABANDONED
15' EXISTING DIRT ROAD
14' EXISTING DIRT ROAD
10" IRR TO CANAL
WV
ARV
10" IRR
WV ENCLOSURE AREA
SP
36" METAL LID

440 6,200 SF
441 6,200 SF
442 6,200 SF
443 6,226 SF
444 5,750 SF
445 5,500 SF
446 5,500 SF
447 5,500 SF
458 5,500 SF
459 5,500 SF
460 5,500 SF
461 5,800 SF
462 5,866 SF
463 5,500 SF
464 5,500 SF
465 5,500 SF

(378.0) (377.0)

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

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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING LOT LINE
- EXISTING RIGHT OF WAY
- (5) PROPOSED 20' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS

SEE SHEET 8



SEE SHEET 12

SEE SHEET 15

SEE SHEET 18

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60' 0' 60'

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

TENTATIVE TRACT NO. 7463

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FEBRUARY 2025

SEE SHEET 12



SEE SHEET 19

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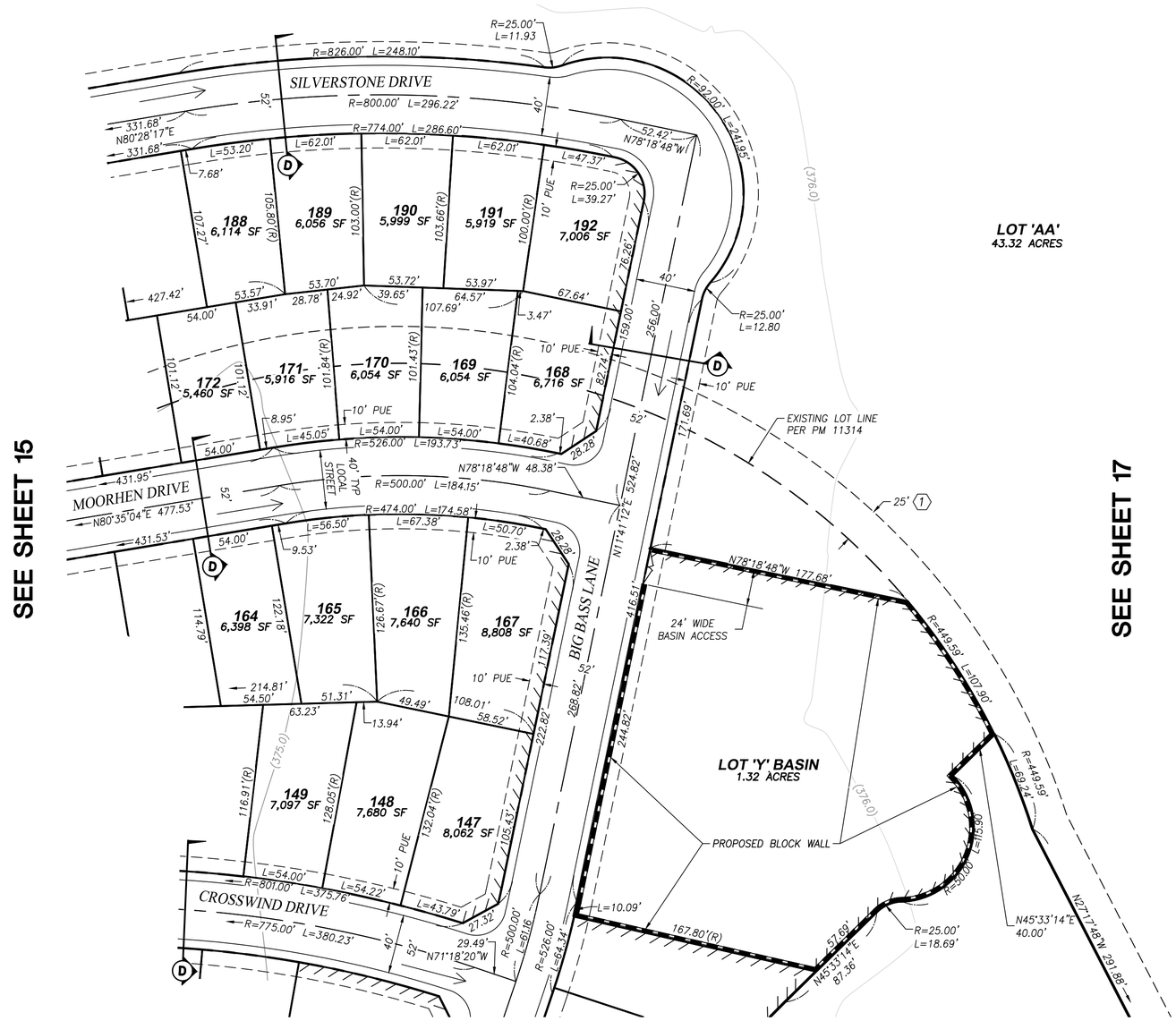
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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- EXISTING LOT LINE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS

SEE SHEETS 12 & 13



SEE SHEET 15

SEE SHEET 17

SEE SHEET 20

LOT 'AA'
43.32 ACRES

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60' 0' 60'

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

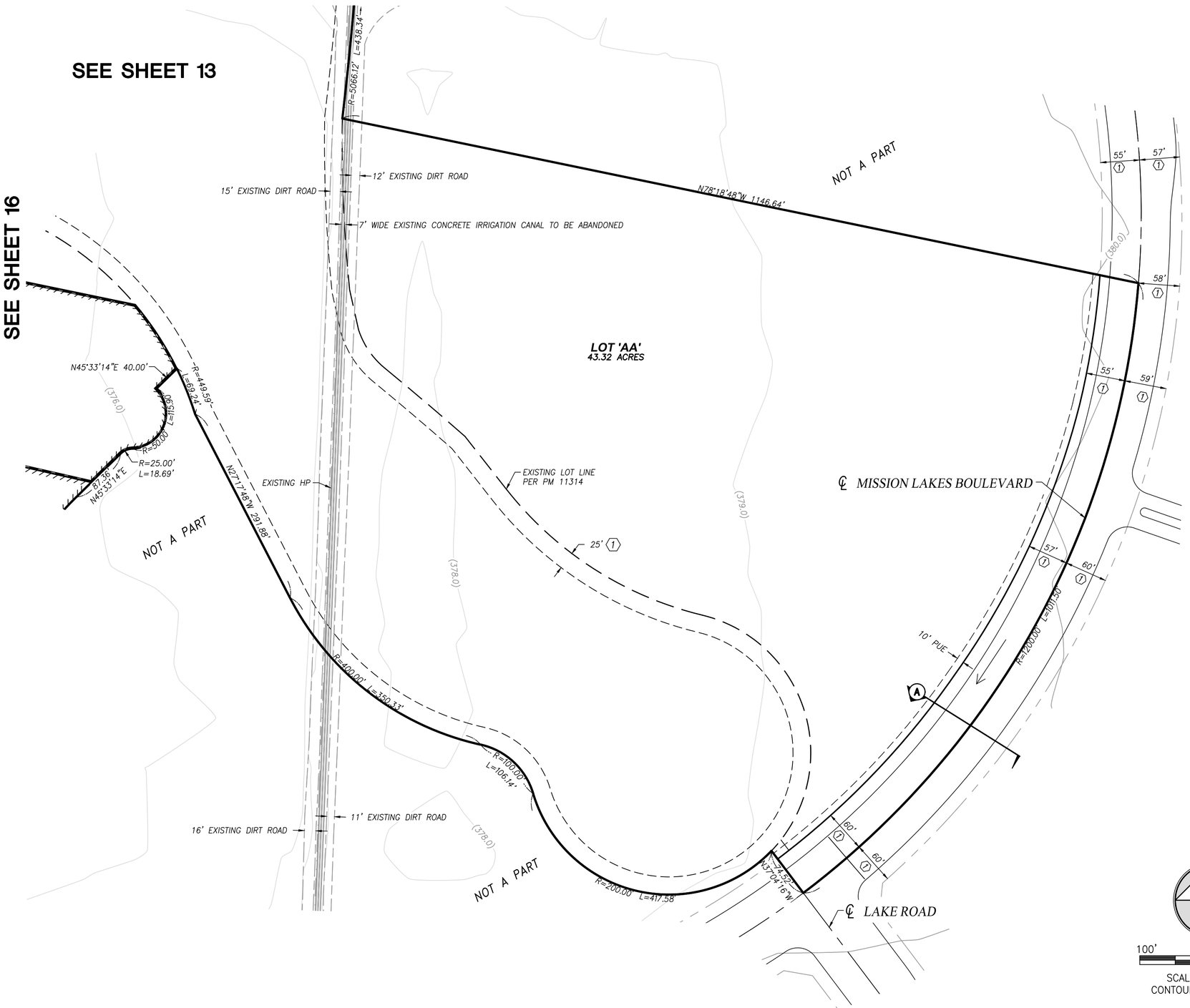
SHEET 16 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING LOT LINE
- EXISTING EDGE OF DIRT ROAD
- EXISTING HINGE POINT/TOP OF SLOPE
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-2



SCALE: 1"= 100'
CONTOUR INTERVAL= 1'

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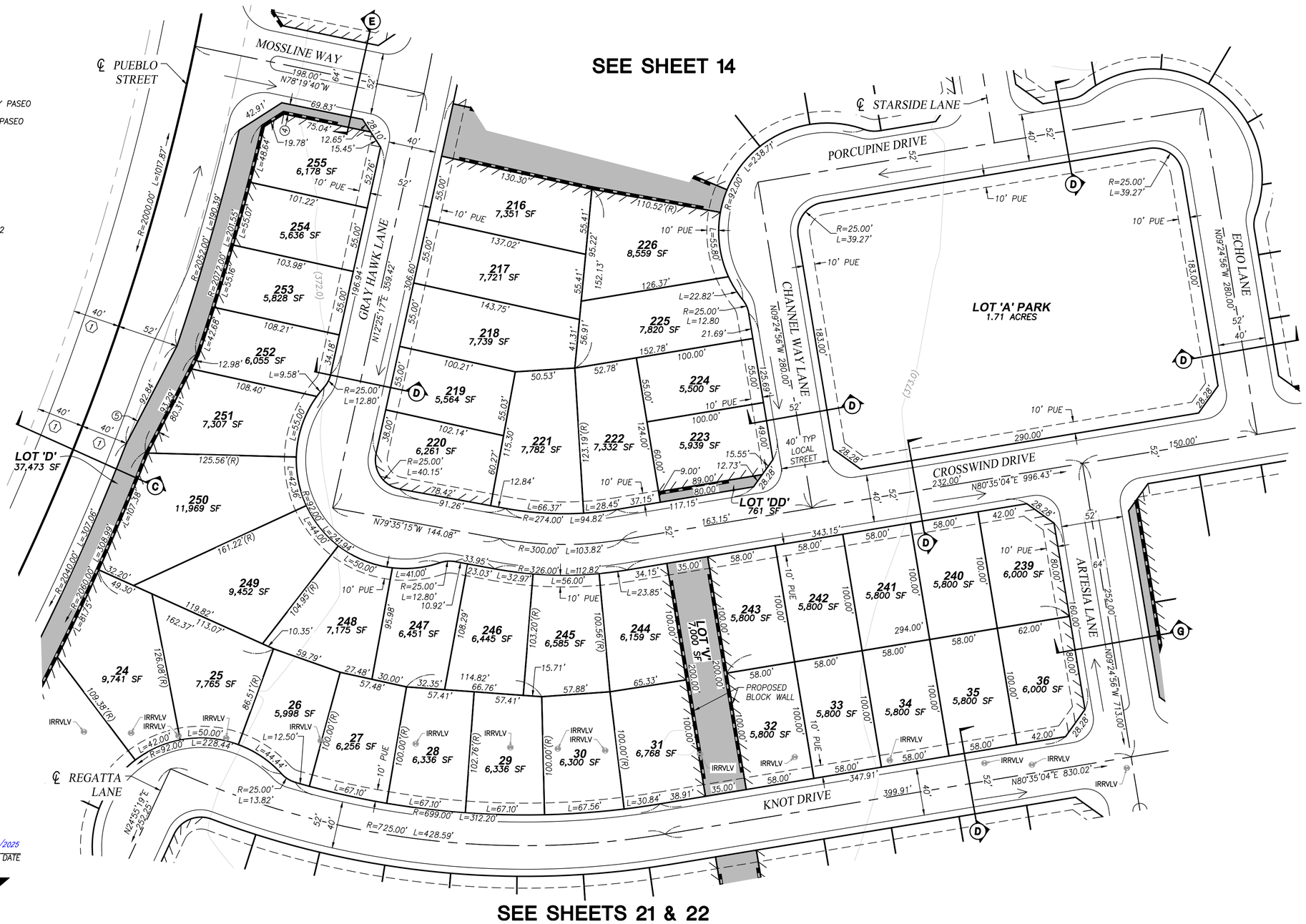
SHEET 17 OF 23

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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- X — EASEMENT, SEE SHEET 1
- (XXX) — EXISTING CONTOURS IN FEET
- IRRVLV — EXISTING IRRIGATION VALVE
- EXISTING RIGHT OF WAY
- 4 — PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
- 5 — PROPOSED 20' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE — PROPOSED PUBLIC UTILITY EASEMENT
- (R) — RADIAL
- SUBDIVISION BOUNDARY
- # — TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



N

60' 0' 60'

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

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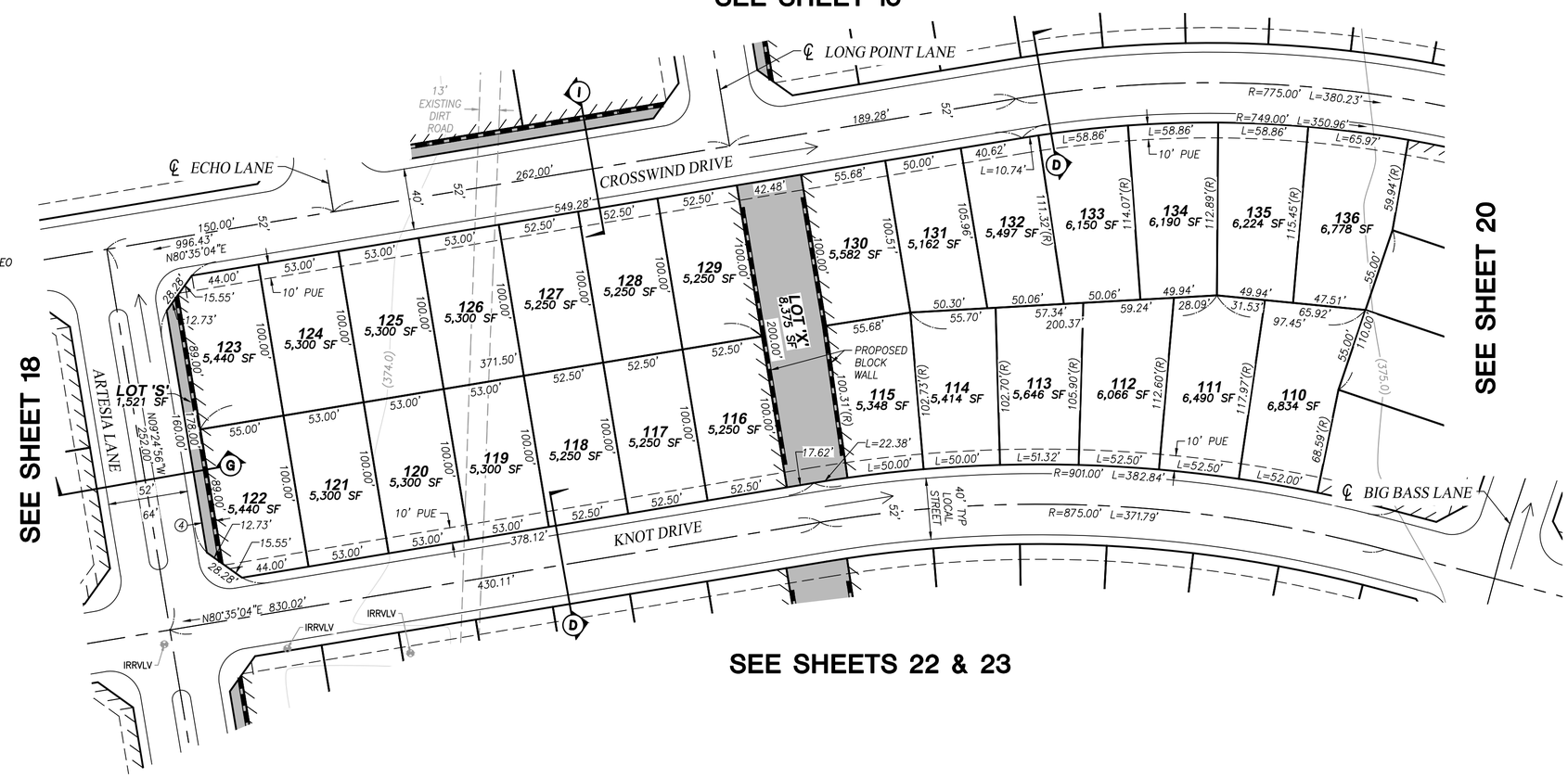
SHEET 18 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- IRRVLV EXISTING IRRIGATION VALVE
- ④ PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



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

PROJECT SURVEYOR:

KRISTIE M. ACHEE, P.L.S. 8189 *02/05/2025 DATE*

BY:

QK

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

N

60' 0' 60'

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

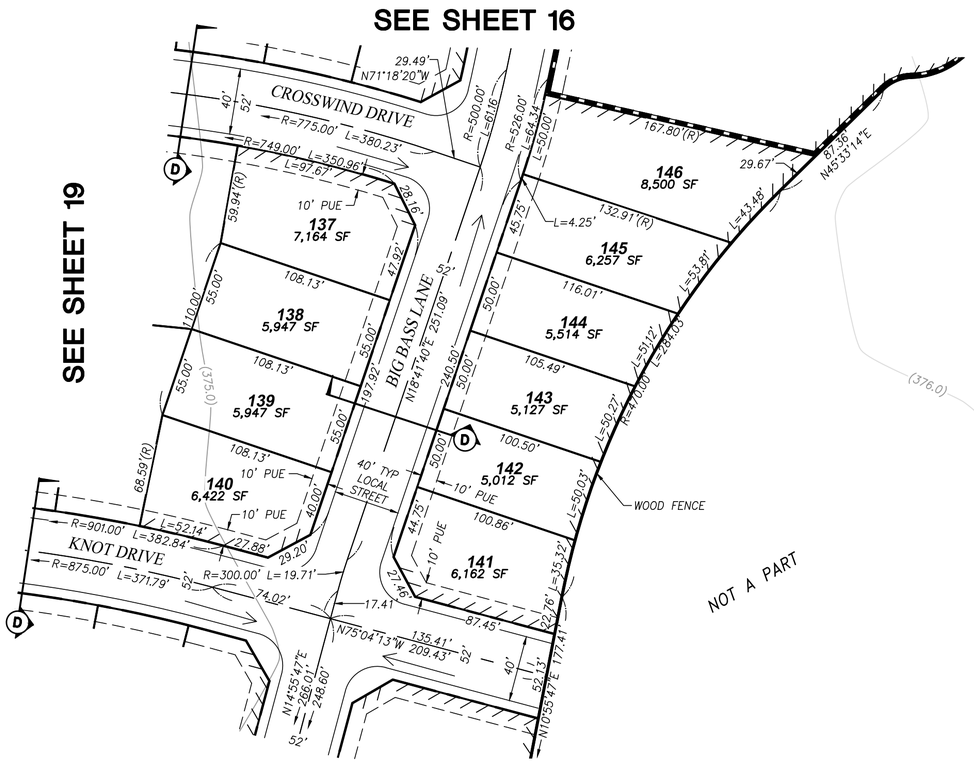
SHEET 19 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (XXX) EXISTING CONTOURS IN FEET
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- # TYPICAL STREET SECTION PER SHEETS 1-2
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SEE SHEET 23

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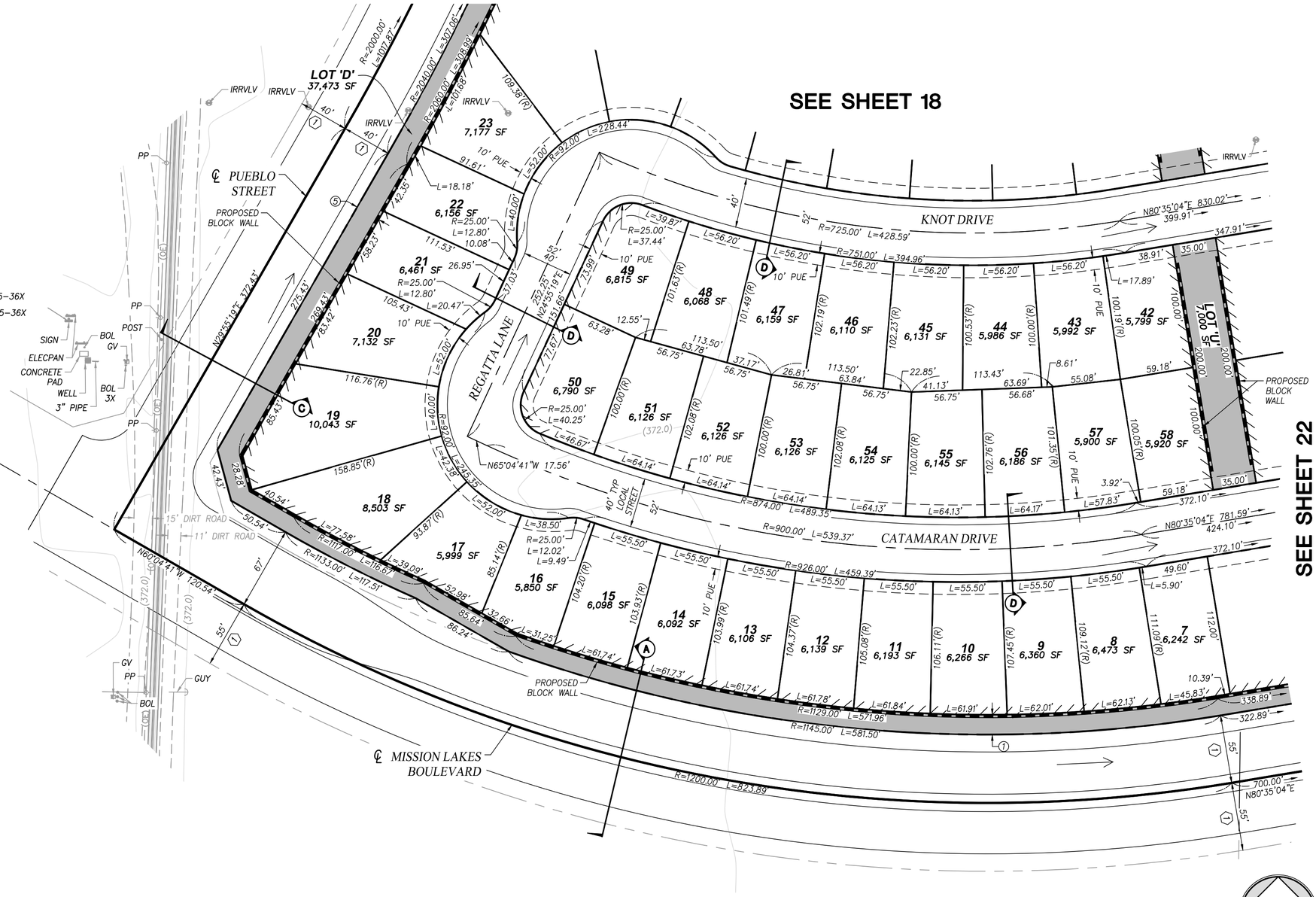
SHEET 20 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' 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 SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- BOL EXISTING BOLLARD
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- ELECPAN EXISTING ELECTRICAL PANEL
- GV EXISTING GAS VALVE
- GUY EXISTING GUY WIRE
- IRRVLV EXISTING IRRIGATION VALVE
- OE (OE) EXISTING OVERHEAD ELECTRICAL
- POST EXISTING POST, WIRE GUIDE FOR WATER TRACTOR
- PP EXISTING POWER POLE
- EXISTING RIGHT OF WAY
- SIGN EXISTING SIGN, ROSEDALE RANCH NORTH WELL 35-36X
- WELL EXISTING WELL, ROSEDALE RANCH NORTH WELL 35-36X
- (1) PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- (5) PROPOSED 20' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



PROFESSIONAL LAND SURVEYOR
KRISTIE M. ACHEE
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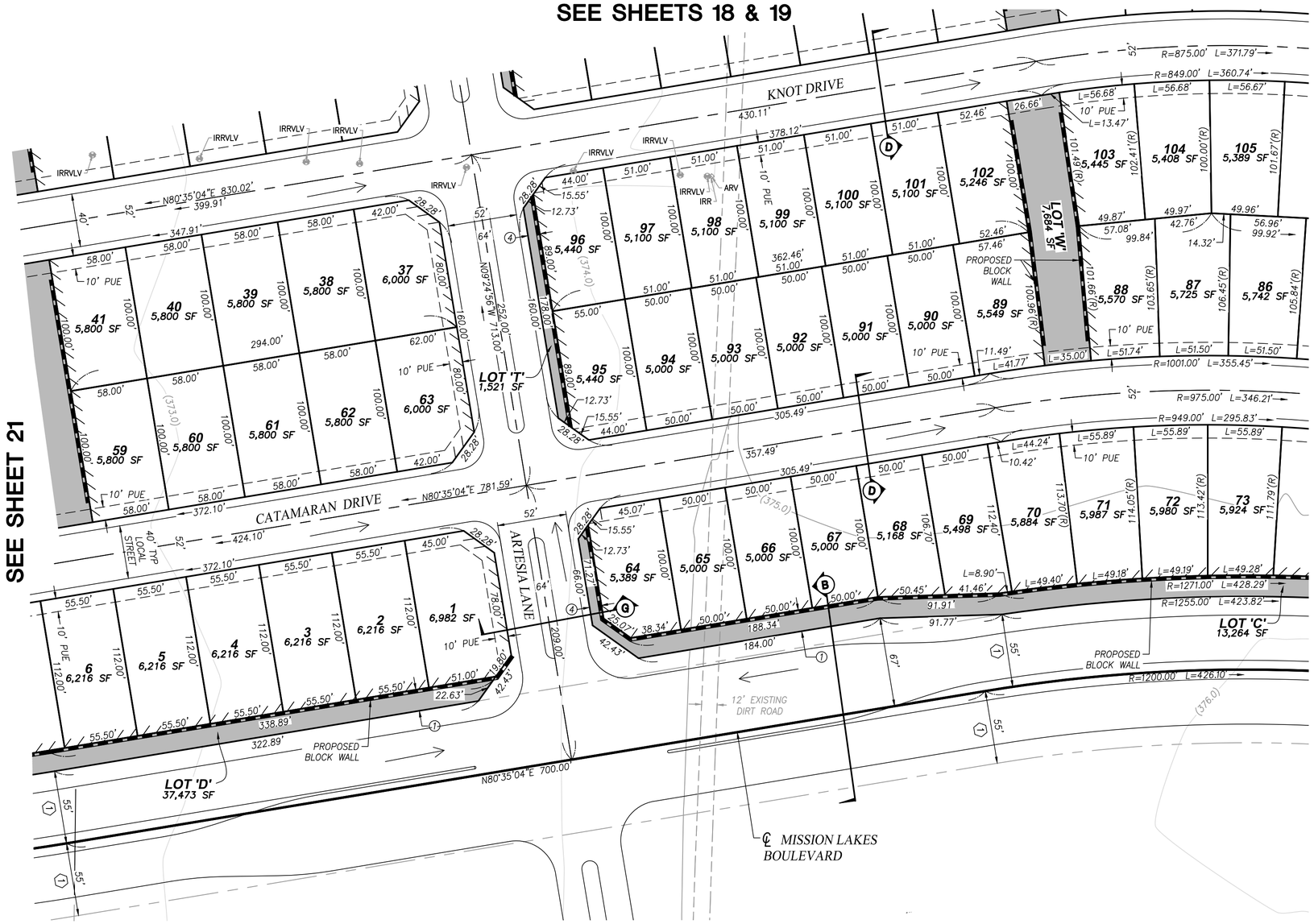
SHEET 21 OF 23

TENTATIVE TRACT NO. 7463

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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- X — EASEMENT, SEE SHEET 1
- ARV — EXISTING AIR RELEASE VALVE
- (XXX) — EXISTING CONTOURS IN FEET
- EXISTING EDGE OF DIRT ROAD
- IRR — EXISTING IRRIGATION PIPE
- IRRVLV — EXISTING IRRIGATION VALVE
- EXISTING RIGHT OF WAY
- 1 — PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- 4 — PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE — PROPOSED PUBLIC UTILITY EASEMENT
- (R) — RADIAL
- SUBDIVISION BOUNDARY
- # — TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS



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

PROJECT SURVEYOR:

02/05/2025
KRISTIE M. ACHEE, P.L.S. 8189 — DATE

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CONTOUR INTERVAL= 1'

TENTATIVE TRACT NO. 7463

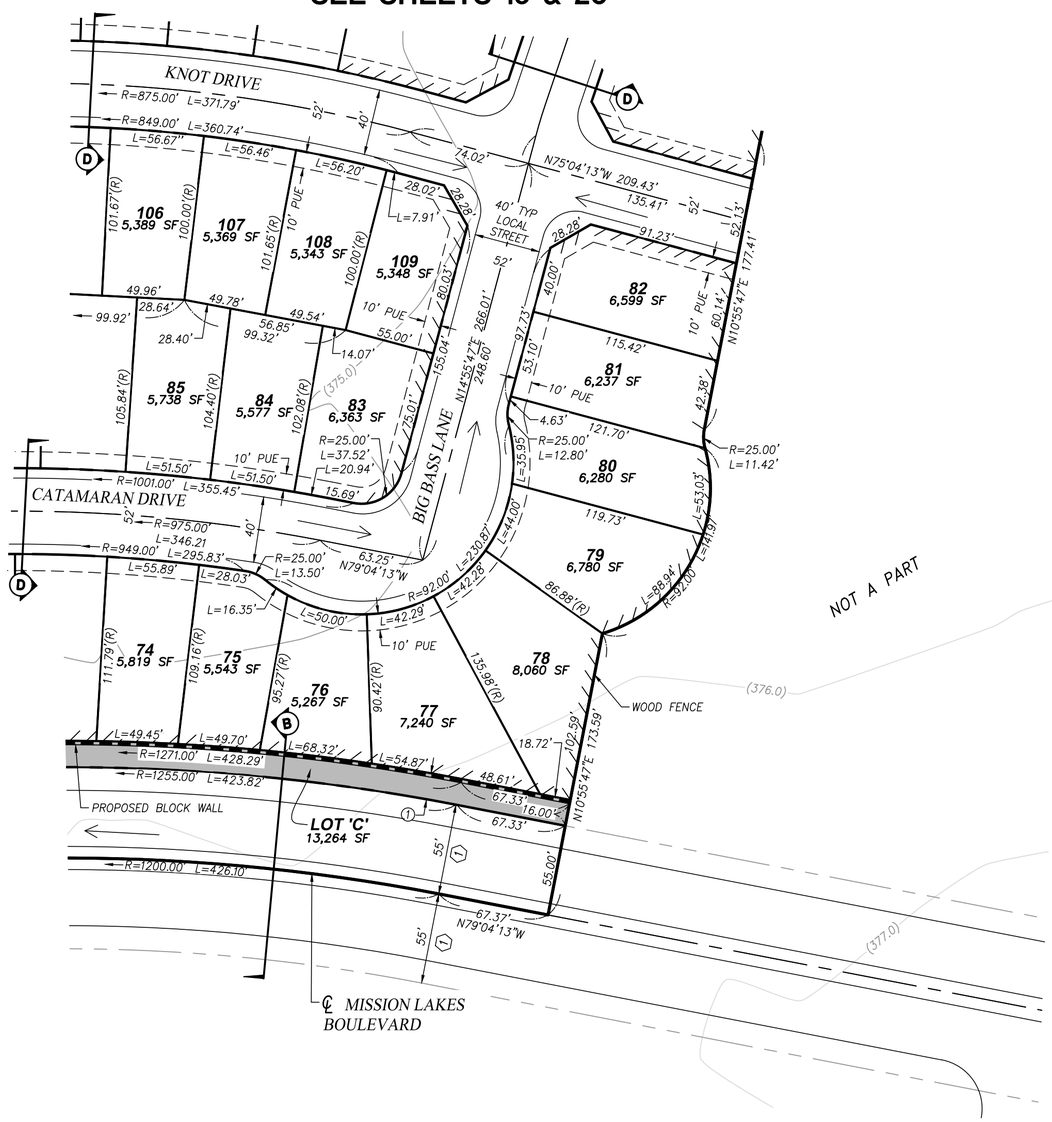
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FEBRUARY 2025

LEGEND

- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- EXISTING RIGHT OF WAY
- (1) PROPOSED 16' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED FLOWLINE
- PUE PROPOSED PUBLIC UTILITY EASEMENT
- (R) RADIAL
- SUBDIVISION BOUNDARY
- (#) TYPICAL STREET SECTION PER SHEETS 1-2
- WAIVER OF DIRECT ACCESS

SEE SHEETS 19 & 20

SEE SHEET 22



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

PROJECT SURVEYOR:

02/05/2025
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SHEET 23 OF 23

EXHIBIT "B"

CONDITIONS OF APPROVAL
TENTATIVE TRACT NO. 7463

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. 7463 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 Finance 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. 7463.

PLANNING

7. Prior to initiating any grading or earthmoving within Tract No. 7463, 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. 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. 7463. 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.

10. If the Developer proposes 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. If the map is phased, the Planning Department may request that the Developer apply for a Change of Conditions to update any affected conditions as necessary.

11. Approved access shall be provided for each lot in accordance with City standards.

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 of Shafter until Tract No. 7463 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. 146 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. 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.

16. 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.

17. Prior to construction, the Developer shall submit plans for the public parks to be developed on Lot ‘A’, Lot ‘B’, and Lot ‘AA’, approved under Tentative Tract No. 7463. The public park designs shall be approved by the City of Shafter in consultation with the North of the River Recreation and Park District. The public parks shall be fully constructed, landscaped, and completed by the Developer, consistent with the Mission Lakes Specific Plan, prior to receiving the 200th Certificate of Occupancy for this subject tract. Lot ‘A’, Lot ‘B’, and Lot ‘AA’ 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 parks 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 parks, 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.

18. The Developer of Tract No. 7463 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.

19. Prior to recordation of any final map for Tract No. 7463, 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 any other fees deemed necessary by the City.

20. 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.

21. The landscape lots and trail system in Tract No. 7463 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 reviewed and approved by the City as part of the approval of the landscape plans for the tract.

22. 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.

23. 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.

24. No permanent structure shall be built within a 10-foot radius of any existing wells within Tract No. 7463.

25. The design of all houses proposed to be built by the Developer/Home Builder(s) within Tract 7463 must be in substantial conformance with the Mission Lakes Specific Plan Chapter 5: Design Guidelines.

26. The Developer/Home Builder of Tract 7463 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 7463.

BUILDING

27. 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.

28. 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 a Final Map.

29. 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.

30. 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.

31. 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.

32. 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.

33. Prior to issuance of each building permit for houses within Tract No. 7463, 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. 7463. The siting of each structure on the plans must comply with the applicable lot development standards of the latest Mission Lakes Specific Plan.

34. 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.

35. A landscaping plan, including design of a permanent irrigation system, shall be submitted to and approved by the Planning Director and City Engineer. 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.

36. 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", 661-746-8929", 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 661-746-8929". 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

37. 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.

38. Developer shall relocate and/or install all necessary infrastructure to provide utilities to the proposed project.

39. 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.

40. 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.

41. 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.

42. Any obstructions including utilities, irrigation lines, etc., shall be removed and/or relocated, if necessary, at the expense of the Developer.

43. No final inspection shall be approved until all required improvements have been completed by the applicant and accepted by the City of Shafter.

44. All new utilities shall be underground service.

45. 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.

46. Prior to the issuance of a Certificate of Occupancy on any lot of Tract No. 7463, 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.

47. 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.

48. 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.

49. All road, landscaping, trail, sidewalk, block wall, and paseo improvements, required by and consistent with Tract No. 7463 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. 7463 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.

50. Developer shall place the entire subdivision within a new or add to an existing Community Facilities District prior to recordation of a 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 for a period of one (1) year after issuance of Notice of Completion.

51. Engineered plans and building permits are required for all block walls greater than 6 feet in height.

52. 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 661-746-8929". 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".

53. Prior to construction, all improvement plans and landscaping plans shall be approved by the City of Shafter.

54. 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.

55. 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

56. 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. 7463 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.

57. 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.

58. 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, and Chapter 15.28 of the Shafter Municipal Code. In addition, all site grading, earthwork and building design shall be performed in accordance with the recommendations of the soils report.

59. A grading permit shall be obtained from the City prior to commencement of any grading activity.

60. 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.

61. 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.

62. The location and frequency of soils compaction testing shall be per the City Engineer. Soils compaction testing shall be provided by the Developer.

63. 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.

64. 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.

65. 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.

66. Wood retaining structures shall not be approved. Developer shall use masonry, keystone, concrete, or other approved material.

67. Engineered off-site drainage plans for Tentative Tract No. 7463 shall be submitted to and approved by the City of Shafter prior to recordation of a final map. The approved drainage facilities shall be constructed and approved by the City of Shafter prior to issuance of building permits.

68. All storm drain pipes and manholes shall be installed with the street paving. Catch basin shall be installed per city standards.

69. Drainage Basin:

    a. Developer shall construct a drainage basin on Lot Y and Lot Z as shown on the Tentative Tract Map No. 7463. Developer shall provide calculations showing all drainage areas utilizing the basin, and show the percentage of the capacity utilized by Tract No. 7463.
    b. Developer shall construct permanent masonry walls around the proposed drainage basin on Lot Y with a minimum 16' access controlled by a gate.
    c. Developer shall construct permanent masonry walls around the proposed drainage basin on Lot Z with a minimum 16' access controlled by a gate.

70. 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%.

71. Grading onto adjacent property shall not be done without written permission from the adjacent property owner.

72. The Office of the City Engineer shall be notified 24 hours in advance of the placement of any fill material.

73. Fill and/or import material shall be subject to the approval of the soils engineer.

74. Developer is responsible for the grading of lot pad areas to within 0.1 foot of the design elevations.

75. 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.

76. 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.

77. The design engineer shall exercise sufficient supervisory control during grading operations to ensure compliance with the plans, specifications, and code within his purview.

78. 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.

79. 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.

80. All cut and fill slopes shall not be steeper than 2 horizontal to 1 vertical.

81. 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.

82. All slopes in excess of three (3) feet shall be prepared and maintained to control against erosion.

83. Grading work shall be supervised as engineered grading in accordance with Chapter 15.28 of the Shafter Municipal Code.

84. 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.

85. 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.

86. 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.

87. Any temporary drainage basin serving the subdivision shall be surrounded with a chain link fence with privacy slats.

ENGINEERING: WATER/FIRE

88. 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 fire protection, 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.

89. 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 Company.

90. To the greatest extent possible, wet utilities (sewer, water, storm drain) shall be installed between the flowlines on all streets.

91. 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.

92. 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.

93. 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.

94. Tie-ins to existing water mains shall be constructed in a manner approved by the City Engineer.

95. Whenever possible, the water system shall be looped to minimize dead ends.

96. Separate dual water services shall be installed for each residential property.

97. No permanent structures shall be constructed over proposed or existing utility easements.

98. Prior to issuance of a building permit, water mains and fire hydrants to be installed by applicant shall be completed, tested, and accepted (CFC).

99. The Developer shall provide AWWA approved fire hydrants that comply with Kern County Development Standards (Clow 850 or equivalent).

100. 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.

101. The Developer shall install reflective markers to identify hydrant locations pursuant to California Health and Safety Code 13060.

102. 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.

103. The water system for the required fire hydrants shall be looped, if practicable.

104. The Developer shall install the required water, access and street signs prior to issuance of any building permit.

105. 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.

106. 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.

107. All new residential construction will require automatic fire sprinklers and shall meet all other fire requirements of the California Fire Code.

ENGINEERING: SEWER

108. No properties shall be served by a septic system.

109. 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.

110. 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.

111. Tie-ins to existing sewer mains, manholes, or other structures shall be constructed as directed by the City Engineer.

112. Sewer pipelines and manholes shall be installed within the proposed street paving of the development.

113. Separate sewer services shall be installed for each property. At no time shall sewer be joint trenched with water.

114. Sewer lines shall not be permitted in easements between the backyards or side-yards of residential lots.

115. No permanent structures shall be constructed over proposed or existing utility easements.

ENGINEERING: STREET & TRAFFIC

116. 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. 7463 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.

117. 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.

118. 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.

119. 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.

120. 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 opposite side of the subject tract on Mission Lakes Boulevard until those areas are developed.

    c. Pueblo Street shall be constructed to its full flowline to flowline width along the tract boundary. Sidewalk, landscaping, and wall improvements may be deferred along the west side of Pueblo Street until those areas are developed.

121. 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.

122. 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.

123. Street signs shall be installed per City standards as required by the City Engineer.

124. 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.

125. 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.

126. 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.

127. 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.

128. Monument and monument covers shall be set per City Standards.

129. Temporary turnarounds, if required, including right-of-way, shall be granted, designed, and installed per the Subdivision and Engineering Design Standards.

130. 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".

131. 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.

132. 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 twenty (20) 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.

133. The Developer shall install a traffic signal at the intersection of 7th Standard Road and Lake Road if one does not exist. Prior to recordation of a 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. 7463 until the traffic signal at this intersection is fully operational. The Developer shall disclose this to the prospective buyers.

134. The Developer shall provide a traffic study to check whether signal warrants are met for installation of a traffic signals at the intersections of Zerker Road with Mission Lakes Blvd north & south.

135. Waivers of direct access shall be dedicated and shown on the final map(s) for Tract No. 7463 as approved on the tentative map, subject to change by the request of the City Engineer. Said waivers of direct access shall also be shown on the individual plot plans during building permit application.

136. The Developer shall construct a secondary access road from the 7th Standard Road to Mission Lakes Boulevard (South) other than the one from Lake Road to Mission Lakes Boulevard to the Tract 7463's access point at Artesia Lane, 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 7463. Also, the Developer shall construct a secondary access point to Tract No. 7463 prior to the issuance of a building permit for the 200th dwelling unit within Tract No. 7463.

ENGINEERING: LANDSCAPING

137. 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.

138. 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.

139. 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.

140. The Developer shall comply with all requirements for grading and erosion control, including the prevention of sedimentation or potential damage to off-site property.

141. Sleeves shall be placed under the proposed paving for landscape piping or low voltage electrical per the City Engineer.

142. Public landscaping throughout Tract 7463 shall be reviewed and approved by the City of Shafter prior to installation. Plans shall show the locations of water and electrical services necessary to serve the landscaping and lighting needs of these areas.

143. Landscape lots shall be equipped with a minimal number of benches, trash receptacles, water fountains, picnic tables, etc. as necessary. Details shall be worked out with the City during landscape plan review and approval.

144. Bollards or other effective obstructions shall be placed at the entrances of the landscape lots and wherever else they are deemed necessary by the City for pedestrian safety.

145. Developer shall dedicate the public landscaping lots to the City of Shafter at the time of recording of the final map.

ENGINEERING: SUBDIVISION IMPROVEMENT AGREEMENT

146. 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)

147. Any wells located within Tract 7463, 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.

148. 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.

149. The Developer shall notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

150. If during development activities, any wells are encountered that were not previously reviewed by CalGEM, 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

151. 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 City of Shafter 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 46.64 acres as planned park sites 'A', 'B' and PA-10.

152. 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.

153. 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 ("Developer Built Park Agreement"). Said agreement shall include the scope and timing of the development of the park site. This agreement shall be recorded with the Kern County Recorder's Office to run with the land. The agreement shall be in place prior to the 250th residential unit permit on Tract 7461 and prior to the approval of the park plans by North of the River Recreation and Park District and the City of Shafter for Tract 7461. If an extension is needed, North of the River Recreation and Park District may exercise the option to record a covenant on the tracts of Mission Lakes stating the work towards the agreement and extending the ability to develop 100 residential units in Tract 7463 and prior to the approval of the park plans for Tract 7463 by North of the River Recreation and Park District and the City of Shafter.

154. 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 prepared,

reviewed for approval, and recorded by North of the River Recreation and Park District and submitted to City Planning prior to recordation.

155. 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.

156. Subdivider shall be responsible for improving streets adjacent to the park site to City standards.

157. As an alternative to dedication and transfer of the public park sites 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 sites, 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 of Shafter or the North of the River Recreation and Park District to accept such alternative dedication and transfer.

2005 GENERAL PLAN UPDATE MITIGATION

158. 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.

159. 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.

160. 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.

161. 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.

162. If existing neighbors are located within 300 feet of the tract boundary, then 30-day notice is required prior to any pile-driving activities.

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