



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

**AGENDA
REGULAR MEETING
SHAFTER CITY COUNCIL
TUESDAY, DECEMBER 6, 2022**

NOTICE TO THE PUBLIC:

Any documents produced by the City and distributed to a majority of the City Council 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.

TELECONFERENCE NOTICE:

As emergency conditions persist in the City, specifically, a state of emergency remains in effect related to COVID-19, community transmission of COVID-19 in Kern County has rapidly increased from Low to High due to the highly contagious variants of COVID-19, which has emerged, Kern County officials are imposing and recommending measures to promote social distancing, requires masking by all, regardless of vaccination status, in an effort to slow the continuously high trends in and level of transmission of COVID-19 throughout the State and Kern County. The City Council determine that the presence of COVID-19 and the increase of cases due to the COVID variants will continue to cause conditions of peril to the safety of persons within the City that are likely to be beyond the control of services, personnel, equipment, and facilities of the City, and has affirmed a local emergency exists and re-ratified the proclamation of state of emergency by the Governor of the State of California. In compliance with AB 361, Brown Act public meetings will be conducted utilizing Zoom Video Communications.

Remote public participation is allowed in the following ways, please see attached supplement for instructions.

CALL TO ORDER:

6:00 PM

ROLL CALL:

Mayor Prout
Mayor Pro Tem Givens
Council Member Alvarado
Council Member Espinoza
Council Member Lopez

PLEDGE OF ALLEGIANCE:

Council Member Espinoza

INVOCATION:

Council Member Alvarado

APPROVAL OF AGENDA:

PUBLIC COMMENT:

Those persons wishing to speak on any item included on the agenda, or on any matter within the subject matter jurisdiction of the City Council, are invited to speak from the podium and address the City Council. 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.

COUNCIL ANNOUNCEMENTS AND REPORTS:

On their own initiative, Council Members may make a brief announcement or a brief report on their own activities. Council Members may ask a question for clarification, make a referral to staff, or take action to have staff place a matter of business on a future agenda. No formal action by the Council will be taken unless an item is identified on the Agenda.

CONSENT CALENDAR:

All items on the consent calendar are considered routine and non-controversial by staff and will be approved by one motion if no member of the Council or public wishes to comment or ask questions. If comment or discussion is desired by anyone, the item will be removed from the consent calendar and will be considered in the listed sequence with an opportunity for any member of the public to address the Council concerning the item before action is taken.

1. Approve General Checks: November 17, 2022, November 23, 2022, December 1, 2022.
2. Approve Payroll: November 18, 2022, November 18, 2022, December 1, 2022.
3. Approve Minutes: November 15, 2022.
4. Approve Overtime Report: November 2022.
5. Approve Special Event Permit: Rafael Garibay, Toy Drive, Veterans Park, December 10, 2022.
6. Approve the cancellation of the regularly scheduled City Council meeting of January 3, 2023.
7. Council approve the renewal of the Support Contract in the amount of \$11,595 with UBEQ (Formerly Ray Morgan Company) for technical support of the City's Document Management System Laserfiche.
8. Council find the requested action is exempt from the California Environmental Quality Act; and accept the dedications of easement for street and public utility purposes from Lennar Homes of California and authorize the City Engineer to record said documents.

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 City Council at or prior to this public hearing.

- 1. GOSSAMER GROVE SPECIFIC PLAN AMENDMENT NO. 22-05:** Council conduct hearing and introduce for first reading by title only and waive reading of Ordinance No. 745, an Ordinance of the City Council of the City of Shafter, California making Findings and adopting Specific Plan Amendment No. 22-05 to the Gossamer Grove Specific Plan as provided in Exhibit "A". (City Manager Gonzalez)

ROLL CALL

- 2. ZONE CODE AMENDMENT NO. 22-17 - AMENDING TITLES 16 (SUBDIVISION ORDINANCE) AND 17 (ZONING ORDINANCE) OF THE CITY OF SHAFTER MUNICIPAL CODE:** Council continue hearing and introduce for first reading by title only and waive reading of Ordinance No. 735, and Ordinance of the City Council of the City of Shafter, California amending Titles 16 (Subdivision Ordinance) and 17 (Zoning Ordinance) of the City of Shafter Municipal Code (1):

1. In response to changes in State law regarding:
 - a. accessory dwelling units and junior accessory dwelling units and
 - b. landscaping;
2. For consistency with the California Building Code;
3. For internal consistency between Sections of Title 17 regarding section numbering; and
4. To place recent changes to Title 16 text changes in a different section for clarity. (City Manager Gonzalez)

ROLL CALL

- 3. ADOPT ORDINANCE 743 REPEALING AND ADDING NEW CHAPTERS OF TITLE 15 ("CODE OF BUILDING REGULATIONS") OF THE SHAFTER MUNICIPAL CODE AS FOLLOWS: 15.04, 15.06, 15.08, 15.10, 15.12, 15.16, 15.20, 15.24, 15.26, 15.28, 15.32, 15.34, 15.36, 15.40, 15.44, & 15.52 WHICH INCLUDES ADOPTION OF THE CALIFORNIA BUILDING STANDARDS CODE, AS MODIFIED, TO PROVIDE A NEW CODE OF BUILDING REGULATIONS:** City Council conduct a public hearing and receive public comment; introduce for second reading by title only, waive reading, and adopt Ordinance 743, an Ordinance of the City Council of the City of Shafter, California amending Title 15 of the Shafter Municipal Code by repealing and adding new Chapters of Title 15 ("Code of Building Regulations") of the Shafter Ordinance Code as follows 15.04, 15.06, 15.08, 15.10, 15.12, 15.16, 15.20, 15.24, 15.26, 15.28, 15.32, 15.34, 15.36, 15.40, 15.44, and 15.52; and adopting by reference the 2022 California Administrative, Building, Residential, Electrical, Mechanical, Plumbing, Energy, Existing Building, Historical Building, Fire, Green Building Standards, Referenced Standards Codes, the 2021 International Swimming Pool and Spa Code, Shafter Grading Code, Shafter Moved-Building Regulations, Mobile

Homes and Accessory Structures, Shafter Floodplain Management Ordinance, and Local Amendments with certain appendices, as modified, to provide a new code of Building Regulations. (City Manager Gonzalez)

ROLL CALL

4. PUBLIC HEARING TO TAKE PUBLIC INPUT OF THE PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT

APPLICATION FISCAL YEAR 2023-2024: Find the proposed activity is exempt from the California Environmental Quality Act; and adopt Resolution 2897, a Resolution of the City Council of the City of Shafter Authorizing the Filing of Fiscal Year 2023-2024 Community Development Block Grant (CDBG) Fair Share Project Funds. (City Manager Gonzalez)

ROLL CALL

5. ADOPT RESOLUTION NO. 2895 CERTIFYING THAT THE CITY COUNCIL OF THE CITY OF SHAFTER HAS RECEIVED, REVIEWED, EVALUATED, AND CONSIDERED THE INFORMATION CONTAINED IN THE ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE 2005 GENERAL PLAN UPDATE AND RELATED ACTIONS (SCH NO. 2004101029) FOR SPECIFIC PLAN AMENDMENT NO. 21-03 AND INTRODUCE ORDINANCE NO. 744 TO APPROVE SPECIFIC PLAN AMENDMENT NO. 21-03 TO AMEND THE ADOPTED HERITAGE RANCH SPECIFIC PLAN TO CHANGE THE SPECIFIC PLAN NAME, REMOVE THE PROVISIONS FOR A GATED AGE-RESTRICTED NEIGHBORHOOD, SWIMMING POOL AND RECREATION BUILDING, AMEND THE DEVELOPMENT STANDARDS, AND MAKE MINOR CORRECTIONS, CHANGES, AND UPDATES TO THE SPECIFIC PLAN TEXT:

1. Council conduct a public hearing;
2. Adopt Resolution 2895, a Resolution of the City Council of the City of Shafter certifying it has received, reviewed, evaluated, and considered the information contained in the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and Related Actions (SCH No. 2004101029) for Specific Plan Amendment No. 21-03, an amendment to the Heritage Ranch Specific Plan, and certifying that the Addendum has been completed in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines; and,
3. Introduce for first reading by title only, and waive reading, Ordinance No. 744, an Ordinance of the City Council of the City of Shafter, California making findings and adopting Specific Plan Amendment No. 21-03 to the Heritage Ranch Specific Plan as provided in Exhibit "A".

(City Manager Gonzalez)

ROLL CALL

MANAGEMENT REPORT:

1. ACCEPTANCE OF THE CITY OF SHAFTER COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR THE YEAR ENDED JUNE 30, 2021:

1. Council find the proposed activity is not subject to the California Environmental Quality Act; and
2. Accept the Annual Comprehensive Financial Report, and SAS 114 letter, for the year ended June 30, 2021.

(City Manager Gonzalez)

ROLL CALL

2. AWARD A CONSTRUCTION CONTRACT TO LOOP ELECTRIC, INC IN THE AMOUNT OF \$314,625 FOR THE 2022 PARK LIGHTING IMPROVEMENT PROJECT MANNEL PARK & VETERANS PARK:

1. Council find the requested action is exempt from the California Environmental Quality Act;
2. Accept the bids received for the 2022 Park Lighting Improvement Project - Mannel Park & Veterans Park;
3. Authorize the award of said project to Loop Electric, Inc. valued at \$314,625; and,
4. Authorize the City Engineer to issue a Notice of Award and Notice to Proceed to Loop Electric, Inc.

(City Manager Gonzalez)

ROLL CALL

3. AWARD PROFESSIONAL SERVICES CONTRACT FOR NORTH SHAFTER COMMUNITY PARK DEVELOPMENT ARCHITECTURAL & ENGINEERING DESIGN: Council do the following action(s):

1. Accept proposals received for the North Shafter Community Park Development Architectural & Engineering Design Services Project;
2. Authorize an award of a professional services contract for said project to Wynn Smith Landscape Architecture, Inc.; and,
3. Authorize Public Works Director to execute said contract on behalf of the City.

(City Manager Gonzalez)

ROLL CALL

4. APPROVE THE PROPOSAL FOR PROFESSIONAL SERVICES FROM TETER, LLP IN THE AMOUNT OF \$40,000 FOR THE PROGRAMING AND CONCEPTUAL DESIGN OF NEW POLICE SUBSTATION AND FIRE STATION : Council:

1. Accept proposals received for the New Police Substation and Kern County Fire Station Architectural & Engineering Programming and Conceptual Design;
2. Authorize an award of a professional services contract in the amount of \$40,000 for said project to Teter, LLP, a professional architect and engineering firm; and,
3. Authorize the City Manager to execute said contract on behalf of the City.

(City Manager Gonzalez)

ROLL CALL

- 5. DISCUSSION AND DIRECTION OF PROPOSED REVISIONS TO THE CITY OF SHAFTER BIDDING AND PROCUREMENT POLICY UPDATES:** Council discuss proposed draft bidding and procurement policy ordinance and direct City staff on preparations to formally present said ordinance for adoption. (City Manager Gonzalez)

ROLL CALL

CITY MANAGER COMMENTS AND REPORTS:

DEPARTMENT DIRECTOR COMMENTS AND REPORTS:

RECESS:

CLOSED SESSION:

1. **CONFERENCE WITH LABOR NEGOTIATORS:** Pursuant to California Government Code, Section 54957.6. Agency Representative: Gabriel A. Gonzalez, City Manager. Employee Organization: Non-Represented Employees.

ADJOURNMENT:

Pursuant to the Americans with Disabilities Act, if you need special assistance to participate in a City Council Meeting, please contact the City Clerk at (661) 746-5000 at least three (3) days prior to the meeting or time the special services are needed to allow City staff in making reasonable arrangements to provide you with access to the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection in the City Clerk's Office at Shafter City Hall, 336 Pacific Ave., Shafter, CA 93263. This is to certify that this Agenda notice was posted at City Hall and Police Dept. by 5:00 p.m., December 2, 2022. Yazmina Pallares, S/S, City Clerk



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

**AGENDA
SUPPLEMENT
Regular Meeting
Shafter City Council
December 6, 2022**

**THE December 6, 2022 MEETING WILL BE CONDUCTED IN COMPLIANCE
WITH AB 361**

In order to minimize the spread of the COVID 19 virus, please do the following:

1. You are strongly encouraged to observe the City Council meetings live via YouTube <https://www.youtube.com/user/CityofShafter/>
2. If you wish to make a comment on a specific agenda item or public comment, please submit your comment via email by **6:00 PM on December 6, 2022** 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 City Council 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 City Council 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 City Council meeting.

The City of Shafter thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 0000-00-000-00-00-100001-
CHECK NO CHK DATE TYPE VENDOR NAME

				VOUCHER	INVOICE	Cash7135	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE	DTL	DESC			
1010157	11/17/2022	PRTD	193 ABC HEALTH PROFESSIO	37278 36157	EM006788		11/01/2022		111722	270.00
Invoice: EM006788				135.00	01000180	510115	Pre-emp. Physical Exams PLNG and FIN			
				135.00	01000170	510115	Recruitment			
				37285 36163	EM008283		11/01/2022		111722	315.00
Invoice: EM008283				315.00	01304020	510115	Pre-emp. Physical Exam PW			
				37286 36164	EM008317		11/01/2022		111722	650.00
Invoice: EM008317				650.00	01000430	510115	Pre-emp. Physical Exam PW			
				CHECK 1010157 TOTAL:						1,235.00
1010158	11/17/2022	PRTD	14652 AMAZON CAPITAL SERVI	37051 35937	13YG-476N-CLGN		11/03/2022		111722	8.77
Invoice: 13YG-476N-CLGN				8.77	01000220	510001	DB9 Data Transfer Serial Port Adapter- PD			
				37126 36009	1RRD-KTGN-H4RR		11/09/2022		111722	944.03
Invoice: 1RRD-KTGN-H4RR				944.03	01303010	510015	SLC Books			
				37282 36160	1NJC-JQYY-3K9P		11/14/2022		111722	11.05
Invoice: 1NJC-JQYY-3K9P				11.05	01303010	510015	SLLC Books for Book Bags			
				37382 36258	1Q6X-FPF4-66D4		11/15/2022		111722	51.86
Invoice: 1Q6X-FPF4-66D4				51.86	01303010	510015	SLLC Books			
				37406 36282	19D3-977L-9HG6		11/16/2022		111722	17.79
Invoice: 19D3-977L-9HG6				17.79	01000250	510016	SLLC Classroom Supplies			
				CHECK 1010158 TOTAL:						1,033.50
1010159	11/17/2022	PRTD	1394 AMERICAN BUSINESS MA	37190 36071	653300		11/10/2022		111722	80.72
Invoice: 653300				16.14	51010020	510400	PW'S CONTRACT BASE 11/08/2022 - 12/07/2022			
				16.14	50020020	510400	Professional Services			

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CASH ACCOUNT: 0000-00-000-00-00-100001-				Cash7135		INV DATE	PO	WARRANT	NET	
CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE					
				DOCUMENT		INVOICE DTL	DESC			
				16.14	01000430 510400		Professional Services			
				16.15	01304020 510400		Professional Services			
				16.15	50000020 510400		Professional Services			
				37191	653145		11/10/2022	111722	80.72	
Invoice: 653145				36072		PW'S CONTRACT RATE - 10/08/2022 - 11/07/2022				
				16.14	51010020 510400		Professional Services			
				16.14	50020020 510400		Professional Services			
				16.14	01000430 510400		Professional Services			
				16.15	01304020 510400		Professional Services			
				16.15	50000020 510400		Professional Services			
				CHECK 1010159 TOTAL:						161.44
1010160	11/17/2022	PRTD	378 AMERICAN REFUSE INC	37169	253088		11/01/2022	111722	247.80	
Invoice: 253088				36051		CITY HALL REFUSE SERVICES				
				247.80	51000010 510706		Refuse			
				37170	253305		11/01/2022	111722	182.93	
Invoice: 253305				36052		1150 E ASH AVE REFUSE SERVICES				
				182.93	51000010 510706MCCF		Refuse			
				37171	253932		11/01/2022	111722	230.10	
Invoice: 253932				36053		SHAFTER EQUIPMENT CHARGE 1150 E ASH AVE				
				230.10	51000010 510706MCCF		Refuse			
				CHECK 1010160 TOTAL:						660.83
1010161	11/17/2022	PRTD	81 ARAMARK UNIFORM SERV	37193	5031083909		11/10/2022 72	111722	92.71	
Invoice: 5031083909				36074		ENGINEERING - MAT SERVICES				
				92.71	01000420 510100		Service Agreements			
				37194	5031083824		11/10/2022	111722	348.24	
Invoice: 5031083824				36075		ALL PW'S UNIFORM SERVICE				
				31.57	01304020 500502		Uniform & Equipment Allowance			
				71.42	51010020 500502		Uniform & Equipment Allowance			
				17.13	51010020 510001		Departmental Supplies			
				197.28	01000430 500502		Uniform & Equipment Allowance			
				.40	50060020 500502		Uniform & Equipment Allowance			
				6.13	50000020 500502		Uniform & Equipment Allowance			
				19.48	50020020 500502		Uniform & Equipment Allowance			
				.83	50000020 500502		Uniform & Equipment Allowance			
				4.00	51010020 500502		Uniform & Equipment Allowance			

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CHECK NO CHK DATE TYPE VENDOR NAME

CASH ACCOUNT: 0000-00-000-00-00-100001-				Cash7135									
CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	WARRANT	NET				
				DOCUMENT	INVOICE	DTL	DESC						
				37195	5031083826	11/10/2022		111722	287.86				
				36076									
Invoice: 5031083826				57.57	50020020 510001	ALL	PW'S MAT SERVICES						
				57.57	50000020 510001		Departmental Supplies						
				57.57	01000430 510001		Departmental Supplies						
				57.57	51010020 510001		Departmental Supplies						
				57.58	01304020 510001		Departmental Supplies						
										CHECK	1010161	TOTAL:	728.81
1010162	11/17/2022	PRTD	3 AT&T	37250	2576OCT22	10/31/2022		111722	1,030.04				
				36130									
Invoice: 2576OCT22				1,030.04	01000220 510701	PHONE CHARGES	661 589-2576 931	Communications					
				37251	1076NOV22	11/04/2022		111722	33.97				
				36131									
Invoice: 1076NOV22				33.97	50020020 510701	PHONE CHARGES	238 841-1076 338	Communications					
				37252	1077NOV22	11/04/2022		111722	33.97				
				36132									
Invoice: 1077NOV22				33.97	50020020 510701	PHONE CHARGES	238 841-1077 343	Communications					
				37253	1079NOV22	11/04/2022		111722	33.97				
				36133									
Invoice: 1079NOV22				33.97	50020020 510701	PHONE CHARGES	238 841-1079 338	Communications					
				37254	3091NOV22	11/04/2022		111722	234.88				
				36134									
Invoice: 3091NOV22				234.88	01000370 510701	PHONE CHARGES	661 746-3091 995	Communications					
				37255	3228NOV22	11/04/2022		111722	36.03				
				36135									
Invoice: 3228NOV22				36.03	50020020 510701	PHONE CHARGES	960 739-3228 555	Communications					
										CHECK	1010162	TOTAL:	1,402.86
1010163	11/17/2022	PRTD	12466 AT&T CALNET 3	37227	9391012257 OCT 22	10/31/2022		111722	24.51				
				36107									
Invoice: 9391012257 OCT 22				24.51	50020020 510701	PHONE CHARGES		Communications					
				37228	9391012255 OCT 22	10/31/2022		111722	24.03				
				36108									

A/P CASH DISBURSEMENTS JOURNAL

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				VOUCHER	INVOICE	Cash7135	INV DATE	PO	WARRANT	NET
				DOCUMENT		INVOICE DTL DESC				
Invoice: 9391012255 OCT 22				24.03	50000020 510701	PHONE CHARGES Communications				
						CHECK	1010163	TOTAL:		48.54
1010164	11/17/2022	PRTD	538 BIG STOP MARKET INC	37249 36129	OCTOBER 2022	10/31/2022	111722			576.00
Invoice: OCTOBER 2022				144.00	50000020 510400	1,152 PAYMENTS @ 0.50 CENTS EACH				
				144.00	50010020 510400	Professional Services				
				288.00	50020020 510400	Professional Services				
						CHECK	1010164	TOTAL:		576.00
1010165	11/17/2022	PRTD	102 BOWMAN ASPHALT	37173 36055	Payment 1	10/03/2022	23000359 111722			317,192.53
Invoice: Payment 1				317,192.53		2022 Euclid Street Improvement Project				
					E ST00030 -50 02070010 580100	-525 - Capital Prj.- Infrastructure				
				37325 36202	18810	09/30/2022	111722			1,800.30
Invoice: 18810				1,800.30	01000430 510001	STREETS - AB-F 64-10 15R Departmental Supplies				
						CHECK	1010165	TOTAL:		318,992.83
1010166	11/17/2022	PRTD	14425 CARLOS QUEZADA	37133 36014	086816	11/04/2022	67 111722			30.00
Invoice: 086816				30.00	51030020 510300	UNIT 317 FLEET WASHES Vehicle Operations				
				37134 36015	086814	11/04/2022	71 111722			270.00
Invoice: 086814				270.00	01000200 510300	BUILDING FLEET WASHES Vehicle Operations				
				37136 36018	086813	11/04/2022	77 111722			60.00
Invoice: 086813				30.00	01000430 510300	PW FLEET WASHES (PK 219,119) Vehicle Operations				
				30.00	50020020 510300	Vehicle Operations				
						CHECK	1010166	TOTAL:		360.00

A/P CASH DISBURSEMENTS JOURNAL

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				VOUCHER	INVOICE	Cash7135	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE	DTL	DESC			
1010167	11/17/2022	PRTD	13975	CLEARWATER ANALYTICS	37248 542099		10/31/2022		111722	972.98
				Invoice: 542099	36128					
					972.98 01000170 510105		PERIOD: 10/01/2022 - 10/31/2022			
							Software Licensing			
							CHECK	1010167	TOTAL:	972.98
1010168	11/17/2022	PRTD	14335	CORE & MAIN LP	37343 R657545		11/02/2022	110	111722	243.44
				Invoice: R657545	36220					
					243.44 50020020 510200		WATER - MAINTENANCE & REPAIRS			
							Repairs & Maintenance			
							CHECK	1010168	TOTAL:	243.44
1010169	11/17/2022	PRTD	10269	CORELOGIC INC	37096 82151746		10/31/2022	70	111722	90.00
				Invoice: 82151746	35980					
					90.00 01000200 510106		REALQUEST MAPPING			
							Subscriptions & Dues			
							CHECK	1010169	TOTAL:	90.00
1010170	11/17/2022	PRTD	219	COUNTY OF KERN	37401 NOINV-NOE PARKS		11/15/2022		111722	50.00
				Invoice: NOINV-NOE PARKS	36277					
					50.00		NOE MANNEL & VETS PARK IMPROVEMENTS			
					E PK00005 -50 -525 -		Capital Prj.- Other Imp.			
					01000650 580300ARPA					
							CHECK	1010170	TOTAL:	50.00
1010171	11/17/2022	PRTD	10992	CREATIVE CONCEPTS	37347 61214		11/11/2022		111722	46.10
				Invoice: 61214	36224					
					46.10 01000090 510802		Embroidered Ladies City Shirt			
							Community Promotion			
							CHECK	1010171	TOTAL:	46.10
1010172	11/17/2022	PRTD	190	DANIELS TIRE SERVICE	37083 240155368		09/29/2022	23000315	111722	668.13
				Invoice: 240155368	35967					
					668.13 01000200 510300		VEHICLE MAINT. & REPAIRS			
							Vehicle Operations			
					37197 794018		11/10/2022		111722	293.08
				Invoice: 794018	36078					
					293.08 01000220 510300		POLICE #170 - TIRE			
							Vehicle Operations			

A/P CASH DISBURSEMENTS JOURNAL

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				VOUCHER	INVOICE	Cash7135	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE	DTL	DESC			
Invoice: 793945				37198 36079	793945		11/10/2022		111722	586.15
				586.15	01000220 510300	POLICE #161 - TIRE Vehicle Operations				
						CHECK	1010172	TOTAL:		1,547.36
1010173	11/17/2022	PRTD	10809 DAVID STEVENS WELDIN	37324 36201	3540		08/08/2022	145	111722	1,250.00
Invoice: 3540				1,250.00	E WA00002 -50 50020030 580100	Tank #2 Back Up Booster- -525 - Capital Prj.- Infrastructure				
						CHECK	1010173	TOTAL:		1,250.00
1010174	11/17/2022	PRTD	14458 EMTS INC	37328 36205	33497		10/20/2022	37	111722	13,886.00
Invoice: 33497				13,886.00	08080010 510110	PARKS - GOSSAMER GROVE - SERVICE MAINTENANCE Landscaping Services				
						CHECK	1010174	TOTAL:		13,886.00
1010175	11/17/2022	PRTD	159 FEDEX	37086 35970	7-921-92144		10/21/2022	68	111722	63.42
Invoice: 7-921-92144				63.42	01000200 510103	BUILDING EXPRESS SHIPPING Postage & Freight				
Invoice: 7-913-96666				37087 35971	7-913-96666		10/14/2022	68	111722	28.12
				28.12	01000200 510103	BUILDING EXPRESS SHIPPING Postage & Freight				
Invoice: 7-913-96666-1				37151 36033	7-913-96666-1		10/14/2022		111722	67.70
				13.54	51010020 510701	ALL PW'S - SAFTEY VEST RETURNS Communications				
				13.54	50020020 510103	Postage & Freight				
				13.54	01304020 510103	Postage & Freight				
				13.54	50000020 510103	Postage & Freight				
				13.54	01000430 510103	Postage & Freight				
						CHECK	1010175	TOTAL:		159.24
1010176	11/17/2022	PRTD	5903 FERGUSON ENTERPRISES	37344 36221	1733599-3		11/01/2022	101	111722	1,752.14
Invoice: 1733599-3						WATER - REPAIRS & MAINTENANCE				

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VOUCHER INVOICE

Cash7135

INV DATE

PO

WARRANT

NET

				DOCUMENT	INVOICE DTL DESC			
				1,752.14 50020020 510200	Repairs & Maintenance			
					CHECK	1010176	TOTAL:	1,752.14
1010177	11/17/2022	PRTD	12171 FGL ENVIRONMENTAL	37184 248446A 36066	11/08/2022	80	111722	213.00
	Invoice: 248446A			213.00 50020020 510905	Bacteriological Testing for water System water Testing/Samples			
					CHECK	1010177	TOTAL:	213.00
1010178	11/17/2022	PRTD	14962 FUNCTIONAL ERGONOMIC	37358 11692 36233	11/14/2022		111722	525.00
	Invoice: 11692			262.50 01000120 510400	Ergonomics Workstation Analysis: CM & City Clerk Professional Services			
				262.50 01000110 510400	Professional Services			
					CHECK	1010178	TOTAL:	525.00
1010179	11/17/2022	PRTD	13779 GOTO TECHNOLOGIES US	36682 1208873652 35584	10/27/2022		111722	206.60
	Invoice: 1208873652			206.60 51030020 510703	GOTOMEETING/MYPC SERVICES - Oct.22 Internet			
					CHECK	1010179	TOTAL:	206.60
1010180	11/17/2022	PRTD	12729 HAAKER EQUIPMENT COM	37199 W5A00G 36080	11/10/2022	47	111722	1,706.11
	Invoice: W5A00G			1,706.11 50020020 510204	STREETS - MAINTENANCE SUPPLIES Equipment Repair			
					CHECK	1010180	TOTAL:	1,706.11
1010181	11/17/2022	PRTD	11083 HILL THREADED PRODUC	37181 242918 36063	11/10/2022	45	111722	159.01
	Invoice: 242918			31.81 01000430 510001	ALL PW'S - SUPPLIES - VENDING MACHINE			
				31.80 01304020 510001	Departmental Supplies			
				31.80 50000020 510001	Departmental Supplies			
				31.80 50020020 510001	Departmental Supplies			
				31.80 51010020 510001	Departmental Supplies			
					CHECK	1010181	TOTAL:	159.01

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				VOUCHER INVOICE		Cash7135					
						INV DATE		PO		WARRANT	
				DOCUMENT		INVOICE DTL		DESC		NET	
1010182	11/17/2022	PRTD	2 HITCHCOCK'S AUTO PAR	37089	7446-361289	09/27/2022	140	111722		203.37	
				35979							
			Invoice: 7446-361289	203.37	01000200 510300	VEHICLE MAINT. REPAIRS - BLDG FLEET FY 22/23		Vehicle Operations			
				37101	7446-361731	10/03/2022	100	111722		80.53	
				35985							
			Invoice: 7446-361731	80.53	51010020 510300	SHOP - TRAINING CLASS		Vehicle Operations			
				37139	7446-363676	11/01/2022	100	111722		80.53	
				36021							
			Invoice: 7446-363676	80.53	51010020 510300	SHOP - NIF CTI CLASSES		Vehicle Operations			
				37140	7446-363665	11/01/2022	100	111722		7.07	
				36022							
			Invoice: 7446-363665	7.07	51010020 510300	SHOP #720 - DUAL MAT SD		Vehicle Operations			
				37141	7446-363870	11/04/2022	100	111722		30.56	
				36023							
			Invoice: 7446-363870	30.56	51010020 510300	SHOP - LOCK RING PLIERS		Vehicle Operations			
				37142	7446-364111	11/08/2022	100	111722		6.42	
				36024							
			Invoice: 7446-364111	6.42	51010020 510300	SHOP - TOOL		Vehicle Operations			
				37143	7446-364113	11/08/2022	100	111722		23.47	
				36025							
			Invoice: 7446-364113	23.47	01304020 510300	PARKS #56 - STANDARD WIPER BLADES		Vehicle Operations			
				37144	7446-364112	11/08/2022	100	111722		7.82	
				36026							
			Invoice: 7446-364112	7.82	01304020 510300	PARKS #56 - MINI BULB-LONG LIFE		Vehicle Operations			
				37145	7446-364110	11/08/2022	100	111722		7.82	
				36027							
			Invoice: 7446-364110	7.82	01304020 510300	PARKS - LONGLIFE BULB		Vehicle Operations			
				37146	7446-364056	11/07/2022	100	111722		147.42	
				36028							
			Invoice: 7446-364056	147.42	01304020 510300	PARKS - OIL 15W40-DELO		Vehicle Operations			
				37147	7446-364052	11/07/2022	100	111722		465.45	

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VOUCHER INVOICE								
DOCUMENT				INVOICE DTL	DESC			
Invoice: 7446-364052				36029				
				465.45 01304020 510300	PARKS - CAR SCENT/GAS STRUT/OIL FILTER Vehicle Operations			
				37148 7446-364101 36030	11/08/2022	100	111722	17.59
Invoice: 7446-364101				17.59 01000430 510300	STREETS GENERATOR - SPARK PLUG Vehicle Operations			
				37178 7446-363776 36060	11/03/2022	100	111722	4.80
Invoice: 7446-363776				4.80 01000430 510300	STREETS #28 - FUEL FILTER - LD Vehicle Operations			
				37179 7446-364154 36061	11/08/2022	100	111722	57.04
Invoice: 7446-364154				57.04 01000430 510300	STREETS #318 - ICON CLEARMAX 365 PREMIUM BEAM Vehicle Operations			
				37180 7446-364153 36062	11/08/2022	100	111722	57.04
Invoice: 7446-364153				57.04 51010020 510300	SHOP #36 - 20 ICON WIPER BLADE Vehicle Operations			
				37212 7446-363664 36093	11/01/2022	100	111722	48.47
Invoice: 7446-363664				48.47 01000430 510300	STREETS #79 - IGNITION CONTACT SET/DISTRIBUTOR ROT Vehicle Operations			
				37213 7446-363592 36094	11/01/2022	100	111722	199.73
Invoice: 7446-363592				199.73 01000430 510300	STREETS - COMBO PINTLE HOOK/ADJ PINTLE MOUNT Vehicle Operations			
				37214 7446-363775 36095	11/03/2022	100	111722	17.59
Invoice: 7446-363775				17.59 01000430 510300	STREETS #79 - SPARK PLUG Vehicle Operations			
				37215 7446-363831 36096	11/03/2022	100	111722	389.91
Invoice: 7446-363831				122.46 01000430 510300	STREETS #57 - BRAKE PADS/APINTED ROTOR/BRAKE DRUM Vehicle Operations			
				95.95 01304020 510300	Vehicle Operations			
				71.68 50020020 510300	Vehicle Operations			
				99.82 51010020 510300	Vehicle Operations			
				37216 7446-363777 36097	11/03/2022	100	111722	19.32
Invoice: 7446-363777				19.32 01000430 510300	STREETS GEN/TOWER - SUPER HC V-BLT Vehicle Operations			

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				VOUCHER	INVOICE	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE	DTL	DESC		
Invoice: 7446-364074				37217 36098	7446-364074	11/08/2022	100	111722	111.39
				111.39	01000430 510300	STREETS #57 - PLIERS/JAW PLIERS/RATCH WRENCH Vehicle Operations			
Invoice: 7446-364119				37218 36099	7446-364119	11/08/2022	100	111722	151.71
				151.71	01000430 510300	STREETS #114 - 1/4 6P SCKT SET Vehicle Operations			
Invoice: 7446-364114				37219 36100	7446-364114	11/08/2022	100	111722	306.17
				306.17	01000430 510300	STREETS/GENERATOR - BATTERY Vehicle Operations			
Invoice: 7446-364239				37289 36167	7446-364239	11/09/2022	100	111722	5.35
				5.35	51010020 510300	SHOP - WHITE PEN Vehicle Operations			
Invoice: 7446-364238				37290 36168	7446-364238	11/09/2022	100	111722	15.52
				15.52	51010020 510300	SHOP - XTREME BLUE/BATTERY CAR ALARM, Vehicle Operations			
Invoice: 7446-364240				37291 36169	7446-364240	11/09/2022	49	111722	55.15
				55.15	01000220 510300	POLICE #141 - OIL 5W30/OIL FILTER Vehicle Operations			
Invoice: 7446-363868				37292 36170	7446-363868	11/04/2022	49	111722	55.15
				55.15	01000220 510300	POLICE #170 - OIL 5W20/OIL FILTER Vehicle Operations			
Invoice: 7446-364339				37293 36171	7446-364339	11/11/2022	49	111722	97.68
				97.68	01000220 510300	POLICE #216 - OIL 0W20/PRIME GUARD/ENGINE AIR FILT Vehicle Operations			
				CHECK 1010182 TOTAL:					2,670.07
1010183	11/17/2022	PRTD	101 SUSANA & ALBERTO RIV	37006 35897	1097	09/09/2022	23000354	111722	300.00
Invoice: 1097				300.00	01000230 510400	August Monthly grounds maintenance Shelter Professional Services			
				CHECK 1010183 TOTAL:					300.00

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CASH ACCOUNT: 0000-00-000-00-00-100001-				Cash7135					
CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE	DTL	DESC		
1010184	11/17/2022	PRTD	7452 JOSEPH T O'BRIEN	37275 36153	135NOINV11142022	11/07/2022		111722	300.00
Invoice: 135NOINV11142022				300.00	01000160 510116	SEDAC EAD Getaway Raffle Gift - J. O'Brien Employee Dev & Reten (SEDAC)			
				CHECK			1010184	TOTAL:	300.00
1010185	11/17/2022	PRTD	699 JUAN VERDUGO	37352 36229	135NOINV11162022	11/01/2022		111722	50.00
Invoice: 135NOINV11162022				12.50	01000430 510400	Class B DMV Renewal Fee Reimbursement			
				37.50	01000420 510400	Professional Services			
				CHECK			1010185	TOTAL:	50.00
1010186	11/17/2022	PRTD	231 KERN ASPHALT PAVING	37107 35991	2053077-551	10/31/2022		111722	641.00
Invoice: 2053077-551				641.00	01000430 510001	STREETS - LOAD OF SAND Departmental Supplies			
				CHECK			1010186	TOTAL:	641.00
1010187	11/17/2022	PRTD	14379 KERN COUNTY SUPT OF	37223 36103	36103	11/01/2022		111722	26,847.12
Invoice: 36103				26,877.12	0100 205306	OCT SCHOOL FEES			
				-30.00	01000200 410100	School Fee Deposits			
				CHECK			1010187	TOTAL:	26,847.12
1010188	11/17/2022	PRTD	12379 KERN PRINT SERVICES	37274 36152	49761	11/07/2022		111722	260.35
Invoice: 49761				152.58	01000210 510001	Business Cards: Code Enforcement and SLLC			
				107.77	01000250 510001	Departmental Supplies			
				CHECK			1010188	TOTAL:	260.35
1010189	11/17/2022	PRTD	170 KOEFRAN INDUSTRIES,	37310 36188	00005222115	10/31/2022	23000365	111722	693.00
Invoice: 00005222115				693.00	01000230 510400	Animal Carcass Removal 10/22 Professional Services			
				CHECK			1010189	TOTAL:	693.00

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				Cash7135					
				VOUCHER	INVOICE	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE	DTL	DESC		
1010190	11/17/2022	PRTD	228 KRAZAN & ASSOCIATES	37327 36204	B626387-507	09/30/2022		111722	403.00
Invoice: B626387-507				403.00					
					E ST00030 -50 02070010 580100	-525 -	Capital Prj.- Infrastructure		
						CHECK	1010190	TOTAL:	403.00
1010191	11/17/2022	PRTD	6963 LOOP ELECTRIC INC	37345 36222	1223	09/13/2022		111722	992.44
Invoice: 1223				992.44	01000430 510121				
							STREETS - LERDO & S SHAFTER AVE Streetlight Repair and Maint.		
						CHECK	1010191	TOTAL:	992.44
1010192	11/17/2022	PRTD	698 MAJESTIC PALMS & TRO	37398 36274	41397	11/16/2022		111722	2,145.00
Invoice: 41397				1,072.50	01304020 510110				
				1,072.50	01000440 510110				
							FRONT AREA LANDSCAPING UPGRADES - BOULDERS Landscaping Services Landscaping Services		
						CHECK	1010192	TOTAL:	2,145.00
1010193	11/17/2022	PRTD	697 MARANATHA GARDENING	37196 36077	1672	11/08/2022		111722	1,237.90
Invoice: 1672				618.95	01304020 510110				
				618.95	01000440 510110				
							FRONT AREA LANDSCAPING UPGRADES - GOLD DG Landscaping Services Landscaping Services		
						CHECK	1010193	TOTAL:	1,237.90
1010194	11/17/2022	PRTD	1663 MC INTOSH & ASSOCIAT	37326 36203	00132728	09/17/2022	20220711	111722	1,457.00
Invoice: 00132728				1,457.00					
					E ST00011 -20 02040020 580100	-200 -	Capital Prj.- Infrastructure		
						CHECK	1010194	TOTAL:	1,457.00
1010195	11/17/2022	PRTD	9464 MOTOROLA	37341 36218	8281483159	10/07/2022	23000280	111722	11,306.07
Invoice: 8281483159				11,306.07	01000560 570200				
							POLICE - 4 PATROL VEHICLE RADIOS Machinery & Equipment		

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				VOUCHER	INVOICE	Cash7135	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE DTL	DESC				
							CHECK	1010195	TOTAL:	11,306.07
1010196	11/17/2022	PRTD	9992 O'REILLY AUTOMOTIVE	37187 36068	2947-276925		11/07/2022		111722	22.49
Invoice: 2947-276925				22.49	51010020 510300	SHOP - STAR SOCKET Vehicle Operations				
				37188 36069	2947-276539		11/04/2022		111722	11.79
Invoice: 2947-276539				11.79	51010020 510300	SHOP - BRAKE TOOL Vehicle Operations				
				37189 36070	2947-276369		11/03/2022		111722	18.74
Invoice: 2947-276369				18.74	01000430 510300	STREETS #79 - FUEL FITTING/SOCKET Vehicle Operations				
							CHECK	1010196	TOTAL:	53.02
1010197	11/17/2022	PRTD	5312 OASIS AIR & SOLAR	37313 36191	S422676		11/10/2022	23000314	111722	330.00
Invoice: S422676				330.00	51000010 510100	AIR CONDITIONING SERVICE - CITY HALL Service Agreements				
							CHECK	1010197	TOTAL:	330.00
1010198	11/17/2022	PRTD	14271 OILDALE MUTUAL WATER	37112 35996	NOINV10/22/2022		10/28/2022		111722	35.50
Invoice: NOINV10/22/2022				35.50	08080010 510704	WATER - 3801 GREEN OAKS WAY - LANDSCAPE Water				
				37113 35997	NOINV10/21/2022		10/28/2022		111722	710.15
Invoice: NOINV10/21/2022				710.15	08080010 510704	WATER - 3801 GREEN OAKS WAY - LANDSCAPE Water				
				37114 35998	NOINV10/20/2022		10/28/2022		111722	250.55
Invoice: NOINV10/20/2022				250.55	08080010 510704	WATER - 9701 GREENWAY RANCH LN - LANDSCAPE Water				
				37115 35999	NOINV10/19/2022		10/28/2022		111722	83.05
Invoice: NOINV10/19/2022				83.05	08080010 510704	WATER - 3580 COMMUNITY DR LANDSCAPE Water				
				37116 36000	NOINV10/18/2022		10/28/2022		111722	83.05
Invoice: NOINV10/18/2022						WATER - 9630 COBBLE CREEK DR				

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CASH ACCOUNT: 0000-00-000-00-00-100001-						Cash7135						
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				DOCUMENT	INVOICE DTL DESC							
				83.05	08080010 510704	Water						
				37117	NOINV10/17/2022	10/28/2022		111722		83.05		
				36001								
Invoice: NOINV10/17/2022				83.05	08080010 510704	WATER - 9600 AMBERDALE WAY (PARK) Water						
										CHECK	1010198 TOTAL:	1,245.35
1010199	11/17/2022	PRTD	238 ROBERTO AND KELLY SI	37272	36150	09/24/2022		111722		25.00		
				36150								
Invoice: 36150				25.00	0100	205315	MANNEL PARK WATER KEY DEPOSIT - 2022 09 24 General Billing Deposits					
										CHECK	1010199 TOTAL:	25.00
1010200	11/17/2022	PRTD	4 PACIFIC GAS & ELECTR	37161	0762233535-9 OCT 22	10/31/2022		111722		14.21		
				36043								
Invoice: 0762233535-9 OCT 22				14.21	08070010 510707	ELECTRICAL CHARGES Power						
				37162	7952472969-0 OCT 22	10/31/2022		111722		553.48		
				36044								
Invoice: 7952472969-0 OCT 22				553.48	01000270 510707	ELECTRICAL CHARGES Power						
				37164	9898158900-9 OCT 22	10/31/2022		111722		4,508.40		
				36046								
Invoice: 9898158900-9 OCT 22				4,508.40	01000220 510707	ELECTRICAL CHARGES Power						
				37165	2770705903-9 OCT 22	10/31/2022		111722		477.95		
				36047								
Invoice: 2770705903-9 OCT 22				477.95	51000010 510707	ELECTRICAL CHARGES Power						
				37166	4769226569-8 OCT 22	10/31/2022		111722		302.40		
				36048								
Invoice: 4769226569-8 OCT 22				302.40	01000400 510707	ELECTRICAL CHARGES Power						
				37167	5376849141-6 OCT 22	10/31/2022		111722		1,492.91		
				36049								
Invoice: 5376849141-6 OCT 22				1,492.91	01000250 510707	ELECTRICAL CHARGES Power						
				37229	1110247266-6 OCT 22	10/31/2022		111722		54.38		
				36109								
Invoice: 1110247266-6 OCT 22				54.38	01000440 510707	ELECTRICAL CHARGES Power						

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CASH ACCOUNT: 0000-00-000-00-00-100001-
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CASH ACCOUNT: 0000-00-000-00-00-100001-				Cash7135					
CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE DTL DESC				
Invoice: 2644018719-8 OCT 22				37230	2644018719-8	OCT 22	10/31/2022	111722	44.87
				36110					
				44.87	01000440	510707	ELECTRICAL CHARGES Power		
Invoice: 3396527511-9 OCT 22				37231	3396527511-9	OCT 22	10/31/2022	111722	232.42
				36111					
				232.42	01000290	510707	ELECTRICAL CHARGES Power		
Invoice: 8758714175-2 OCT 22				37232	8758714175-2	OCT 22	10/31/2022	111722	1,146.23
				36112					
				573.12	50040020	510707	ELECTRICAL CHARGES Power		
Invoice: 1906024164-3 OCT 22				573.11	51030020	510707	Power		
				37233	1906024164-3	OCT 22	10/31/2022	111722	355.70
				36113					
Invoice: 1098600677-2 OCT 22				355.70	50000020	510707	ELECTRICAL CHARGES Power		
				37234	1098600677-2	OCT 22	10/31/2022	111722	149.55
				36114					
Invoice: 0007164861-2 OCT 22				149.55	08080010	510707	ELECTRICAL CHARGES Power		
				37235	0007164861-2	OCT 22	10/31/2022	111722	306.92
				36115					
Invoice: 8299603596-8 OCT 22				188.05	01000130	510707	ELECTRICAL CHARGES Power		
				118.87	50000020	510707	Power		
				37236	8299603596-8	OCT 22	10/31/2022	111722	1,227.61
Invoice: 9859576522-7 OCT 22				36116					
				1,227.61	01000380	510707	ELECTRICAL CHARGES Power		
				37237	9859576522-7	OCT 22	10/31/2022	111722	21,596.20
Invoice: 1430578397-0 OCT 22				36117					
				21,596.20	50020020	510707	ELECTRICAL CHARGES Power		
				37238	1430578397-0	OCT 22	10/31/2022	111722	1,201.10
Invoice: 4719291705-3 OCT 22				36118					
				1,201.10	50020020	510707	ELECTRICAL CHARGES Power		
				37239	4719291705-3	OCT 22	10/31/2022	111722	212.21
				36119					
				212.21	50000020	510707	ELECTRICAL CHARGES Power		

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CASH ACCOUNT: 0000-00-000-00-00-100001-
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CASH ACCOUNT: 0000-00-000-00-00-100001-				Cash7135						
CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	WARRANT	NET	
				DOCUMENT	INVOICE DTL DESC					
Invoice: 2974410365-5 OCT 22				37240	2974410365-5 OCT 22	10/31/2022		111722	550.93	
				36120						
				550.93	50000020 510707	ELECTRICAL CHARGES Power				
Invoice: 6808476934-5 OCT 22				37241	6808476934-5 OCT 22	10/31/2022		111722	1,359.47	
				36121						
				1,359.47	50020020 510707	ELECTRICAL CHARGES Power				
Invoice: 8433792693-9 OCT 22				37242	8433792693-9 OCT 22	10/31/2022		111722	152.92	
				36122						
				152.92	50060020 510707	ELECTRICAL CHARGES Power				
Invoice: 2130406998-8 OCT 22				37243	2130406998-8 OCT 22	10/31/2022		111722	86.04	
				36123						
				23.24	01000220 510707	ELECTRICAL CHARGES Power				
				2.80	01000230 510707	Power				
				4.65	01000420 510707	Power				
				5.00	08100010 510707	Power				
				12.91	08110010 510707	Power				
				12.74	50010020 510707	Power				
				8.42	50020020 510707	Power				
				4.65	50030020 510707	Power				
				9.30	51000010 510707MCCF	Power				
				2.33	51010020 510707	Power				
	Invoice: 7067809683-8 OCT 22				37244	7067809683-8 OCT 22	10/31/2022		111722	8,397.36
					36124					
				8,397.36	51000010 510707MCCF	ELECTRICAL CHARGES Power				
Invoice: 4006021273-1 OCT 22				37245	4006021273-1 OCT 22	10/31/2022		111722	10,105.62	
				36125						
				10,105.62	50020020 510707	ELECTRICAL CHARGES Power				
Invoice: 7309037098-9 OCT 22				37246	7309037098-9 OCT 22	10/31/2022		111722	3,986.84	
				36126						
				3,986.84	50020020 510707	ELECTRICAL CHARGES Power				
Invoice: 8407410335-3 OCT 22				37247	8407410335-3 OCT 22	10/31/2022		111722	116.77	
				36127						
				116.77	50040020 510707	ELECTRICAL CHARGES Power				

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				VOUCHER	INVOICE	Cash7135	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE	DTL	DESC			
						CHECK	1010200	TOTAL:		58,632.49
1010201	11/17/2022	PRTD	11867	PACIFIC TIRE	37176 32645	11/08/2022	31	111722		80.00
				Invoice: 32645	36058					
					80.00 01000220 510300	POLICE #161 - DISMOUNT & MOUNT/BALANCE Vehicle Operations				
					37269 31618	11/04/2022	31	111722		42.00
				Invoice: 31618	36147					
					42.00 01000220 510300	POLICE #170 - CHANGE TIRES/WHEEL BALANCE Vehicle Operations				
					37270 31643	11/10/2022	31	111722		15.00
				Invoice: 31643	36148					
					15.00 01000220 510300	POLICE #141 - TIRE ROTATION Vehicle Operations				
					37271 32620	11/03/2022		111722		111.81
				Invoice: 32620	36149					
					111.81 50020020 510300	WATER - REPAIR FLAT Vehicle Operations				
						CHECK	1010201	TOTAL:		248.81
1010202	11/17/2022	PRTD	6562	PEOPLEFACTS LLC	37311 2022100283	11/01/2022		111722		47.07
				Invoice: 2022100283	36189					
					23.53 01000220 510115	Pre-emp. Credit Report AC and PD Recruitment				
					23.54 01000230 510115	Recruitment				
						CHECK	1010202	TOTAL:		47.07
1010203	11/17/2022	PRTD	490	PLASTICARDS, INC	37384 00159635	11/14/2022	23000326	111722		690.00
				Invoice: 00159635	36260					
					690.00 01303010 510001	Library Card/Key Tag Reorders Departmental Supplies				
						CHECK	1010203	TOTAL:		690.00
1010204	11/17/2022	PRTD	217	PUBLIC WORKS - COUNT	37342 NOINV11/08/2022	11/08/2022		111722		2,835.03
				Invoice: NOINV11/08/2022	36219					
					2,835.03 50010020 510114	LANDFILLS CHARGES - OCTOBER & NOVEMBER 2022 Outsource Activity				
						CHECK	1010204	TOTAL:		2,835.03

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VOUCHER INVOICE

Cash7135

INV DATE

PO

WARRANT

NET

DOCUMENT				INVOICE DTL DESC			
1010205	11/17/2022	PRTD	11517 QUADIENT LEASING USA	37105 N9653707 35988	10/31/2022	111722	462.16
Invoice: N9653707				Postage Machine Lease 12/2022-02/2023			
				18.49 01000120 510103	Postage & Freight		
				4.63 01000110 510103	Postage & Freight		
				4.62 01000130 510103	Postage & Freight		
				4.63 51030020 510103	Postage & Freight		
				4.63 01000250 510103	Postage & Freight		
				27.74 01000170 510103	Postage & Freight		
				4.62 50030020 510103	Postage & Freight		
				23.10 01000200 510103	Postage & Freight		
				9.24 01000420 510103	Postage & Freight		
				4.62 01000260 510103	Postage & Freight		
				4.62 01000300 510103	Postage & Freight		
				4.62 01000290 510103	Postage & Freight		
				4.62 01000270 510103	Postage & Freight		
				4.62 01000280 510103	Postage & Freight		
				78.57 01000180 510103	Postage & Freight		
				9.24 01000430 510103	Postage & Freight		
				4.62 01000400 510103	Postage & Freight		
				4.62 50000020 510000	Office Supplies		
				36.97 50020020 510103	Postage & Freight		
				36.97 01000160 510103	Postage & Freight		
				55.46 01000220 510115	Recruitment		
				4.62 01000230 510103	Postage & Freight		
				36.97 01000220 510103	Postage & Freight		
				69.32 01000210 510103	Postage & Freight		
				CHECK	1010205 TOTAL:		462.16
1010206	11/17/2022	PRTD	1622 QUILL CORPORATION	37085 28469763 35969	10/19/2022 23000245	111722	488.59
Invoice: 28469763				OFFICE SUPPLIES - CITY SERVICES DEPT.			
				162.85 01000170 510000	Office Supplies		
				162.87 01000200 510000	Office Supplies		
				162.87 01000210 510000	Office Supplies		
				CHECK	1010206 TOTAL:		488.59
1010207	11/17/2022	PRTD	276 RICHLAND CHEVROLET	37296 149110 36174	11/10/2022	111722	178.67
Invoice: 149110				WATER #216 - LATCH Vehicle Operations			
				178.67 50020020 510300			
				CHECK	1010207 TOTAL:		178.67

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				VOUCHER	INVOICE	Cash7135	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE	DTL	DESC			
1010208	11/17/2022	PRTD	285 RUSSELL (FRANK) MFG	37106	768560		10/31/2022		111722	215.36
			Invoice: 768560	35990						
				215.36	51010020 510001		SHOP - TANK RENTAL			
							Departmental Supplies			
			Invoice: 768483	37109	768483		10/31/2022 76		111722	101.89
				35993						
				101.89	51010020 510200		SHOP - BAND SAW BLADES			
							Repairs & Maintenance			
			Invoice: 768725	37299	768725		11/11/2022 76		111722	30.76
				36177						
				30.76	01000430 510200		STREETS #28 - 1/4 PC CHAIN			
							Repairs & Maintenance			
			Invoice: 768724	37331	768724		11/11/2022 76		111722	94.59
				36208						
				94.59	50020020 510200		WATER -PRESSURE WAS HOSE			
							Repairs & Maintenance			
						CHECK	1010208 TOTAL:			442.60
1010209	11/17/2022	PRTD	8969 SAN JOAQUIN VETERINA	37258	110822		11/08/2022 23000361		111722	745.00
			Invoice: 110822	36137						
				745.00	01000230 510111		Veterinary Care Services			
							Adoption Services			
			Invoice: 505484	37314	505484		10/27/2022 23000366		111722	63.00
				36192						
				63.00	01000230 510111		veterinary care services			
							Adoption Services			
						CHECK	1010209 TOTAL:			808.00
1010210	11/17/2022	PRTD	12962 SEQUOIA EQUIPMENT CO	37182	BAK-17266		11/04/2022		111722	818.34
			Invoice: BAK-17266	36064						
				818.34	01000430 510001		STREETS #621F - FILTER/FUEL/OIL ENGINE			
							Departmental Supplies			
			Invoice: BAK-17265	37183	BAK-17265		11/04/2022		111722	727.38
				36065						
				727.38	01000430 510001		STREETS #580SN - AIR FILTER/FILTER ENGINE OIL/FUE			
							Departmental Supplies			
			Invoice: BAK-17275	37297	BAK-17275		11/09/2022		111722	48.84
				36175						
				48.84	01304020 510300		PARKS #60A - FILTER ENGINE OIL			
							Vehicle Operations			

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				VOUCHER	INVOICE	Cash7135	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE	DTL	DESC			
						CHECK	1010210	TOTAL:		1,594.56
1010211	11/17/2022	PRTD	291 SHAFter PARTS & SUPP	37277 36155	032548		11/08/2022		111722	2.96
Invoice: 032548				2.96	01000430 510001	STREETS #28 - TUBING				
						Departmental Supplies				
				37284 36162	032549		11/08/2022		111722	37.16
Invoice: 032549				37.16	50020020 510300	WATER #580 - GREASER FITTING ASST				
						Vehicle Operations				
				37287 36165	032316		11/03/2022		111722	72.76
Invoice: 032316				72.76	01000430 510300	STREETS #79 - FUEL PUMP				
						Vehicle Operations				
				37288 36166	032317		11/03/2022		111722	3.56
Invoice: 032317				3.56	01000430 510300	STREETS GEN #5 - BUSHING				
						Vehicle Operations				
						CHECK	1010211	TOTAL:		116.44
1010212	11/17/2022	PRTD	10357 SHAFter TRANSMISSION	37295 36173	72078		11/11/2022		111722	144.00
Invoice: 72078				144.00	50020020 510300	WATER #216 - DOOR LOCK ACTUATOR				
						Vehicle Operations				
						CHECK	1010212	TOTAL:		144.00
1010213	11/17/2022	PRTD	15015 SHAFter TRUE VALUE I	37100 35984	2211-044939		11/08/2022	81	111722	35.37
Invoice: 2211-044939				35.37	51010020 510001	SHOP - RED PLY GAS CAN/SS RULE/TUBING				
						Departmental Supplies				
				37201 36082	2211-045071		11/09/2022		111722	11.79
Invoice: 2211-045071				11.79	01000260 510001	PARKS - MANNEL - 16PK 60G SAND DISC				
						Departmental Supplies				
				37202 36083	2211-045014		11/09/2022		111722	12.32
Invoice: 2211-045014				12.32	01000260 510001	PARKS - MANNEL - 15PK 120G SAND DISC				
						Departmental Supplies				
				37203 36084	2211-045219		11/10/2022	81	111722	27.32
Invoice: 2211-045219						SHOP - 5PK 9x11 ASSTD SHEETS/EVER 3V LITH BATT				

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				Cash7135	INV DATE	PO	WARRANT	NET
VOUCHER INVOICE								
DOCUMENT				INVOICE DTL	DESC			
	27.32	51010020	510001		Departmental Supplies			
Invoice: 2211-045189	37205	2211-045189		11/10/2022	81	111722		16.14
	36086							
	16.14	01000430	510001		STREETS - EYE BOLT/HILLMAN FASTNERS Departmental Supplies			
Invoice: 2211-045223	37206	2211-045223		11/10/2022	81	111722		7.82
	36087							
	7.82	01000430	510001		STREETS - 50PK 3x10 EXT SCREW Departmental Supplies			
Invoice: 2211-045214	37207	2211-045214		11/10/2022	81	111722		16.71
	36088							
	16.71	01304020	510001		PARKS - 12oz ALM AERO ENAMEL Departmental Supplies			
Invoice: 2211-045256	37208	2211-045256		11/10/2022	81	111722		16.91
	36089							
	16.91	01000430	510001		STREETS - 7/32 TITAN DRILL BIT/MM7/23-3/4 BLK OX B Departmental Supplies			
Invoice: 2211-045357	37225	2211-045357		11/11/2022	81	111722		56.54
	36105							
	56.54	01000430	510001		STREET - EYE BOLT/KEY RING/HILLMAN FASTNERS/TRIGG Departmental Supplies			
Invoice: 2211-045359	37226	2211-045359		11/11/2022	81	111722		20.43
	36106							
	20.43	50020020	510001		WATER - SCRUB SONE/GLASS CLEANER/DISH SOAP Departmental Supplies			
Invoice: 2211045747	37302	2211045747		11/13/2022		111722		50.13
	36180							
	50.13	01000260	510001		PARKS - MANNEL RESTROOM - 12oz AER WHT MTL PRIMER Departmental Supplies			
Invoice: 2211-045002	37308	2211-045002		11/09/2022		111722		38.57
	36186							
	38.57	51000010	510200MCCF		MCCF - 2x4x10 WOOD Repairs & Maintenance			
Invoice: 2211-044924	37337	2211-044924		11/08/2022		111722		75.03
	36214							
	75.03	51000010	510200MCCF		MCCF - 5PK MTL BLADE/RECIP BLADE SET/GRIND WHEEL Repairs & Maintenance			
Invoice: 2211-046078	37338	2211-046078		11/15/2022	81	111722		10.66
	36215							
	10.66	01304020	510001		PARKS - WHT CAP THREADED/WHT SLIP CAP Departmental Supplies			

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				VOUCHER	INVOICE	Cash7135	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE	DTL	DESC			
				37339	2211-046081		11/15/2022	81	111722	55.73
				36216						
Invoice: 2211-046081				55.73	01000430 510001		STREETS - 5/8x12 AN EYE BOLT/NUT			
							Departmental Supplies			
				37340	2211-046083		11/15/2022	81	111722	261.67
				36217						
Invoice: 2211-046083				261.67	01304020 510001		PARKS - MP BASIC 6PK 9"3/8 COVER/TINT BASE			
							Departmental Supplies			
						CHECK	1010213	TOTAL:		713.14
1010214	11/17/2022	PRTD	585 SONSRAY MACHINERY, L	37221	PSO049120-1		11/04/2022		111722	154.44
				36101						
Invoice: PSO049120-1				154.44	01304020 510001		PARK - GAS STRUT			
							Departmental Supplies			
				37222	PSO051273-1		11/08/2022		111722	240.15
				36102						
Invoice: PSO051273-1				240.15	01304020 510001		PARKS 60A - FILTER AIR /FILTER FUEL.ENGINE OIL			
							Departmental Supplies			
						CHECK	1010214	TOTAL:		394.59
1010215	11/17/2022	PRTD	332 SPAY NEUTER IMPERATI	37306	7514		11/01/2022	23000363	111722	3,600.00
				36184						
Invoice: 7514				3,600.00	01000230 510111		November SNIP Spay & Neuter			
							Adoption Services			
				37307	7515		11/01/2022	23000364	111722	3,600.00
				36185						
Invoice: 7515				3,600.00	01000230 510111		November SNIP Spay & Neuter #2			
							Adoption Services			
						CHECK	1010215	TOTAL:		7,200.00
1010216	11/17/2022	PRTD	10116 SSD ALARM	37364	R-00407575		11/14/2022	23000367	111722	82.81
				36240						
Invoice: R-00407575				82.81	01000230 510400		Shelter Alarm Service 12/22			
							Professional Services			
						CHECK	1010216	TOTAL:		82.81
1010217	11/17/2022	PRTD	14779 STANDARD PLUMBING SU	37175	TCQ426		11/10/2022	143	111722	8.66
				36057						
Invoice: TCQ426				8.66	51000010 510200		City Hall facility maintenance			
							Repairs & Maintenance			

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CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE	DTL	DESC		
Invoice: TCMY94				37209	TCMY94	11/09/2022	78	111722	32.15
				36090					
				32.15	50020020	510001	WATER - BATTERY AAA/BATTERY 8PK Departmental Supplies		
Invoice: TCPV44				37211	TCPV44	11/10/2022	146	111722	106.31
				36092					
				106.31	50020020	510200	WATER - MAINTENANCE & REPAIRS Repairs & Maintenance		
Invoice: TCTQ86				37224	TCTQ86	11/11/2022	78	111722	8.98
				36104					
				8.98	51010020	510001	SHOP - TUBE COPPER REF 5/16"50" Departmental Supplies		
Invoice: TCWB22				37303	TCWB22	11/12/2022		111722	88.86
				36181					
				88.86	01000260	510001	PARKS - MANNEL RESTROOMS - PRIMER/RECOVERY FEE Departmental Supplies		
Invoice: TCX890				37304	TCX890	11/13/2022		111722	53.57
				36182					
				53.57	01000260	510001	PARKS - MANNEL RESTROOMS - PREIMER Departmental Supplies		
Invoice: TDB231				37333	TDB231	11/15/2022	78	111722	34.28
				36210					
				34.28	01000430	510001	STREETS - SPRYPNT 2x S-G BLACK Departmental Supplies		
Invoice: TDBK16				37334	TDBK16	11/15/2022	78	111722	39.22
				36211					
				39.22	01304020	510001	PARKS - HANDY PAINT CUP/ACE GOOD BRSH FLT 2PK Departmental Supplies		
Invoice: TDBV25				37335	TDBV25	11/15/2022	78	111722	57.89
				36212					
				57.89	50020020	510001	WATER - ACE SHVL RNDPT LONG-HND Departmental Supplies		
CHECK 1010217 TOTAL:									429.92
1010218	11/17/2022	PRTD	452 STINSON STATIONERS	36999	196280-0	11/03/2022	23000353	111722	997.50
Invoice: 196280-0				35890					
				997.50	01000230	510001	shelter supplies Departmental Supplies		
CHECK 1010218 TOTAL:									997.50

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				VOUCHER INVOICE		Cash7135	INV DATE	PO	WARRANT	NET
				DOCUMENT		INVOICE DTL DESC				
1010219	11/17/2022	PRTD	6132 SUN COUNTRY FLOWERS	37353	89752		09/06/2022		111722	75.08
			Invoice: 89752	36228						
				75.08	01000090 510802	Plant for Jon Johnston Community Promotion				
						CHECK	1010219	TOTAL:		75.08
1010220	11/17/2022	PRTD	30 TERMINIX INTERNATION	37128	426577668		11/01/2022	69	111722	75.00
			Invoice: 426577668	36010						
				75.00	51000010 510200	PEST CONTROL SERVICE - CITY HALL Repairs & Maintenance				
				37129	425847551		10/31/2022	69	111722	75.00
			Invoice: 425847551	36011						
				75.00	51000010 510200	PEST CONTROL SERVICE - CITY HALL Repairs & Maintenance				
				37130	425858356		10/31/2022	69	111722	108.00
			Invoice: 425858356	36012						
				108.00	51000010 510200	PEST CONTROL SERVICE - CITY HALL Repairs & Maintenance				
				37186	426578596		11/01/2022		111722	116.00
			Invoice: 426578596	36067						
				116.00	01000420 510400	ENGINEERING - PEST CONTROL SERVICES Professional Services				
				37266	426583045		11/01/2022		111722	68.00
			Invoice: 426583045	36145						
				68.00	01000250 510100	SLLC Pest Control Service Agreements				
						CHECK	1010220	TOTAL:		442.00
1010221	11/17/2022	PRTD	15101 WEX BANK - ACCOUNT 0	37357	NOINV - 10/24/2022		10/24/2022		111722	72.19
			Invoice: NOINV - 10/24/2022	36234						
				72.19	01000220 510302	POLICE - GAS Vehicle Operations - Fuel				
				37359	NOINV - 10/28/2022		10/28/2022		111722	63.06
			Invoice: NOINV - 10/28/2022	36235						
				63.06	01000220 510302	POLICE - FUEL Vehicle Operations - Fuel				
				37360	NOINV - 10/23/2022		10/23/2022		111722	34.80
			Invoice: NOINV - 10/23/2022	36236						
				34.80	01000220 510302	POLICE - FUEL Vehicle Operations - Fuel				

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 0000-00-000-00-00-100001-
CHECK NO CHK DATE TYPE VENDOR NAME

CASH ACCOUNT: 0000-00-000-00-00-100001-				Cash7135					
CHECK NO	CHK DATE	TYPE	VENDOR NAME	VOUCHER	INVOICE	INV DATE	PO	WARRANT	NET
				DOCUMENT	INVOICE	DTL	DESC		
Invoice: NOINV - 10/30/2022				37361 36237	NOINV - 10/30/2022	10/30/2022		111722	58.32
				58.32	01000220 510302	POLICE - FUEL Vehicle Operations - Fuel			
Invoice: NOINV - 10/25/2022				37362 36238	NOINV - 10/25/2022	10/25/2022		111722	59.53
				59.53	01000220 510302	POLICE - FUEL Vehicle Operations - Fuel			
Invoice: NOINV - 10/31/2022				37363 36239	NOINV - 10/31/2022	10/31/2022		111722	52.21
				52.21	01000220 510302	POLICE - FUEL Vehicle Operations - Fuel			
				CHECK 1010221 TOTAL:					340.11
1010222	11/17/2022	PRTD	495 WILL DAN ENGINEERING	37174 36056	336861	10/21/2022	89	111722	10,125.00
Invoice: 336861				10,125.00	01000210 510400	Code Enforcement Services Professional Services			
				CHECK 1010222 TOTAL:					10,125.00
1010223	11/17/2022	PRTD	1495 WITCHER ELECTRIC INC	37329 36206	38940AA	10/14/2022		111722	207.52
Invoice: 38940AA				207.52	50020020 510200	WATER - TANK #3 - CHECK RADIO FAILURE Repairs & Maintenance			
				CHECK 1010223 TOTAL:					207.52
				NUMBER OF CHECKS	67	*** CASH ACCOUNT TOTAL ***			486,659.20
				TOTAL PRINTED CHECKS		COUNT	AMOUNT		
						67	486,659.20		
				*** GRAND TOTAL ***					486,659.20

A/P CASH DISBURSEMENTS JOURNAL

JOURNAL ENTRIES TO BE CREATED

CLERK: 5292blopez

YEAR	PER	JNL	SRC	ACCOUNT	EFF	DATE	JNL	DESC	REF	1	REF	2	REF	3	ACCOUNT	DESC	T	OB	DEBIT	CREDIT
															LINE	DESC				
2023	5	364																		
APP	0100-00-000-00-00-205000-															Accts Payable			89,634.08	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	0000-00-000-00-00-100001-															Cash: Mission Bank Acct#7135				486,659.20
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	5101-00-000-00-00-205000-															Accts Payable			1,036.11	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	5002-00-000-00-00-205000-															Accts Payable			45,156.64	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	5000-00-000-00-00-205000-															Accts Payable			1,552.53	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	5100-00-000-00-00-205000-															Accts Payable			10,255.70	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	5006-00-000-00-00-205000-															Accts Payable			153.32	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	5001-00-000-00-00-205000-															Accts Payable			2,991.77	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	0207-00-000-00-00-205000-															Accts Payable			317,595.53	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	5103-00-000-00-00-205000-															Accts Payable			814.34	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	0808-00-000-00-00-205000-															Accts Payable			15,280.90	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	0204-00-000-00-00-205000-															Accts Payable			1,457.00	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	0807-00-000-00-00-205000-															Accts Payable			14.21	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	5004-00-000-00-00-205000-															Accts Payable			689.89	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	0810-00-000-00-00-205000-															Accts Payable			5.00	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	0811-00-000-00-00-205000-															Accts Payable			12.91	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
APP	5003-00-000-00-00-205000-															Accts Payable			9.27	
	11/17/2022	111722														AP CASH DISBURSEMENTS JOURNAL				
GENERAL LEDGER TOTAL																		486,659.20	486,659.20	
APP	0000-00-000-00-00-209001-															Due To Funds - Gen Fund			89,634.08	
	11/17/2022	111722																		
APP	0100-00-000-00-00-109000-															Due From Funds - Cash Pool				89,634.08
	11/17/2022	111722																		
APP	0000-00-000-00-00-209047-															Due To Funds - Vehicle Maint			1,036.11	
	11/17/2022	111722																		
APP	5101-00-000-00-00-109000-															Due From Funds - Cash Pool				1,036.11
	11/17/2022	111722																		
APP	0000-00-000-00-00-209038-															Due To Funds - Water Operat			45,156.64	

A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

YEAR PER	JNL									
SRC ACCOUNT	EFF DATE	JNL	DESC	REF 1	REF 2	REF 3	ACCOUNT DESC	T OB	DEBIT	CREDIT
LINE DESC										
11/17/2022 111722 111722										
APP 5002-00-000-00-00-109000-							Due From Funds - Cash Pool			45,156.64
11/17/2022 111722 111722										
APP 0000-00-000-00-00-209036-							Due To Funds - Wastewtr Operat		1,552.53	
11/17/2022 111722 111722										
APP 5000-00-000-00-00-109000-							Due From Funds - Cash Pool			1,552.53
11/17/2022 111722 111722										
APP 0000-00-000-00-00-209046-							Due To Funds - Facility Maint		10,255.70	
11/17/2022 111722 111722										
APP 5100-00-000-00-00-109000-							Due From Funds - Cash Pool			10,255.70
11/17/2022 111722 111722										
APP 0000-00-000-00-00-209042-							Due To Funds - Rail Operat		153.32	
11/17/2022 111722 111722										
APP 5006-00-000-00-00-109000-							Due From Funds - Cash Pool			153.32
11/17/2022 111722 111722										
APP 0000-00-000-00-00-209037-							Due To Funds - Refuse Operat		2,991.77	
11/17/2022 111722 111722										
APP 5001-00-000-00-00-109000-							Due From Funds - Cash Pool			2,991.77
11/17/2022 111722 111722										
APP 0000-00-000-00-00-209009-							Due To Funds - RMRA		317,595.53	
11/17/2022 111722 111722										
APP 0207-00-000-00-00-109000-							Due From Funds - Cash Pool			317,595.53
11/17/2022 111722 111722										
APP 0000-00-000-00-00-209049-							Due To Funds - Info Tech		814.34	
11/17/2022 111722 111722										
APP 5103-00-000-00-00-109000-							Due From Funds - Cash Pool			814.34
11/17/2022 111722 111722										
APP 0000-00-000-00-00-209032-							Due To Funds - LLMD - 001-2015		15,280.90	
11/17/2022 111722 111722										
APP 0808-00-000-00-00-109000-							Due From Funds - Cash Pool			15,280.90
11/17/2022 111722 111722										
APP 0000-00-000-00-00-209006-							Due To Funds - TDA - Streets		1,457.00	
11/17/2022 111722 111722										
APP 0204-00-000-00-00-109000-							Due From Funds - Cash Pool			1,457.00
11/17/2022 111722 111722										
APP 0000-00-000-00-00-209031-							Due To Funds - LLMD - 002-2007		14.21	
11/17/2022 111722 111722										
APP 0807-00-000-00-00-109000-							Due From Funds - Cash Pool			14.21
11/17/2022 111722 111722										
APP 0000-00-000-00-00-209040-							Due To Funds - Telecom Operat		689.89	
11/17/2022 111722 111722										
APP 5004-00-000-00-00-109000-							Due From Funds - Cash Pool			689.89
11/17/2022 111722 111722										
APP 0000-00-000-00-00-209034-							Due To Funds - LLMD - 001-1998		5.00	
11/17/2022 111722 111722										
APP 0810-00-000-00-00-109000-							Due From Funds - Cash Pool			5.00
11/17/2022 111722 111722										
APP 0000-00-000-00-00-209035-							Due To Funds - LLMD - 001-2009		12.91	
11/17/2022 111722 111722										

A/P CASH DISBURSEMENTS JOURNAL
 JOURNAL ENTRIES TO BE CREATED

YEAR	PER	JNL					ACCOUNT DESC	T	OB	DEBIT	CREDIT
SRC	ACCOUNT	EFF	DATE	JNL	DESC	REF 1	REF 2	REF 3	LINE	DESC	
APP	0811-00-000-00-00-109000-										
	11/17/2022	111722									12.91
APP	0000-00-000-00-00-209039-										
	11/17/2022	111722								9.27	
APP	5003-00-000-00-00-109000-										
	11/17/2022	111722									9.27
SYSTEM GENERATED ENTRIES TOTAL										486,659.20	486,659.20
JOURNAL 2023/05/364 TOTAL										973,318.40	973,318.40

A/P CASH DISBURSEMENTS JOURNAL
 JOURNAL ENTRIES TO BE CREATED

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
0000 Pooled Cash Fund	2023 5	364	11/17/2022			
0000-00-000-00-00-100001-				Cash: Mission Bank Acct#7135		486,659.20
0000-00-000-00-00-209001-				Due To Funds - Gen Fund	89,634.08	
0000-00-000-00-00-209006-				Due To Funds - TDA - Streets	1,457.00	
0000-00-000-00-00-209009-				Due To Funds - RMRA	317,595.53	
0000-00-000-00-00-209031-				Due To Funds - LLMD - 002-2007	14.21	
0000-00-000-00-00-209032-				Due To Funds - LLMD - 001-2015	15,280.90	
0000-00-000-00-00-209034-				Due To Funds - LLMD - 001-1998	5.00	
0000-00-000-00-00-209035-				Due To Funds - LLMD - 001-2009	12.91	
0000-00-000-00-00-209036-				Due To Funds - Wastewtr Operat	1,552.53	
0000-00-000-00-00-209037-				Due To Funds - Refuse Operat	2,991.77	
0000-00-000-00-00-209038-				Due To Funds - Water Operat	45,156.64	
0000-00-000-00-00-209039-				Due To Funds - Transit Operat	9.27	
0000-00-000-00-00-209040-				Due To Funds - Telecom Operat	689.89	
0000-00-000-00-00-209042-				Due To Funds - Rail Operat	153.32	
0000-00-000-00-00-209046-				Due To Funds - Facility Maint	10,255.70	
0000-00-000-00-00-209047-				Due To Funds - Vehicle Maint	1,036.11	
0000-00-000-00-00-209049-				Due To Funds - Info Tech	814.34	
				FUND TOTAL	486,659.20	486,659.20
0100 General Fund	2023 5	364	11/17/2022			
0100-00-000-00-00-109000-				Due From Funds - Cash Pool		89,634.08
0100-00-000-00-00-205000-				Accts Payable	89,634.08	
				FUND TOTAL	89,634.08	89,634.08
0204 Tran. Dev. Act - Streets	2023 5	364	11/17/2022			
0204-00-000-00-00-109000-				Due From Funds - Cash Pool		1,457.00
0204-00-000-00-00-205000-				Accts Payable	1,457.00	
				FUND TOTAL	1,457.00	1,457.00
0207 Road Maint & Rehab. Acct	2023 5	364	11/17/2022			
0207-00-000-00-00-109000-				Due From Funds - Cash Pool		317,595.53
0207-00-000-00-00-205000-				Accts Payable	317,595.53	
				FUND TOTAL	317,595.53	317,595.53
0807 LLMD - 002-2007	2023 5	364	11/17/2022			
0807-00-000-00-00-109000-				Due From Funds - Cash Pool		14.21
0807-00-000-00-00-205000-				Accts Payable	14.21	
				FUND TOTAL	14.21	14.21
0808 LLMD - 001-2015	2023 5	364	11/17/2022			
0808-00-000-00-00-109000-				Due From Funds - Cash Pool		15,280.90
0808-00-000-00-00-205000-				Accts Payable	15,280.90	

A/P CASH DISBURSEMENTS JOURNAL

JOURNAL ENTRIES TO BE CREATED

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
				FUND TOTAL	15,280.90	15,280.90
0810 LLMD - 001-1998 0810-00-000-00-00-109000- 0810-00-000-00-00-205000-	2023 5	364	11/17/2022	Due From Funds - Cash Pool		5.00
				Accts Payable	5.00	
				FUND TOTAL	5.00	5.00
0811 LLMD - 001-2009 0811-00-000-00-00-109000- 0811-00-000-00-00-205000-	2023 5	364	11/17/2022	Due From Funds - Cash Pool		12.91
				Accts Payable	12.91	
				FUND TOTAL	12.91	12.91
5000 Wastewater Operations 5000-00-000-00-00-109000- 5000-00-000-00-00-205000-	2023 5	364	11/17/2022	Due From Funds - Cash Pool		1,552.53
				Accts Payable	1,552.53	
				FUND TOTAL	1,552.53	1,552.53
5001 Refuse Operations 5001-00-000-00-00-109000- 5001-00-000-00-00-205000-	2023 5	364	11/17/2022	Due From Funds - Cash Pool		2,991.77
				Accts Payable	2,991.77	
				FUND TOTAL	2,991.77	2,991.77
5002 Water Operations 5002-00-000-00-00-109000- 5002-00-000-00-00-205000-	2023 5	364	11/17/2022	Due From Funds - Cash Pool		45,156.64
				Accts Payable	45,156.64	
				FUND TOTAL	45,156.64	45,156.64
5003 Transit Operations 5003-00-000-00-00-109000- 5003-00-000-00-00-205000-	2023 5	364	11/17/2022	Due From Funds - Cash Pool		9.27
				Accts Payable	9.27	
				FUND TOTAL	9.27	9.27
5004 Telecommunications Operations 5004-00-000-00-00-109000- 5004-00-000-00-00-205000-	2023 5	364	11/17/2022	Due From Funds - Cash Pool		689.89
				Accts Payable	689.89	
				FUND TOTAL	689.89	689.89
5006 Rail Operations 5006-00-000-00-00-109000- 5006-00-000-00-00-205000-	2023 5	364	11/17/2022	Due From Funds - Cash Pool		153.32
				Accts Payable	153.32	
				FUND TOTAL	153.32	153.32

A/P CASH DISBURSEMENTS JOURNAL
 JOURNAL ENTRIES TO BE CREATED

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
5100 Facility Maintenance	2023 5	364	11/17/2022			
5100-00-000-00-00-109000-				Due From Funds - Cash Pool		10,255.70
5100-00-000-00-00-205000-				Accts Payable	10,255.70	
				FUND TOTAL	10,255.70	10,255.70
5101 Vehicle Maintenance	2023 5	364	11/17/2022			
5101-00-000-00-00-109000-				Due From Funds - Cash Pool		1,036.11
5101-00-000-00-00-205000-				Accts Payable	1,036.11	
				FUND TOTAL	1,036.11	1,036.11
5103 Information Technology	2023 5	364	11/17/2022			
5103-00-000-00-00-109000-				Due From Funds - Cash Pool		814.34
5103-00-000-00-00-205000-				Accts Payable	814.34	
				FUND TOTAL	814.34	814.34

A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

FUND	DUE TO	DUE FR
0000 Pooled Cash Fund	486,659.20	
0100 General Fund		89,634.08
0204 Tran. Dev. Act - Streets		1,457.00
0207 Road Maint & Rehab. Acct		317,595.53
0807 LLMD - 002-2007		14.21
0808 LLMD - 001-2015		15,280.90
0810 LLMD - 001-1998		5.00
0811 LLMD - 001-2009		12.91
5000 Wastewater Operations		1,552.53
5001 Refuse Operations		2,991.77
5002 Water Operations		45,156.64
5003 Transit Operations		9.27
5004 Telecommunications Operations		689.89
5006 Rail Operations		153.32
5100 Facility Maintenance		10,255.70
5101 Vehicle Maintenance		1,036.11
5103 Information Technology		814.34
TOTAL	486,659.20	486,659.20

** END OF REPORT - Generated by Brenda Lopez **

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 0000-00-000-00-00-100001-
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

Cash7135

INV DATE PO

WARRANT

NET

					INVOICE DTL DESC			
661	11/18/2022	WIRE	556 SHAFter DG SOLAR, LL	37475	OCTOBER 2022	10/31/2022	112322	15,869.52
Invoice: OCTOBER 2022					SOLAR ELECTRICITY CHARGES			
			513.22	0100-20-200-15-00-510707-		Power		
			15,356.30	5002-40-400-20-00-510707-		Power		
					CHECK	661 TOTAL:		15,869.52
662	11/18/2022	WIRE	202 - 457 ICMA VANTAGEPO	37451	11/18/22	11/18/2022	112322	4,018.00
Invoice: 11/18/22					SPECIAL PR VAC CASH OUT CONTRIBUTIONS			
			4,018.00	0100-00-000-00-00-205143-		Deferred Compensation Payable		
					CHECK	662 TOTAL:		4,018.00
663	11/18/2022	WIRE	17 INTERNAL REVENUE SER	37449	11/18/22	11/18/2022	112322	10,504.19
Invoice: 11/18/22					Warrant 111822- FIT VAC CASH OUT PR			
			6,572.02	0100-00-000-00-00-205120-		Federal Income Tax Payable		
			2,912.90	0100-00-000-00-00-205122-		FICA Tax Payable		
			1,019.27	0100-00-000-00-00-205123-		Medicare Tax Payable		
					CHECK	663 TOTAL:		10,504.19
664	11/18/2022	WIRE	144 ST OF CA EDD	37450	11/18/2022	11/18/2022	112322	2,230.01
Invoice: 11/18/2022					Warrant 111822 - SIT VAC CASH OUT PR			
			1,971.60	0100-00-000-00-00-205121-		State Income Tax Payable		
			258.41	0100-00-000-00-00-205130-		ST Disability Insur Payable		
					CHECK	664 TOTAL:		2,230.01
1010224	11/23/2022	PRTD	14652 AMAZON CAPITAL SERVI	37497	1MCJ-LXT9-KP1W	11/19/2022	112322	28.94
Invoice: 1MCJ-LXT9-KP1W					SLLC Library Supplies			
			28.94	0100-30-300-04-60-510001-		Departmental Supplies		
Invoice: 14JL-RWKY-MR31					37499 14JL-RWKY-MR31	11/19/2022	112322	904.48
			904.48	0100-30-300-04-60-510015-		SLLC Books		
					Books			
Invoice: 1QJJ-1NTH-M9PJ					37500 1QJJ-1NTH-M9PJ	11/19/2022	112322	875.22
			875.22	0100-30-300-04-60-510015-		SLLC Books		
					Books			
Invoice: 1K1N-Y9X6-3CN4					37503 1K1N-Y9X6-3CN4	11/16/2022	112322	70.94
			70.94	0100-30-300-04-00-510016-		SLLC Classroom Supplies		
					Classroom Supplies			
Invoice: 1GNM-177K-3JQR					37504 1GNM-177K-3JQR	11/16/2022	112322	44.99
			44.99	0100-30-300-04-00-510001-		SLLC Departmental Supplies		
					Departmental Supplies			

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 0000-00-000-00-00-100001-
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

Cash7135

INV DATE

PO

WARRANT

NET

					INVOICE DTL DESC			
					CHECK	1010224	TOTAL:	1,924.57
1010225	11/23/2022	PRTD	13236	AMBER CHEMICAL INC	37494	0375790-IN		
Invoice: 0375790-IN					1,769.63	5002-40-400-20-00-510900-		
					37496	0375796-IN		
Invoice: 0375796-IN					3,185.59	5000-40-400-21-00-510001-		
					CHECK	1010225	TOTAL:	4,955.22
1010226	11/23/2022	PRTD	81	ARAMARK UNIFORM SERV	37466	5031088290		
Invoice: 5031088290					59.31	5002-40-400-20-00-510001-		
					59.31	5000-40-400-21-00-510001-		
					59.31	0100-40-400-19-02-510001-		
					59.31	5101-50-400-24-00-510001-		
					179.32	0100-30-400-25-00-510001-		
					37467	5031088285		
Invoice: 5031088285					22.57	0100-30-400-25-00-500502-		
					33.42	5101-50-400-24-00-500502-		
					17.13	5101-50-400-24-00-510001-		
					64.32	0100-40-400-19-02-500502-		
					.40	5006-40-400-23-00-500502-		
					24.13	5000-40-400-21-00-500502-		
					119.48	5002-40-400-20-00-500502-		
					.83	5000-40-400-21-00-500502-		
					4.00	5101-50-400-24-00-500502-		
					37472	5031088430		
Invoice: 5031088430					92.71	0100-40-400-18-00-510100-		
					37595	5031075413		
Invoice: 5031075413					214.64	5100-50-405-28-00-510001-		
					67.62	5100-50-405-28-00-510200-		
					37600	5031083888		
Invoice: 5031083888					214.64	5100-50-405-28-00-510001-		
					67.62	5100-50-405-28-00-510200-		
					37602	5031079915		
Invoice: 5031079915					213.41	5100-50-405-28-00-510001-		

11/08/2022 82 112322 1,769.63
WATER - WATER CHEMICALS- HYPOCHLORITE
Water Treatment Supplies

11/08/2022 112322 3,185.59
WATER - CHEMICALS - FERROUS CHLORID
Departmental Supplies

11/17/2022 112322 416.56
ALL PW'S - MAT SERVICE
Departmental Supplies
Departmental Supplies
Departmental Supplies
Departmental Supplies

11/17/2022 112322 286.28
ALL PW'S - UNIFORM SERVICES
Uniform & Equipment Allowance
Uniform & Equipment Allowance
Departmental Supplies
Uniform & Equipment Allowance
Uniform & Equipment Allowance
Uniform & Equipment Allowance
Uniform & Equipment Allowance
Uniform & Equipment Allowance

11/17/2022 72 112322 92.71
ENGINEERING - MAT SERVICES
Service Agreements

10/27/2022 112322 282.26
CITY HALL MATS AND HAND SANITIZER
Departmental Supplies
Repairs & Maintenance

11/10/2022 112322 282.26
CITY HALL MATS AND HAND SANITIZER
Departmental Supplies
Repairs & Maintenance

11/03/2022 112322 213.41
HAND SANITIZER
Departmental Supplies

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						INVOICE DTL DESC			
Invoice: 5031088395				37603	5031088395	11/17/2022	112322	213.41	
213.41 5100-50-405-28-00-510001-						HAND SANITIZER			
						Departmental Supplies			
						CHECK 1010226 TOTAL:		1,786.89	
1010227	11/23/2022	PRTD	171	CENTRAL CALIFORNIA T	37436	1022542	10/31/2022	112322	595.00
Invoice: 1022542						COVID Testing			
595.00 0100-10-135-09-00-510060-						Med/Safety Test			
						CHECK 1010227 TOTAL:		595.00	
1010228	11/23/2022	PRTD	12466	AT&T CALNET 3	37543	9391012266 NOV 22	11/16/2022	112322	23.74
Invoice: 9391012266 NOV 22						PHONE CHARGES			
23.74 5100-50-405-28-00-510701-						Communications			
Invoice: 9391012273 NOV 22						37544 9391012273 NOV 22	11/16/2022	112322	134.82
134.82 0100-20-200-14-00-510701-						PHONE CHARGES			
						Communications			
Invoice: 9391012253 NOV 22						37545 9391012253 NOV 22	11/16/2022	112322	167.08
167.08 5100-50-405-28-00-510701-						PHONE CHARGES			
						Communications			
Invoice: 9391012272 NOV 22						37546 9391012272 NOV 22	11/16/2022	112322	341.88
341.88 5100-50-405-28-00-510701-MCCF						PHONE CHARGES			
						Communications			
Invoice: 9391012258 NOV 22						37547 9391012258 NOV 22	11/14/2022	112322	23.76
23.76 0100-10-125-06-00-510701-						PHONE CHARGES			
						Communications			
Invoice: 9391012263 NOV 22						37548 9391012263 NOV 22	11/16/2022	112322	23.74
23.74 5000-40-400-21-00-510701-						PHONE CHARGES			
						Communications			
Invoice: 9391012267 NOV 22						37549 9391012267 NOV 22	11/16/2022	112322	67.86
67.86 0100-30-300-04-00-510701-						PHONE CHARGES			
						Communications			
Invoice: 9391012251 NOV 22						37550 9391012251 NOV 22	11/16/2022	112322	167.08
167.08 5100-50-405-28-00-510701-						PHONE CHARGES			
						Communications			
Invoice: 9391012270 NOV 22						37551 9391012270 NOV 22	11/16/2022	112322	25.42
25.42 5100-50-405-28-00-510701-						PHONE CHARGES			
						Communications			
Invoice: 9391012268 NOV 22						37553 9391012268 NOV 22	11/16/2022	112322	23.74
						PHONE CHARGES			

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										INVOICE DTL DESC			
		23.74	5000-40-400-21-00-510701-					Communications					
Invoice: 9391012259	NOV 22		37554	9391012259	NOV 22	11/16/2022		112322	93.33				
					PHONE CHARGES								
		93.33	0100-20-200-14-00-510701-					Communications					
Invoice: 9391012269	NOV 22		37555	9391012269	NOV 22	11/16/2022		112322	485.71				
					PHONE CHARGES								
		485.71	5100-50-405-28-00-510701-MCCF					Communications					
Invoice: 9391012260	NOV 22		37556	9391012260	NOV 22	11/16/2022		112322	23.74				
					PHONE CHARGES								
		23.74	0100-30-400-25-55-510701-					Communications					
Invoice: 9391012250	NOV 22		37557	9391012250	NOV 22	11/16/2022		112322	167.08				
					PHONE CHARGES								
		167.08	5100-50-405-28-00-510701-					Communications					
Invoice: 9391012271	NOV 22		37558	9391012271	NOV 22	11/16/2022		112322	24.30				
					PHONE CHARGES								
		24.30	5002-40-400-20-00-510701-					Communications					
Invoice: 9391012262	NOV 22		37559	9391012262	NOV 22	11/16/2022		112322	23.74				
					PHONE CHARGES								
		23.74	5002-40-400-20-00-510701-					Communications					
Invoice: 9391012265	NOV 22		37560	9391012265	NOV 22	11/16/2022		112322	24.30				
					PHONE CHARGES								
		24.30	5002-40-400-20-00-510701-					Communications					
										CHECK	1010228 TOTAL:	1,841.32	
1010229	11/23/2022	PRTD	100	BLUEPRINT SERVICE CO	37485	035321	11/16/2022		112322	76.90			
Invoice: 035321							STREETS - SANTA FE SHOULDER - PLOTTING B/W BOND						
		76.90											
				E ST00028 -50 -525 -									
			0204-60-400-19-02-580100-					Capital Prj.- Infrastructure					
										CHECK	1010229 TOTAL:	76.90	
1010230	11/23/2022	PRTD	594	BRASCO INTERNATIONAL	37435	49535	11/15/2022		20220956 112322	13,800.00			
Invoice: 49535							Stringham Park Bus Shelter Structure						
		13,800.00											
				E PK00007 -50 -525 -									
			0100-60-400-25-37-580200-					Capital Prj.- Buildings & Imp.					
										CHECK	1010230 TOTAL:	13,800.00	

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							INVOICE DTL DESC		
1010231	11/23/2022	PRTD	14460	CARD SERVICE CENTER	35751	34661	09/21/2022	112322	175.00
Invoice: 34661				175.00	0100-10-405-26-00-510106-		NFPA Membership Renewal DF Subscriptions & Dues		
Invoice: 7000719711				35917	7000719711	10/03/2022	112322	156.59	
				156.59	0100-30-300-04-60-510015-		SLLC Books Books		
Invoice: BEST BUY				36080	BEST BUY	10/10/2022	112322	214.49	
				214.49	0100-10-135-09-00-510116-		EAD 2022 Raffle Gift Employee Dev & Reten (SEDAC)		
Invoice: ENGRAVABLES PLUS				36081	ENGRAVABLES PLUS	10/10/2022	112322	149.70	
				149.70	0100-10-135-09-00-510116-		Brass Stars 10 Year Anni. Gifts - EAD 2022 Employee Dev & Reten (SEDAC)		
Invoice: 1/A-337325				36129	1/A-337325	10/11/2022	112322	49.29	
				49.29	0100-30-300-04-00-510001-		SLLC College on ramp food Departmental Supplies		
Invoice: 100NOINV10142022				36206	100NOINV10142022	10/14/2022	112322	108.30	
				108.30	0100-10-100-01-00-510802-		Walmart - Holiday Decor Community Promotion		
Invoice: STARBUCKS				36246	STARBUCKS	10/12/2022	112322	150.00	
				150.00	0100-10-135-09-00-510116-		EAD 2022: Service Award Gift Employee Dev & Reten (SEDAC)		
Invoice: RITE AID				36247	RITE AID	10/12/2022	112322	756.95	
				756.95	0100-10-135-09-00-510116-		EAD 2022: Service Award Gifts Employee Dev & Reten (SEDAC)		
Invoice: 110NOINV09132022				36252	110NOINV09132022	09/13/2022	112322	16.08	
				16.08	0100-10-110-03-00-510106-		Amazon Prime Membership Subscriptions & Dues		
Invoice: 330748				36270	330748	10/15/2022	112322	17.95	
				17.95	0100-30-300-04-60-510105-		SLLC Cloud Cover music 10/15-11/15 Software Licensing		
Invoice: 11814				36274	11814	10/17/2022	112322	33.40	
				33.40	0100-10-110-03-00-510501-		1:1 s/CMember Espinoza; re: agenda & City Matters Training		
Invoice: ALBERTSON'S				36297	ALBERTSON'S	10/17/2022	112322	456.95	
				456.95	0100-10-135-09-00-510116-		EAD 2022: Service Award Gifts Employee Dev & Reten (SEDAC)		
Invoice: ALBERTSON'S				36300	ALBERTSON'S	10/17/2022	112322	125.00	
				125.00	0100-10-135-09-00-510116-		EAD 2022: Raffle Gift Cards Employee Dev & Reten (SEDAC)		

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Invoice: COSTCO	36301	COSTCO	10/17/2022	112322	301.45
301.45 0100-10-135-09-00-510116-			EAD 2022: Service Award Gifts and Cider	Employee Dev & Reten (SEDAC)	
Invoice: TARGET	36302	TARGET	10/17/2022	112322	7.03
7.03 0100-10-135-09-00-510116-			EAD 2022: Raffle Basket Items	Employee Dev & Reten (SEDAC)	
Invoice: DICKS SPORTING GOODS	36303	DICKS SPORTING GOODS	10/17/2022	112322	238.59
238.59 0100-10-135-09-00-510116-			EAD 2022: Raffle Gift Basket Items	Employee Dev & Reten (SEDAC)	
Invoice: 110NOINV10172022	36314	110NOINV10172022	10/17/2022	112322	29.15
29.15 0100-10-110-03-00-510501-			1:1 w/Chief Z; re: PD Matter; current PD Issues	Training	
Invoice: 100NOINV10182022	36333	100NOINV10182022	10/18/2022	112322	12.54
12.54 0100-10-100-01-00-510802-			Amazon: City Decor	Community Promotion	
Invoice: NOINV10182022	36336	NOINV10182022	10/18/2022	112322	-44.21
-14.73 0100-10-120-05-00-510001-			Refund (NOINV09292022): Power Strip	Departmental Supplies	
-14.74 0100-10-110-03-00-510001-				Departmental Supplies	
-14.74 0100-10-100-01-00-510001-				Departmental Supplies	
Invoice: NOINV10192022	36337	NOINV10192022	10/19/2022	112322	162.08
14.74 0100-10-405-26-00-510000-			Costco: City Hall Kitchen Supplies		
14.73 0100-10-405-27-00-510000-				Office Supplies	
14.74 0100-10-140-10-00-510000-				Office Supplies	
14.74 0100-10-110-03-00-510000-				Office Supplies	
14.73 0100-10-120-05-00-510000-				Office Supplies	
14.74 0100-10-100-01-00-510000-				Office Supplies	
14.73 0100-10-145-13-00-510000-				Office Supplies	
14.74 5103-50-500-29-00-510000-				Office Supplies	
14.73 0100-30-300-04-00-510000-				Office Supplies	
14.73 0100-10-135-09-00-510000-				Office Supplies	
14.73 0100-10-125-06-00-510000-				Office Supplies	
Invoice: 131-57060707-5688833	36384	131-57060707-5688833	10/17/2022	112322	91.57
91.57 0100-30-300-04-60-510001-			SLLC Departmental supplies	Departmental Supplies	
Invoice: 110NOINV10202022	36451	110NOINV10202022	10/20/2022	112322	32.46
32.46 0100-10-110-03-00-510501-			Mtg w/POA; Meet & Consult	Training	
Invoice: 100NOINV10212022	36457	100NOINV10212022	10/21/2022	112322	120.80
120.80 0100-10-100-01-00-510802-			Candy for Candy in the Courtyard	Community Promotion	

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Invoice: AMAZON	21.44	0100-10-135-09-00-510116-	36462	AMAZON	10/21/2022	112322	21.44
					Service Award Certificate Holders		
					Employee Dev & Reten (SEDAC)		
Invoice: 100NOINV10242022	22.48	0100-10-100-01-00-510802-	36509	100NOINV10242022	10/24/2022	112322	22.48
					Balloons - Fire & Police Subst Check Presentation		
					Community Promotion		
Invoice: 110NOINV10242022	43.83	0100-10-110-03-00-510501-	36511	110NOINV10242022	10/24/2022	112322	43.83
					1:1 w/J Rubio; IT Systems workplan		
					Training		
Invoice: 125NOINV10202022	389.82	0100-10-125-06-00-510505-	36516	125NOINV10202022	10/20/2022	112322	389.82
					Hotel - CALED Economic Dev Keys Course		
					Travel		
Invoice: 110NOINV10252022	28.92	0100-10-110-03-00-510501-	36545	110NOINV10252022	10/25/2022	112322	28.92
					Mtg w/G. Nelson; re: Green Hotel Discussion		
					Training		
Invoice: 110NOINV10252022(2)	41.99	0100-10-110-03-00-510501-	36546	110NOINV10252022(2)	10/25/2022	112322	41.99
					1:1 Mtg w/M James; re: PW workload		
					Training		
Invoice: WALMART	58.06	0100-10-135-09-00-510116-	36612	WALMART	10/26/2022	112322	58.06
					EAD 2022 Raffle Items		
					Employee Dev & Reten (SEDAC)		
Invoice: AMAZON	46.09	0100-10-135-09-00-510116-	36613	AMAZON	10/25/2022	112322	46.09
					EAD 2022 Games for Family Raffle Basket		
					Employee Dev & Reten (SEDAC)		
Invoice: 100NOINV10272022	60.06	0100-10-100-01-00-510802-	36660	100NOINV10272022	10/27/2022	112322	60.06
					Police & Fire Check Presentation Balloons		
					Community Promotion		
Invoice: 110NOINV10262022	154.31	0100-10-110-03-00-510501-	36661	110NOINV10262022	10/26/2022	112322	154.31
					10/26/22 ELT Staff Mtg Training Breakfast		
					Training		
Invoice: NOINV - 10/18/2022	30.00	0100-20-200-14-00-510505-	36663	NOINV - 10/18/2022	10/18/2022	112322	30.00
					POLICE - SR DRAUCKER HOTEL PARKING		
					Travel		
Invoice: AMAZON - 10/12/2022	117.96	0100-20-200-14-00-510001-	36664	AMAZON - 10/12/2022	10/12/2022	112322	117.96
					POLICE - OTTERBOX/3-PACK SCREEN PROTECTOR		
					Departmental Supplies		
Invoice: SAFELITE - 10/06/202	584.69	0100-20-200-14-00-510300-	36665	SAFELITE - 10/06/202	10/06/2022	112322	584.69
					POLICE - SGT YOSHIKAWA - WINDSHIELD REPAIR		
					Vehicle Operations		

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Invoice: 00002267	750.00	0100-20-200-14-00-510501-	36666	00002267	10/10/2022	112322	750.00
					POLCIE - TASER INSTR/SR.DRAUKER & SR.YORK Training		
Invoice: NOINV - 10/10/2022	624.84	0100-20-200-14-00-510501-	36667	NOINV - 10/10/2022	10/10/2022	112322	624.84
					POLICE - HOTEL STAY FOR T. KING Training		
Invoice: KCSHRM	40.00	0100-10-135-09-00-510501-	36673	KCSHRM	10/27/2022	112322	40.00
					Registration for Nov. 22 Meeting - LB Training		
Invoice: 35581	161.69	0100-10-140-10-00-510501-	36679	35581	10/21/2022	112322	181.62
	19.93	0100-10-140-10-00-510501-			221021-Finance/CM Meeting Training		
Invoice: 110NOINV10272022	27.99	0100-10-110-03-00-510501-	36680	110NOINV10272022	10/27/2022	112322	27.99
					10/27 Lunch Mtg w/Mayor Training		
Invoice: NOINV10272022	19.11	0100-10-100-01-00-510300-	36681	NOINV10272022	10/27/2022	112322	50.96
	19.11	0100-10-120-05-00-510300-			Fuel for CM Equinox		
	12.74	0100-10-135-09-00-510300-			Vehicle Operations		
Invoice: 110NOINV11012022	52.72	0100-10-110-03-00-510501-	36891	110NOINV11012022	11/01/2022	112322	52.72
					Shafter Leadership Lunch Mtg Training		
Invoice: 100NOINV10312022	160.18	0100-10-100-01-00-510802-	36894	100NOINV10312022	10/31/2022	112322	160.18
					Candy for Candy in the Courtyard Community Promotion		
Invoice: 100NOINV11012022	141.30	0100-10-100-01-00-510501-	36895	100NOINV11012022	11/01/2022	112322	141.30
					11/1 Council Mtg Dinner Training		
Invoice: 100NOINV11012022(2)	6.44	0100-10-100-01-00-510501-	36896	100NOINV11012022(2)	11/01/2022	112322	6.44
					11/1 Council Mtg Dinner Training		
Invoice: 0896	137.22	0100-30-300-04-00-510701-	36915	0896	10/21/2022	112322	137.22
					SLLC Friends Luncheon Communications		
Invoice: 6ACB95CC-0011	15.00	0100-30-300-04-60-510105-	36917	6ACB95CC-0011	11/01/2022	112322	15.00
					SLLC Cognito forms Software Licensing		

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				INVOICE DTL DESC						
Invoice: 610				36918	610		11/01/2022		112322	27.32
	27.32	0100-30-300-04-00-510804-				SLLC College on ramp food Incentives				
Invoice: 961634				36922	961634		10/21/2022		112322	56.25
	56.25	0100-20-200-15-00-510001-				cleaning supplies				
						Departmental Supplies				
Invoice: 013208				36923	013208		10/13/2022		112322	139.03
	139.03	0100-20-200-15-00-510001-				halloween trunk or treat supplies				
						Departmental Supplies				
Invoice: 1012277004642540				36924	1012277004642540		10/25/2022		112322	44.63
	44.63	0100-20-200-15-00-510501-				training materials/books PC 832 for ACO Vasquez Training				
Invoice: 110NOINV11032022				36942	110NOINV11032022		11/03/2022		112322	25.64
	25.64	0100-10-110-03-00-510501-				1:1 Mtg Esselman; re: Planning Dept workload Training				
Invoice: 6075				36943	6075		10/27/2022		112322	109.24
	109.24	0100-20-200-15-00-510001-				event supplies				
						Departmental Supplies				
Invoice: 35918				37030	35918		10/21/2022		112322	439.30
	439.30	0100-10-405-27-00-510001-				office chair PMC.				
						Departmental Supplies				
Invoice: AmazonAWS_1173117045				37082	AmazonAWS_1173117045		11/02/2022		112322	51.30
	51.30	5103-50-500-29-00-510703-				Cloud Backup Services Internet				
Invoice: NOINV - DOLLAR GENER				37260	NOINV - DOLLAR GENER		10/31/2022		112322	44.40
	44.40	0100-00-000-00-00-205318-				POLICE - CANDY - CANDY IN THE COURT YARD Collection & Holding				
Invoice: NOINV-FEDEX				37261	NOINV-FEDEX		10/21/2022		112322	126.70
	126.70	0100-20-200-14-00-510103-				POLICE - GUN SHIPMENT TO MISSISSIPPI Postage & Freight				
Invoice: NOINV-DOUBLE TREE				37262	NOINV-DOUBLE TREE		10/23/2022		112322	704.35
	704.35	0100-20-200-14-00-510505-				POLICE - DEL MAR HOTEL STAY Travel				
Invoice: NOINV-BEST WESTERN				37263	NOINV-BEST WESTERN		10/31/2022		112322	850.75
	850.75	0100-20-200-14-00-510505-				POLICE - JANET FERNANDEZ - HOTEL STAY Travel				
Invoice: NOINV-AMAZON-103122				37264	NOINV-AMAZON-103122		10/31/2022		112322	57.90
	57.90	0100-20-200-14-00-510000-				POLICE - WATER REFRIGERATOR FILTER Office Supplies				

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				INVOICE DTL DESC				
Invoice: NOINV-PET FOOD DEL	142.87	0100-20-200-14-00-510014-	37265	NOINV-PET FOOD DEL	11/02/2022		112322	142.87
				POLICE - NUTRISOURCE FOOD 40LB Canine Supplies				
Invoice: BOOT BARN	64.94	5103-50-500-29-00-500502-	37294	BOOT BARN	10/31/2022		112322	64.94
				Utility Pants for IT Staff Uniform & Equipment Allowance				
Invoice: COGNITO FORMS	24.00	0100-10-135-09-00-510106-	37298	COGNITO FORMS	11/01/2022		112322	24.00
				Cognito Forms HR Subscription for Nov. 2022 Subscriptions & Dues				
Invoice: 120NOINV10132022	-136.50	0100-10-120-05-00-510001-	37316	120NOINV10132022	10/13/2022		112322	-765.08
	-152.50	0100-10-120-05-00-510501-		Credit for Notary Training (120NOINV08022022)				
	-93.54	0100-10-120-05-00-510106-		Departmental Supplies Training Subscriptions & Dues				
	-136.50	0100-10-100-01-00-510001-		Departmental Supplies Training Subscriptions & Dues				
	-152.50	0100-10-100-01-00-510501-		Departmental Supplies Training Subscriptions & Dues				
	-93.54	0100-10-100-01-00-510106-		Departmental Supplies Training Subscriptions & Dues				
Invoice: 125NOINV10122022	25.00	0100-10-125-06-00-510505-	37318	125NOINV10122022	10/12/2022		112322	25.00
				Parking Fee-Hotel CALED Finance & Real Estate Sem Travel				
Invoice: 110NOINV10132022(2)	-775.08	0100-10-110-03-00-510501-	37320	110NOINV10132022(2)	10/13/2022		112322	-775.08
				Credit-RZ Notary Training (110NOINV08262022(2)) Training				
Invoice: 100NOINV11012022(3)	9.99	0100-10-100-01-00-510802-	37321	100NOINV11012022(3)	11/01/2022		112322	9.99
				Apple Itunes: Coco Album Community Promotion				
Invoice: HODEL'S	96.87	0100-10-135-09-00-510116-	37319	HODEL'S	11/04/2022		112322	96.87
				SEDAC Lunch for EAD Meeting Employee Dev & Reten (SEDAC)				
Invoice: 110NOINV10202022(2)	228.00	0100-10-110-03-00-510106-	37322	110NOINV10202022(2)	10/20/2022		112322	228.00
				Prezi Subscription 10/2022-10/2023 Subscriptions & Dues				
Invoice: RAYMOND'S TROPHY	35.66	0100-10-135-09-00-510116-	37323	RAYMOND'S TROPHY	10/10/2022		112322	35.66
				SEDAC Retirement Plaque S. McCaleb Employee Dev & Reten (SEDAC)				
Invoice: NOINV - COURTYARD	406.14	0100-20-200-14-00-510505-	37365	NOINV - COURTYARD	10/05/2022		112322	406.14
				POLICE - YORK HOTEL STAY - 10/05/2022 Travel				
Invoice: NOINV - COURTYARD	406.14	0100-20-200-14-00-510505-	37366	NOINV - COURTYARD	10/05/2022		112322	406.14
				POLICE - DRAUCKER HOTEL STAY Travel				

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Invoice: NOINV - COURTYARD	37367	NOINV - COURTYARD	10/05/2022	112322	-30.00
-30.00 0100-20-200-14-00-510505-		POLICE - CREDIT FOR PARKING - DRAUCKER Travel			
Invoice: NOINV - COURTYARD	37368	NOINV - COURTYARD	10/05/2022	112322	-30.00
-30.00 0100-20-200-14-00-510505-		POLICE CREDIT OFR PARKING Travel			
Invoice: 1834292022091	37369	1834292022091	10/01/2022	112322	150.00
150.00 0100-20-200-14-00-510400-		POLICE - TLO - SEPTEMBER 2022 Professional Services			
Invoice: NOINV-BEST WESTERN	37370	NOINV-BEST WESTERN	10/30/2022	112322	850.75
850.75 0100-20-200-14-00-510505-		POLICE - ICI TRAINING PROGRAM - HOTEL STAY Travel			
Invoice: AMAZON - 10/14/2022	37371	AMAZON - 10/14/2022	10/14/2022	112322	579.12
579.12 5002-40-400-20-00-510001-		WATER - BATTERY BACKUP Departmental Supplies			
Invoice: APWA - 10/20/2022	37372	APWA - 10/20/2022	10/20/2022	112322	180.39
154.62 0100-40-400-18-00-510501-		APWA MEETING AND LUNCHEON Training			
25.77 5002-40-400-20-00-510501-		Training			
Invoice: NOINV - 10/14/2022	37373	NOINV - 10/14/2022	10/14/2022	112322	111.97
111.97 5001-40-400-22-00-510114-		REFUSE MEETING Outsource Activity			
Invoice: APPLE - 10/13/2022	37374	APPLE - 10/13/2022	10/13/2022	112322	299.99
299.99 0100-40-400-18-00-510105-		CITY BUILDING LANDSCAPE DESIGN APPLICATION Software Licensing			
Invoice: TACKLE WAREHOUSE	37375	TACKLE WAREHOUSE	10/24/2022	112322	250.00
250.00 0100-10-135-09-00-510116-		SEDAC - ANNIVERSARY GIFT - PHIL YOSHIKAWA Employee Dev & Reten (SEDAC)			
Invoice: AMAZON - 10/11/2022	37376	AMAZON - 10/11/2022	10/11/2022	112322	144.42
28.88 5101-50-400-24-00-510001-		ALL PW'S BREAKROOM - COFFEE/POCKET WALL MOUNT Departmental Supplies			
28.88 5002-40-400-20-00-510001-		Departmental Supplies			
28.88 0100-30-400-25-00-510001-		Departmental Supplies			
28.89 5000-40-400-21-00-510001-		Departmental Supplies			
28.89 0100-40-400-19-02-510001-		Departmental Supplies			
Invoice: AMAZON - 10/27/2022	37377	AMAZON - 10/27/2022	10/27/2022	112322	10.18
10.18 0100-40-400-18-00-510001-		ENGINEERING - FACE MASK Departmental Supplies			
Invoice: AMAZON - 10/17/2022	37378	AMAZON - 10/17/2022	10/17/2022	112322	61.29
		ENGINEERING - COFFEE			

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61.29	0100-40-400-18-00-510000-			Office Supplies		
		37379	AMAZON - 10/24/2022	10/24/2022	112322	154.73
Invoice: AMAZON - 10/24/2022				SEDAC - RAFFLE BASKET		
154.73	0100-10-135-09-00-510116-			Employee Dev & Reten (SEDAC)		
		37380	AMAZON - 10/26/2022	10/28/2022	112322	18.88
Invoice: AMAZON - 10/26/2022				ALL PW'S BREAKROOM SUPPLIES		
3.77	5101-50-400-24-00-510001-			Departmental Supplies		
3.77	5002-40-400-20-00-510001-			Departmental Supplies		
3.78	0100-30-400-25-00-510001-			Departmental Supplies		
3.78	5000-40-400-21-00-510001-			Departmental Supplies		
3.78	0100-40-400-19-02-510001-			Departmental Supplies		
		37385	AMAZON - 10/14/2022	10/14/2022	112322	28.96
Invoice: AMAZON - 10/14/2022				WATER - HEAVY DUTY TABLET HOLDER		
28.96	5002-40-400-20-00-510000-			Office Supplies		
		37386	AMAZON - 10/11/2022	10/11/2022	112322	32.16
Invoice: AMAZON - 10/11/2022				WATER - WIFI EXTENDER		
32.16	5002-40-400-20-00-510001-			Departmental Supplies		
		37387	AMAZON - 10/11/2022	10/11/2022	112322	20.00
Invoice: AMAZON - 10/11/2022				ALL PW'S - SUGAR		
4.00	5101-50-400-24-00-510000-			Office Supplies		
4.00	5002-40-400-20-00-510000-			Office Supplies		
4.00	0100-30-400-25-00-510001-			Departmental Supplies		
4.00	0100-40-400-19-02-510001-			Departmental Supplies		
4.00	5000-40-400-21-00-510001-			Departmental Supplies		
		37388	AMAZON - 10/06/2022	10/06/2022	112322	21.40
Invoice: AMAZON - 10/06/2022				ALL PW'S - 5PK GAS NOZZLE		
4.28	5101-50-400-24-00-510001-			Departmental Supplies		
4.28	5002-40-400-20-00-510001-			Departmental Supplies		
4.28	0100-30-400-25-00-510001-			Departmental Supplies		
4.28	5000-40-400-21-00-510001-			Departmental Supplies		
4.28	0100-40-400-19-02-510001-			Departmental Supplies		
		37389	AMAZON - 10/06/2022	10/06/2022	112322	34.52
Invoice: AMAZON - 10/06/2022				ALL PW'S - PENS/SPIRAL MEMO PADS		
6.90	5101-50-400-24-00-510001-			Departmental Supplies		
6.90	5002-40-400-20-00-510001-			Departmental Supplies		
6.90	0100-30-400-25-00-510001-			Departmental Supplies		
6.91	5000-40-400-21-00-510001-			Departmental Supplies		
6.91	0100-40-400-19-02-510001-			Departmental Supplies		
		37390	SAFETY VESTS - 10/22	10/13/2022	112322	-132.96
Invoice: SAFETY VESTS - 10/22				ALL PW'S - SAFETY VESTS/JACKETS CREDIT		
-26.59	5101-50-400-24-00-500502-			Uniform & Equipment Allowance		
-26.59	5002-40-400-20-00-500502-			Uniform & Equipment Allowance		
-26.59	0100-30-400-25-00-500502-			Uniform & Equipment Allowance		
-26.59	5000-40-400-21-00-500502-			Uniform & Equipment Allowance		

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	-26.60	0100-40-400-19-02-500502-			Uniform & Equipment Allowance		
		37392	AMAZON - 10/15/2022	10/15/2022	112322		-32.16
Invoice: AMAZON - 10/15/2022					WATER - WIFI EXTENDER CREDIT		
	-32.16	5002-40-400-20-00-510001-			Departmental Supplies		
		37393	APPLE.COM - 11/05/22	11/05/2022	112322		.99
Invoice: APPLE.COM - 11/05/22					ENGINEERING - APPLE STORAGE W. WATSON		
	.99	0100-40-400-18-00-510105-			Software Licensing		
		37394	APPLE.COM - 11/02/22	11/02/2022	112322		.99
Invoice: APPLE.COM - 11/02/22					ENGINEERING - APPLE STORAGE - A.GONZALEZ		
	.99	0100-40-400-18-00-510105-			Software Licensing		
		37395	COSTCO - 10/18/2022	10/18/2022	112322		425.87
Invoice: COSTCO - 10/18/2022					ALL PW'S & SEDAC - GIFT CARD/CUPS/DRINKS		
	300.00	0100-10-135-09-00-510116-			Employee Dev & Reten (SEDAC)		
	25.17	5101-50-400-24-00-510001-			Departmental Supplies		
	25.17	5002-40-400-20-00-510001-			Departmental Supplies		
	25.17	0100-30-400-25-00-510001-			Departmental Supplies		
	25.18	5000-40-400-21-00-510001-			Departmental Supplies		
	25.18	0100-40-400-19-02-510001-			Departmental Supplies		
		37399	36275	10/16/2022	112322		191.98
Invoice: 36275					Membership subscription		
	155.80	0100-10-405-26-00-510001-			Departmental Supplies		
	36.18	0100-10-405-27-00-510001-			Departmental Supplies		
		37402	36278	11/03/2022	112322		398.42
Invoice: 36278					Code Enforcement camera		
	398.42	0100-10-405-27-00-510001-			Departmental Supplies		
		37403	36279	11/03/2022	112322		16.08
Invoice: 36279					Code enforcement supplies		
	16.08	0100-10-405-27-00-510001-			Departmental Supplies		
		37404	36280	10/21/2022	112322		240.00
Invoice: 36280					ASCE Building Design Load Manual		
	240.00	0100-10-405-26-00-510001-			Departmental Supplies		
		37405	36281	10/13/2022	112322		.02
Invoice: 36281					Balance write-off Doubletree (CALBO)		
	.02	0100-10-405-26-00-510505-			Travel		
		37437	100NOINV10312022(2)	10/31/2022	112322		9.48
Invoice: 100NOINV10312022(2)					Facebook Ad - Candy in the Courtyard		
	9.48	0100-10-100-01-00-510802-			Community Promotion		
		37453	110NOINV11042022	11/04/2022	112322		180.00
Invoice: 110NOINV11042022					Prezi - Annual Plus Plan; 11/2022-11/2023		
	180.00	0100-10-110-03-00-510106-			Subscriptions & Dues		

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				INVOICE DTL DESC			
Invoice: LANTRONIX				37514	LANTRONIX	11/02/2022	112322 140.05
	140.05	0100-20-200-14-00-510001-					Departmental Supplies
Invoice: 12048030				37586	12048030	10/26/2022	112322 639.00
	639.00	5103-50-500-29-00-510106-					LUCID CORE BUNDLE ENTERPRISE 10/26/22-10/26/23
							Subscriptions & Dues
Invoice: AMAZON - 10/08/2022				37587	AMAZON - 10/08/2022	10/08/2022	112322 21.44
	21.44	0100-40-400-18-00-510501-					ENGINEERING - TRAINING BOOK
							Training
				CHECK 1010231 TOTAL:			14,713.30
1010232	11/23/2022	PRTD	10992 CREATIVE CONCEPTS	37480	61136	11/11/2022	112322 686.75
Invoice: 61136							ALL PW'S - TRUCKER CAPS/BLACK KNIT CAP
	137.35	5101-50-400-24-00-510001-					Departmental Supplies
	137.35	5002-40-400-20-00-500502-					Uniform & Equipment Allowance
	137.35	0100-30-400-25-00-500502-					Uniform & Equipment Allowance
	137.35	5000-40-400-21-00-500502-					Uniform & Equipment Allowance
	137.35	0100-40-400-19-02-500502-					Uniform & Equipment Allowance
				CHECK 1010232 TOTAL:			686.75
1010233	11/23/2022	PRTD	397 DEMCO INC	37527	7202291	10/13/2022	112322 106.91
Invoice: 7202291							SLLC Library Supplies
	106.91	0100-30-300-04-60-510001-					Departmental Supplies
Invoice: 7207259				37528	7207259	10/24/2022	112322 366.10
	366.10	0100-30-300-04-00-510001-					SLLC Departmental Supplies
							Departmental Supplies
				CHECK 1010233 TOTAL:			473.01
1010234	11/23/2022	PRTD	13932 DITCH WITCH WEST	37409	26796S	11/04/2022	23000328 112322 24,522.61
Invoice: 26796S							PARKS - NEW TRENCHER
	24,522.61	0100-60-400-25-00-570200-					Machinery & Equipment
				CHECK 1010234 TOTAL:			24,522.61
1010235	11/23/2022	PRTD	700 EMBASSY CONSULTING S	37434	91755	09/21/2022	112322 2,300.00
Invoice: 91755							POLICE - PURSUIT MANAGEMENT TRAINING
	2,300.00	0100-20-200-14-00-510501-					Training
				CHECK 1010235 TOTAL:			2,300.00

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							INVOICE DTL	DESC		
1010236	11/23/2022	PRTD	14458	EMTS INC	37440	34178		10/31/2022 37	112322	250.00
Invoice: 34178				250.00	0808-40-400-19-04-510110-		PARKS - GOSSAMER GROVE - SERVICE MAINTENANCE	Landscaping Services		
					37441	34177		10/31/2022 37	112322	310.00
Invoice: 34177				310.00	0808-40-400-19-04-510110-		PARKS - GOSSAMER GROVE - SERVICE MAINTENANCE	Landscaping Services		
					37442	34176		10/31/2022 37	112322	400.00
Invoice: 34176				400.00	0808-40-400-19-04-510110-		PARKS - GOSSAMER GROVE - SERVICE MAINTENANCE	Landscaping Services		
					37443	34175		10/31/2022 37	112322	350.00
Invoice: 34175				350.00	0808-40-400-19-04-510110-		PARKS - GOSSAMER GROVE - SERVICE MAINTENANCE	Landscaping Services		
							CHECK	1010236 TOTAL:		1,310.00
1010237	11/23/2022	PRTD	198	ETHAN NOUSCH	37455	EDUCATION		11/18/2022	112322	324.00
Invoice: EDUCATION				324.00	0100-20-200-14-00-500503-		Education Reimbursement: Enrollment Fees	Education Reimbursement		
							CHECK	1010237 TOTAL:		324.00
1010238	11/23/2022	PRTD	159	FEDEX	37520	9-638-79750		11/18/2022	112322	5.75
Invoice: 9-638-79750				5.75	0100-10-405-26-00-510103-		INVOICE 7-913-96666 LATE FEE	Postage & Freight		
							CHECK	1010238 TOTAL:		5.75
1010239	11/23/2022	PRTD	148	GHA TECHNOLOGIES INC	37397	101240730		09/02/2022 149	112322	257.46
Invoice: 101240730				257.46	0100-10-140-10-00-510202-		Hardware Upgrade - MS Surface Pro	Hardware, Tools, Equip, Mainte		
							CHECK	1010239 TOTAL:		257.46
1010240	11/23/2022	PRTD	13779	GOTO TECHNOLOGIES US	37609	1208891657		11/23/2022	112322	36.75
Invoice: 1208891657				36.75	5103-50-500-29-00-510703-		GOTOMEETING/MYPC SERVICES - Nov.22	Internet		
							CHECK	1010240 TOTAL:		36.75
1010241	11/23/2022	PRTD	12729	HAAKER EQUIPMENT COM	37487	C5A06P		11/11/2022 47	112322	166.48
Invoice: C5A06P				166.48	5002-40-400-20-00-510204-		STREET #415 - CLIFF PONCE	Equipment Repair		

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					INVOICE	DTL	DESC		
Invoice: C5A06J					37578	C5A06J	11/21/2022 47	112322	39.10
39.10 5002-40-400-20-00-510204-					STREETS - CLAMP-HOSE-G		Equipment Repair		
					CHECK	1010241	TOTAL:	205.58	
1010242	11/23/2022	PRTD	11083	HILL THREADED PRODUC	37471	243180	11/17/2022 45	112322	144.91
Invoice: 243180					ALL PW'S - VENDING MACHINE SUPPLIES		Departmental Supplies		
28.99 0100-40-400-19-02-510001-					28.98 0100-30-400-25-00-510001-		Departmental Supplies		
28.98 5000-40-400-21-00-510001-					28.98 5002-40-400-20-00-510001-		Departmental Supplies		
28.98 5101-50-400-24-00-510001-							Departmental Supplies		
					CHECK	1010242	TOTAL:	144.91	
1010243	11/23/2022	PRTD	2	HITCHCOCK'S AUTO PAR	37411	7446-364621	11/16/2022 100	112322	10.29
Invoice: 7446-364621					SHOP - DEEP SKT 1/2DR 3/4		Vehicle Operations		
10.29 5101-50-400-24-00-510300-									
Invoice: 7446-364568					37412	7446-364568	11/15/2022 29	112322	11.69
11.69 5003-40-140-12-00-510301-					DIAL-A-RIDE #ET-21 - LOWPROFLE MINI58VAST/MICRO2		Vehicle Operations - Supplies		
Invoice: 7446-364521					37461	7446-364521	11/14/2022 100	112322	9.95
9.95 0100-40-400-19-02-510300-					STREETS #28 - ELECTRICAL ACCESSORY		Vehicle Operations		
Invoice: 7446-364817					37462	7446-364817	11/18/2022 100	112322	11.79
11.79 0100-40-400-19-02-510300-					SHOP - ADPT 1/2DR 1/2FX 3/8M		Vehicle Operations		
Invoice: 7446-364816					37463	7446-364816	11/18/2022 100	112322	27.91
27.91 0100-30-400-25-00-510300-					PARKS - 3/8 6P DPSKT 15MM / SMALL SWIVEL GRIP		Vehicle Operations		
Invoice: 7446-364814					37464	7446-364814	11/18/2022 100	112322	3.84
3.84 0100-40-400-19-02-510300-					STREETS #223 - ELECTTICAL ACCESSORY		Vehicle Operations		
Invoice: 7446-364534					37465	7446-364534	11/14/2022 49	112322	8.88
8.88 0100-20-200-14-00-510300-					POLICE #203 - OIL FILTER		Vehicle Operations		
Invoice: 7446-364731					37519	7446-364731	11/17/2022 100	112322	50.80
50.80 5002-40-400-20-00-510300-					WATER #117 - OIL 5W30/OIL FILTER		Vehicle Operations		
Invoice: 7446-364608					37538	7446-364608	11/15/2022 100	112322	99.44
					WATER #120 - 5W30 OIL/BAG OF RAGS				

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						INVOICE DTL DESC			
		99.44	5002-40-400-20-00-510300-			Vehicle Operations			
Invoice: 7446-364917			37539 7446-364917			11/21/2022	100 112322		28.98
	28.98	0100-40-400-19-02-510300-				STREETS - AW32 HYDRAULIC FLUID			
						Vehicle Operations			
Invoice: 7446-364399			37540 7446-364399			11/11/2022	100 112322		97.68
	97.68	5002-40-400-20-00-510300-				WATER #216 - OIL 0W20/PRIME GUARD/AIR FILTER/OIL F			
						Vehicle Operations			
Invoice: 7446-364341			37541 7446-364341			11/11/2022	100 112322		20.99
	20.99	5101-50-400-24-00-510300-				SHOP - 3/8 6P DPSKT 7-/16/SOCKET ADAPTER SET			
						Vehicle Operations			
Invoice: 7446-364261			37542 7446-364261			11/10/2022	100 112322		29.46
	29.46	5101-50-400-24-00-510300-				SHOP - SWIVEL 18MM IMPACT			
						Vehicle Operations			
Invoice: 7446-364138			37580 7446-364138			11/08/2022	100 112322		10.98
	10.98	0100-40-400-19-02-510300-				STREETS - GENERATOR - OIL 30W			
						Vehicle Operations			
Invoice: 7446-364172			37581 7446-364172			11/09/2022	100 112322		17.15
	17.15	0100-40-400-19-02-510300-				STREETS - GENERATOR - 400 GRIT 9x11 SAN/SPARK PLUG			
						Vehicle Operations			
Invoice: 7446-364306			37582 7446-364306			11/10/2022	100 112322		102.53
	102.53	0100-40-400-19-02-510300-				STREETS - GENERATOR - AIR FILTER			
						Vehicle Operations			
Invoice: 7446-364692			37583 7446-364692			11/16/2022	100 112322		35.47
	35.47	0100-40-400-19-02-510300-				STREETS - GENERATOR - VACUUM PUMP			
						Vehicle Operations			
						CHECK	1010243	TOTAL:	577.83
1010244 11/23/2022 PRTD	2983	HODEL'S COUNTRY DINI	37355 E14621			11/04/2022	112322		906.24
Invoice: E14621						EAD 2022 Dinner Services			
	906.24	0100-10-135-09-00-510116-				Employee Dev & Reten (SEDAC)			
						CHECK	1010244	TOTAL:	906.24
1010245 11/23/2022 PRTD	9365	JEFF'S MOBILE LOCKSM	37452 383985			11/17/2022	112322		95.00
Invoice: 383985						UNLOCK AND MAKE KEYS TO LOCKED DESK 2-SIDES			
	95.00	5103-50-500-29-00-510400-				Professional Services			
						CHECK	1010245	TOTAL:	95.00

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							INVOICE DTL DESC		
1010246	11/23/2022	PRTD	109	JIM BURKE FORD	37433	1497659	09/26/2022	112322	141.06
	Invoice: 1497659			141.06	0100-20-200-14-00-510300-		POLICE #204 - DEFLEC/CREW/PIN/NUT	Vehicle Operations	
					37490	1504440	11/14/2022	112322	290.91
	Invoice: 1504440			290.91	0100-20-200-14-00-510300-		POLICE - ROTOR KIT	Vehicle Operations	
							CHECK	1010246 TOTAL:	431.97
1010247	11/23/2022	PRTD	231	KERN ASPHALT PAVING	37492	2053077-596	11/10/2022	112322	656.00
	Invoice: 2053077-596			656.00	0100-30-400-25-00-510001-		PARKS - DG PICKED UP AND DELIVERED	Departmental Supplies	
							CHECK	1010247 TOTAL:	656.00
1010248	11/23/2022	PRTD	12556	KERN GROUNDWATER AUT	37410	KG202373	10/26/2022	112322	15,319.44
	Invoice: KG202373			15,319.44	5002-40-400-20-00-510400-		WATER - CC2 G&A EXPENSE 2022	Professional Services	
							CHECK	1010248 TOTAL:	15,319.44
1010249	11/23/2022	PRTD	15065	LAMONT FENCE COMPANY	37438	13941	09/08/2022	112322	285.00
	Invoice: 13941			47.50	5101-50-400-24-00-510200-		ALL PW'S - E ASH GATE REPAIR	Repairs & Maintenance	
				47.50	5002-40-400-20-00-510200-			Repairs & Maintenance	
				47.50	0100-30-400-25-00-510200-			Repairs & Maintenance	
				47.50	5000-40-400-21-00-510200-			Repairs & Maintenance	
				47.50	0100-40-400-19-02-510200-			Repairs & Maintenance	
				47.50	0100-40-400-18-00-510200-			Repairs & Maintenance	
							CHECK	1010249 TOTAL:	285.00
1010250	11/23/2022	PRTD	457	LIBRARY SYSTEMS & SE	37381	INV6626	11/15/2022	112322	5,320.63
	Invoice: INV6626			5,320.63	0100-30-300-04-60-510015-		SLLC Books	Books	
							CHECK	1010250 TOTAL:	5,320.63
1010251	11/23/2022	PRTD	128	LIEBERT CASSIDY WHIT	37522	228218	10/31/2022	112322	1,533.00
	Invoice: 228218			1,533.00	0100-10-130-08-00-510421-		Prof. Svcs. through 10/31/2022 re: General Matters	Legal Services - Personnel	
							CHECK	1010251 TOTAL:	1,533.00

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							INVOICE	DTL	DESC		
1010252	11/23/2022	PRTD	6963	LOOP ELECTRIC INC	37529	1249			10/26/2022	112322	800.00
	Invoice: 1249			800.00	0100-30-300-04-00-510200-				SLLC Repairs & Maintenance		
									Repairs & Maintenance		
									CHECK	1010252 TOTAL:	800.00
1010253	11/23/2022	PRTD	12046	MARIA LETICIA MARQUE	31075	30127			05/11/2022	112322	45.75
	Invoice: 30127			11.43	0100-10-405-26-00-510501-				NOTARY TRAINING PER DIEM		
				11.43	0100-10-145-13-00-510501-				Training		
				5.72	0100-40-400-18-00-510501-				Training		
				5.72	5000-40-400-21-00-510501-				Training		
				5.72	5002-40-400-20-00-510501-				Training		
				5.73	5001-40-400-22-00-510501-				Training		
									CHECK	1010253 TOTAL:	45.75
1010254	11/23/2022	PRTD	253	NCM ENGINEERING CORP	37408	SHAF2001-09			11/10/2022	112322	9,051.16
	Invoice: SHAF2001-09			9,051.16					7TH STANDARD WIDENING PROJECT PHASE 2 #9		
					E ST00002 -50 -525 -				Capital Prj.- Infrastructure		
					0100-60-400-19-02-580100-				CHECK	1010254 TOTAL:	9,051.16
1010255	11/23/2022	PRTD	256	NOR SANITARY DISTRIC	37521	2188			11/14/2022	112322	53,755.65
	Invoice: 2188			49,201.83	5000-40-400-21-00-510114-				WWTP O&M MONTHLY CHARGES - OCTOBER 2022		
				4,553.82	5000-60-400-21-00-580100-				Outsource Activity		
									Capital Prj.- Infrastructure		
									CHECK	1010255 TOTAL:	53,755.65
1010256	11/23/2022	PRTD	9992	O'REILLY AUTOMOTIVE	37414	2947-278149			11/16/2022	112322	30.01
	Invoice: 2947-278149			30.01	5101-50-400-24-00-510300-				SHOP - EXTENSION/3/8 RATCHET		
									Vehicle Operations		
									CHECK	1010256 TOTAL:	30.01
1010257	11/23/2022	PRTD	7780	OLGA MARTHA GONZALES	37589	TRADER JOE'S			11/03/2022	112322	36.74
	Invoice: TRADER JOE'S			36.74	0100-10-135-09-00-510116-				Reimbursement for EAD 2022 Items		
									Employee Dev & Reten (SEDAC)		
	Invoice: WAL-MART				37590	WAL-MART			10/26/2022	112322	27.71
				27.71	0100-10-135-09-00-510116-				Reimbursement for EAD 2022 Items		
									Employee Dev & Reten (SEDAC)		

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				INVOICE DTL DESC						
Invoice: 135NOINV11222022				37591	135NOINV11222022		10/19/2022		112322	9.40
9.40 0100-10-135-09-00-510116-				Reimbursement for EAD 2022 Items Employee Dev & Reten (SEDAC)						
Invoice: 135NOINV11222022_2				37592	135NOINV11222022_2		10/19/2022		112322	16.72
16.72 0100-10-135-09-00-510116-				Reimbursement for EAD 2022 Items Employee Dev & Reten (SEDAC)						
Invoice: 135NOINV11222022_3				37593	135NOINV11222022_3		10/06/2022		112322	246.02
246.02 0100-10-135-09-00-510116-				Reimbursement for EAD 2022 Items Employee Dev & Reten (SEDAC)						
Invoice: 135NOINV11222022_4				37594	135NOINV11222022_4		10/19/2022		112322	27.87
27.87 0100-10-135-09-00-510116-				Reimbursement for EAD 2022 Items Employee Dev & Reten (SEDAC)						
				CHECK 1010257 TOTAL:						364.46
1010258	11/23/2022	PRTD	4	PACIFIC GAS & ELECTR	37561	9331257574-4	NOV 22	11/15/2022	112322	24,417.67
Invoice: 9331257574-4 NOV 22				ELECTRICAL CHARGES Power						
24,417.67 5002-40-400-20-00-510707-										
Invoice: 5997224598-5 NOV 22				37562	5997224598-5	NOV 22	11/15/2022		112322	36.87
36.87 0812-40-400-19-04-510707-				ELECTRICAL CHARGES Power						
Invoice: 7993974272-6 NOV 22				37563	7993974272-6	NOV 22	11/15/2022		112322	869.15
869.15 5003-40-140-12-00-510707-				ELECTRICAL CHARGES Power						
Invoice: 0429781083-2 NOV 22				37565	0429781083-2	NOV 22	11/17/2022		112322	560.66
560.66 5004-40-500-30-01-510707-				ELECTRICAL CHARGES Power						
Invoice: 4467176936-0 NOV 22				37566	4467176936-0	NOV 22	11/17/2022		112322	257.36
257.36 0811-40-400-19-04-510707-				ELECTRICAL CHARGES Power						
Invoice: 2467227128-5 NOV 22				37567	2467227128-5	NOV 22	11/17/2022		112322	98.02
98.02 0100-40-400-19-04-510707-				ELECTRICAL CHARGES Power						
				CHECK 1010258 TOTAL:						26,239.73
1010259	11/23/2022	PRTD	11867	PACIFIC TIRE	37413	32675	11/15/2022	31	112322	20.00
Invoice: 32675				POLICE #203 - ROTATION OF TIRES Vehicle Operations						
20.00 0100-20-200-14-00-510300-										
Invoice: 32727				37459	32727		11/17/2022		112322	40.00
				STREETS #318 - CHANGE TIRES						

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				INVOICE DTL DESC			
	40.00	0100-40-400-19-02-510300-			Vehicle Operations		
				CHECK	1010259 TOTAL:		60.00
1010260 11/23/2022 PRD	441	PLAZA DE JENNINGS &	37456	I-311	09/30/2022 112322		12,235.00
Invoice: I-311					SEPTEMBER 2022 LEGAL SERVICES		
	12,235.00	0100-10-130-08-00-510421-			Legal Services - Personnel		
			37457	I-314	10/31/2022 112322		21,240.30
Invoice: I-314					OCTOBER 2022 LEGAL SERVICE		
	21,240.30	0100-10-130-08-00-510421-			Legal Services - Personnel		
				CHECK	1010260 TOTAL:		33,475.30
1010261 11/23/2022 PRD	320	PRICE PAIGE & COMPAN	37523	22795	10/31/2022 112322		2,535.00
Invoice: 22795					ACCOUNTING SERVICES		
	2,535.00	0100-10-140-10-00-510402-			Accounting & Auditing Services		
			37524	22796	10/31/2022 112322		96.00
Invoice: 22796					ACCOUNTING SERVICES		
	96.00	0100-10-140-10-00-510402-			Accounting & Auditing Services		
			37525	22797	10/31/2022 112322		588.00
Invoice: 22797					ACCOUNTING SERVICES		
	588.00	0100-10-140-10-00-510402-			Accounting & Auditing Services		
			37526	22798	10/31/2022 112322		624.00
Invoice: 22798					ACCOUNTING SERVICES		
	624.00	0100-10-140-10-00-510402-			Accounting & Auditing Services		
				CHECK	1010261 TOTAL:		3,843.00
1010262 11/23/2022 PRD	1622	QUILL CORPORATION	37606	28910334	11/09/2022 111 112322		74.94
Invoice: 28910334					Office Supplies		
	74.94	0100-10-140-10-00-510000-			Office Supplies		
			37607	28938805	11/10/2022 111 112322		213.60
Invoice: 28938805					Office Supplies		
	213.60	0100-10-140-10-00-510000-			Office Supplies		
				CHECK	1010262 TOTAL:		288.54
1010263 11/23/2022 PRD	701	REBECCA LANGSTON-GEO	37530	111722	11/17/2022 112322		450.00
Invoice: 111722					SLLC Evening Author Presentation		
	450.00	0100-30-300-04-00-510400-			Professional Services		

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					CHECK	1010263	TOTAL:	450.00
1010264	11/23/2022	PRTD	285 RUSSELL (FRANK) MFG	37482 768661		11/08/2022 76	112322	29.84
	Invoice: 768661					WATER - 8oz ANTI-SEIZE LUBE		
			29.84 5002-40-400-20-00-510200-			Repairs & Maintenance		
					CHECK	1010264	TOTAL:	29.84
1010265	11/23/2022	PRTD	8969 SAN JOAQUIN VETERINA	37314 505484		10/27/2022 23000366	112322	63.00
	Invoice: 505484					veterinary care services		
			63.00 0100-20-200-15-00-510111-			Adoption Services		
					CHECK	1010265	TOTAL:	63.00
1010266	11/23/2022	PRTD	2204 SC COMMUNICATIONS, I	37432 11175		11/04/2022	112322	559.65
	Invoice: 11175					POLICE - ENDURA SIX-UNIT CHARGER		
			559.65 0100-20-200-14-00-510701-			Communications		
					CHECK	1010266	TOTAL:	559.65
1010267	11/23/2022	PRTD	6355 SHAFTER AUTO BODY &	37491 001867		10/09/2022	112322	75.00
	Invoice: 001867					POLICE #111 - ADJUST RIGHT SIDE FRONT DOOR		
			75.00 0100-20-200-14-00-510300-			Vehicle Operations		
					CHECK	1010267	TOTAL:	75.00
1010268	11/23/2022	PRTD	291 SHAFTER PARTS & SUPP	37584 033032		11/17/2022	112322	155.51
	Invoice: 033032					WATER - WELL #14 - BATTERY CHARGER		
			155.51 5002-40-400-20-00-510001-			Departmental Supplies		
					CHECK	1010268	TOTAL:	155.51
1010269	11/23/2022	PRTD	10357 SHAFTER TRANSMISSION	37431 72093		11/15/2022	112322	571.08
	Invoice: 72093					STREETS #28 - REPLACE FUEL PUMP/FUEL FILTER		
			571.08 0100-40-400-19-02-510300-			Vehicle Operations		
					CHECK	1010269	TOTAL:	571.08
1010270	11/23/2022	PRTD	15015 SHAFTER TRUE VALUE I	37446 2211-046215		11/16/2022 81	112322	35.91
	Invoice: 2211-046215					SHOP - EVER 8PK AA ALK BATTERY/OXIDE BIT		
			35.91 5101-50-400-24-00-510001-			Departmental Supplies		
				37508 2211-046348		11/17/2022 81	112322	98.73
	Invoice: 2211-046348					STREETS - 1/2x12 PERC DRILL BIT/HILLMAN FASTNERS		
			98.73 0100-40-400-19-02-510001-			Departmental Supplies		

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Invoice: 2211-046431	27.33	37509	2211-046431	11/17/2022	81	112322	27.33
			5002-40-400-20-00-510001-	WATER -	MPBST FOVER FRAME/FIBER RAGS	Departmental Supplies	
Invoice: 2211-046248	67.50	37510	2211-046248	11/17/2022		112322	117.93
	50.43		5002-40-400-20-00-510001-	WATER -	COUPLING/PAINT PAIL/ROACH KILLER	Departmental Supplies	
			5002-40-400-20-00-510200-		Repairs & Maintenance		
Invoice: 2211-046531	21.99	37511	2211-046531	11/18/2022		112322	41.58
	19.59		5002-40-400-20-00-510200-	WATER -	SPRAY PAINT/SHARPIE/GALV UNION	Repairs & Maintenance	
			5002-40-400-20-00-510001-		Departmental Supplies		
Invoice: 2211-046527	139.40	37512	2211-046527	11/18/2022	81	112322	139.40
			0100-30-400-25-00-510001-	PARKS -	WA GAL SG TINT BASE	Departmental Supplies	
Invoice: 2211-046518	106.45	37513	2211-046518	11/18/2022		112322	143.10
	36.65		5002-40-400-20-00-510001-	WATER -	SHOVEL/TRIM SCREW/LOPPER/WOOD STICK	Departmental Supplies	
			5002-40-400-20-00-510200-		Repairs & Maintenance		
Invoice: 2211-046513	14.47	37516	2211-046513	11/18/2022	81	112322	14.47
			0100-40-400-19-02-510001-	STREET -	WD40 14.4oz LUBRICANT	Departmental Supplies	
Invoice: 2211-047093	57.89	37534	2211-047093	11/21/2022	81	112322	57.89
			0100-40-400-19-02-510001-	STREETS -	110oz 50:1 FUEL/OIL	Departmental Supplies	
Invoice: 2211-047092	28.95	37535	2211-047092	11/21/2022	81	112322	28.95
			0100-40-400-19-02-510001-	STREETS -	110oz 50:1 FUEL/OIL	Departmental Supplies	
Invoice: 2211-046734	98.54	37537	2211-046734	11/19/2022	81	112322	98.54
			0100-30-400-25-00-510001-	PARKS -	PT2X 12oz GLS WHT PAINT/CHEST PAINT/PAINT	Departmental Supplies	
				CHECK	1010270	TOTAL:	803.83
1010271 11/23/2022 PRTD 14509 SHAFTER WASCO PUBLIS 37460 2692				11/10/2022		112322	350.00
Invoice: 2692	350.00		0100-10-145-13-00-510104-	Housing Element	Community Workshop Ad	Advertising	
				CHECK	1010271	TOTAL:	350.00

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							INVOICE	DTL	DESC	
1010272	11/23/2022	PRTD	585	SONSRAY MACHINERY, L	37488	PSO051273-2	11/17/2022	112322		44.96
Invoice: PSO051273-2			44.96	0100-30-400-25-00-510001-			PARKS - FILTER ENGINE OIL	Departmental Supplies		
							CHECK	1010272 TOTAL:		44.96
1010273	11/23/2022	PRTD	14773	SOUTH VALLEY COMPANI	37473	8604	11/03/2022	23000243 112322		6,945.42
Invoice: 8604			6,945.42				TANK 4 -TRANSPORT PUMP, REASSEMBLE END SUCTION PUM			
				E WA00002 -50 -525					Capital Prj.- Infrastructure	
				5002-60-400-20-00-580100-			CHECK	1010273 TOTAL:		6,945.42
1010274	11/23/2022	PRTD	449	ST OF CA DEPT OF JUS	37479	616251	11/03/2022	112322		625.00
Invoice: 616251			83.00	0100-20-200-14-00-510115-			Livescans: AC and PD			
			32.00	0100-20-200-15-00-510115-			Recruitment			
			510.00	0100-00-000-00-00-205304-			Recruitment			
							Livescan Deposits			
							CHECK	1010274 TOTAL:		625.00
1010275	11/23/2022	PRTD	14779	STANDARD PLUMBING SU	37444	TDDQ18	11/16/2022	78 112322		15.50
Invoice: TDDQ18			15.50	0100-40-400-19-02-510001-			STREETS - HM IND ASSORT	Departmental Supplies		
Invoice: TDDP60				37445 TDDP60			11/16/2022	78 112322		34.44
			34.44	0100-40-400-19-02-510001-			STREETS - HM IND ASSORT/BIT DRILL PERCUS 5/8x6	Departmental Supplies		
Invoice: TDHX00				37507 TDHX00			11/17/2022	78 112322		33.40
			33.40	5002-40-400-20-00-510001-			WATER - PLASTIC PAIL LID/PLSTC BUCKET	Departmental Supplies		
Invoice: td1429				37531 td1429			11/18/2022	78 112322		6.00
			6.00	0100-40-400-19-02-510001-			STREETS - YELLOW PAINT MARKER	Departmental Supplies		
Invoice: TDMT41				37532 TDMT41			11/20/2022	78 112322		22.50
			22.50	0100-30-400-25-00-510001-			PARKS - TAPE MASK/LED FEIT PL 26W	Departmental Supplies		
Invoice: TDL122				37533 TDL122			11/18/2022	78 112322		7.89
			7.89	0100-40-400-19-02-510001-			STREETS - HM IND ASSORT	Departmental Supplies		

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CHECK 1010275 TOTAL:							119.73		
1010276	11/23/2022	PRTD	298	TAG/AMS, INC	37477	2818986	11/15/2022	112322	45.00
Invoice: 2818986							Random Alcohol and Drug Test: PW Employee Professional Services		
11.25 0100-40-400-19-02-510400-							Professional Services		
33.75 0100-40-400-18-00-510400-							Professional Services		
Invoice: 2820066							11/15/2022	112322	130.00
130.00 5003-40-140-12-00-510400-							Random Alcohol and Drug Test: Transit Employee Professional Services		
CHECK 1010276 TOTAL:							175.00		
1010277	11/23/2022	PRTD	5364	TEL-TEC SECURITY SYS	37276	794958	11/01/2022	112322	557.50
Invoice: 794958							Monthly Security Services		
65.00 0100-10-125-06-00-510100-							Service Agreements		
2.75 0100-10-405-26-00-510100-							Service Agreements		
2.75 0100-10-405-27-00-510100-							Service Agreements		
93.88 0100-30-300-04-00-510100-							Service Agreements		
17.50 0100-40-400-18-00-510100-							Service Agreements		
17.50 0100-40-400-19-02-510100-							Service Agreements		
39.16 0100-30-400-25-00-510100-							Service Agreements		
17.50 5000-40-400-21-00-510100-							Service Agreements		
17.50 5001-40-400-22-00-510100-							Service Agreements		
17.50 5002-40-400-20-00-510100-							Service Agreements		
132.92 5004-40-500-30-01-510100-							Service Agreements		
20.25 5100-50-405-28-00-510100-							Service Agreements		
113.29 5103-50-500-29-00-510100-							Service Agreements		
CHECK 1010277 TOTAL:							557.50		
1010278	11/23/2022	PRTD	293	THE GAS CO - SO CA G	37568	08851631484 NOV 22	11/16/2022	112322	130.12
Invoice: 08851631484 NOV 22							NATURAL GAS CHARGES		
130.12 0100-30-400-25-55-510708-							Natural Gas		
Invoice: 04655616409 NOV 22							11/16/2022	112322	78.71
78.71 5100-50-405-28-00-510708-							NATURAL GAS CHARGES		
Invoice: 02551630003 NOV 22							11/16/2022	112322	263.61
263.61 5100-50-405-28-00-510708-							NATURAL GAS CHARGES		
Invoice: 01291631008 NOV 22							11/16/2022	112322	12.81
12.81 0100-20-200-14-00-510708-							NATURAL GAS CHARGES		
Invoice: 01071606139 NOV 22							11/16/2022	112322	14.79
37572 01071606139 NOV 22							NATURAL GAS CHARGES		

A/P CASH DISBURSEMENTS JOURNAL

 CASH ACCOUNT: 0000-00-000-00-00-100001-
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

Cash7135

INV DATE

PO

WARRANT

NET

				INVOICE DTL		DESC		
	14.79	5101-50-400-24-00-510708-				Natural Gas		
			37573	17881633006	NOV 22	11/16/2022	112322	53.01
Invoice: 17881633006	NOV 22				NATURAL GAS CHARGES			
	53.01	5101-50-400-24-00-510708-				Natural Gas		
			37574	17671633000	NOV 22	11/16/2022	112322	18.45
Invoice: 17671633000	NOV 22				NATURAL GAS CHARGES			
	18.45	5101-50-400-24-00-510708-				Natural Gas		
			37575	15361630153	NOV 22	11/16/2022	112322	53.09
Invoice: 15361630153	NOV 22				NATURAL GAS CHARGES			
	53.09	0100-30-300-04-00-510708-				Natural Gas		
CHECK 1010278 TOTAL:								624.59
1010279	11/23/2022	PRTD 12660	TRAFFIC MANAGEMENT I	37498	929209	11/16/2022	112322	773.99
Invoice: 929209						STREETS - SIGN ALUMINUM - HIP/WHT ON GRN		
	773.99	0100-40-400-19-02-510001-				Departmental Supplies		
			37505	929214		11/16/2022	112322	952.60
Invoice: 929214						STREETS - SIGN ALUMINUM HOP/WHT/ON GRN		
	952.60	0100-40-400-19-02-510001-				Departmental Supplies		
			37506	929216		11/16/2022	112322	952.60
Invoice: 929216						STREETS - SIGN ALUMINUM		
	952.60	0100-40-400-19-02-510001-				Departmental Supplies		
CHECK 1010279 TOTAL:								2,679.19
1010280	11/23/2022	PRTD 1495	WITCHER ELECTRIC INC	37468	39028AA	11/18/2022	112322	551.55
Invoice: 39028AA						WATER - TANK #1 - WELL REPAIRS & MAINTENANCE		
	551.55	5002-40-400-20-00-510200-				Repairs & Maintenance		
			37469	39029AA		11/09/2022	112322	568.64
Invoice: 39029AA						WATER - TANK #2 & WELL #9 - REPAIRS		
	568.64	5002-40-400-20-00-510200-				Repairs & Maintenance		
			37470	39032AA		11/15/2022	112322	207.52
Invoice: 39032AA						WATER - TANK #2 - REPAIRS & MAINTENANCE		
	207.52	5002-40-400-20-00-510200-				Repairs & Maintenance		
CHECK 1010280 TOTAL:								1,327.71

A/P CASH DISBURSEMENTS JOURNAL

NUMBER OF CHECKS 61 *** CASH ACCOUNT TOTAL *** 271,817.46

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	57	239,195.74
TOTAL WIRE TRANSFERS	4	32,621.72

*** GRAND TOTAL *** 271,817.46

A/P CASH DISBURSEMENTS JOURNAL

JOURNAL ENTRIES TO BE CREATED

CLERK: 5292jdelatorre

YEAR	PER	JNL	SRC	ACCOUNT	EFF	DATE	JNL	DESC	REF	1	REF	2	REF	3	ACCOUNT	DESC	T	OB	DEBIT	CREDIT
															LINE	DESC				
2023	5	476																		
APP	0100-00-000-00-00-205000-															Accts Payable			139,299.09	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	0000-00-000-00-00-100001-															Cash: Mission Bank Acct#7135				271,817.46
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	5002-00-000-00-00-205000-															Accts Payable			67,306.80	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	5000-00-000-00-00-205000-															Accts Payable			57,356.49	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	5101-00-000-00-00-205000-															Accts Payable			587.01	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	5006-00-000-00-00-205000-															Accts Payable			.40	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	5100-00-000-00-00-205000-															Accts Payable			2,731.90	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	0204-00-000-00-00-205000-															Accts Payable			76.90	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	5103-00-000-00-00-205000-															Accts Payable			1,015.02	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	5001-00-000-00-00-205000-															Accts Payable			135.20	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	0808-00-000-00-00-205000-															Accts Payable			1,310.00	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	5003-00-000-00-00-205000-															Accts Payable			1,010.84	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	0812-00-000-00-00-205000-															Accts Payable			36.87	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	5004-00-000-00-00-205000-															Accts Payable			693.58	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
APP	0811-00-000-00-00-205000-															Accts Payable			257.36	
	11/23/2022	112322														AP CASH DISBURSEMENTS JOURNAL				
GENERAL LEDGER TOTAL																		271,817.46	271,817.46	
APP	0000-00-000-00-00-209001-															Due To Funds - Gen Fund			139,299.09	
	11/23/2022	112322																		
APP	0100-00-000-00-00-109000-															Due From Funds - Cash Pool				139,299.09
	11/23/2022	112322																		
APP	0000-00-000-00-00-209038-															Due To Funds - Water Operat			67,306.80	
	11/23/2022	112322																		
APP	5002-00-000-00-00-109000-															Due From Funds - Cash Pool				67,306.80
	11/23/2022	112322																		
APP	0000-00-000-00-00-209036-															Due To Funds - Wastewtr Operat			57,356.49	
	11/23/2022	112322																		
APP	5000-00-000-00-00-109000-															Due From Funds - Cash Pool				57,356.49
	11/23/2022	112322																		
APP	0000-00-000-00-00-209047-															Due To Funds - Vehicle Maint			587.01	

A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

YEAR PER	JNL									
SRC	ACCOUNT									
EFF	DATE	JNL	DESC	REF 1	REF 2	REF 3	ACCOUNT DESC	T OB	DEBIT	CREDIT
LINE	DESC									
	11/23/2022	112322		112322						
APP 5101-00-000-00-00-109000-							Due From Funds - Cash Pool			587.01
	11/23/2022	112322		112322						
APP 0000-00-000-00-00-209042-							Due To Funds - Rail Operat	.40		
	11/23/2022	112322		112322						
APP 5006-00-000-00-00-109000-							Due From Funds - Cash Pool			.40
	11/23/2022	112322		112322						
APP 0000-00-000-00-00-209046-							Due To Funds - Facility Maint	2,731.90		
	11/23/2022	112322		112322						
APP 5100-00-000-00-00-109000-							Due From Funds - Cash Pool			2,731.90
	11/23/2022	112322		112322						
APP 0000-00-000-00-00-209006-							Due To Funds - TDA - Streets	76.90		
	11/23/2022	112322		112322						
APP 0204-00-000-00-00-109000-							Due From Funds - Cash Pool			76.90
	11/23/2022	112322		112322						
APP 0000-00-000-00-00-209049-							Due To Funds - Info Tech	1,015.02		
	11/23/2022	112322		112322						
APP 5103-00-000-00-00-109000-							Due From Funds - Cash Pool			1,015.02
	11/23/2022	112322		112322						
APP 0000-00-000-00-00-209037-							Due To Funds - Refuse Operat	135.20		
	11/23/2022	112322		112322						
APP 5001-00-000-00-00-109000-							Due From Funds - Cash Pool			135.20
	11/23/2022	112322		112322						
APP 0000-00-000-00-00-209032-							Due To Funds - LLMD - 001-2015	1,310.00		
	11/23/2022	112322		112322						
APP 0808-00-000-00-00-109000-							Due From Funds - Cash Pool			1,310.00
	11/23/2022	112322		112322						
APP 0000-00-000-00-00-209039-							Due To Funds - Transit Operat	1,010.84		
	11/23/2022	112322		112322						
APP 5003-00-000-00-00-109000-							Due From Funds - Cash Pool			1,010.84
	11/23/2022	112322		112322						
APP 0000-00-000-00-00-209055-							DTLL1-2021	36.87		
	11/23/2022	112322		112322						
APP 0812-00-000-00-00-109000-							Due From Funds - Cash Pool			36.87
	11/23/2022	112322		112322						
APP 0000-00-000-00-00-209040-							Due To Funds - Telecom Operat	693.58		
	11/23/2022	112322		112322						
APP 5004-00-000-00-00-109000-							Due From Funds - Cash Pool			693.58
	11/23/2022	112322		112322						
APP 0000-00-000-00-00-209035-							Due To Funds - LLMD - 001-2009	257.36		
	11/23/2022	112322		112322						
APP 0811-00-000-00-00-109000-							Due From Funds - Cash Pool			257.36
	11/23/2022	112322		112322						
SYSTEM GENERATED ENTRIES TOTAL									271,817.46	271,817.46
JOURNAL 2023/05/476 TOTAL									543,634.92	543,634.92

A/P CASH DISBURSEMENTS JOURNAL
 JOURNAL ENTRIES TO BE CREATED

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
0000 Pooled Cash Fund	2023 5	476	11/23/2022			
0000-00-000-00-00-100001-				Cash: Mission Bank Acct#7135		271,817.46
0000-00-000-00-00-209001-				Due To Funds - Gen Fund	139,299.09	
0000-00-000-00-00-209006-				Due To Funds - TDA - Streets	76.90	
0000-00-000-00-00-209032-				Due To Funds - LLMD - 001-2015	1,310.00	
0000-00-000-00-00-209035-				Due To Funds - LLMD - 001-2009	257.36	
0000-00-000-00-00-209036-				Due To Funds - Wastewtr Operat	57,356.49	
0000-00-000-00-00-209037-				Due To Funds - Refuse Operat	135.20	
0000-00-000-00-00-209038-				Due To Funds - Water Operat	67,306.80	
0000-00-000-00-00-209039-				Due To Funds - Transit Operat	1,010.84	
0000-00-000-00-00-209040-				Due To Funds - Telecom Operat	693.58	
0000-00-000-00-00-209042-				Due To Funds - Rail Operat	.40	
0000-00-000-00-00-209046-				Due To Funds - Facility Maint	2,731.90	
0000-00-000-00-00-209047-				Due To Funds - Vehicle Maint	587.01	
0000-00-000-00-00-209049-				Due To Funds - Info Tech	1,015.02	
0000-00-000-00-00-209055-				DTLL1-2021	36.87	
				FUND TOTAL	271,817.46	271,817.46
0100 General Fund	2023 5	476	11/23/2022			
0100-00-000-00-00-109000-				Due From Funds - Cash Pool		139,299.09
0100-00-000-00-00-205000-				Accts Payable	139,299.09	
				FUND TOTAL	139,299.09	139,299.09
0204 Tran. Dev. Act - Streets	2023 5	476	11/23/2022			
0204-00-000-00-00-109000-				Due From Funds - Cash Pool		76.90
0204-00-000-00-00-205000-				Accts Payable	76.90	
				FUND TOTAL	76.90	76.90
0808 LLMD - 001-2015	2023 5	476	11/23/2022			
0808-00-000-00-00-109000-				Due From Funds - Cash Pool		1,310.00
0808-00-000-00-00-205000-				Accts Payable	1,310.00	
				FUND TOTAL	1,310.00	1,310.00
0811 LLMD - 001-2009	2023 5	476	11/23/2022			
0811-00-000-00-00-109000-				Due From Funds - Cash Pool		257.36
0811-00-000-00-00-205000-				Accts Payable	257.36	
				FUND TOTAL	257.36	257.36
0812 LLMD - 001-2021	2023 5	476	11/23/2022			
0812-00-000-00-00-109000-				Due From Funds - Cash Pool		36.87
0812-00-000-00-00-205000-				Accts Payable	36.87	
				FUND TOTAL	36.87	36.87

A/P CASH DISBURSEMENTS JOURNAL

JOURNAL ENTRIES TO BE CREATED

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
5000 Wastewater Operations 5000-00-000-00-00-109000- 5000-00-000-00-00-205000-	2023 5	476	11/23/2022	Due From Funds - Cash Pool Accts Payable	57,356.49	57,356.49
				FUND TOTAL	57,356.49	57,356.49
5001 Refuse Operations 5001-00-000-00-00-109000- 5001-00-000-00-00-205000-	2023 5	476	11/23/2022	Due From Funds - Cash Pool Accts Payable	135.20	135.20
				FUND TOTAL	135.20	135.20
5002 Water Operations 5002-00-000-00-00-109000- 5002-00-000-00-00-205000-	2023 5	476	11/23/2022	Due From Funds - Cash Pool Accts Payable	67,306.80	67,306.80
				FUND TOTAL	67,306.80	67,306.80
5003 Transit Operations 5003-00-000-00-00-109000- 5003-00-000-00-00-205000-	2023 5	476	11/23/2022	Due From Funds - Cash Pool Accts Payable	1,010.84	1,010.84
				FUND TOTAL	1,010.84	1,010.84
5004 Telecommunications Operations 5004-00-000-00-00-109000- 5004-00-000-00-00-205000-	2023 5	476	11/23/2022	Due From Funds - Cash Pool Accts Payable	693.58	693.58
				FUND TOTAL	693.58	693.58
5006 Rail Operations 5006-00-000-00-00-109000- 5006-00-000-00-00-205000-	2023 5	476	11/23/2022	Due From Funds - Cash Pool Accts Payable	.40	.40
				FUND TOTAL	.40	.40
5100 Facility Maintenance 5100-00-000-00-00-109000- 5100-00-000-00-00-205000-	2023 5	476	11/23/2022	Due From Funds - Cash Pool Accts Payable	2,731.90	2,731.90
				FUND TOTAL	2,731.90	2,731.90
5101 Vehicle Maintenance 5101-00-000-00-00-109000- 5101-00-000-00-00-205000-	2023 5	476	11/23/2022	Due From Funds - Cash Pool Accts Payable	587.01	587.01
				FUND TOTAL	587.01	587.01
5103 Information Technology	2023 5	476	11/23/2022			

A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

FUND	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
ACCOUNT						
5103-00-000-00-00-109000-				Due From Funds - Cash Pool		1,015.02
5103-00-000-00-00-205000-				Accts Payable	1,015.02	
				FUND TOTAL	1,015.02	1,015.02

A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

FUND	DUE TO	DUE FR
0000 Pooled Cash Fund	271,817.46	
0100 General Fund		139,299.09
0204 Tran. Dev. Act - Streets		76.90
0808 LLMD - 001-2015		1,310.00
0811 LLMD - 001-2009		257.36
0812 LLMD - 001-2021		36.87
5000 Wastewater Operations		57,356.49
5001 Refuse Operations		135.20
5002 Water Operations		67,306.80
5003 Transit Operations		1,010.84
5004 Telecommunications Operations		693.58
5006 Rail Operations		.40
5100 Facility Maintenance		2,731.90
5101 Vehicle Maintenance		587.01
5103 Information Technology		1,015.02
TOTAL	271,817.46	271,817.46

** END OF REPORT - Generated by Jacqueline De La Torre **

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 0000-00-000-00-00-100001-
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

Cash7135

INV DATE

PO

WARRANT

NET

					INVOICE	DTL	DESC		
656	11/18/2022	WIRE	936 PUBLIC EMPL RETIREME	37422	36298		11/18/2022	120122	60,386.85
		Invoice: 36298					warrant 111822-102922.111122	PERS PREMIUMS	
			12,501.10	0100-00-000-00-00-205142-				Pension Contri Payable	
			15,926.36	0100-00-000-00-00-205142-				Pension Contri Payable	
			18,224.34	0100-00-000-00-00-205142-				Pension Contri Payable	
			13,735.05	0100-00-000-00-00-205142-				Pension Contri Payable	
							CHECK	656 TOTAL:	60,386.85
657	11/18/2022	WIRE	45 WAGeworks, INC	37418	11/18/2022		11/18/2022	120122	1,572.87
		Invoice: 11/18/2022					warrant 111822	Medical	
			1,364.54	0100-00-000-00-00-205150-				Unreimbursed Medical Payable	
			208.33	0100-00-000-00-00-205151-				Unreimbursed Childcare Payable	
							CHECK	657 TOTAL:	1,572.87
658	11/18/2022	WIRE	144 ST OF CA EDD	37420	11/18/2022		11/18/2022	120122	16,715.55
		Invoice: 11/18/2022					warrant 111822	SIT	
			12,739.01	0100-00-000-00-00-205121-				State Income Tax Payable	
			3,976.54	0100-00-000-00-00-205130-				ST Disability Insur Payable	
							CHECK	658 TOTAL:	16,715.55
659	11/18/2022	WIRE	17 INTERNAL REVENUE SER	37416	11/18/2022		11/18/2022	120122	85,284.98
		Invoice: 11/18/2022					warrant 111822	FIT	
			34,449.30	0100-00-000-00-00-205120-				Federal Income Tax Payable	
			40,022.06	0100-00-000-00-00-205122-				FICA Tax Payable	
			10,813.62	0100-00-000-00-00-205123-				Medicare Tax Payable	
							CHECK	659 TOTAL:	85,284.98
660	11/18/2022	WIRE	202 - 457 ICMA VANTAGEPO	37421	11/18/2022		11/18/2022	120122	9,915.00
		Invoice: 11/18/2022					warrant 111822	CONTRIBUTIONS	
			9,915.00	0100-00-000-00-00-205143-				Deferred Compensation Payable	
							CHECK	660 TOTAL:	9,915.00
665	11/22/2022	WIRE	378 AMERICAN REFUSE INC	37604	00000072		11/01/2022	120122	78,304.49
		Invoice: 00000072					REFUSE - HOMES ALLEY/CURBSIDE PICKUP 11/2022		
			78,304.49	5001-40-400-22-00-510114-				Outsource Activity	
							CHECK	665 TOTAL:	78,304.49
666	11/22/2022	WIRE	378 AMERICAN REFUSE INC	37605	00000066		10/01/2022	120122	71,745.75
		Invoice: 00000066					REFUSE - HOMES ALLEY/CURBSIDE PICKUP 10/2022		
			71,745.75	5001-40-400-22-00-510114-				Outsource Activity	

A/P CASH DISBURSEMENTS JOURNAL

CASH ACCOUNT: 0000-00-000-00-00-100001-
CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

Cash7135

INV DATE

PO

WARRANT

NET

INVOICE DTL DESC

					CHECK	666 TOTAL:	71,745.75
667	11/18/2022	WIRE	14359 BUSINESS SOLVER	37430 MED 12/22	11/18/2022	120122	154,908.00
Invoice: MED 12/22					warrant 111822	DEC 2022 PREMIUMS	
148,706.00 0100-00-000-00-00-205132-					Health Insurance Payable		
-1,214.00 0100-10-405-26-00-500700-					OPEB - Health Insurance		
3,260.00 0100-20-200-14-00-500700-					OPEB - Health Insurance		
4,156.00 0100-10-140-10-00-500800-CHNGS					Health Insurance		
					CHECK	667 TOTAL:	154,908.00
668	11/18/2022	WIRE	13690 EMPLOYEE BENEFIT SPE	37428 DENTL 12/22	11/18/2022	120122	10,341.05
Invoice: DENTL 12/22					warrant 111822	DEC 2022 PREMIUMS	
9,997.14 0100-00-000-00-00-205133-					Dental Insurance Payable		
60.63 0100-20-200-14-00-500700-					OPEB - Health Insurance		
51.47 0100-20-200-14-00-500700-					OPEB - Health Insurance		
231.81 0100-10-140-10-00-500801-CHNGS					Dental Insurance		
					CHECK	668 TOTAL:	10,341.05
669	11/18/2022	WIRE	13690 EMPLOYEE BENEFIT SPE	37429 VISION 12/22	11/18/2022	120122	2,319.24
Invoice: VISION 12/22					warrant 111822	DEC 2022 PREMIUMS	
2,175.96 0100-00-000-00-00-205135-					Vision Insurance Payable		
23.76 0100-20-200-14-00-500700-					OPEB - Health Insurance		
7.92 0100-20-200-14-00-500700-					OPEB - Health Insurance		
111.60 0100-10-140-10-00-500802-CHNGS					Vision Insurance		
					CHECK	669 TOTAL:	2,319.24
670	12/01/2022	WIRE	144 ST OF CA EDD	37651 12/1/2022	12/01/2022	120122	41.60
Invoice: 12/1/2022					warrant 120122	SDI & UI	
41.60 0100-00-000-00-00-205130-					ST Disability Insur Payable		
					CHECK	670 TOTAL:	41.60
671	12/01/2022	WIRE	17 INTERNAL REVENUE SER	37650 12/1/2022	12/01/2022	120122	198.86
Invoice: 12/1/2022					warrant 120122	FICA	
161.20 0100-00-000-00-00-205122-					FICA Tax Payable		
37.66 0100-00-000-00-00-205123-					Medicare Tax Payable		
					CHECK	671 TOTAL:	198.86
1010281	12/01/2022	PRTD	8 #N13786-1 PRINCIPAL	37415 LIFE 12/22	11/18/2022	120122	2,968.64
Invoice: LIFE 12/22					warrant 111822	PREM DEC 2022	
2,881.58 0100-00-000-00-00-205134-					Life Insurance Payable		

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					INVOICE	DTL	DESC		
87.06 0100-10-140-10-00-500803-CHNGS					Life Insurance				
					CHECK	1010281	TOTAL:	2,968.64	
1010282	12/01/2022	PRTD	193 ABC HEALTH PROFESSIO	37611	EM009368	11/17/2022	120122	135.00	
Invoice: EM009368					135.00	5100-50-405-28-00-510115-	Pre-emp. Physical Exam Facilities Mgr. Recruitment		
Invoice: EM009468					37736	EM009468	11/22/2022	120122	135.00
					135.00	0100-20-200-14-00-510115-	Pre-emp. Physical Exam PD G. Hernandez Recruitment		
					CHECK	1010282	TOTAL:	270.00	
1010283	12/01/2022	PRTD	72 AFLAC	37419	11/18/22	11/18/2022	120122	4,956.26	
Invoice: 11/18/22					4,572.02	0100-00-000-00-00-205152-	warrant 111822 125INS CONTRIBUTIONS		
					384.56	0100-00-000-00-00-205153-	Supplemental Insurance Payable		
					-.32	0100-10-140-10-00-510810-	Section 125 Admin Cost Payable		
							Misc Over/Short		
					CHECK	1010283	TOTAL:	4,956.26	
1010284	12/01/2022	PRTD	11203 AFLAC GROUP INSURANC	37427	11/18/2022	11/18/2022	120122	131.32	
Invoice: 11/18/2022					131.32	0100-00-000-00-00-205152-	warrant 111822 DUES		
							Supplemental Insurance Payable		
					CHECK	1010284	TOTAL:	131.32	
1010285	12/01/2022	PRTD	14274 ALL AMERICAN UNIFORM	37738	100	11/21/2022	120122	1,335.17	
Invoice: 100					1,335.17	0100-20-200-14-00-500502-	POLICE - J ESCORPISO/ACADEMY UNIFORMS		
							Uniform & Equipment Allowance		
Invoice: 101					37740	101	11/21/2022	120122	1,357.90
					1,357.90	0100-20-200-14-00-500502-	OLICE - S MALDONADO/ACADEMY UNIFORMS		
							Uniform & Equipment Allowance		
					CHECK	1010285	TOTAL:	2,693.07	
1010286	12/01/2022	PRTD	14652 AMAZON CAPITAL SERVI	37673	1TD7-JX4K-PY3L	11/26/2022	120122	240.19	
Invoice: 1TD7-JX4K-PY3L					240.19	0100-30-300-04-00-510016-	SLLC Classroom supplies		
							Classroom Supplies		
Invoice: 149V-NDCG-WGNR					37674	149V-NDCG-WGNR	11/25/2022	120122	13.48
					13.48	0100-30-300-04-60-510015-	SLLC Books		
							Books		
					37675	1p1K-3VCN-HWLY	11/28/2022	120122	7.74

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				INVOICE DTL DESC		
Invoice: 1p1K-3VCN-HWLY				SLLC Books		
	7.74	0100-30-300-04-60-510015-		Books		
				CHECK	1010286 TOTAL:	261.41
1010287 12/01/2022 PRD	81	ARAMARK UNIFORM SERV	37596	5031075402	10/27/2022 120122	235.45
Invoice: 5031075402				CITY HALL MATS AND TABLECLOTHS		
	84.24	0100-10-100-01-00-510001-		Departmental Supplies		
	84.24	0100-10-110-03-00-510001-		Departmental Supplies		
	66.97	5100-50-405-28-00-510200-		Repairs & Maintenance		
				37601 5031083883	11/10/2022 120122	245.95
Invoice: 5031083883				CITY HALL MATS AND TABLECLOTHS		
	88.00	0100-10-100-01-00-510001-		Departmental Supplies		
	88.00	0100-10-110-03-00-510001-		Departmental Supplies		
	69.95	5100-50-405-28-00-510200-		Repairs & Maintenance		
				37647 5031079905	11/03/2022 23000343 120122	52.80
Invoice: 5031079905				SLLC Mats Service FY 22/23		
	52.80	0100-30-300-04-00-510100-		Service Agreements		
				37648 5031088386	11/17/2022 23000343 120122	52.80
Invoice: 5031088386				SLLC Mats Service FY 22/23		
	52.80	0100-30-300-04-00-510100-		Service Agreements		
				37707 5031092602	11/24/2022 72 120122	92.71
Invoice: 5031092602				ENGINEERING - MAT SERVICES		
	92.71	0100-40-400-18-00-510100-		Service Agreements		
				37708 5031092508	11/24/2022 120122	272.86
Invoice: 5031092508				ALL PW'S - MAT SERVICE		
	54.57	5002-40-400-20-00-510001-		Departmental Supplies		
	54.57	5000-40-400-21-00-510001-		Departmental Supplies		
	54.57	0100-40-400-19-02-510001-		Departmental Supplies		
	54.57	5101-50-400-24-00-510001-		Departmental Supplies		
	54.58	0100-30-400-25-00-510001-		Departmental Supplies		
				37710 5031092504	11/24/2022 120122	284.48
Invoice: 5031092504				ALL PW'S - UNIFORM SERVICES		
	22.57	0100-30-400-25-00-500502-		Uniform & Equipment Allowance		
	170.42	5101-50-400-24-00-500502-		Uniform & Equipment Allowance		
	17.13	5101-50-400-24-00-510001-		Departmental Supplies		
	43.52	0100-40-400-19-02-500502-		Uniform & Equipment Allowance		
	.40	5006-40-400-23-00-500502-		Uniform & Equipment Allowance		
	6.13	5000-40-400-21-00-500502-		Uniform & Equipment Allowance		
	19.48	5002-40-400-20-00-500502-		Uniform & Equipment Allowance		
	.83	5000-40-400-21-00-500502-		Uniform & Equipment Allowance		
	4.00	5101-50-400-24-00-500502-		Uniform & Equipment Allowance		

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						CHECK	1010287	TOTAL:	1,237.05
1010288	12/01/2022	PRTD	12466	AT&T CALNET 3	37552	9391012261	NOV 22	11/16/2022	120122
	Invoice: 9391012261		NOV 22					PHONE CHARGES	45.25
			45.25	0100-20-200-15-00-510701-				Communications	
					37788	9391012264	NOV 22	11/16/2022	120122
	Invoice: 9391012264		NOV 22					PHONE CHARGES	353.80
			353.80	0100-20-200-14-00-510701-				Communications	
					37789	9391012252	NOV 22	11/16/2022	120122
	Invoice: 9391012252		NOV 22					PHONE CHARGES	167.08
			167.08	0100-20-200-14-00-510701-				Communications	
					37790	9391012254	NOV 22	11/19/2022	120122
	Invoice: 9391012254		NOV 22					PHONE CHARGES	368.37
			368.37	5100-50-405-28-00-510701-				Communications	
						CHECK	1010288	TOTAL:	934.50
1010289	12/01/2022	PRTD	7613	CA STATE DISBURSEMEN	37423	20-2041314		11/18/2022	120122
	Invoice: 20-2041314							GARNISHMENT #20-2041314	230.76
			230.76	0100-00-000-00-00-205141-				Garnishments Payable	
						CHECK	1010289	TOTAL:	230.76
1010290	12/01/2022	PRTD	7613	CA STATE DISBURSEMEN	37424	20-1412669		11/18/2022	120122
	Invoice: 20-1412669							GARNISHMENT #20-1412669	300.00
			300.00	0100-00-000-00-00-205141-				Garnishments Payable	
						CHECK	1010290	TOTAL:	300.00
1010291	12/01/2022	PRTD	7613	CA STATE DISBURSEMEN	37425	2-1501646		11/18/2022	120122
	Invoice: 2-1501646							GARNISHMENT #2-1501646	134.30
			134.30	0100-00-000-00-00-205141-				Garnishments Payable	
						CHECK	1010291	TOTAL:	134.30
1010292	12/01/2022	PRTD	15452	CAL STATE COMMUNICAT	37775	834		09/20/2022	23000228 120122
	Invoice: 834							City Services - Network Upgrade/Improvement	7,484.74
			7,484.74						
				E GE00002 -50 -525				Capital Prj.- Buildings & Imp.	
				0100-60-400-00-00-580200-					
						CHECK	1010292	TOTAL:	7,484.74

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1010293	12/01/2022	PRTD	14425	CARLOS QUEZADA	37741	2022-11-11	11/11/2022	120122	680.00
Invoice: 2022-11-11			680.00	0100-20-200-14-00-510300-			POLICE - FLEET WASHES	Vehicle Operations	
Invoice: 2022-11-18			675.00	0100-20-200-14-00-510300-			POLICE - FLEET WASHES	Vehicle Operations	675.00
							CHECK	1010293 TOTAL:	1,355.00
1010294	12/01/2022	PRTD	6980	CIVIC PLUS	36662	242219	10/10/2022	120122	1,578.00
Invoice: 242219			65.75	0100-40-400-18-00-510106-			Banner for City website	Subscriptions & Dues	
			65.75	5002-40-400-20-00-510106-				Subscriptions & Dues	
			65.75	0100-40-400-19-02-510400-				Professional Services	
			65.75	0100-30-400-25-00-510400-				Professional Services	
			263.00	0100-20-200-14-00-510701-				Communications	
			263.00	0100-10-125-06-00-510400-				Professional Services	
			263.00	0100-10-135-09-00-510001-				Departmental Supplies	
			263.00	0100-10-145-13-00-510701-				Communications	
			263.00	0100-10-405-26-00-510701-				Communications	
							CHECK	1010294 TOTAL:	1,578.00
1010295	12/01/2022	PRTD	190	DANIELS TIRE SERVICE	37638	240157259	11/11/2022	120122	293.08
Invoice: 240157259			293.08	0100-20-200-14-00-510300-			POLICE #170 - TIRE EAG RS-A	POLICE	
								Vehicle Operations	
Invoice: 240157242			586.15	0100-20-200-14-00-510300-			11/11/2022	120122	586.15
							POLICE #161 - TIRE 103V EAG RS-A		
								Vehicle Operations	
							CHECK	1010295 TOTAL:	879.23
1010296	12/01/2022	PRTD	159	FEDEX	37747	7-943-10474	11/11/2022	120122	14.58
Invoice: 7-943-10474			14.58	0100-20-200-14-00-510115-			POLICE - PHOENIX MOTOR CARS	Recruitment	
							CHECK	1010296 TOTAL:	14.58
1010297	12/01/2022	PRTD	12171	FGL ENVIRONMENTAL	37678	246071A	11/16/2022	80 120122	286.00
Invoice: 246071A			286.00	5002-40-400-20-00-510905-			Bacteriological Testing for water System	water Testing/Samples	
Invoice: 248234A			323.00	5002-40-400-20-00-510905-			11/15/2022	80 120122	323.00
							Bacteriological Testing for water System	water Testing/Samples	

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Invoice: 248235A	37680	248235A	11/15/2022	80	120122	183.00
183.00 5002-40-400-20-00-510905-			Bacteriological Testing for Water System		water Testing/Samples	
Invoice: 248586A	37682	248586A	11/11/2022	80	120122	283.00
283.00 5002-40-400-20-00-510905-			Bacteriological Testing for Water System		water Testing/Samples	
Invoice: 248587A	37683	248587A	11/11/2022	80	120122	213.00
213.00 5002-40-400-20-00-510905-			Bacteriological Testing for Water System		water Testing/Samples	
Invoice: 248588A	37684	248588A	11/16/2022	80	120122	213.00
213.00 5002-40-400-20-00-510905-			Bacteriological Testing for Water System		water Testing/Samples	
Invoice: 248589A	37685	248589A	11/16/2022	80	120122	143.00
143.00 5002-40-400-20-00-510905-			Bacteriological Testing for Water System		water Testing/Samples	
Invoice: 248590A	37687	248590A	11/16/2022	80	120122	143.00
143.00 5002-40-400-20-00-510905-			Bacteriological Testing for Water System		water Testing/Samples	
Invoice: 248808A	37688	248808A	11/18/2022	80	120122	318.00
318.00 5002-40-400-20-00-510905-			Bacteriological Testing for Water System		water Testing/Samples	
Invoice: 248809A	37690	248809A	11/18/2022	80	120122	213.00
213.00 5002-40-400-20-00-510905-			Bacteriological Testing for Water System		water Testing/Samples	
Invoice: 248810A	37691	248810A	11/16/2022	80	120122	213.00
213.00 5002-40-400-20-00-510905-			Bacteriological Testing for Water System		water Testing/Samples	
Invoice: 248811A	37692	248811A	11/16/2022	80	120122	143.00
143.00 5002-40-400-20-00-510905-			Bacteriological Testing for Water System		water Testing/Samples	
Invoice: 248812A	37693	248812A	11/16/2022	80	120122	143.00
143.00 5002-40-400-20-00-510905-			Bacteriological Testing for Water System		water Testing/Samples	
Invoice: 248813A	37694	248813A	11/16/2022	80	120122	143.00
143.00 5002-40-400-20-00-510905-			Bacteriological Testing for Water System		water Testing/Samples	
Invoice: 248816A	37695	248816A	11/16/2022	80	120122	333.00
333.00 5002-40-400-20-00-510905-			Bacteriological Testing for Water System		water Testing/Samples	

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Invoice: 248817A			37696	248817A	11/16/2022	80	120122	33.00
	33.00	5002-40-400-20-00-510905-			Bacteriological Testing for Water System			
					Water Testing/Samples			
					CHECK	1010297	TOTAL:	3,326.00
1010298 12/01/2022 PRD	14647	FINISHLINE SIGNS	37750	12544	10/04/2022		120122	32.18
Invoice: 12544					POLICE - DECALS EMERGENCY 911			
	32.18	0100-60-200-14-00-570100-			Automotive Equipment			
					CHECK	1010298	TOTAL:	32.18
1010299 12/01/2022 PRD	148	GHA TECHNOLOGIES INC	37784	101256671	11/07/2022	23000352	120122	384.55
Invoice: 101256671					Adobe Photoshop Annual Subscription - Admin Assist			
	384.55	0100-10-110-03-00-510106-			Subscriptions & Dues			
					CHECK	1010299	TOTAL:	384.55
1010300 12/01/2022 PRD	13779	GOTO TECHNOLOGIES US	37616	1208895118	11/28/2022		120122	206.60
Invoice: 1208895118					GOTOMEETING CONF./MYPC SERVICES - Nov.22			
	206.60	5103-50-500-29-00-510703-			Internet			
					CHECK	1010300	TOTAL:	206.60
1010301 12/01/2022 PRD	32	GRAINGER	37623	9508554996	11/09/2022		120122	194.19
Invoice: 9508554996					WATER - BENCH CHAIN VISE			
	194.19	5002-40-400-20-00-510001-			Departmental Supplies			
					CHECK	1010301	TOTAL:	194.19
1010302 12/01/2022 PRD	13103	HACH COMPANY	37624	13337331	11/14/2022	23000257	120122	2,907.00
Invoice: 13337331					WATER - ANNUAL RENEWAL FOR 11/22 - 11/23			
	2,907.00	5002-40-400-20-00-510400-			Professional Services			
					CHECK	1010302	TOTAL:	2,907.00
1010303 12/01/2022 PRD	2	HITCHCOCK'S AUTO PAR	37752	7446-364972	11/21/2022	49	120122	12.43
Invoice: 7446-364972					POLICE #151 - HEADLIGHT - HALOGEN			
	12.43	0100-20-200-14-00-510300-			Vehicle Operations			
					CHECK	1010303	TOTAL:	12.43

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1010304 12/01/2022 PRD 1345 JEFFRIES BROS., INC 37608 117030CT
Invoice: 117030CT

10/31/2022 23000371 120122 15,359.49
FUEL CHARGES OCTOBER 2022

12.84	0100-10-125-06-00-510302-	Vehicle Operations - Fuel
919.64	0100-10-405-26-00-510302-	Vehicle Operations - Fuel
84.94	0100-10-405-27-00-510302-	Vehicle Operations - Fuel
243.27	0100-30-400-25-30-510302-	Vehicle Operations - Fuel
243.27	0100-30-400-25-31-510302-	Vehicle Operations - Fuel
243.27	0100-30-400-25-32-510302-	Vehicle Operations - Fuel
243.27	0100-30-400-25-33-510302-	Vehicle Operations - Fuel
237.24	0100-30-400-25-34-510302-	Vehicle Operations - Fuel
102.70	0100-30-400-25-35-510302-	Vehicle Operations - Fuel
88.89	0100-30-400-25-36-510302-	Vehicle Operations - Fuel
88.89	0100-30-400-25-37-510302-	Vehicle Operations - Fuel
88.89	0100-30-400-25-38-510302-	Vehicle Operations - Fuel
6.03	0100-30-400-25-51-510302-	Vehicle Operations - Fuel
6.03	0100-30-400-25-52-510302-	Vehicle Operations - Fuel
6.03	0100-30-400-25-55-510302-	Vehicle Operations - Fuel
790.37	0100-40-400-18-00-510302-	Vehicle Operations - Fuel
4,846.59	0100-40-400-19-02-510302-	Vehicle Operations - Fuel
1,114.45	0100-40-400-19-04-510302-	Vehicle Operations - Fuel
803.02	5000-40-400-21-00-510302-	Vehicle Operations - Fuel
1,455.93	5001-40-400-22-00-510302-	Vehicle Operations - Fuel
3,329.68	5002-40-400-20-00-510302-	Vehicle Operations - Fuel
16.07	5006-40-400-23-00-510302-	Vehicle Operations - Fuel
388.18	5101-50-400-24-00-510302-	Vehicle Operations - Fuel

CHECK 1010304 TOTAL: 15,359.49

1010305 12/01/2022 PRD 12272 JOHNSON CONTROLS SEC 37745 23230673
Invoice: 23230673

11/04/2022 120122 4,396.36
POLICE - FIRE SYSTEM - 06/01/2022 - 05/31/2023
Professional Services

4,396.36 0100-20-200-14-00-510400-

CHECK 1010305 TOTAL: 4,396.36

1010306 12/01/2022 PRD 9012 JOSHUA STEPHENS 37734 NOINV - 11/28/2022
Invoice: NOINV - 11/28/2022

11/28/2022 120122 373.25
POLCIE - J STEPHENS/PER DIEM FOR TRAINING
Travel

373.25 0100-20-200-14-00-510505-

CHECK 1010306 TOTAL: 373.25

1010307 12/01/2022 PRD 231 KERN ASPHALT PAVING 37627 2053077-614
Invoice: 2053077-614

11/18/2022 23000311 120122 7,925.00
Learning Center Parking Lot Sealing
Repairs & Maintenance

7,925.00 0100-30-300-04-00-510200-ARPA

CHECK 1010307 TOTAL: 7,925.00

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							INVOICE	DTL	DESC		
1010308	12/01/2022	PRTD	11236	KERN CNTY SHERIFF	37749	2022-26		11/07/2022	120122		600.00
Invoice: 2022-26								BOOKS & MATERIALS - CADET MALDONADO/ESCORPISO Training			
				600.00	0100-20-200-14-00-510501-			CHECK	1010308	TOTAL:	600.00
1010309	12/01/2022	PRTD	13577	KEVIN ZIMMERMANN	37732	NOINV-11/28/2022		11/28/2022	120122		373.25
Invoice: NOINV-11/28/2022								POLCIE - K ZIMMERMANN/PER DIEM FOR TRAINING Travel			
				373.25	0100-20-200-14-00-510505-			CHECK	1010309	TOTAL:	373.25
1010310	12/01/2022	PRTD	653	KSI ENGINEERING, INC	37633	105427		11/23/2022	23000305	120122	4,400.00
Invoice: 105427								TARGET LANDSCAPE AREA - 7TH STANDARD ROAD			
				4,400.00	E WW00002 -20 -205 -			Capital Prj.- Infrastructure			
					0301-60-400-21-00-580100-			CHECK	1010310	TOTAL:	4,400.00
1010311	12/01/2022	PRTD	10472	L.N. CURTIS & SONS	37746	INV647637		11/04/2022	120122		2,742.46
Invoice: INV647637								POLCIE - VEST - VEGA AND DIAZ Departmental Supplies			
				2,742.46	0100-20-200-14-00-510001-			CHECK	1010311	TOTAL:	2,742.46
1010312	12/01/2022	PRTD	128	LIEBERT CASSIDY WHIT	37681	LCW		11/28/2022	120122		100.00
Invoice: LCW								Public Agency Legislative Roundup Webinar Training			
				100.00	0100-10-135-09-00-510501-			CHECK	1010312	TOTAL:	100.00
1010313	12/01/2022	PRTD	417	LORENA CASTILLO	37676	112122		11/21/2022	120122		540.00
Invoice: 112122								SLLC Mural Paint days Professional Services			
				540.00	0100-30-300-04-00-510400-			CHECK	1010313	TOTAL:	540.00
1010314	12/01/2022	PRTD	379	FLORENTINO MACIAS JR	37753	169		11/30/2022	84	120122	4,036.00
Invoice: 169								ALL PW'S JANITORIAL SERVICE			
				1,218.16	0100-40-400-18-00-510109-			Janitorial Services			
				406.81	0100-40-400-19-02-510109-			Janitorial Services			
				240.92	0100-30-400-25-00-510000-			Office Supplies			
				717.84	5000-40-400-21-00-510109-			Janitorial Services			
				717.84	5002-40-400-20-00-510109-			Janitorial Services			

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				INVOICE DTL DESC			
	734.43	5101-50-400-24-00-510109-			Janitorial Services		
			37754 168	11/30/2022	120122	2,768.00	
Invoice: 168				ENGINEERING - JANITORIAL SERVICES - NOVEMBER 2022			
	2,768.00	0100-40-400-18-00-510109-			Janitorial Services		
			37801 164	11/30/2022	120122	3,460.00	
Invoice: 164				CITY HALL JANITORIAL SERVICES NOV 22			
	3,460.00	5100-50-405-28-00-510109-			Janitorial Services		
			37802 165	11/30/2022	120122	1,444.72	
Invoice: 165				ANNEX JANITORIAL SERVICES NOV 22			
	1,384.00	5100-50-405-28-00-510109-			Janitorial Services		
	60.72	5100-50-405-28-00-510001-			Departmental Supplies		
			37803 166	11/30/2022 65	120122	3,003.35	
Invoice: 166				SLLC Janitorial Services FY 22/23			
	2,903.00	0100-30-300-04-00-510109-			Janitorial Services		
	100.35	0100-30-300-04-00-510001-			Departmental Supplies		
				CHECK	1010314 TOTAL:	14,712.07	
1010315 12/01/2022 PRD	1654	MARK BROWN	37635	NOINV - 11/28/2022	11/28/2022	120122	90.00
Invoice: NOINV - 11/28/2022					WATER - M.BROWN REIMBURSEMENT - WA T. OP RENEWAL		
	90.00	5002-40-400-20-00-510501-			Training		
				CHECK	1010315 TOTAL:	90.00	
1010316 12/01/2022 PRD	9464	MOTOROLA	37698	8281519525	11/25/2022 23000301	120122	17,975.10
Invoice: 8281519525					POLICE - RADIO REPEATER		
	17,975.10	0100-60-200-14-00-570200-			Machinery & Equipment		
				CHECK	1010316 TOTAL:	17,975.10	
1010317 12/01/2022 PRD	7518	NORTH KERN WATER STO	37628	15191	11/15/2022	120122	50.00
Invoice: 15191					WATER - CLASS I LAND - CANAL IRRIGATED		
	50.00	5002-40-400-20-00-510807-			Regulatory & Permitting		
			37629 15242	11/15/2022	120122	5,466.81	
Invoice: 15242				WATER - CLASS II LND - PUMP IRRIGATED			
	5,466.81	5002-40-400-20-00-510807-			Regulatory & Permitting		
				CHECK	1010317 TOTAL:	5,516.81	
1010318 12/01/2022 PRD	4	PACIFIC GAS & ELECTR	37564	2673746008-4 NOV 22	11/16/2022	120122	9.86
Invoice: 2673746008-4 NOV 22					ELECTRICAL CHARGES		
	9.86	0100-20-200-15-00-510707-			Power		

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					INVOICE DTL	DESC			
Invoice: 0412564564-0 NOV 22					37795	0412564564-0 NOV 22	11/18/2022	120122	38.95
38.95 0810-40-400-19-04-510707-						ELECTRICAL CHARGES			
						Power			
Invoice: 9935199881-2 NOV 22					37796	9935199881-2 NOV 22	11/18/2022	120122	65.16
65.16 0100-40-400-19-04-510707-						ELECTRICAL CHARGES			
						Power			
Invoice: 2243057089-9 NOV 22					37797	2243057089-9 NOV 22	11/15/2022	120122	4,663.40
4,663.40 0808-40-400-19-04-510707-						ELECTRICAL CHARGES			
						Power			
Invoice: 8302762781-5 NOV 22					37800	8302762781-5 NOV 22	11/22/2022	120122	389.65
389.65 0100-30-400-25-52-510707-						ELECTRICAL CHARGES			
						Power			
						CHECK	1010318 TOTAL:		5,167.02
1010319 12/01/2022 PRTD	11867	PACIFIC TIRE	37620	31722		11/22/2022	120122		1,099.15
Invoice: 31722						WATER #416 - 4 NEW TIRES			
1,099.15 5002-40-400-20-00-510300-						Vehicle Operations			
Invoice: 31734					37621	31734	11/22/2022	120122	63.59
63.59 5002-40-400-20-00-510300-						STREETS #415 - REPAIR FLAT			
						Vehicle Operations			
Invoice: 31740					37729	31740	11/22/2022 31	120122	22.14
22.14 0100-20-200-14-00-510300-						POLICE #161 - REPAIR FLAT			
						Vehicle Operations			
Invoice: 31702					37730	31702	11/18/2022 31	120122	27.68
27.68 0100-20-200-14-00-510300-						POLICE #202 - REPAIR TIRE			
						Vehicle Operations			
						CHECK	1010319 TOTAL:		1,212.56
1010320 12/01/2022 PRTD	705	PERRY MCMASTERS	37711	36581		11/29/2022	120122		373.25
Invoice: 36581						Per Diem - Training CE Officer Module 1			
373.25 0100-10-405-27-00-510420-						Legal Services			
						CHECK	1010320 TOTAL:		373.25
1010321 12/01/2022 PRTD	132	PHOENIX MOTORCARS LE	37804	51934		07/27/2022	120122		2,648.75
Invoice: 51934						TRANSIT VEHICLE REPAIRS			
2,648.75 5003-40-140-12-00-510200-						Repairs & Maintenance			
						CHECK	1010321 TOTAL:		2,648.75

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					INVOICE	DTL	DESC		
1010322	12/01/2022	PRTD	13803	POLICE LEGAL SCIENCE	37735	11425	11/23/2022	120122	720.00
	Invoice: 11425			720.00 0100-20-200-14-00-510501-			POLICE - DISPATCH PRO Training		
							CHECK	1010322 TOTAL:	720.00
1010323	12/01/2022	PRTD	1622	QUILL CORPORATION	37700	29025821	11/15/2022	111 120122	42.86
	Invoice: 29025821			42.86 0100-10-140-10-00-510000-			Office Supplies	Office Supplies	
					37702	29121324	11/21/2022	111 120122	17.15
	Invoice: 29121324			17.15 0100-10-140-10-00-510000-			Office Supplies	Office Supplies	
					37703	29145291	11/21/2022	111 120122	72.46
	Invoice: 29145291			72.46 0100-10-140-10-00-510000-			Office Supplies	Office Supplies	
					37704	29026005	11/15/2022	112 120122	118.54
	Invoice: 29026005			118.54 0100-10-140-10-00-510000-			Transit Supplies	Office Supplies	
							CHECK	1010323 TOTAL:	251.01
1010324	12/01/2022	PRTD	2729	R & R COMMERCIAL LAW	37755	12214	11/01/2022	120122	1,356.21
	Invoice: 12214			1,356.21 0804-40-400-19-04-510110-			SHAFTER - ALMOND GROVE ESTATES Landscaping Services		
					37756	12199	11/01/2022	120122	1,161.15
	Invoice: 12199			1,161.15 0803-40-400-19-04-510110-			SHAFTER - BROOKESIDE ESTATES - NOVEMBER 2022 Landscaping Services		
					37757	12212	11/01/2022	120122	473.42
	Invoice: 12212			473.42 0803-40-400-19-04-510110-			SHAFTER - BROOKESIDE (EXTRA) - NOVEMBER 2022 Landscaping Services		
					37758	12226	11/01/2022	120122	705.25
	Invoice: 12226			78.36 0100-10-120-05-00-510110-			SHAFTER - CITY HALL - NOVEMBER 2022 Landscaping Services		
				78.36 0100-10-110-03-00-510110-			Landscaping Services		
				78.36 0100-10-100-01-00-510110-			Landscaping Services		
				78.36 0100-10-125-06-00-510110-			Landscaping Services		
				79.36 0100-10-135-09-00-510110-			Landscaping Services		
				79.36 0100-10-140-10-00-510110-			Landscaping Services		
				79.36 0100-10-405-27-00-510110-			Landscaping Services		
				79.36 0100-10-145-13-00-510110-			Landscaping Services		
				74.37 0100-10-405-26-00-510110-			Landscaping Services		
					37759	12215	11/01/2022	120122	2,368.55

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				INVOICE	DTL	DESC	
Invoice: 12215	2,368.55	0811-40-400-19-04-510110-	37760	12216	SHAFTER	- GATEWAY 7TH STANDARD - NOVEMBER 2022	Landscaping Services
Invoice: 12216	541.16	0806-40-400-19-04-510110-	37761	12217	SHAFTER	- GRACIE HOMES - NOVEMBER 2022	Landscaping Services
Invoice: 12217	1,055.86	0811-40-400-19-04-510110-	37762	12201	SHAFTER	- ITB1 STREETSIDE - NOVEMBER 2022	Landscaping Services
Invoice: 12201	1,193.81	0811-40-400-19-04-510110-	37763	12232	SHAFTER	- ITB6 STREETSIDE - NOVEMBER 2022	Landscaping Services
Invoice: 12232	705.25	0100-30-400-25-50-510110-	37764	12207	SHAFTER	- LEARNING CENTER - NOVEMBER 2022	Landscaping Services
Invoice: 12207	1,411.15	0807-40-400-19-04-510110-	37765	12219	SHAFTER	- ORCHARD - NOVEMBER 2022	Landscaping Services
Invoice: 12219	1,411.15	0100-40-400-19-04-510110-	37766	12197	SHAFTER	- SANTA FE - NOVEMBER 2022	Landscaping Services
Invoice: 12197	705.25	0100-20-200-14-00-510200-	37767	12220	SHAFTER	- POLICE - NOVEMBER 2022	Repairs & Maintenance
Invoice: 12220	557.28	0806-40-400-19-04-510110-	37768	12208	SHAFTER	- SPANISH VILLA - NOVEMBER 2022	Landscaping Services
Invoice: 12208	1,150.95	0803-40-400-19-04-510110-	37769	12209	SHAFTER	- SPECTRUM - NOVEMBER 2022	Landscaping Services
Invoice: 12209	2,014.71	0811-40-400-19-04-510110-	37770	12223	SHAFTER	- TARGET DIST CENTER - NOVEMBER 2022	Landscaping Services
Invoice: 12223	1,172.38	0801-40-400-19-04-510110-	37771	12218	SHAFTER	- TULARE - NOVEMBER 2022	Landscaping Services
Invoice: 12218	2,159.21	0802-40-400-19-04-510110-			SHAFTER	- WILLOW ESTATES - NOVEMBER 2022	Landscaping Services

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					INVOICE DTL	DESC		
					CHECK	1010324	TOTAL:	20,142.74
1010325	12/01/2022	PRTD	8241 RLH FIRE PROTECTION	37776 0980044	11/01/2022	23000345 120122		40.00
Invoice: 0980044					SLLC Fire Alarms FY 22/23	Service Agreements		
			40.00 0100-30-300-04-00-510100-					
				37781 0981199	12/01/2022	23000345 120122		40.00
Invoice: 0981199					SLLC Fire Alarms FY 22/23	Service Agreements		
			40.00 0100-30-300-04-00-510100-					
					CHECK	1010325	TOTAL:	80.00
1010326	12/01/2022	PRTD	13385 ROBERT JASON COMSTOC	37773	PHONE REIMBURSEMENT	11/29/2022	120122	200.00
Invoice: PHONE REIMBURSEMENT					Cell Phone Reimbursement	Uniform & Equipment Allowance		
			200.00 0100-10-405-26-00-500502-					
					CHECK	1010326	TOTAL:	200.00
1010327	12/01/2022	PRTD	8458 ROSEDALE RANCH	37630 15314	11/15/2022	120122		700.13
Invoice: 15314					RAIL - 2022 RRID SERVICE	12/1/2022 - 01/05/2023		
			700.13 5006-40-400-23-00-510707-		Power			
					CHECK	1010327	TOTAL:	700.13
1010328	12/01/2022	PRTD	1454 RUETTIGERS & SCHULER	37632	NOINV - 10/31/2022	11/18/2022	120122	5,213.75
Invoice: NOINV - 10/31/2022					SHAFTER TRANSPORTATION IMPACT FEE	Professional Services		
			5,213.75 0100-40-400-19-02-510400-					
					CHECK	1010328	TOTAL:	5,213.75
1010329	12/01/2022	PRTD	13337 SAGE RENEWABLE ENERG	37697 301579	11/22/2022	20220158 120122		2,500.00
Invoice: 301579					SOLAR PV PROJECT	Professional Services		
			500.00 0100-20-200-14-00-510400-			Professional Services		
			2,000.00 5002-40-400-20-00-510400-					
					CHECK	1010329	TOTAL:	2,500.00
1010330	12/01/2022	PRTD	14472 SAMSARA	37706 3105195383541	11/28/2022	120122		1,519.38
Invoice: 3105195383541					ALL PW'S - GPS SYSTEM - 11/28/2022 - 12/27/2022	Professional Services		
			217.05 0100-40-400-18-00-510400-			Professional Services		
			217.05 0100-40-400-19-02-510400-			Professional Services		
			217.05 5003-40-140-12-00-510400-			Professional Services		
			217.05 5101-50-400-24-00-510400-			Professional Services		
			217.06 0100-30-400-25-00-510400-			Professional Services		
			217.06 5002-40-400-20-00-510400-			Professional Services		
			217.06 5006-40-400-23-00-510400-			Professional Services		

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						CHECK	1010330 TOTAL:	1,519.38
1010331	12/01/2022	PRTD	7658 SEIU LOCAL 521	37426	11/18/2022	11/18/2022	120122	424.21
	Invoice: 11/18/2022		409.21 0100-00-000-00-00-205145-			11/18/22	DUES	
			15.00 0100-00-000-00-00-205145-				Association Dues Payable	
							Association Dues Payable	
						CHECK	1010331 TOTAL:	424.21
1010332	12/01/2022	PRTD	35 SHAFTER POLICE OFFIC	37417	11/18/2022	11/18/2022	120122	1,240.00
	Invoice: 11/18/2022		1,240.00 0100-00-000-00-00-205145-			11/18/22	DUES	
							Association Dues Payable	
						CHECK	1010332 TOTAL:	1,240.00
1010333	12/01/2022	PRTD	15015 SHAFTER TRUE VALUE I	37659	2211-047265	11/22/2022	97 120122	19.27
	Invoice: 2211-047265		19.27 5002-40-400-20-00-510200-			WATER - 2x4x8 WOOD	Repairs & Maintenance	
				37660	2211-047457	11/23/2022	97 120122	28.16
Invoice: 2211-047457			28.16 5002-40-400-20-00-510200-			WATER - BLK CHALK/STL PROTRACTOR/2x4x8 WOOD	Repairs & Maintenance	
				37661	2211-047452	11/23/2022	97 120122	56.81
Invoice: 2211-047452			56.81 5002-40-400-20-00-510200-			WATER - AUGER BIT/FLAP DISC	Repairs & Maintenance	
				37662	2211-047444	11/23/2022	97 120122	4.60
Invoice: 2211-047444			4.60 5002-40-400-20-00-510200-			WATER - RIG OPEN EYE SNAP	Repairs & Maintenance	
				37666	2211-047437	11/23/2022	81 120122	95.42
Invoice: 2211-047437			95.42 5002-40-400-20-00-510001-			WATER - 9PC SPADE BIT SET/GAS	Departmental Supplies	
				37667	2211-048423	11/28/2022	81 120122	14.47
Invoice: 2211-048423			14.47 0100-40-400-19-02-510001-			STREETS - WD40 LUBRICANT	Departmental Supplies	
				37668	2211-047328	11/22/2022	81 120122	17.15
Invoice: 2211-047328			17.15 0100-40-400-19-02-510001-			STREETS - GAS	Departmental Supplies	
				37670	2211-047345	11/22/2022	81 120122	71.84
Invoice: 2211-047345			71.84 0100-30-400-25-00-510001-			PARKS - GAL MGRY SN COATING/COVER/FRA	Departmental Supplies	
				37671	2211-047445	11/23/2022	81 120122	57.89

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Invoice: 2211-047445	57.89	0100-30-400-25-00-510001-		PAKS - FUEL/OIL	Departmental Supplies		
			37672 2211-048271	11/27/2022 81	120122	111.59	
Invoice: 2211-048271	111.59	0100-30-400-25-00-510001-		PARKS - COVER/PAINT TAPE/TINT BASE	Departmental Supplies		
			37718 2211-048549	11/28/2022 97	120122	5.67	
Invoice: 2211-048549	5.67	5002-40-400-20-00-510200-		WATER - THRD STL ROD	Repairs & Maintenance		
			37719 2211-048433	11/28/2022 81	120122	49.30	
Invoice: 2211-048433	49.30	5002-40-400-20-00-510001-		WATER - HINGE HASP/CARB BLADE	Departmental Supplies		
			37720 2211-048645	11/29/2022 81	120122	27.55	
Invoice: 2211-048645	27.55	0100-30-400-25-00-510001-		PARKS - HINGE HASP/HILLMM FASTNERS	Departmental Supplies		
			37721 2211-048524	11/28/2022 81	120122	81.48	
Invoice: 2211-048524	81.48	0100-30-400-25-00-510001-		PARKS - FUEL/OIL / LAM PADLOCK	Departmental Supplies		
			37722 2211-048523	11/28/2022 81	120122	86.84	
Invoice: 2211-048523	86.84	0100-30-400-25-00-510001-		PARKS - FUEL/OIL	Departmental Supplies		
			37723 2211-048473	11/28/2022 81	120122	29.89	
Invoice: 2211-048473	29.89	0100-40-400-19-02-510001-		STREETS - NATURAL NYLON	Departmental Supplies		
			37724 2211-048622	11/29/2022 81	120122	4.47	
Invoice: 2211-048622	4.47	0100-40-400-19-02-510001-		STREETS - NATURAL NYLON	Departmental Supplies		
			37725 2211-048625	11/29/2022 81	120122	26.80	
Invoice: 2211-048625	26.80	0100-30-400-25-00-510001-		PARKS - SLOAN URINAL PARTS KIT	Departmental Supplies		
			37726 2211-048634	11/29/2022 81	120122	20.37	
Invoice: 2211-048634	20.37	0100-30-400-25-00-510001-		PARKS - SATCHR SGL CYL DEADBOLT	Departmental Supplies		
CHECK 1010333 TOTAL:						809.57	
1010334 12/01/2022 PRTD 14509 SHAFTER WASCO PUBLIS 37728 2706				11/24/2022	120122	584.00	
Invoice: 2706	350.00	0100-10-145-13-00-510104-		Housing Element Update #3 & Title 15 Amend			
	234.00	0100-10-120-05-00-510104-		Advertising			
			37731 2707	11/24/2022	120122	171.00	

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					INVOICE DTL DESC			
Invoice: 2707		171.00	0100-10-120-05-00-510104-		CC Specific Plan Amendment 21-03			
					Advertising			
Invoice: 2708				37733 2708	11/24/2022	120122	189.00	
		189.00	0100-30-300-04-00-510701-		CDBG Funding FY 2023-2024 Eng/Span Ad			
					Communications			
Invoice: 2709				37737 2709	11/24/2022	120122	147.00	
		147.00	0100-10-120-05-00-510104-		CC Specific Plan Amendment 22-05			
					Advertising			
					CHECK	1010334 TOTAL:	1,091.00	
1010335 12/01/2022 PRD 13737	SITEONE LANDSCAPE SU	37636	125357174-001		11/18/2022	120122	1,079.66	
Invoice: 125357174-001					FRONT YARD - LANDSCAPE			
	539.83	0100-30-400-25-00-510110-			Landscaping Services			
	539.83	0100-40-400-19-04-510110-			Landscaping Services			
				37640 125101882-001	11/08/2022	120122	871.70	
Invoice: 125101882-001		871.70	0100-30-400-25-37-510200-		PARKS - STRINGHAM - ROTOR/SOCKET/ELBOW/PIPE			
					Repairs & Maintenance			
					CHECK	1010335 TOTAL:	1,951.36	
1010336 12/01/2022 PRD 14779	STANDARD PLUMBING SU	37641	TCH211		11/07/2022	146 120122	18.22	
Invoice: TCH211		18.22	5002-40-400-20-00-510200-		WATER - BALL VALVE			
					Repairs & Maintenance			
				37642 TCQ188	11/10/2022	146 120122	47.64	
Invoice: TCQ188		47.64	5002-40-400-20-00-510200-		WATER - BELL RD/ST ELL/ROUND BROACH			
					Repairs & Maintenance			
				37643 TCQ763	11/10/2022	146 120122	43.01	
Invoice: TCQ763		43.01	5002-40-400-20-00-510200-		WATER - PVC BUSH/BRASS NIPPLE			
					Repairs & Maintenance			
				37644 TDT161	11/22/2022	146 120122	47.42	
Invoice: TDT161		47.42	5002-40-400-20-00-510200-		WATER - FLAARE SWIVEL/FLXMIP ADPT/TEFLOT			
					Repairs & Maintenance			
				37653 TDT735	11/22/2022	120122	48.10	
Invoice: TDT735		9.38	5002-40-400-20-00-510001-		WATER - BLADES/BRUSH SHOE/PNECIL/BRASS BUSHING			
	38.72	5002-40-400-20-00-510200-			Departmental Supplies			
					Repairs & Maintenance			
				37654 TDT802	11/22/2022	146 120122	5.89	
Invoice: TDT802		5.89	5002-40-400-20-00-510200-		WATER - 2x4x8 DF			
					Repairs & Maintenance			
				37655 TDW601	11/23/2022	146 120122	37.51	

A/P CASH DISBURSEMENTS JOURNAL

 CASH ACCOUNT: 0000-00-000-00-00-100001-
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

Cash7135

INV DATE

PO

WARRANT

NET

				INVOICE DTL DESC				
Invoice: TDW601		37.51	5002-40-400-20-00-510200-		WATER - SPEEDBOR/FORSTNER/HOLE SAW Repairs & Maintenance			
			37657 TDQT65		11/22/2022 78 120122			32.12
Invoice: TDQT65		32.12	0100-30-400-25-00-510001-		PARKS - PNT TRAY/LED FEIT/FOAM BRUSH WOOD Departmental Supplies			
			37658 TDQM78		11/22/2022 78 120122			27.64
Invoice: TDQM78		27.64	0100-40-400-19-02-510001-		STREETS - SPRY PNT FSN WHITE Departmental Supplies			
			37713 TFCF98		11/28/2022 78 120122			68.16
Invoice: TFCF98		68.16	0100-40-400-19-02-510001-		STREETS - PLIER DIAGONAL/NTRL STANDRD DTY Departmental Supplies			
			37716 TFBQ08		11/28/2022 78 120122			16.50
Invoice: TFBQ08		16.50	0100-40-400-19-02-510001-		STREETS - 8IN GRN STNDRD DUTY 100PK Departmental Supplies			
			37717 TFBZ10		11/28/2022 78 120122			39.22
Invoice: TFBZ10		39.22	5002-40-400-20-00-510001-		WATER - STARTER CORD/CORD NYLON Departmental Supplies			
				CHECK	1010336 TOTAL:			431.43
1010337 12/01/2022 PRD	30	TERMINIX INTERNATIONAL	37748	426585535	11/01/2022 120122			84.00
Invoice: 426585535		84.00	0100-20-200-14-00-510400-		POLICE - PEST CONTROL SERVICES Professional Services			
				CHECK	1010337 TOTAL:			84.00
1010338 12/01/2022 PRD	293	THE GAS CO - SO CA G	37576	13769182026 NOV 22	11/15/2022 120122			788.78
Invoice: 13769182026	NOV 22	788.78	0100-20-200-15-00-510708-		NATURAL GAS CHARGES Natural Gas			
			37792 06541643224 NOV 22		11/17/2022 120122			40.42
Invoice: 06541643224	NOV 22	40.42	5100-50-405-28-00-510708-MCCF		NATURAL GAS CHARGES Natural Gas			
			37794 06125858487 NOV 22		11/17/2022 120122			124.63
Invoice: 06125858487	NOV 22	124.63	5101-50-400-24-00-510708-		NATURAL GAS CHARGES Natural Gas			
				CHECK	1010338 TOTAL:			953.83
1010339 12/01/2022 PRD	12660	TRAFFIC MANAGEMENT I	37622	929196	11/21/2022 120122			1,449.47
Invoice: 929196		1,449.47	0100-40-400-19-02-510001-		STREETS - ORANGE N-TOP W/ WHT REFLECTIVE BANDS Departmental Supplies			

A/P CASH DISBURSEMENTS JOURNAL

 CASH ACCOUNT: 0000-00-000-00-00-100001-
 CHECK NO CHK DATE TYPE VENDOR NAME

VOUCHER INVOICE

Cash7135

INV DATE

PO

WARRANT

NET

					INVOICE	DTL	DESC		
					CHECK	1010339	TOTAL:	1,449.47	
1010340	12/01/2022	PRTD	9884	USA BLUE BOOK #58097	37625	175068	11/11/2022	120122	481.97
Invoice: 175068					481.97	5002-40-400-20-00-510001-	WATER - CHLORINE SWIFTEST DISPENSER REFIL	Departmental Supplies	
					CHECK	1010340	TOTAL:	481.97	
1010341	12/01/2022	PRTD	7021	VERIZON WIRELESS	37677	9919145382	10/26/2022	120122	1,932.25
Invoice: 9919145382					114.03	0100-10-140-10-00-510701-	verizon wireless	Acct. 04 -Oct. 22	
					190.05	0100-10-405-26-00-510200-	Communications		
					38.01	0100-10-120-05-00-510701-	Repairs & Maintenance		
					114.03	0100-10-110-03-00-510701-	Communications		
					456.12	0100-40-400-18-00-510701-	Communications		
					38.01	0100-10-135-09-00-510701-	Communications		
					195.48	5103-50-500-29-00-510701-	Communications		
					38.01	0100-30-400-25-00-510701-	Communications		
					38.01	5006-40-400-23-00-510701-	Communications		
					266.07	5000-40-400-21-00-510701-	Communications		
					350.66	5002-40-400-20-00-510701-	Communications		
					93.77	5003-40-140-12-00-510701-	Communications		
					37686	9919145383	10/26/2022	120122	2,738.04
Invoice: 9919145383					93.12	5103-50-500-29-00-510701-	verizon wireless	Acct. 05 -Oct. 22	
					378.00	0100-20-200-15-00-510701-	Communications		
					919.18	0100-20-200-14-00-510701-	Communications		
					1,304.46	0100-20-200-14-00-510200-	Communications		
					43.28	5003-40-140-12-00-510701-	Repairs & Maintenance		
							Communications		
					CHECK	1010341	TOTAL:	4,670.29	
1010342	12/01/2022	PRTD	618	WILLIAM A WINN	37744	123	11/27/2022	120122	696.70
Invoice: 123					696.70	0100-20-200-14-00-510001-	POLICE - AMMO FOR CADETS IN ACADEMY	Departmental Supplies	
					CHECK	1010342	TOTAL:	696.70	
1010343	12/01/2022	PRTD	13495	WINTER AUTOMOTIVE RE	37743	7321	11/22/2022	120122	541.99
Invoice: 7321					541.99	0100-20-200-14-00-510300-	POLICE #162 - REPLACED MODE ACTUATER	Vehicle Operations	
					CHECK	1010343	TOTAL:	541.99	

A/P CASH DISBURSEMENTS JOURNAL

NUMBER OF CHECKS 75 *** CASH ACCOUNT TOTAL *** 654,884.25

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	63	163,150.01
TOTAL WIRE TRANSFERS	12	491,734.24

*** GRAND TOTAL *** 654,884.25

A/P CASH DISBURSEMENTS JOURNAL

JOURNAL ENTRIES TO BE CREATED

CLERK: 5292jdelatorre

YEAR	PER	JNL	SRC	ACCOUNT	EFF	DATE	JNL	DESC	REF	1	REF	2	REF	3	ACCOUNT	DESC	T	OB	DEBIT	CREDIT
															LINE	DESC				
2023	6	27																		
APP	0100-00-000-00-00-205000-															Accts Payable			443,065.88	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	0000-00-000-00-00-100001-															Cash: Mission Bank Acct#7135				654,884.25
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	5001-00-000-00-00-205000-															Accts Payable			151,506.17	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	5100-00-000-00-00-205000-															Accts Payable			5,585.43	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	5002-00-000-00-00-205000-															Accts Payable			20,979.99	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	5000-00-000-00-00-205000-															Accts Payable			1,848.46	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	5101-00-000-00-00-205000-															Accts Payable			1,710.41	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	5006-00-000-00-00-205000-															Accts Payable			971.67	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	5103-00-000-00-00-205000-															Accts Payable			495.20	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	0301-00-000-00-00-205000-															Accts Payable			4,400.00	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	0810-00-000-00-00-205000-															Accts Payable			38.95	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	0808-00-000-00-00-205000-															Accts Payable			4,663.40	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	5003-00-000-00-00-205000-															Accts Payable			3,002.85	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	0804-00-000-00-00-205000-															Accts Payable			1,356.21	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	0803-00-000-00-00-205000-															Accts Payable			2,785.52	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	0811-00-000-00-00-205000-															Accts Payable			6,632.93	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	0806-00-000-00-00-205000-															Accts Payable			1,098.44	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	0807-00-000-00-00-205000-															Accts Payable			1,411.15	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	0801-00-000-00-00-205000-															Accts Payable			1,172.38	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
APP	0802-00-000-00-00-205000-															Accts Payable			2,159.21	
	12/01/2022	120122														AP CASH DISBURSEMENTS JOURNAL				
GENERAL LEDGER TOTAL																			654,884.25	654,884.25
APP	0000-00-000-00-00-209001-															Due To Funds - Gen Fund			443,065.88	
	12/01/2022	120122																		
APP	0100-00-000-00-00-109000-															Due From Funds - Cash Pool				443,065.88

YEAR PER SRC ACCOUNT	JNL EFF DATE	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC LINE DESC	T OB	DEBIT	CREDIT
	12/01/2022	120122	120122						
APP 0000-00-000-00-00-209037-	12/01/2022	120122	120122			Due To Funds - Refuse Operat		151,506.17	
APP 5001-00-000-00-00-109000-	12/01/2022	120122	120122			Due From Funds - Cash Pool			151,506.17
APP 0000-00-000-00-00-209046-	12/01/2022	120122	120122			Due To Funds - Facility Maint		5,585.43	
APP 5100-00-000-00-00-109000-	12/01/2022	120122	120122			Due From Funds - Cash Pool			5,585.43
APP 0000-00-000-00-00-209038-	12/01/2022	120122	120122			Due To Funds - Water Operat		20,979.99	
APP 5002-00-000-00-00-109000-	12/01/2022	120122	120122			Due From Funds - Cash Pool			20,979.99
APP 0000-00-000-00-00-209036-	12/01/2022	120122	120122			Due To Funds - Wastewtr Operat		1,848.46	
APP 5000-00-000-00-00-109000-	12/01/2022	120122	120122			Due From Funds - Cash Pool			1,848.46
APP 0000-00-000-00-00-209047-	12/01/2022	120122	120122			Due To Funds - Vehicle Maint		1,710.41	
APP 5101-00-000-00-00-109000-	12/01/2022	120122	120122			Due From Funds - Cash Pool			1,710.41
APP 0000-00-000-00-00-209042-	12/01/2022	120122	120122			Due To Funds - Rail Operat		971.67	
APP 5006-00-000-00-00-109000-	12/01/2022	120122	120122			Due From Funds - Cash Pool			971.67
APP 0000-00-000-00-00-209049-	12/01/2022	120122	120122			Due To Funds - Info Tech		495.20	
APP 5103-00-000-00-00-109000-	12/01/2022	120122	120122			Due From Funds - Cash Pool			495.20
APP 0000-00-000-00-00-209015-	12/01/2022	120122	120122			Due To Funds - Wastewtr Conect		4,400.00	
APP 0301-00-000-00-00-109000-	12/01/2022	120122	120122			Due From Funds - Cash Pool			4,400.00
APP 0000-00-000-00-00-209034-	12/01/2022	120122	120122			Due To Funds - LLMD - 001-1998		38.95	
APP 0810-00-000-00-00-109000-	12/01/2022	120122	120122			Due From Funds - Cash Pool			38.95
APP 0000-00-000-00-00-209032-	12/01/2022	120122	120122			Due To Funds - LLMD - 001-2015		4,663.40	
APP 0808-00-000-00-00-109000-	12/01/2022	120122	120122			Due From Funds - Cash Pool			4,663.40
APP 0000-00-000-00-00-209039-	12/01/2022	120122	120122			Due To Funds - Transit Operat		3,002.85	
APP 5003-00-000-00-00-109000-	12/01/2022	120122	120122			Due From Funds - Cash Pool			3,002.85
APP 0000-00-000-00-00-209028-	12/01/2022	120122	120122			Due To Funds - LLMD - 004-2005		1,356.21	
APP 0804-00-000-00-00-109000-	12/01/2022	120122	120122			Due From Funds - Cash Pool			1,356.21

A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

YEAR PER	JNL	SRC ACCOUNT	JNL DESC	REF 1	REF 2	REF 3	ACCOUNT DESC	T OB	DEBIT	CREDIT
EFF DATE	JNL	DESC	REF 1	REF 2	REF 3	LINE DESC				
APP 0000-00-000-00-00-209027-							Due To Funds - LLMD - 003-2005		2,785.52	
12/01/2022 120122			120122							
APP 0803-00-000-00-00-109000-							Due From Funds - Cash Pool			2,785.52
12/01/2022 120122			120122							
APP 0000-00-000-00-00-209035-							Due To Funds - LLMD - 001-2009		6,632.93	
12/01/2022 120122			120122							
APP 0811-00-000-00-00-109000-							Due From Funds - Cash Pool			6,632.93
12/01/2022 120122			120122							
APP 0000-00-000-00-00-209030-							Due To Funds - LLMD - 001-2007		1,098.44	
12/01/2022 120122			120122							
APP 0806-00-000-00-00-109000-							Due From Funds - Cash Pool			1,098.44
12/01/2022 120122			120122							
APP 0000-00-000-00-00-209031-							Due To Funds - LLMD - 002-2007		1,411.15	
12/01/2022 120122			120122							
APP 0807-00-000-00-00-109000-							Due From Funds - Cash Pool			1,411.15
12/01/2022 120122			120122							
APP 0000-00-000-00-00-209025-							Due To Funds - LLMD - 001-2005		1,172.38	
12/01/2022 120122			120122							
APP 0801-00-000-00-00-109000-							Due From Funds - Cash Pool			1,172.38
12/01/2022 120122			120122							
APP 0000-00-000-00-00-209026-							Due To Funds - LLMD - 002-2005		2,159.21	
12/01/2022 120122			120122							
APP 0802-00-000-00-00-109000-							Due From Funds - Cash Pool			2,159.21
12/01/2022 120122			120122							
SYSTEM GENERATED ENTRIES TOTAL									654,884.25	654,884.25
JOURNAL 2023/06/27 TOTAL									1,309,768.50	1,309,768.50

A/P CASH DISBURSEMENTS JOURNAL
 JOURNAL ENTRIES TO BE CREATED

FUND ACCOUNT	YEAR PER	JNL	EFF DATE	ACCOUNT DESCRIPTION	DEBIT	CREDIT
0000 Pooled Cash Fund	2023 6	27	12/01/2022			
0000-00-000-00-00-100001-				Cash: Mission Bank Acct#7135		654,884.25
0000-00-000-00-00-209001-				Due To Funds - Gen Fund	443,065.88	
0000-00-000-00-00-209015-				Due To Funds - Wastewtr Conect	4,400.00	
0000-00-000-00-00-209025-				Due To Funds - LLMD - 001-2005	1,172.38	
0000-00-000-00-00-209026-				Due To Funds - LLMD - 002-2005	2,159.21	
0000-00-000-00-00-209027-				Due To Funds - LLMD - 003-2005	2,785.52	
0000-00-000-00-00-209028-				Due To Funds - LLMD - 004-2005	1,356.21	
0000-00-000-00-00-209030-				Due To Funds - LLMD - 001-2007	1,098.44	
0000-00-000-00-00-209031-				Due To Funds - LLMD - 002-2007	1,411.15	
0000-00-000-00-00-209032-				Due To Funds - LLMD - 001-2015	4,663.40	
0000-00-000-00-00-209034-				Due To Funds - LLMD - 001-1998	38.95	
0000-00-000-00-00-209035-				Due To Funds - LLMD - 001-2009	6,632.93	
0000-00-000-00-00-209036-				Due To Funds - Wastewtr Operat	1,848.46	
0000-00-000-00-00-209037-				Due To Funds - Refuse Operat	151,506.17	
0000-00-000-00-00-209038-				Due To Funds - Water Operat	20,979.99	
0000-00-000-00-00-209039-				Due To Funds - Transit Operat	3,002.85	
0000-00-000-00-00-209042-				Due To Funds - Rail Operat	971.67	
0000-00-000-00-00-209046-				Due To Funds - Facility Maint	5,585.43	
0000-00-000-00-00-209047-				Due To Funds - Vehicle Maint	1,710.41	
0000-00-000-00-00-209049-				Due To Funds - Info Tech	495.20	
				FUND TOTAL	654,884.25	654,884.25
0100 General Fund	2023 6	27	12/01/2022			
0100-00-000-00-00-109000-				Due From Funds - Cash Pool		443,065.88
0100-00-000-00-00-205000-				Accts Payable	443,065.88	
				FUND TOTAL	443,065.88	443,065.88
0301 Wastewater Connection	2023 6	27	12/01/2022			
0301-00-000-00-00-109000-				Due From Funds - Cash Pool		4,400.00
0301-00-000-00-00-205000-				Accts Payable	4,400.00	
				FUND TOTAL	4,400.00	4,400.00
0801 LLMD - 001-2005	2023 6	27	12/01/2022			
0801-00-000-00-00-109000-				Due From Funds - Cash Pool		1,172.38
0801-00-000-00-00-205000-				Accts Payable	1,172.38	
				FUND TOTAL	1,172.38	1,172.38
0802 LLMD - 002-2005	2023 6	27	12/01/2022			
0802-00-000-00-00-109000-				Due From Funds - Cash Pool		2,159.21
0802-00-000-00-00-205000-				Accts Payable	2,159.21	
				FUND TOTAL	2,159.21	2,159.21
0803 LLMD - 003-2005	2023 6	27	12/01/2022			

A/P CASH DISBURSEMENTS JOURNAL

JOURNAL ENTRIES TO BE CREATED

FUND	YEAR	PER	JNL	EFF	DATE	DEBIT	CREDIT
ACCOUNT					ACCOUNT DESCRIPTION		
0803-00-000-00-00-109000-					Due From Funds - Cash Pool		2,785.52
0803-00-000-00-00-205000-					Accts Payable	2,785.52	
					FUND TOTAL	2,785.52	2,785.52
0804 LLMD - 004-2005	2023	6	27	12/01/2022			
0804-00-000-00-00-109000-					Due From Funds - Cash Pool		1,356.21
0804-00-000-00-00-205000-					Accts Payable	1,356.21	
					FUND TOTAL	1,356.21	1,356.21
0806 LLMD - 001-2007	2023	6	27	12/01/2022			
0806-00-000-00-00-109000-					Due From Funds - Cash Pool		1,098.44
0806-00-000-00-00-205000-					Accts Payable	1,098.44	
					FUND TOTAL	1,098.44	1,098.44
0807 LLMD - 002-2007	2023	6	27	12/01/2022			
0807-00-000-00-00-109000-					Due From Funds - Cash Pool		1,411.15
0807-00-000-00-00-205000-					Accts Payable	1,411.15	
					FUND TOTAL	1,411.15	1,411.15
0808 LLMD - 001-2015	2023	6	27	12/01/2022			
0808-00-000-00-00-109000-					Due From Funds - Cash Pool		4,663.40
0808-00-000-00-00-205000-					Accts Payable	4,663.40	
					FUND TOTAL	4,663.40	4,663.40
0810 LLMD - 001-1998	2023	6	27	12/01/2022			
0810-00-000-00-00-109000-					Due From Funds - Cash Pool		38.95
0810-00-000-00-00-205000-					Accts Payable	38.95	
					FUND TOTAL	38.95	38.95
0811 LLMD - 001-2009	2023	6	27	12/01/2022			
0811-00-000-00-00-109000-					Due From Funds - Cash Pool		6,632.93
0811-00-000-00-00-205000-					Accts Payable	6,632.93	
					FUND TOTAL	6,632.93	6,632.93
5000 Wastewater Operations	2023	6	27	12/01/2022			
5000-00-000-00-00-109000-					Due From Funds - Cash Pool		1,848.46
5000-00-000-00-00-205000-					Accts Payable	1,848.46	
					FUND TOTAL	1,848.46	1,848.46
5001 Refuse Operations	2023	6	27	12/01/2022			
5001-00-000-00-00-109000-					Due From Funds - Cash Pool		151,506.17

A/P CASH DISBURSEMENTS JOURNAL
 JOURNAL ENTRIES TO BE CREATED

FUND	YEAR	PER	JNL	EFF	DATE	DEBIT	CREDIT
ACCOUNT					ACCOUNT DESCRIPTION		
5001-00-000-00-00-205000-					Accts Payable	151,506.17	
					FUND TOTAL	151,506.17	151,506.17
5002 Water Operations	2023	6	27	12/01/2022			
5002-00-000-00-00-109000-					Due From Funds - Cash Pool		20,979.99
5002-00-000-00-00-205000-					Accts Payable	20,979.99	
					FUND TOTAL	20,979.99	20,979.99
5003 Transit Operations	2023	6	27	12/01/2022			
5003-00-000-00-00-109000-					Due From Funds - Cash Pool		3,002.85
5003-00-000-00-00-205000-					Accts Payable	3,002.85	
					FUND TOTAL	3,002.85	3,002.85
5006 Rail Operations	2023	6	27	12/01/2022			
5006-00-000-00-00-109000-					Due From Funds - Cash Pool		971.67
5006-00-000-00-00-205000-					Accts Payable	971.67	
					FUND TOTAL	971.67	971.67
5100 Facility Maintenance	2023	6	27	12/01/2022			
5100-00-000-00-00-109000-					Due From Funds - Cash Pool		5,585.43
5100-00-000-00-00-205000-					Accts Payable	5,585.43	
					FUND TOTAL	5,585.43	5,585.43
5101 Vehicle Maintenance	2023	6	27	12/01/2022			
5101-00-000-00-00-109000-					Due From Funds - Cash Pool		1,710.41
5101-00-000-00-00-205000-					Accts Payable	1,710.41	
					FUND TOTAL	1,710.41	1,710.41
5103 Information Technology	2023	6	27	12/01/2022			
5103-00-000-00-00-109000-					Due From Funds - Cash Pool		495.20
5103-00-000-00-00-205000-					Accts Payable	495.20	
					FUND TOTAL	495.20	495.20

A/P CASH DISBURSEMENTS JOURNAL
JOURNAL ENTRIES TO BE CREATED

FUND	DUE TO	DUE FR
0000 Pooled Cash Fund	654,884.25	
0100 General Fund		443,065.88
0301 Wastewater Connection		4,400.00
0801 LLMD - 001-2005		1,172.38
0802 LLMD - 002-2005		2,159.21
0803 LLMD - 003-2005		2,785.52
0804 LLMD - 004-2005		1,356.21
0806 LLMD - 001-2007		1,098.44
0807 LLMD - 002-2007		1,411.15
0808 LLMD - 001-2015		4,663.40
0810 LLMD - 001-1998		38.95
0811 LLMD - 001-2009		6,632.93
5000 Wastewater Operations		1,848.46
5001 Refuse Operations		151,506.17
5002 Water Operations		20,979.99
5003 Transit Operations		3,002.85
5006 Rail Operations		971.67
5100 Facility Maintenance		5,585.43
5101 Vehicle Maintenance		1,710.41
5103 Information Technology		495.20
TOTAL	654,884.25	654,884.25

** END OF REPORT - Generated by Jacqueline De La Torre **

DETAIL PROOF - FINAL REPORT

Pay Period 10/29/22 To 11/11/22

WARRANT: 111822 PAYROLL TYPE: BIWEEKLY

CHECK DATE: 11/18/2022

Earnings-Deductions Proof Summaries

Total Pre-Notes: 0

Available Cash Balance after payroll: 2,913,480.94

Total Cash Requirements:

Total Employee Checks:	0.00
Total Employee ACH Transactions:	278,211.07
Total Vendor Checks this payroll:	0.00
Total Vendor Checks other payrolls:	0.00
Total Vendor Electronic Transfers this payroll:	0.00
Total Vendor Electronic Transfers other payrolls:	0.00
Total Vendor Telephone Transfers this payroll:	0.00
Total Vendor Telephone Transfers other payrolls:	0.00

Total Cash Required: 278,211.07

Payments to be Processed:

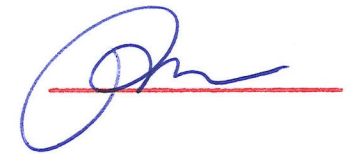
Total Telephone Transfers: 0.00

Remaining Payroll Liabilities:

Total Employee/Employer (Check type = No check):	22,789.99
Total Pay Escrow:	0.00
Total Escrow Balance:	0.00
Total Invoices this payroll:	258,816.46
Total Invoices other payrolls:	86,828.66
Total Checks/Invoices/EFT/Telephone transfers this payroll (deferred):	0.00
Total Checks/Invoices/EFT/Telephone transfers other payrolls (deferred):	0.00

Total Liabilities: 368,435.11

** END OF REPORT - Generated by Lety Lara **

APPROVED BY:

DETAIL PROOF - FINAL REPORT

Pay Period 11/18/22 To 11/18/22

WARRANT: 111822 PAYROLL TYPE: MISC

CHECK DATE: 11/18/2022

Earnings-Deductions Proof Summaries

Total Pre-Notes: 0

Available Cash Balance after payroll: 3,172,210.70

Total Cash Requirements:

Total Employee Checks:	0.00
Total Employee ACH Transactions:	19,481.31
Total Vendor Checks this payroll:	0.00
Total Vendor Checks other payrolls:	0.00
Total Vendor Electronic Transfers this payroll:	0.00
Total Vendor Electronic Transfers other payrolls:	0.00
Total Vendor Telephone Transfers this payroll:	0.00
Total Vendor Telephone Transfers other payrolls:	0.00

Total Cash Required: 19,481.31

Payments to be Processed:

Total Telephone Transfers: 0.00

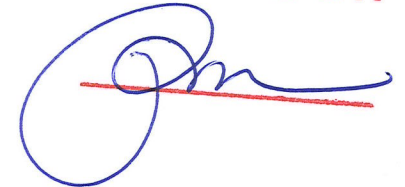
Remaining Payroll Liabilities:

Total Employee/Employer (Check type = No check):	1,584.24
Total Pay Escrow:	0.00
Total Escrow Balance:	0.00
Total Invoices this payroll:	16,752.20
Total Invoices other payrolls:	0.00
Total Checks/Invoices/EFT/Telephone transfers this payroll (deferred):	0.00
Total Checks/Invoices/EFT/Telephone transfers other payrolls (deferred):	0.00

Total Liabilities: 18,336.44

** END OF REPORT - Generated by Lety Lara **

APPROVED BY:



DETAIL PROOF - FINAL REPORT

Pay Period 12/01/22 To 12/31/22

WARRANT: 120122 PAYROLL TYPE: COUNCIL

CHECK DATE: 12/01/2022

Earnings-Deductions Proof Summaries**DEDUCTION SUMMARY**

=====

DED	TYPE	EMPLOYEE AMT	EMPLOYER AMT	TOTAL AMT	EMPLOYEE GROSS	FICA/MED CALC
1000	FICA	80.60	80.60	161.20	1,300.00 X 12.40% =	161.20
1100	MEDICARE	18.83	18.83	37.66	1,300.00 X 2.90% =	37.70
3000	FIT	0.00	0.00	0.00	1,300.00	
4000	SIT	0.00	0.00	0.00	1,300.00	
8300	CA SDI	14.30	0.00	14.30	1,300.00	
8310	CA UI	0.00	27.30	27.30	1,300.00	
9999	DIRECT DEP	1,186.27	0.00	1,186.27	1,300.00	
Total:		1,300.00	126.73			

Total Females:	1	Gross Pay:	300.00
Total Males:	8	Gross Pay:	1,000.00
Total Employees:	9	Gross Pay:	1,300.00

Total Pre-Notes: 0

Available Cash Balance after payroll: 3,190,505.74

Total Cash Requirements:

Total Employee Checks:	0.00
Total Employee ACH Transactions:	1,186.27
Total Vendor Checks this payroll:	0.00
Total Vendor Checks other payrolls:	0.00
Total Vendor Electronic Transfers this payroll:	0.00
Total Vendor Electronic Transfers other payrolls:	0.00
Total Vendor Telephone Transfers this payroll:	0.00
Total Vendor Telephone Transfers other payrolls:	0.00

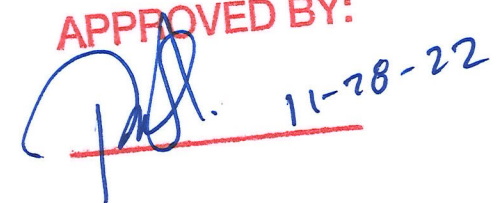
Total Cash Required: 1,186.27

Payments to be Processed:

Total Telephone Transfers: 0.00

Remaining Payroll Liabilities:

Total Employee/Employer (Check type = No check):	0.00
Total Pay Escrow:	0.00
Total Escrow Balance:	0.00
Total Invoices this payroll:	240.46
Total Invoices other payrolls:	0.00
Total Checks/Invoices/EFT/Telephone transfers this payroll (deferred):	0.00
Total Checks/Invoices/EFT/Telephone transfers	

APPROVED BY:


**MINUTES OF THE REGULAR MEETING OF THE
SHAFTER CITY COUNCIL
COUNCIL CHAMBER, 336 PACIFIC AVENUE
MEETING HELD IN-PERSON AND VIA ZOOM AND LIVESTREAM TO YOUTUBE
TUESDAY, NOVEMBER 15, 2022**

Pursuant to AB 361 Issued by Governor Gavin Newsom on September 20, 2021 and, to the extent applicable, Government Code Section 54953(e), this meeting was held as a Virtual Meeting via Zoom and livestreaming on YouTube Live.

CALL TO ORDER: 6:00 p.m.

ROLL CALL:

PRESENT (In-Person): Mayor Prout, Council Members Alvarado and Espinoza. ABSENT: Mayor Pro Tem Givens and Council Member Lopez with an excused absence. City Manager Gonzalez, Education Partnership Director Franz, Public Works Director James, City Clerk Pallares, IT Systems Manager Rubio, Administrative Services Director Sanchez, and Chief of Police Zimmermann. (Via Zoom): Human Resources Manager Chavolla, Planning Director Esselman, Building Official Fidler, Economic Development Director Meadows, and Community Engagement Manager Zermenio.

PLEDGE OF ALLEGIANCE: Mayor Prout

INVOCATION: Council Member Alvarado

APPROVAL OF AGENDA:

*MOVED (ALVARADO) AND SECONDED (ESPINOZA) COUNCIL APPROVED THE AGENDA AS PRESENTED.
MOTION CARRIED BY THE FOLLOWING VOTE:*

AYES: ALVARADO, ESPINOZA, AND PROUT.

NAYS: NONE.

ABSENT: GIVENS AND LOPEZ.

ABSTENTIONS: NONE.

PUBLIC COMMENT:

Jeff Martin, with American Refuse, provided an update on the latest rollout for the 3-cart trash can system.

COUNCIL ANNOUNCEMENTS AND REPORTS:

Council Member Alvarado reported on December 2, 2022, the Lions Club is hosting a Christmas Parade at Mannel Park and welcomed the community to participate.

Mayor Prout reported the display for Thanksgiving is now assembled downtown.

On November 4, 2022, Mayor Prout, Council Members Alvarado, and Espinoza attended the Employee Appreciation Dinner at Hodel's Country Dining.

On November 10, 2022, Mayor Prout and Council Member Espinoza attended the Kern County Law Enforcement Foundation Officer of the Year Awards Dinner at the Mechanics Bank Convention Center.

On November 12, 2022, Council Member Espinoza attended the Annual Wings N' Wheels at Minter Field Airport.

On November 14, 2022, Mayor Prout, Council Member Espinoza, and Staff attended the JTS Modular Plant Tour.

On November 14, 2022, Mayor Prout attended an AB617 meeting via Zoom.

CONSENT CALENDAR:

1. Approve General Checks: November 3, 2022, November 9, 2022, November 10, 2022.
2. Approve Payroll: November 1, 2022, November 15, 2022.
3. Approve Minutes: November 1, 2022.
4. Approve Overtime Report: October 2022.
5. Adopt the City of Shafter Employee Bi-Weekly Pay Schedule effective November 1, 2022.
6. Find the requested action is exempt from the California Environmental Quality Act; approve construction plans and specifications for the 2023 Santa Fe Shoulder Improvement Project; and authorize the release of said project for formal bid procedures.
7. Find the proposed activity is not subject to the California Environmental Quality Act (CEQA); accept public improvements completed with the addition of a Starbucks, located at 136 West Lerdo Highway; and authorize the City Engineer to file a Notice of Completion and Acceptance of work for said public improvements.
8. Adopt Resolution 2893, a Resolution of the City Council of the City of Shafter declaring pursuant to Government Code Section 54221 that real property owned by the City located near the northwest corner of Shafter Avenue and Beth Eden Avenue, is exempt surplus land, and finding that such declaration is exempt from environmental review under the California Environmental Quality Act.

MOVED (ESPINOZA) AND SECONDED (ALVARADO) COUNCIL APPROVED THE CONSENT CALENDAR AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ALVARADO, ESPINOZA, AND PROUT.

NAYS: NONE.

ABSENT: GIVENS AND LOPEZ.

ABSTENTIONS: NONE.

MANAGEMENT REPORTS:

1. **PLANNING COMMISSIONER APPOINTMENT:** City Manager Gonzalez made introductory comments.

MOVED (ALVARADO) AND SECONDED (ESPINOZA) COUNCIL APPOINTED LOVEDEEP JOSHAN AND DAVID PIUSER TO FILL THE TWO OPEN SEATS ON THE SHAFTER PLANNING COMMISSION TO 4-YEAR TERMS EXPIRING DECEMBER 31, 2026. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ALVARADO, ESPINOZA, AND PROUT.
NAYS: NONE.
ABSENT: GIVENS AND LOPEZ.
ABSTENTIONS: NONE.

2. **APPROVAL OF SECOND EXTENSION FOR ECONOMIC DEVELOPMENT BUSINESS EXPANSION, ATTRACTION AND RETENTION INCENTIVE POLICY FOR THE DOWNTOWN COMMERCIAL, NEIGHBORHOOD COMMERCIAL, AND GENERAL COMMERCIAL ZONE DISTRICTS IN THE HISTORICAL CORE AREA OF SHAFTER; AND ADOPTION OF RESOLUTION 2892, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHAFTER ESTABLISHING REDUCED PERMIT FEES FOR THE BUSINESS EXPANSION ATTRACTION AND RETENTION ECONOMIC INCENTIVE POLICY:** City Manager Gonzalez made introductory comments.

MOVED (ALVARADO) AND SECONDED (ESPINOZA) COUNCIL APPROVED A SIX-MONTH EXTENSION TO MAY 31, 2023, OF THE BUSINESS EXPANSION, ATTRACTION AND RETENTION (BEAR) ECONOMIC INCENTIVE POLICY FOR THE DOWNTOWN COMMERCIAL, NEIGHBORHOOD COMMERCIAL, AND GENERAL COMMERCIAL ZONE DISTRICTS IN THE HISTORICAL CORE AREA OF SHAFTER; AND ADOPTED RESOLUTION 2892, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHAFTER ESTABLISHING REDUCED PERMIT FEES FOR THE BUSINESS EXPANSION, ATTRACTION AND RETENTION (BEAR) ECONOMIC INCENTIVE POLICY. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ALVARADO, ESPINOZA, AND PROUT.
NAYS: NONE.
ABSENT: GIVENS AND LOPEZ.
ABSTENTIONS: NONE.

3. **AWARD PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT OF \$203,400, TO AQUATIC DESIGN GROUP FOR THE DESIGN OF THE AQUATICS CENTER RESTORATION PROJECT:** Public Works Director James made introductory comments.

MOVED (ALVARADO) AND SECONDED (ESPINOZA) COUNCIL FIND THE PROPOSED ACTIVITY IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); AUTHORIZED CITY MANAGER TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT WITH AQUATIC DESIGN GROUP FOR THE DESIGN OF THE AQUATICS CENTER RESTORATION PROJECT SUBJECT TO PRIOR APPROVAL BY THE CITY ATTORNEY; AND AUTHORIZED THE PUBLIC WORKS DIRECTOR TO ISSUE A NOTICE TO PROCEED TO AQUATIC DESIGN GROUP TO COMMENCE SAID PROJECT. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ALVARADO, ESPINOZA, AND PROUT.
NAYS: NONE.
ABSENT: GIVENS AND LOPEZ.
ABSTENTIONS: NONE.

4. **AWARD THE MANNEL PARK SHADE STRUCTURE #2 TO DL BROWN CONSTRUCTION, INC:** Public Works Director James made introductory comments.

MOVED (ALVARADO) AND SECONDED (ESPINOZA) COUNCIL FIND THE PROPOSED ACTIVITY IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); ACCEPTED THE BIDS RECEIVED FOR THE

MANNEL PARK SHADE STRUCTURE #2; AUTHORIZED THE CITY TO AWARD SAID PROJECT TO DL BROWN CONSTRUCTION, INC. VALUED AT \$114,740 FOR A BASE BID PLUS ADDITIONAL COSTS UP TO \$150,000 FOR AN ALTERNATE SHADE STRUCTURE AS DETAILED IN THE BID DOCUMENTS; AND AUTHORIZED THE CITY ENGINEER TO ISSUE A NOTICE OF AWARD AND NOTICE TO PROCEED TO DL BROWN CONSTRUCTION, INC. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ALVARADO, ESPINOZA, AND PROUT.

NAYS: NONE.

ABSENT: GIVENS AND LOPEZ.

ABSTENTIONS: NONE.

5. AWARD A CONSTRUCTION CONTRACT TO UNIFIED FIELD SERVICES IN AMOUNT OF \$1,985,981, FOR WELL NO. 21 SITE DEVELOPMENT PROJECT:
Public Works Director James made introductory comments.

MOVED (ALVARADO) AND SECONDED (ESPINOZA) COUNCIL FIND THE REQUESTED ACTION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; ACCEPTED BIDS RECEIVED FOR THE WELL NO. 21 SITE DEVELOPMENT PROJECT, LOCATED AT THE WONDERFUL INDUSTRIAL PARK; AUTHORIZED THE PUBLIC WORKS DIRECTOR TO AWARD SAID PROJECT CONSTRUCTION TO UNIFIED FIELD SERVICES FOR A CONTRACT AMOUNT OF \$1,985,981; APPROVED A COST PROPOSAL SUBMITTED BY DEE JASPAR AND ASSOCIATES FOR CONSTRUCTION INSPECTION SERVICES FOR SAID PROJECT IN THE AMOUNT NOT TO EXCEED OF \$127,748; AUTHORIZED THE PUBLIC WORKS DIRECTOR TO AWARD A PROFESSIONAL SERVICES AGREEMENT TO DEE JASPAR AND ASSOCIATES FOR SAID CONSTRUCTION INSPECTION SERVICES; AND AUTHORIZED AN APPROPRIATION OF \$1,000,000 IN UNUSED AND UNALLOCATED FEDERAL AMERICAN RESCUE PLAN ACT PROCEEDS TO CAPITAL IMPROVEMENT PROGRAM PROJECT NO. WA00015. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ALVARADO, ESPINOZA, AND PROUT.

NAYS: NONE.

ABSENT: GIVENS AND LOPEZ.

ABSTENTIONS: NONE.

6. ADOPT RESOLUTION 2894 MAKING FINDINGS APPROVING MODIFICATIONS TO CALIFORNIA BUILDING STANDARDS CODE; SETTING HEARING DATE ON SAME AND APPROVING INTRODUCTION OF ORDINANCE 743 REPEALING AND ADDING NEW CHAPTERS OF TITLE 15 ("CODE OF BUILDING REGULATIONS") OF THE SHAFTER MUNICIPAL CODE AND INCLUDES ADOPTION OF THE CALIFORNIA BUILDING STANDARDS CODE, AS MODIFIED, TO PROVIDE A NEW CODE OF BUILDING REGULATIONS: Building Official Fidler made introductory comments.

MOVED (ALVARADO) AND SECONDED (ESPINOZA) COUNCIL FIND THE PROPOSED ACTIVITY IS NOT SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); WAIVED READING AND INTRODUCED ORDINANCE 743; SET PUBLIC HEARING DATE FOR DECEMBER 6, 2022; AND ADOPTED RESOLUTION 2894, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHAFTER MAKING FINDINGS THAT THE LOCAL AMENDMENTS TO THE CALIFORNIA BUILDING STANDARDS CODE ARE REASONABLE AND NECESSARY DUE TO LOCAL CLIMATIC, GEOLOGICAL, AND TOPOGRAPHIC CONDITIONS. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: ALVARADO, ESPINOZA, AND PROUT.

NAYS: NONE.

ABSENT: GIVENS AND LOPEZ.

ABSTENTIONS: NONE.

CITY MANAGER COMMENTS AND REPORTS: City Manager Gonzalez provided an update on the schedule of upcoming events.

DEPARTMENT DIRECTOR COMMENTS AND REPORTS: No reports at this time.

ADJOURNMENT:

MOVED (ALVARADO) AND SECONDED (ESPINOZA) COUNCIL ADJOURNED THE MEETING AT 7:09 P.M. MOTION CARRIED WITH NO OPPOSITION WITH MAYOR PRO TEM GIVENS AND COUNCIL MEMBER LOPEZ ABSENT.

Cathy L. Prout, Mayor

ATTEST:

Yazmina Pallares, City Clerk

OVERTIME REPORT FOR PERIOD ENDING: 11/18/22

Police Department	OVERTIME	HOLIDAY	HOL STRT	CTOT	Total Hrs	Amount
ALEGRIA, E	0.00	0.00	0.00	0.00	0.00	\$ -
CAMACHO, R	26.50	0.00	0.00	0.00	26.50	\$ 1,157.07
CAMACHO, RENE	0.00	0.00	0.00	0.00	0.00	\$ -
CARDWELL, K	0.00	0.00	0.00	0.00	0.00	\$ -
CARRASCO, RACHEL	5.50	0.00	0.00	0.00	5.50	\$ 298.27
CAUDILLO, S	32.00	0.00	0.00	3.00	35.00	\$ 2,008.26
DAVALOS, EDGAR	0.00	0.00	0.00	0.00	0.00	\$ -
DIAZ	8.00	0.00	0.00	0.00	8.00	\$ 514.20
DRAUCKER	27.50	0.00	0.00	0.00	27.50	\$ 1,742.20
FERNANDEZ	17.50	0.00	0.00	0.00	17.50	\$ 1,242.79
FRYE, DALE	17.00	0.00	0.00	0.00	17.00	\$ 951.18
GARCIA, J	10.50	0.00	0.00	0.00	10.50	\$ 559.00
GOMEZ, K	0.00	0.00	0.00	0.00	0.00	\$ -
GOMEZ, M	24.00	0.00	0.00	0.00	24.00	\$ 1,775.50
GRAVES	31.75	0.00	0.00	2.00	33.75	\$ 1,870.31
GREEN	0.00	0.00	0.00	0.00	0.00	\$ -
HOPKINS	0.00	0.00	0.00	0.00	0.00	\$ -
KING, T	9.50	0.00	0.00	6.00	15.50	\$ 859.49
KINKADE, S	43.25	0.00	0.00	6.00	49.25	\$ 2,757.83
LOPEZ	15.50	0.00	0.00	3.00	18.50	\$ 1,397.01
MARTINEZ, G	0.00	0.00	0.00	0.00	0.00	\$ -
MARTINEZ, MOISES	19.00	0.00	0.00	0.00	19.00	\$ 1,347.20
MARTINEZ-GERVACIO	0.00	0.00	0.00	0.00	0.00	\$ -
MCCAULEB	0.00	0.00	0.00	0.00	0.00	\$ -
MILLIGAN	0.00	0.00	0.00	0.00	0.00	\$ -
MORA	16.00	0.00	0.00	0.00	16.00	\$ 1,272.98
MORRIS	6.00	0.00	0.00	0.00	6.00	\$ 244.10
NOUSCH	40.00	0.00	0.00	0.00	40.00	\$ 2,188.80
NUNEZ	25.75	0.00	0.00	0.00	25.75	\$ 1,433.51
PAILING	4.00	0.00	0.00	0.00	4.00	\$ 195.56
PUENTE	21.00	0.00	0.00	0.00	21.00	\$ 1,267.06
RIDDICK	16.00	0.00	0.00	0.00	16.00	\$ 885.51
ROMERO, C	0.00	0.00	0.00	0.00	0.00	\$ -
SANCHEZ, M	0.00	0.00	0.00	0.00	0.00	\$ -
SERJEANT, M	0.00	0.00	0.00	0.00	0.00	\$ -
STEPHENS	0.00	0.00	0.00	0.00	0.00	\$ -
VASQUEZ, I	8.50	0.00	0.00	0.00	8.50	\$ 286.16
YORK, J	21.00	0.00	0.00	0.00	21.00	\$ 1,214.53
YOSHIKAWA, P	5.50	0.00	0.00	0.00	5.50	\$ 371.35
Total	451.25	0.00	0.00	20.00	471.25	\$ 27,839.87

OVERTIME REPORT FOR PERIOD ENDING:

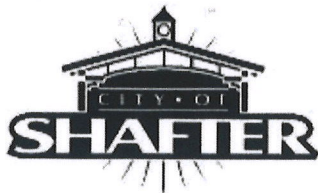
11/18/22

Public Works	OVERTIME	HOLIDAY	HOL STRT	CTOT	Total Hrs	Amount
ACOSTA	0.00	0.00	0.00	0.00	0.00	\$ -
ALDACO	0.00	0.00	0.00	0.00	0.00	\$ -
ALVAREZ	2.50	0.00	0.00	0.00	2.50	\$ 76.47
ALVIDREZ	8.50	0.00	0.00	0.00	8.50	\$ 318.75
ARELLANO	1.50	0.00	0.00	0.00	1.50	\$ 65.14
ARMSTRONG	0.00	0.00	0.00	0.00	0.00	\$ -
BARELA	0.00	0.00	0.00	0.00	0.00	\$ -
BROWN	0.50	0.00	0.00	0.00	0.50	\$ 23.66
CAMACHO, I	4.25	0.00	0.00	0.00	4.25	\$ 170.94
CASTRO	0.00	0.00	0.00	0.00	0.00	\$ -
CRUZ	0.50	0.00	0.00	0.00	0.50	\$ 21.85
ESQUIVEL	0.50	0.00	0.00	0.00	0.50	\$ 16.83
FLORES	0.50	0.00	0.00	0.00	0.50	\$ 19.42
IBARRA	4.00	0.00	0.00	0.00	4.00	\$ 178.56
LARA,C	0.50	0.00	0.00	0.00	0.50	\$ 17.64
MARTINEZ, J	0.00	0.00	0.00	0.00	0.00	\$ -
MEADORS	0.00	0.00	0.00	0.00	0.00	\$ -
OBRIEN	4.50	0.00	0.00	0.00	4.50	\$ 251.52
PALLARES	2.25	0.00	0.00	0.00	2.25	\$ 105.09
PENA	10.25	0.00	0.00	0.00	10.25	\$ 427.45
RUBIO, BRIDGETT	0.50	0.00	0.00	0.00	0.50	\$ 24.01
VASQUEZ	0.00	0.00	0.00	0.00	0.00	\$ -
VERDUGO	7.00	0.00	0.00	0.00	7.00	\$ 282.59
ZAVALA	0.00	0.00	0.00	0.00	0.00	\$ -
Total	47.75	0.00	0.00	0.00	47.75	\$ 1,999.92

ENG	OVERTIME	HOL	HOL STRT	CTOT	Total Hrs	Amount
GARCIA, C	3.50	0.00	0.00	0.00	3.50	\$ 107.63
DELGADILLO, J	0.00	0.00	0.00	0.00	0.00	\$ -
	0.00	0.00	0.00	0.00	0.00	\$ -
Total:	3.50	0.00	0.00	0.00	3.50	\$ 107.63

IT	OVERTIME	HOL	HOL STRT	CTOT	Total Hrs	Amount
HERRERA, A	5.75	0.00	0.00	0.00	5.75	\$ 334.59
Total:	5.75	0.00	0.00	0.00	5.75	\$ 334.59

BUILDING / INSP	OVERTIME	HOL	HOL STRT	CTOT	Total Hrs	Amount
COMSTOCK	3.25	0.00	0.00	0.00	3.25	\$ 202.58
HITCHCOCK	3.50	0.00	0.00	0.00	3.50	\$ 272.24
MATHIS, C	0.00	0.00	0.00	0.00	0.00	\$ -
MARQUEZ, M	0.00	0.00	0.00	0.00	0.00	\$ -
NOLAN,A	0.00	0.00	0.00	0.00	0.00	\$ -
VARGAS, R	1.25	0.00	0.00	0.00	1.25	\$ 59.73
Total:	8.00	0.00	0.00	0.00	8.00	\$ 534.55



336 Pacific Avenue, Shafter CA 93263
Tel: (661) 746-5002 • Fax (661) 746-9125
Email: facilityrentals@shafter.com

APPLICATION FOR SPECIAL EVENT PERMIT

Shafter Municipal Code 17.02.100 permits short-term placement of activities on privately or publicly owned property with appropriate regulations so that such activities are compatible with the surrounding areas.

The City's Project Assistance Team is authorized to approve a special event permit if the event is expected to accommodate less than 50 persons. City Council approval is required if more than 50 persons will attend.

Complete applications must be received a minimum of 30 days prior to the event. If errors or omissions are discovered, the application will be deemed incomplete and will be returned to the applicant for revision. Acceptance of your application is not a guarantee of approval. After the initial intake of your completed application, other City permits may be required. Application Fees are due at the time of submittal and are non-refundable.

APPLICANT: Name (Contact Person): Rafael Garibay

Name of Business or Organization (if applicable): _____

If Organization, what type: ☐ Service Club ☐ Church ☒ Other: _____

Mailing Address: 404 Grace Ct. City Shafter State CA Zip 93263

Phone 661-910-5522 Fax _____ Email RGaribay23@gmail.com

TYPE OF EVENT (concert, reception, parade, party, promotion, rally, wedding, parade, etc.)

Toy Drive

DATE(S) OF EVENT: From: 12-10-2020 To: 12-10-2020

TIME OF EVENT: From: 2pm To: 9pm

TIME SET-UP STARTS: 2pm **TIME CLEAN-UP ENDS:** 9pm

NUMBER OF ATTENDEES: _____ **ADMISSION FEE?** ☐ Yes ☒ No

LOCATION OF EVENT: Veterans Park

Name of Facility/Address

Name of Property Owner: City of Shafter

FULL DESCRIPTION OF ACTIVITY: (check all that apply)

☐ Amplified speech or music ☐ Food Beverages served/sold** ☒ Banners/Flags to be used ☐ Public Dance

☐ Street closure (attach map) ☐ Barricades (attach map) ☐ Equipment to be brought in (specify below)

☐ Food Vendors ****a copy of the Community Event Permit issued by Kern County Public Health must be attached**

☐ Alcoholic Beverage **** the event organizer must obtain an ABC licensed issued by Alcoholic Beverage Control**

EVENT ORGANIZERS ARE RESPONSIBLE FOR ENSURING ALL VENDORS ARE PROPERLY LICENSED.

Additional Pertinent Information (attach additional sheet if necessary): Setting up 3 tables

& a canopy at north end of parking lot (park)
Participants will drive in to the parking lot
either walk-up or drive thru to retrieve toys.
See map attached for layout

GENERAL REQUIREMENTS:

1. Execute a Hold Harmless Agreement.
2. Provide a Certificate of Insurance with an Endorsement for the City of Shafter, if required. See "Insurance Requirement" below.
3. There shall be no disruption in normal vehicular traffic flow.
4. All City noise regulations must be observed.
5. Parking must be in authorized parking spaces only.
6. There shall be no alcoholic beverages at event without prior City Council approval.
7. Carefully observe Hours of Event, as stated on permit.
7. All set-up and clean-up is the responsibility of the permit-holder. Following the event, all facilities must be left in a clean and orderly condition.
8. If indicated, comply with any additional conditions that may have been imposed as Conditions of Approval following review of your application for a Special Event Permit.
9. Do not advertise your event until the application is approved.
10. Application fees are non-refundable.

INSURANCE REQUIREMENTS ONLY IF THE EVENT WILL BE HELD ON A CITY OWNED FACILITY OR ON CITY RIGHT-OF-WAY:

- | | | |
|------------------------------|---|-----------------------------|
| 1. Open to the Public | ☒ Yes | ☐ No |
| 2. Fundraising | ☒ Yes | ☐ No |
| 3. More than 100 persons | ☒ Yes | ☐ No |
| 4. Amplification | ☐ Yes | ☐ No |
| 5. Alcohol to be served/sold | ☐ Yes | ☐ No |

If any one or more of the boxes above are marked YES, a Certificate of Insurance must be filed two weeks prior to the event. The Certificate of Insurance alone is not an acceptable proof of coverage and must be accompanied by an Endorsement page naming: **"The City of Shafter, it's Officers, Employees, City Council members, Agents, Boards and Commissions"** as additional insured. The insurance coverage accepted is \$1,000,000 per occurrence and \$2,000,000 general aggregate. In addition, if Alcohol is present or sold, a host liquor liability in the amount of \$2,000,000 per occurrence and \$4,000,000 general aggregate must be produced.

The following Hold Harmless Agreement is also required:

This is to certify that  agrees to indemnify and hold harmless the City of Shafter, its Employees, City Council members, Agents, Boards and Commissions from and against any and all claims, liability loss, costs, damages, fees of attorneys, and other expenses which the City may sustain or incur by reason of, or in consequence of, the use of City streets and land, including but not limited to, sums paid on liability judgments in relation to use of land and streets.

Furthermore, I certify that I am the applicant or authorized agent and that the information filed is true and correct to the best of my knowledge. I understand that additional Conditions of Approval may be imposed on my event by the Project Assistance Team or the City Council, and I agree to comply with any conditions that may be required.

Applicant's Signature



Date:

11-4-2022

CHIEF OF POLICE: ☐ Approved ☐ Approved with Conditions Listed Below ☐ Denied

Signature: _____ Date: _____

PROJECT ASSISTANCE TEAM: ☒ Approved ☐ Approved with Conditions Listed Below ☐ Denied

Signature: [Signature] Date: 11/14/22

CITY COUNCIL: ☐ Approved ☐ Approved with Conditions Listed Below ☐ Denied

Signature: _____ Date: _____

CONDITIONS OF APPROVAL

As part of the approval process for a Special Event Permit application, conditions may be imposed that are deemed necessary to ensure that the permit will be applied in accordance with the criteria outlined in the City Zoning Ordinance. These conditions may involve any factors affecting the operation of the temporary use or event. Conditions of Approval include the following items circled:

1. Provision of temporary parking facilities, including vehicular ingress and egress.
2. Regulation of nuisance factors such as, but not limited to, prevention of glare or direct illumination of adjacent properties, noise, vibration, smoke, dirt, odors, gases, and heat.
3. Regulation of temporary buildings, structures, and facilities, including placement, height and size, location or equipment and open spaces including buffer areas and other yards.
4. Provision of sanitary and medical facilities.
5. Provision of solid waste collection and disposal.
6. Police and fire concerns.
7. Provision of security and safety measures.
8. Regulation of operating hours and days, including limitation of the duration of the special event to a shorter time period than requested.
9. Submission of a performance bond or other surety device to assure that any temporary facilities or structures used for the proposed special event will be removed from the site within a reasonable time following the event and that the property will be restored to its former conditions.
10. Submission of a site plan indicating any information required by the Zoning Ordinance.
11. A requirement that the approval of the requested special event permit is contingent upon compliance with the Zoning Ordinance and with other applicable provision of other ordinances, resolutions, or regulations.
12. Other conditions that will ensure the operation of the proposed special event in an orderly and efficient manner and in accordance with the intent and purpose of the Zoning Ordinance.
13. Additional Conditions of Approval: Yes, with CC approval b/c

greater than 50 people at any given time.

FOR OFFICE USE ONLY

Received by [Signature] Date 11-18-22 Zoning of Property _____

Fee Waived: ☐ Yes ☐ No Fee: \$ 25.00 Cash ☐ Credit Card ☐ Check No. 326

☐ Yes ☒ NA Park Use Permit Issued

☒ Yes ☐ NA Insurance Certificate Filed pending

☒ Yes ☐ NA Encroachment Permit Issued

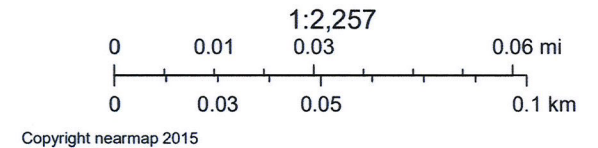
☐ Yes ☒ NA ABC License

Pending approval

Planning Dept Map



11/8/2022, 3:09:13 PM





CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 6, 2022

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Yazmina Pallares, City Clerk

SUBJECT: CANCELLATION OF THE REGULARLY SCHEDULED CITY COUNCIL
MEETING OF JANUARY 3, 2023

RECOMMENDATION

Approve the cancellation of the regularly scheduled City Council meeting of January 3, 2023.

BACKGROUND

For your consideration, Staff is requesting cancellation of the regular City Council meeting on January 3, 2023. During the 7-work days prior to the January 3 City Council meeting, City employees will observe Christmas Eve, Christmas Day, New Year's Eve and New Year's Day. The holidays will be observed as follows:

Friday, December 23, 2022.

Monday, December 26, 2022.

Friday, December 30, 2022.

Monday, January 2, 2023.

Currently, there are no business matters that require immediate action by the City Council at that meeting. A special meeting can be scheduled should business matters requiring immediate attention arise prior to the next regular council meeting on Tuesday, January 3, 2023.

ANALYSIS

None.

FISCAL IMPACT

None.

CEQA ANALYSIS

None.

APPROVED BY THE CITY ATTORNEY

Not Applicable

CONSENT CALENDAR

ALTERNATIVES

The Council has the following alternatives available for consideration:

1. Take no action and indicate the meeting be held as scheduled.
2. Provide alternative direction to staff.

NEXT STEPS

Staff is proposing to schedule a Special Meeting on Tuesday, January 10, 2023, to take action on items that require attention before the January 17, 2023 Regular Meeting.

ATTACHMENTS

None



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 6, 2022

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Johnny Rubio, IT Manager

SUBJECT: APPROVAL OF THE RENEWAL OF A CONTRACT IN THE AMOUNT OF \$11,595 WITH UBEO (FORMERLY RAY MORGAN COMPANY) FOR DOCUMENT MANAGEMENT SYSTEM (LASERFICHE) SUPPORT

RECOMMENDATION

Council approve the renewal of the Support Contract in the amount of \$11,595 with UBEO (Formerly Ray Morgan Company) for technical support of the City's Document Management System Laserfiche.

BACKGROUND

The current annual support contract with UBEO will terminate January 31, 2023. The support contract provides support for any software malware, user licenses, configuration issues and client upgrades that affect our Laserfiche Document Management System for three of the City's virtual servers. An active support contract is imperative as we continue to retain digital records. UBEO, once branded as the Ray Morgan Company, has assisted with annual support since 2015 and is well familiar with our current setup.

ANALYSIS

The support contract provides technical expertise in the event of an incident for a set dollar amount. However, operating the document system without a support contract could be more costly, because in the event of an incident, support services will be billed at an hourly rate of \$225. Billing at an hourly rate versus a set contract amount is more costly since an incident can take tens of hours to troubleshoot and resolve the issue.

FISCAL IMPACT

The cost for the support contract of \$11,595 is included in the IT Department Fiscal Year 2022-2023 Budget.

APPROVAL OF THE RENEWAL OF A CONTRACT IN THE AMOUNT OF \$11,595 WITH UBEO (FORMERLY RAY MORGAN COMPANY) FOR DOCUMENT MANAGEMENT SYSTEM (LASERFICHE) SUPPORT

CEQA ANALYSIS

The proposed action is not defined as a "project" per Section 15378(b)(4) of the CEQA Guidelines because the action is a government fiscal activity that does not involve any commitment to any specific project that may result in direct or indirect physical changes in the environment. Therefore, compliance with CEQA is not required for this action.

APPROVED BY THE CITY ATTORNEY

Not Applicable

ALTERNATIVES

Council may reject the contract. **Not recommended.** As stated above, from a financial perspective, operating without a support contract could also prove to be less cost-effective as any software issues, upgrades and maintenance that would require support would then be subject to higher rates based on the time and expert level needed to resolve the issue.

NEXT STEPS

None

ATTACHMENTS

1. Invoice No. 3911755



Ray Morgan Company

DOCUMENT TECHNOLOGY SOLUTIONS

www.raymorgan.com

Remit payment to: 3131 Esplanade, Chico CA 95973

Questions: 800-640-6065

INVOICE

Invoice No: 3911755

Applied To:

Date: 11/4/2022

Account No: SC83

Bill To: SC83
Shafter City Of
336 Pacific Ave
Shafter, CA 93263-2047

Ship To: SC83
Shafter City Of
336 Pacific Ave
Shafter, CA 93263-2047

NOV 09 2022 AM 11:24

Sales Order No	P. O. Number	Ship Method	Payment Terms			Branch	Ordered By		Payment Due
2317663	LSAP Renewal		NET 30			Visalia CA			12/4/2022
Remarks						Sales Person		Order Type	
Customer Contact: Roger Sanchez rsanchez@shafter.com (661) 746-5043						Pro IT Mgmt		Pro IT	
Item No	Description	Serial No	Order	Ship	BkO	UM	Price	Disc	Amount
LF ERMB	LF Rio-Records Management LSAP		36.0	36.0	0.0	Each	\$22.50		\$810.00
LF ENF20B	Laserfiche Rio Named Full User LSAP		36.0	36.0	0.0	Each	\$225.00		\$8,100.00
LF EFRMB	LF Forms for Rio LSAP		36.0	36.0	0.0	Each	\$22.50		\$810.00
LF QC2B	LF Quick Fields Classify LSAP		1.0	1.0	0.0	Each	\$1,875.00		\$1,875.00

A finance charge will be assessed on all invoices which are past due. Save time and money with electronic invoices and automated payments. Email ARWest@ubeo.com to sign up today. Credit card payments will be subject to a 3% processing fee.

Subtotal	\$11,595.00
Discount	\$0.00
Freight	\$0.00
Sales Tax	\$0.00
Invoice Total	\$11,595.00
Balance Due	\$11,595.00



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 6, 2022

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Kevin Harmon, City Engineer

SUBJECT: ACCEPTANCE OF DEDICATION OF EASEMENT FOR STREET & PUBLIC UTILITY PURPOSES FROM LENNAR HOMES OF CALIFORNIA, LOT LINE ADJUSTMENT 22-89.

RECOMMENDATION

Council find the requested action is exempt from the California Environmental Quality Act; and accept the dedications of easement for street and public utility purposes from Lennar Homes of California and authorize the City Engineer to record said documents.

BACKGROUND

Lennar Homes of California will be the developer for Tract 7244 currently located on the north side of Seventh Standard Road between the Calloway and the Friant Kern Canals. In 2018, the property was subdivided into five residential parcels with each parcel representing a separate phase in the overall development. Lennar wants to shift the phase lines around and develop the property in three phases. The new phase lines do not follow the property lines created in 2018. Lennar and the City will need to process a lot line adjustment. This will also require the City to approve street dedications in advance of the lot line adjustment to ensure no landlocked parcels are created. All properties must have legal access to public right-of-way. The proposed dedications will be an extension of the rights of ways created in 2018. At this time, there are no road, infrastructure, or utility improvements proposed for construction within the proposed dedications. Such improvements will be required with the development of the three phases of Tract 7244 Lennar is proposing.

The dedications are profiled in Exhibit B, included with this staff report. Such dedications must be approved by the Council to be recorded as a matter of public record.

ANALYSIS

None

FISCAL IMPACT

The dedication will be provided at no cost to the City. No budget action is required.

CONSENT CALENDAR

CEQA ANALYSIS

The proposed action is not defined as a "project" per Section 15378(b)(5) of the CEQA Guidelines because the action is organizational or administrative activity of governments that will not result in direct or indirect physical changes to the environment. Therefore, compliance with CEQA is not required for this action.

APPROVED BY THE CITY ATTORNEY

Not Applicable

ALTERNATIVES

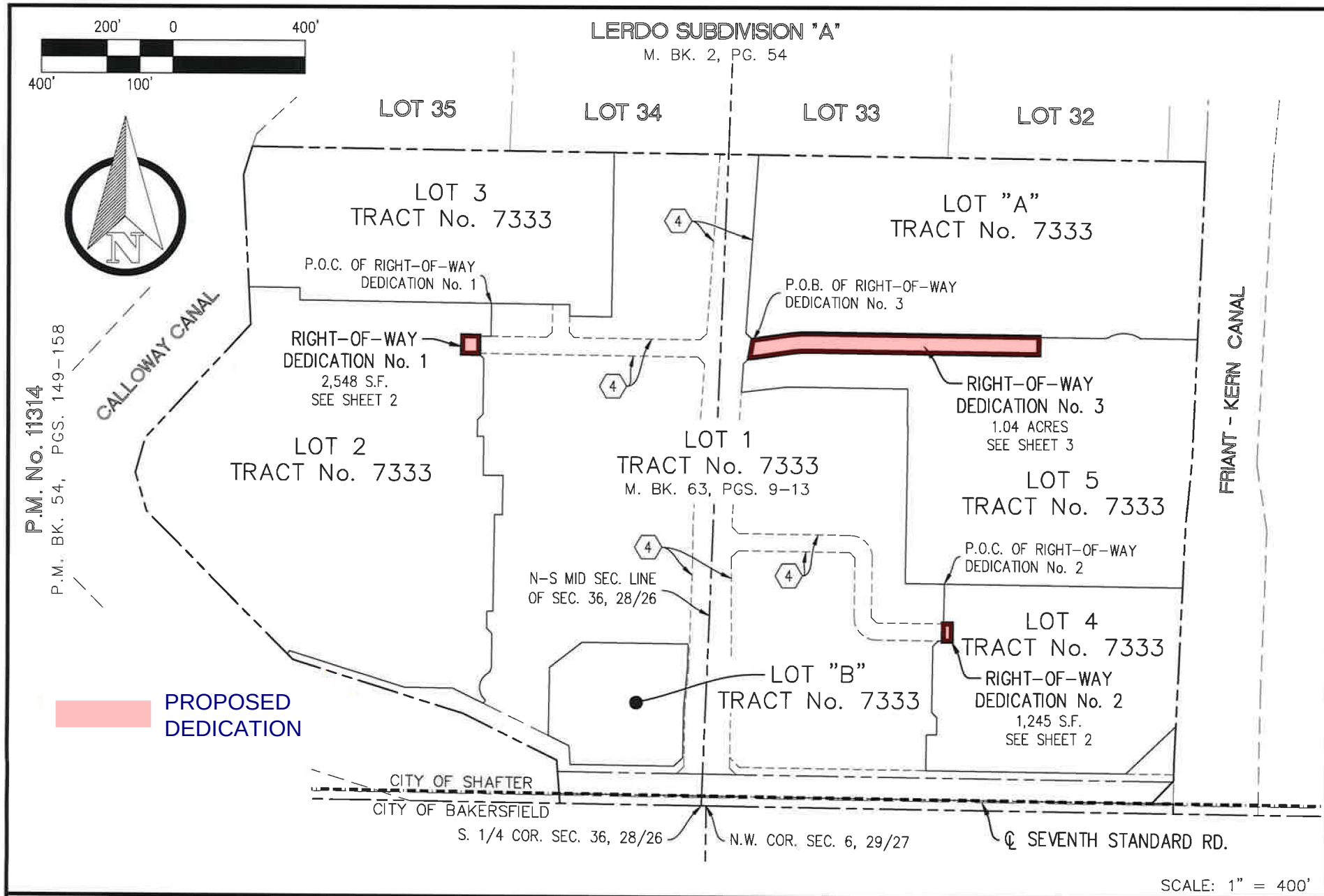
The proposed street & public utility dedication is required for the lot line adjustment to be processed. Alternative action is not recommended.

NEXT STEPS

Record document when approved.

ATTACHMENTS

1. Proposed Dedications





CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 6, 2022

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Steve Esselman, Planning Director

SUBJECT: GOSSAMER GROVE SPECIFIC PLAN AMENDMENT NO. 22-05

RECOMMENDATION

Council conduct hearing and introduce for first reading by title only and waive reading of Ordinance No. 745, an Ordinance of the City Council of the City of Shafter, California making Findings and adopting Specific Plan Amendment No. 22-05 to the Gossamer Grove Specific Plan as provided in Exhibit "A".

BACKGROUND

1. General Plan Designation: The current land use designation on the project site as well as the surrounding property is SP (Specific Plan).
2. Zoning: The current zoning on the project site as well as the surrounding property is SP (Specific Plan).
3. Acreage: Approximately 10 acres
4. Police Protection Service: Shafter Police Department
5. Fire Protection Service: Kern County Fire Department

Lennar Homes of California (Lennar) is requesting an amendment to the adopted Gossamer Grove Specific Plan to (1) revise both the "Community Core Structure Diagram" (Figure 5-2a) and "Community Core Concept Sketch" (Figure 5-2b) to include a public services area, an area for additional residential lots to the west of, and adjacent to, the public services area, and revisions to nearby local and collector roads and (2) make a minor text change to allow a small percentage of detached (along with the already approved attached) residential land uses west of, and adjacent to, the public services area to accommodate additional residential lots that can have either attached or detached units because of this proposed specific plan amendment. Exhibit 2 shows the current Figures 5-2a and 5-2b found in the most current version of the adopted Specific Plan.

Future development within the public services area includes a police substation and fire station with associated parking facilities to serve the future needs of residents in the Gossamer Grove area. Exhibit "A" of Resolution No. 22-415 (Exhibit 3) provides the proposed amendment with updated Figures 5-2a and 5-2b and a text change in underline and strikethrough format.

PUBLIC HEARING

The amendment further refines the Community Core Structure Diagram (Figure 5-2a) and Community Core Concept Sketch (Figure 5-2b) found in the adopted Specific Plan to include a public services area where a future police substation and fire station would be located. Additionally, due to this further refinement, there is room to subdivide additional residential lots west of the public services area and north of an existing retention basin that serves the Specific Plan area. These additional lots would be accessed by extending Hickory Village Drive, a future local road, to the south.

The minor text change in strikethrough/underline format proposed by Lennar to allow a small percentage of detached residential land uses west of, and adjacent to, the public services area is as follows:

B. PUBLIC SERVICES

The purpose of this land use designation is to provide for community serving facilities that are located within the community and promote community gathering and activity. Public facilities are located in a highly visible area of the community where they can serve as a beacon or way finding for residents of Gossamer Grove and beyond. This land use designation is planned adjacent to the main commercial area where the facilities can share and integrate parking. Typical uses in this area may include a range of public service facilities such as a police and/or fire station, library, post office, clubs and lodges. In addition, a small percentage of attached or detached residential land uses would be allowed so that the area has a population after working hours that can provide activity and "eyes on the street".

ANALYSIS

The proposed changes are consistent with the adopted Gossamer Grove Specific Plan. The amendment is refining the approved Community Core Structure Diagram and Community Core Concept Sketch and is consistent with the uses proposed within the current and adopted Diagram and Sketch.

FISCAL IMPACT

There is no fiscal impact because of the proposed action.

CEQA ANALYSIS

The amendment is within the scope and intensity of the original Gossamer Grove Specific Plan analyzed in the Program Environmental Impact Report (EIR) that was certified for the 2005 City of Shafter General Plan Update (SCH No. 2004101029). The certified Program EIR adequately describes the activity of the public services area as a mix of land uses that can include a police station, fire substation, and residential. The maximum allowable residential densities for the entire Specific Plan area (including the public services area) are not exceeded by the addition of the police substation, fire station, and 13 additional residential lots because of this amendment. Therefore, per

Section 15061(b)(3) of the California Environmental Quality Act Guidelines (commonly referred to as the "Common Sense exemption"), it can be seen with certainty that the action will not cause a significant effect on the environment, and therefore, the action is not subject to CEQA.

APPROVED BY THE CITY ATTORNEY

Yes

ALTERNATIVES

The City Council could deny the proposed action and the SPA would not be approved. However, without approval of this Amendment, the needed public services area with police substation and fire station would not be realized.

NEXT STEPS

If first reading is introduced and waived, second reading of the ordinance to approve the Amendment will occur at the regular City Council meeting on December 20, 2022.

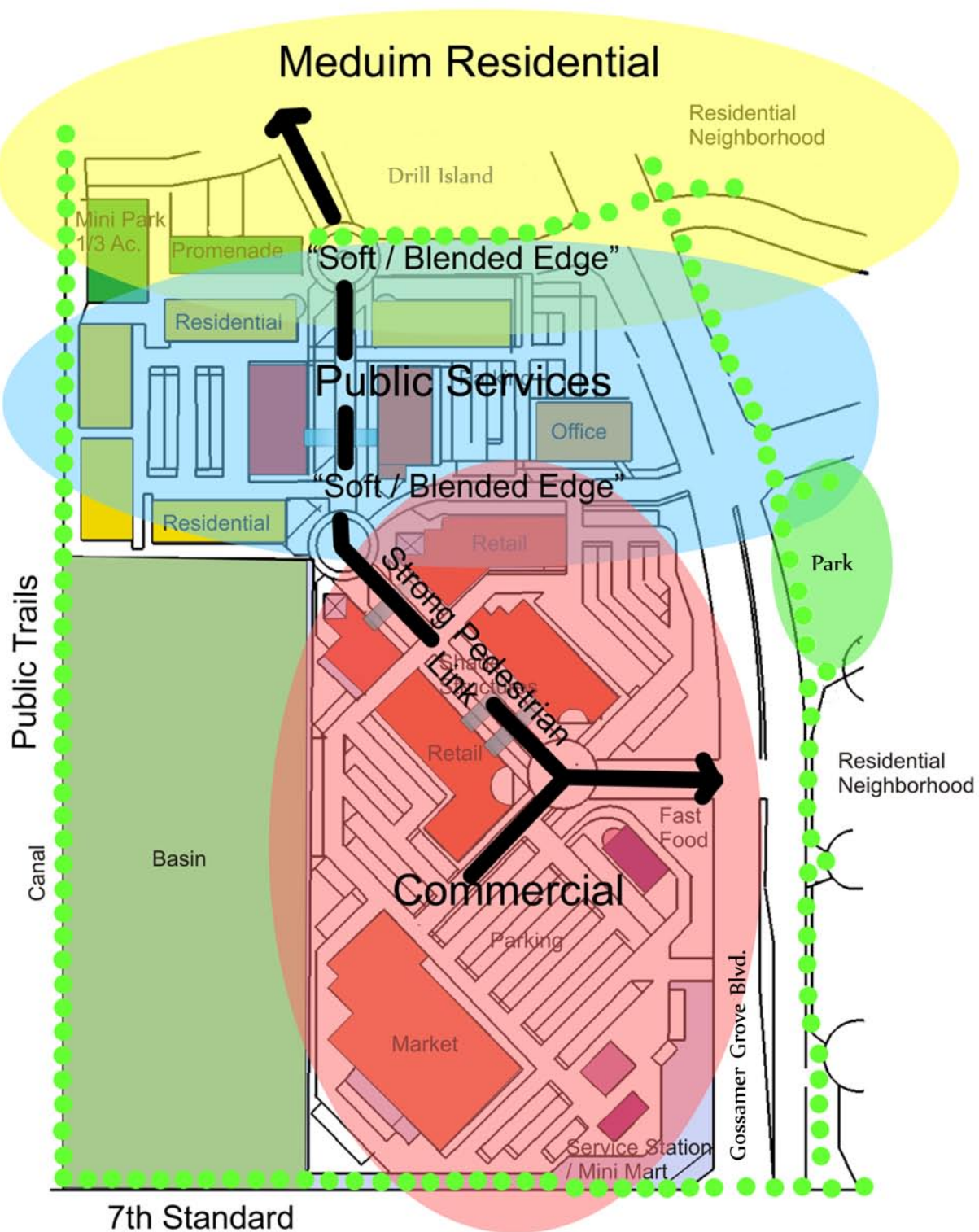
ATTACHMENTS

1. Exhibit 1 - Area of Interest Map
2. Exhibit 2 - Original Figures 5-2a and 5-2b
3. Exhibit 3 - Ordinance 745
4. Exhibit A of Ordinance 745



Gossamer Grove

Specific Plan



Community Core Structure Diagram



not to scale

Figure 5-2a

Gossamer Grove

Specific Plan

Main Street configuration for safe and enjoyable shopping

Direct Access to adjacent residential neighborhoods and regional and community trails

Outdoor Spaces with shade structures for socializing and eating



Mix of Land Uses
grocery, small to medium shops, restaurants, fast food, service station, meeting rooms, office, fire/police substation, mini park, outdoor plazas, residential

Enriched Landscaping with trails and attractive monumentation

Enriched Paving at key pedestrian crossings

Unique Siting of architectural elements to create a "Sense of Place"

Community Core Concept Sketch



not to scale

Figure 5-2b

ORDINANCE NO. 745

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHAFTER, CALIFORNIA MAKING FINDINGS AND ADOPTING SPECIFIC PLAN AMENDMENT NO. 22-05 TO THE GOSSAMER GROVE SPECIFIC PLAN AS PROVIDED IN EXHIBIT “A”.

WHEREAS, Lennar Homes of California is requesting an amendment to the adopted Gossamer Grove Specific Plan to (1) revise the “Community Core Structure Diagram” (Figure 5-2a) and “Community Core Concept Sketch” (Figure 5-2b) to include a public services area, additional lots for residential units, and revisions to nearby local and collector road alignments and (2) make a minor text change to allow a small percentage of detached (along with the already approved attached) residential land uses west of, and adjacent to, the public services area to accommodate additional detached residential units on additional lots created because of Specific Plan Amendment No. 22-05 (the “Project”); and

WHEREAS, on November 8, 2022, the Planning Commission of the City of Shafter recommended the City Council adopt Specific Plan Amendment No. 22-05 under Resolution No. 22-415; and

WHEREAS, the City Council had determined that the Project is exempt from the California Environmental Quality Act (CEQA) per Section 15061(b)(3) of the CEQA Guidelines because the Project is within the scope and intensity of the original Gossamer Grove Specific Plan analyzed in the Program Environmental Impact Report (EIR) that was certified for the 2005 City of Shafter General Plan Update (SCH No. 2004101029); and

WHEREAS, the City Council has determined that the certified Program EIR adequately describes the activity of the public services area as a mix of land uses that can include a police station, fire substation, and residential and that the maximum allowable residential densities for the entire Specific Plan area (including the public services area) are not exceeded by the addition of the police substation, fire station, and additional residential lots because of Specific Plan Amendment No. 22-05; and

WHEREAS, the City Council has determined that, per Section 15061(b)(3) of the California Environmental Quality Act Guidelines, it can be seen with certainty that the action will not cause a significant effect on the environment, and therefore, the action is not subject to CEQA; and

WHEREAS, the City Council, through the City Clerk, did set Tuesday, December 6, 2022, at the hour of 6:00 p.m. in the Council Chambers of City Hall, 336 Pacific Avenue, Shafter, California, as the time and place for a public hearing before said City Council on said proposal, and notice of the public hearing was given in the manner provided in Title 17 of the Shafter Municipal Code; and

WHEREAS, the City Council has determined that pursuant to Chapter 15, Title 17 of the City of Shafter Municipal Code, it is in the best interest of the City to adopt an amendment to the Gossamer Grove Specific Plan (Specific Plan Amendment No. 22-05) to enhance the quality of

life and to protect the health, safety, and welfare of its citizens by applying orderly development to the City; and

WHEREAS, the subject property is located within the City of Shafter's incorporated boundaries; and

WHEREAS, the subject amendment is consistent with the City of Shafter's existing General Plan; and

WHEREAS, the subject amendment is consistent with the goals, objectives, policies, and programs of the General Plan and adopted Gossamer Grove Specific Plan and is necessary and desirable for implementing the provisions of said planning documents; and

WHEREAS, the subject amendment will not adversely affect the public health, safety, and welfare or result in an illogical land use pattern; and

WHEREAS, the subject amendment is consistent with the purpose and intent of the remainder of Title 17 of the City of Shafter Municipal Code not under consideration.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHAFTER DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The above recitals and findings incorporated herein, are true and correct.

SECTION 2: The Gossamer Grove Specific Plan, pursuant to Specific Plan Amendment No. 22-05, is consistent with the City of Shafter's General Plan.

SECTION 3: Based on the entire record before the City Council, including the above findings and all written and oral evidence presented to the City Council, the City Council hereby adopts Specific Plan Amendment No. 22-05, as shown in Exhibit "A", attached hereto, and made part of this Ordinance as though fully set forth herein.

SECTION 4: If any provision of this Ordinance or the application thereof is for any reason held to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared severable.

SECTION 5: This Ordinance shall take effect thirty (30) days after its final passage and adoption and, within twenty (20) days after its adoption, a copy of same shall be published and circulated in the City of Shafter together with the names of the members of the City Council voting for and against the same.

PASSED AND ADOPTED THIS 20th DAY OF DECEMBER, 2022.

Cathy L. Prout, Mayor

ATTEST:

Yazmina Pallares, City Clerk

APPROVED AS TO FORM:

Marco A. Martinez, City Attorney

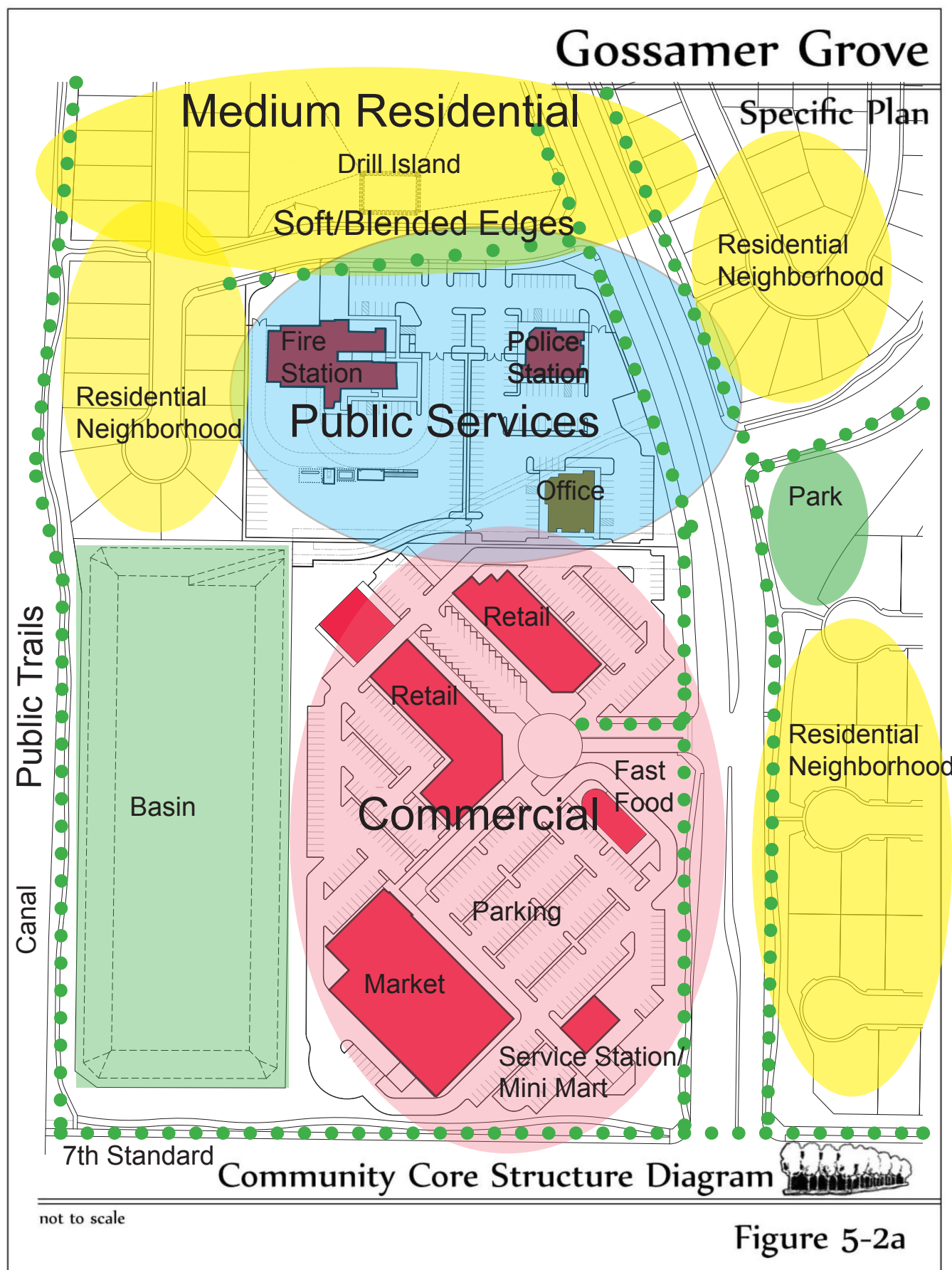


Figure 5-2a

Gossamer Grove

Specific Plan

Main Street Configuration for safe and enjoyable shopping

Direct Access to adjacent residential neighborhoods and regional and community trails

Outdoor Spaces with shade structures for socializing and eating



Mix of Land Uses
grocery, small to medium shops, restaurants, fast food, service station, meeting rooms, office, fire/police station, mini park, outdoor plazas, residential

Enriched Landscaping with trails and attractive monumentation

Enriched Paving at key pedestrian crossings

Unique Siting of architectural elements to create a "Sense of Place"

Community Core Concept Sketch



not to scale

Figure 5-2b



B. PUBLIC SERVICES

The purpose of this land use designation is to provide for community serving facilities that are located within the community and promote community gathering and activity. Public facilities are located in a highly visible area of the community where they can serve as a beacon or way finding for residents of Gossamer Grove and beyond. This land use designation is planned adjacent to the main commercial area where the facilities can share and integrate parking. Typical uses in this area may include a range of public service facilities such as a police and/or fire station, library, post office, clubs and lodges. In addition, a small percentage of attached or detached residential land uses would be allowed so that the area has a population after working hours that can provide activity and “eyes on the street”.

C. SCHOOLS

Education facilities will be located in Planning Area 5 and Planning Area 6, totaling 28 net acres of the Specific Plan. This land area has been provided to accommodate two elementary schools for the population of the Gossamer Grove Specific Plan area.

D. DRILL ISLANDS

Drill islands have been established in Planning Areas 1, 2, and 4, totaling 10 acres of the Specific Plan area. This land area has been provided to accommodate oil and gas production.

3.3.3 PARKS AND RECREATION

Public recreation areas, trails and open space buffers constitute 62.1 acres of the Gossamer Grove Specific Plan. Public parks range in size from 1.5 to 7.8 acres.

A. PUBLIC PARK FACILITIES

Gossamer Grove will incorporate a community park in Planning Area 5 as an important element of the community design. The community park is intended to serve as a neighborhood gathering area and provide active and passive recreation for the residents of the community. The public facility will total approximately 7.8 acres. In addition to the community park, neighborhood parks will be provided in Planning Areas 1, 2, 3, 4, and 6 for a total of approximately 24 acres. Neighborhood parks shall be designed and maintained to provide active and/or passive uses and the design shall meet the approval of the City of Shafter and/or the entity that will be managing the facilities.



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 6, 2022

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Steve Esselman, Planning Director

SUBJECT: ZONE CODE AMENDMENT NO. 22-17 - AMENDING TITLES 16 (SUBDIVISION ORDINANCE) AND 17 (ZONING ORDINANCE) OF THE CITY OF SHAFTER MUNICIPAL CODE

RECOMMENDATION

Council continue hearing and introduce for first reading by title only and waive reading of Ordinance No. 735, and Ordinance of the City Council of the City of Shafter, California amending Titles 16 (Subdivision Ordinance) and 17 (Zoning Ordinance) of the City of Shafter Municipal Code (1):

1. In response to changes in State law regarding:
 - a. accessory dwelling units and junior accessory dwelling units and
 - b. landscaping;
2. For consistency with the California Building Code;
3. For internal consistency between Sections of Title 17 regarding section numbering; and
4. To place recent changes to Title 16 text changes in a different section for clarity.

BACKGROUND

1. The Governor has signed Senate Bill (SB) 13 as well as Assembly Bills 3182, 881, and 68 that made changes to Government Code related to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). On January 1, 2020, the various laws went into effect and voided Section 11.200 (Second Dwelling Units) of Shafter Municipal Code Title 17.
2. The Governor has signed SB 897 and AB 2221 that made further changes to Government Code related to ADUs and JADUs. On January 1, 2023, the various laws will go into effect.
3. The Governor has signed AB 1164 that made changes to Government Code related to drought-tolerant landscaping.
4. Title 17 is not consistent with the most current California Building Code related to minimum setbacks requirements between existing structures and proposed accessory structures within a residential zone.

PUBLIC HEARING

ZONE CODE AMENDMENT NO. 22-17 - AMENDING TITLES 16 (SUBDIVISION ORDINANCE) AND 17 (ZONING ORDINANCE) OF THE CITY OF SHAFTER MUNICIPAL CODE

5. Currently there are referenced Section numbers throughout Title 17 that are not accurate, likely due to previous changes in Title 17 that caused Section numbers to shift as additional Sections were created.

6. Recent changes to Title 16 were placed in a subsection that does not make sense in the context of the greater Section. Therefore, this proposed change to Title 16 places the text changes in a different Section, which is a clearer and more logical place within Title 16 for the text.

ANALYSIS

The changes to Title 17 (Zoning Ordinance) of the Shafter Municipal Code would bring the Code into compliance with recent State law regarding ADUs and JADUs and drought-tolerant landscaping.

The changes would make Title 17 consistent with modern California Building Code.

The changes would make Section number references in Title 17 internally consistent. Finally, changes to Title 16 place recent changes to the Title in a different Section, which is a clearer and more logical place within Title 16 for the text.

FISCAL IMPACT

There is no fiscal impact because of the proposed action.

CEQA ANALYSIS

The proposed activity is not subject to the California Environmental Quality Act (CEQA) because it is not defined as a "project" pursuant to Section 15378(b)(5) of the CEQA Guidelines. The action is organization or administrative activities of governments, in part to comply with State law, that does not result in direct or indirect physical changes to the environment.

APPROVED BY THE CITY ATTORNEY

Yes

ALTERNATIVES

The City Council could deny the proposed action, and the Municipal Code would not be amended. The Council also has the option to modify this proposed Ordinance change by accepting, revising, and/or rejecting portions of the recommended revisions to Titles 16 and 17.

NEXT STEPS

If first reading occurs, then second reading is anticipated during the December 20, 2022 regular City Council meeting.

**ZONE CODE AMENDMENT NO. 22-17 - AMENDING TITLES 16 (SUBDIVISION ORDINANCE)
AND 17 (ZONING ORDINANCE) OF THE CITY OF SHAFTER MUNICIPAL CODE**

ATTACHMENTS

1. Exhibit 1 - Ordinance No. 735

ORDINANCE NO. 735

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHAFTER, CALIFORNIA AMENDING TITLES 16 (SUBDIVISION ORDINANCE) AND 17 (ZONING ORDINANCE) OF THE CITY OF SHAFTER MUNICIPAL CODE (1) IN RESPONSE TO CHANGES IN STATE LAW REGARDING ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND LANDSCAPING; (2) FOR CONSISTENCY WITH THE CALIFORNIA BUILDING CODE; (3) TO ALLOW RECREATIONAL VEHICLES WITHIN A RESIDENTIAL FRONT YARD SETBACK; (4) TO ALLOW A 20-FOOT MINIMUM GARAGE SETBACK ON CORNER AND REVERSE CORNER LOTS; (5) TO REDUCE THE 1,500-FOOT MINIMUM BUFFER BETWEEN PERMANENT COMMERCIAL COACH IN AN INDUSTRIAL AREA FROM AN EXISTING ARTERIAL ROADWAY ON A CASE-BY-CASE BASIS; (6) FOR INTERNAL CONSISTENCY BETWEEN SECTIONS OF TITLE 17 REGARDING SECTION NUMBERING; AND (7) TO PLACE RECENT TITLE 16 TEXT CHANGES IN A DIFFERENT SECTION FOR CLARITY

WHEREAS, the City of Shafter, California (“City”) is a municipal corporation, duly organized under the constitution and laws of the State of California; and

WHEREAS, in 2021, the California Legislature approved, and the Governor signed into law Senate Bill (“SB”) 13, which among other things, amends, repeals, and adds Section 65852.2 of the Government Code, and adds and repeals Section 17980.12 of the Health and Safety Code related to land use and accessory dwelling units (“ADUs”) and junior accessory dwelling units (JADUs); and

WHEREAS, in 2021, the California Legislature approved, and the Governor signed into law Assembly Bill (“AB”) 3182, which among other things, amends Section 4740 of, and adds Section 4741 to, the Civil Code, and amends Section 65852.2 of the Government Code related to land use and ADUs and JADUs; and

WHEREAS, in 2021, the California Legislature approved, and the Governor signed into law AB 881, which among other things, amends, repeals, and adds Section 65852.2 of the Government Code related to land use and ADUs and JADUs; and

WHEREAS, in 2021, the California Legislature approved, and the Governor signed into law AB 68, which among other things, amends Sections 65852.2 and 65852.22 of the Government Code related to land use and ADUs and JADUs; and

WHEREAS, in 2015, the California Legislature approved, and the Governor signed into law AB 1164, which among other things, add Section 53087.7 to the Government Code related to water conservation and drought-tolerant landscaping; and

WHEREAS, the City desires to amend its local regulatory scheme in Title 17 of the Shafter Municipal Code to (1) comply with State law and (2) for consistency with the California Building Code; and

WHEREAS, Title 17 is not consistent with the most current California Building Code related to side and rear yard setbacks for accessory structures within a residential zone; and

WHEREAS, the City desires to allow personal recreational vehicles, boats, travel trailers, camp trailers, etc. within a residential driveway located within a front yard setback provided that the vehicle(s) do not encroach onto the public right-of-way (i.e., sidewalk or street) and are maintained and properly licensed; and

WHEREAS, the City desires, for a corner or reverse corner lot street side yard setback, a 20-foot minimum setback for a garage to allow for the parking of vehicles in front of the garage without encroaching within the public right-of-way; and

WHEREAS, the City desires to provide the Planning Director with the discretion, on a limited case-by-case basis and when it can be determined with certainty that the commercial coach shall not create adverse impacts on adjacent property and the surrounding area by creating visual blight, to reduce the minimum 1,500-foot buffer between a proposed permanent commercial coach in an industrial area from an existing arterial roadway or arterial roadway alignment limited to industrial zoned areas within the City limits west of Santa Fe Way and north of Burbank Avenue;

WHEREAS, there are currently referenced Section numbers throughout Title 17 that are not accurate; and

WHEREAS, recent text changes to Title 16 were placed in a subsection that does not make sense in the context of the greater Section and this change to Title 16 places the text changes in a different Section, which is clearer and more logical place within Title 16 for the text.

NOW, THEREFORE, the City Council of the City of Shafter does hereby ordain as follows:

Section 1. The recitals above are each incorporated by reference by the City Council.

Section 2. Title 16 and 17 of the Shafter Municipal Code is hereby amended and restated as provided in Exhibit “A”, attached hereto and incorporated herein by reference.

Section 3. The City Clerk shall publish and certify as to adoption of this Ordinance as required by law.

Section 4. If any provision of this Ordinance or its application to any person or circumstance is held to be invalid, such invalidity has no effect on the other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this extent, the provisions of this resolution are severable. The City Council declares that it would have adopted this Ordinance irrespective of the invalidity of any portion thereof.

Section 5. The Ordinance shall take effect and be enforced commencing thirty (30) days following its adoption.

PASSED AND ADOPTED THIS 4th DAY OF OCTOBER, 2022.

Cathy L. Prout, Mayor

ATTEST:

Yazmina Pallares, City Clerk

APPROVED AS TO FORM:

Marco A. Martinez, City Attorney

3.020 TENTATIVE AND PARCEL MAPS REQUIRED

A tentative parcel map and parcel map shall be required in the following cases:

- A. All those subdivisions described in Sections 3.010. A, B, C, and D of this Chapter.
- B. Divisions of land into four (4) or fewer parcels, which may be referred to as a minor land division.

3.030 CONVERSION OF MOBILEHOME PARK, URBAN LOT SPLIT

When at least two-thirds (2/3) of the owners of mobilehomes, who are tenants in a mobilehome park, sign a petition indicating their intent to purchase the mobilehome park for purposes of converting it to resident ownership, and a field survey is performed, the requirement for a parcel map or a tentative and final map shall be waived unless any of the following exist:

- A. There are design or improvement requirements necessitated by significant health or safety concerns.
- B. The City Engineer determines that there is an exterior boundary discrepancy that requires recordation of a new parcel map or tentative and final map.
- C. The existing lots which exist prior to the proposed conversion were not created by a recorded parcel map or final map.
- D. The conversion would result in the creation of additional parcels.

E. Application for an Urban Lot Split**1. Purpose**

~~The purpose of this section is to allow and appropriately regulate urban lot splits in accordance with Government Code section 66411.7.~~

2. Definition

~~An "urban lot split" means a subdivision of an existing, legally subdivided lot into two lots in accordance with the requirements of this section.~~

3. Application

- a. ~~Only individual property owners may apply for an urban lot split. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corp, S corp, etc.) except for a community land trust (as defined by Rev. & Tax Code § 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by § 214.15).~~
- b. ~~An application for an urban lot split must be submitted on the City's approved form. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within 30 days after the application is submitted.~~
- c. ~~The City may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the code, in accordance with applicable law. The City Council may establish and change the fee by resolution. The fee must be paid with the application.~~

4. ~~Approval~~

- a. ~~A parcel map waiver shall be the mechanism for urban lot splits. An application for a parcel map wavier for an urban lot split is approved or denied ministerially, by the Planning Director, without discretionary review.~~
- b. ~~The approval must require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.~~
- c. ~~The approval must require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this code.~~
 - ~~The buyer or grantee of a lot that is created by the urban lot split has all the remedies available under the SMA, including but not limited to an action for damages or to void the deed, sale, or contract.~~

5. ~~Requirements~~

~~An urban lot split must satisfy each of the following requirements:~~

- a. ~~The urban lot split must conform to all applicable objective requirements of the Subdivision Map Act (Gov. Code § 66410 et. seq., "SMA"), including implementing requirements in this code, except as otherwise expressly provided in this section.~~
- b. ~~If an urban lot split violates any part of the SMA, the City's subdivision regulations, including this section, or any other legal requirement:~~
 - ~~The buyer or grantee of a lot that is created by the urban lot split has all the remedies available under the SMA, including but not limited to an action for damages or to void the deed, sale, or contract.~~
 - ~~The City has all the remedies available to it under the SMA, including but not limited to the following:~~
 - ~~An action to enjoin any attempt to sell, lease, or finance the property.~~
 - ~~An action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.~~
 - ~~Criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to \$10,000, or both; or a misdemeanor.~~
 - ~~Record a notice of violation.~~
 - ~~Withhold any or all future permits and approvals.~~
- c. ~~Notwithstanding section 66411.1 of the SMA, no dedication of rights-of-way or construction of offsite improvements is required for an urban lot split.~~

6. ~~Zone~~

The lot to be split is the Estate (E), Residential Estate (R-E), or Low Density Residential (R-1) zone district. For purposes of this section, a single-family residential zone is a zone where the only residential use that is allowed as a primary use is a single residential dwelling on a lot.

7. Lot Location

The lot to be split is not located on a site that is any of the following:

- a. Prime farmland, farmland of statewide importance, or land that is zoned or designated for agricultural protection or preservation by the voters.
- b. A wetland.
- c. A hazardous waste site that has not been cleared for residential use.
- d. Within a delineated earthquake fault zone, unless all development on the site complies with applicable seismic protection building code standards.
- e. Within a 100-year flood hazard area, unless the site has either:
 - Been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction or
 - Meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.
- f. Within a regulatory floodway, unless all development on the site has received a no-rise certification.
- g. Land identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.
- h. Habitat for protected species.
- i. Land under conservation easement.
- j. The purpose of subpart (c)(2)(A) above is merely to summarize the requirements of Government Code section 65913.4(a)(6)(B)-(K). (See Gov. Code § 66411.7(a)(3)(C).)

8. Not Historic

The lot to be split must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a City or county landmark or as a historic property or district.

9. No Prior Urban Lot Split

- a. The lot to be split was not established through a prior urban lot split.
- b. The lot to be split is not adjacent to any lot that was established through a prior urban lot split by the owner of the lot to be split or by any person acting in concert with the owner.

10. ~~No Impact on Protected Housing~~

~~The urban lot split must not require or include the demolition or alteration of any of the following types of housing:~~

- ~~a. Housing that is income restricted for households of moderate, low, or very low income.~~
- ~~b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.~~
- ~~c. Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (Gov. Code §§ 7060-7060.7) at any time in the 15 years prior to submission of the urban lot split application.~~
- ~~d. Housing that has been occupied by a tenant in the last three years. The applicant and the owner of a property for which an urban lot split is sought must provide a sworn statement as to this fact with the application for the parcel map. The City may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.~~

11. ~~Lot Size~~

- ~~a. The lot to be split must be at least 2,400 square feet.~~
- ~~b. The resulting lots must each be at least 1,200 square feet.~~
- ~~c. Each of the resulting lots must be between 60 percent and 40 percent of the original lot area.~~

12. ~~Easements~~

- ~~a. The owner must enter into an easement agreement with each public-service provider to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots.~~
- ~~b. Each easement must be shown on the tentative parcel map.~~
- ~~c. Copies of the unrecorded easement agreements must be submitted with the application. The easement agreements must be recorded against the property before the final map may be approved, in accordance with subpart (c)(2) above.~~

13. ~~Lot Access~~

- ~~a. Each resulting lot must adjoin the public right of way.~~
- ~~b. Each resulting lot must have frontage on the public right of way of at least 12.5 feet or, if accessed by the "pole" of a flag lot, then at least 20 feet.~~

14. ~~Unit Standards~~

- ~~a. Quantity~~

~~No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit"~~

means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under Chapter 4 and 11 of this Code, an ADU, or a JADU.

b. Unit Size

The total floor area of each primary dwelling that is developed on a resulting lot:

- must be at least 500 square feet and
- may be a larger floor area based on the maximum lot coverage of the underlying zone.

c. A primary dwelling that was legally established prior to the urban lot split and that is larger than 800 square feet is limited to the lawful floor area at the time of the urban lot split. It may not be expanded.

d. A primary dwelling that was legally established prior to the urban lot split and that is smaller than 800 square feet may be expanded to 800 square feet after the urban lot split.

15. Height Restrictions

a. On a resulting lot that is larger than 2,000 square feet, no new primary dwelling unit may exceed a single story or 16 feet in height, measured from grade to peak of the structure.

b. On a resulting lot that is smaller than 2,000 square feet, no new primary dwelling unit may exceed two stories or 22 feet in height, measured from grade to peak of the structure. Any portion of a new primary dwelling that exceeds one story must be stepped back by an additional five feet from the ground floor; no balcony deck or other portion of the second story may project into the setback.

c. No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot resulting from an urban lot split.

16. Lot Coverage

The maximum lot coverage standard for lots created by an urban lot split shall be consistent with the coverage percentage allowed by the applicable zoning district. In areas subject to an adopted Specific Plan, the lot coverage standards of the adopted Specific Plan shall apply. This lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

17. Setbacks

a. Generally

All setbacks must conform to those objective setbacks that are imposed through the underlying zone.

b. Exceptions

Notwithstanding subpart 14.b. above:

- The total floor area of each primary dwelling that is developed on a resulting lot must be:

- Existing Structures

Compliance with current setback standards is not required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

- New Structures

The setbacks imposed by the underlying zone must yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot or either of the two units from being at least 800 square feet in floor area; but in no event may any structure be less than four feet from a side or rear property line.

18. Front Setback Area

Notwithstanding any other part of this code, or subject to an adopted Specific Plan, dwellings that are constructed under this section must be at least 25 feet from the front property lines. The front setback area must:

- a. Be kept free from all structures greater than six feet high.
- b. Allow for vehicular and fire safety access to the front and rear structure.

19. Parking

Each new primary dwelling unit that is built on a lot after an urban lot split must have at least one off-street parking space per unit unless one of the following applies:

- a. The lot is located within one-half mile walking distance of either:

- A corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours or

- A site that contains:

- an existing rail or bus rapid transit station,
- a ferry terminal served by either a bus or rail transit service, or
- the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

- b. The site is located within one block of a car share vehicle location.

20. Architecture

- a. If there is a legal primary dwelling on the lot that was established before

the urban lot split, any new primary dwelling unit must match the existing primary dwelling unit in exterior materials, color, and dominant roof pitch. The dominant roof slope is the slope shared by the largest portion of the roof.

- b. If there is no legal primary dwelling on the lot before the urban lot split, and if two primary dwellings are developed on the lot, the dwellings must match each other in exterior materials, color, and dominant roof pitch. The dominant roof slope is the slope shared by the largest portion of the roof.

21. Nonconforming Conditions

An urban lot split may be approved without requiring a legal nonconforming zoning condition to be corrected.

22. Utilities

- a. Each primary dwelling unit on the resulting lots must have its own direct utility connection to the utility service provider.
- b. Each dwelling unit shall be connected to the public sewerage system in accordance with Shafer Municipal Code Section 8.40.050.
- c. Each primary dwelling unit on the resulting lots that is or that is proposed to be connected to an onsite wastewater treatment system must first have a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.

23. Building and Safety

All structures built on the lot must comply with all current local building standards. An urban lot split is a change of use.

24. Separate Conveyance

a. Within a resulting lot:

- Primary dwelling units on a lot that is created by an urban lot split may not be owned or conveyed separately from each other.
- Condominium airspace divisions and common interest developments are not permitted on a lot that is created by an urban lot split.
- All fee interest in a lot and all dwellings on the lot must be held equally and undivided by all individual property owners.

b. Between resulting lots:

Separate conveyance of the resulting lots is permitted. If dwellings or other structures (such as garages) on different lots are adjacent or attached to each other, the urban lot split boundary may separate them for conveyance purposes if the structures meet building code safety standards and are sufficient to allow separate conveyance. If any attached structures span or will span the new lot line, the owner must record appropriate CC&Rs, easements, or other documentation that is necessary to allocate rights and responsibility between the owners of the two lots.

25. Regulations of Use

a. Residential only

No non-residential use is permitted on any lot created by urban lot split other than those uses allowed per Section 11.170 (Home Occupations).

b. No Short term Rentals

No dwelling unit on a lot that is created by an urban lot split may be rented for a period of less than 30 days.

c. Owner Occupancy

The applicant for an urban lot split must sign an affidavit stating that the applicant intends to occupy one of the dwelling units on one of the resulting lots as the applicant's principal residence for a minimum of three years after the urban lot split is approved.

26. Notice of Construction

a. At least 30 business days before starting any construction of a structure on a lot created by an urban lot split, the property owner must give written notice to all the owners of record of each of the adjacent residential parcels, which notice must include the following information:

- Notice that construction has been authorized,
- The anticipated start and end dates for construction,
- The hours of construction,
- Contact information for the project manager (for construction-related complaints), and
- Contact information for the Building & Safety Department.

b. This notice requirement does not confer a right on the noticed persons or on anyone else to comment on the project before permits are issued. Approval is ministerial. Under state law, the City has no discretion in approving or denying a particular project under this section. This notice requirement is purely to promote neighborhood awareness and expectation.

27. Deed Restriction

The owner must record a deed restriction, acceptable to the City, that does each of the following:

- a. Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.
- b. Expressly prohibits any non-residential use of the lots created by the urban lot split.
- c. Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest

~~development within the lot.~~

- ~~d. States that the property is formed by an urban lot split and is therefore subject to the City's urban lot split regulations, including all applicable limits on dwelling size and development.~~

~~28. Specific Adverse Impacts~~

- ~~a. Notwithstanding anything else in this section, the City may deny an application for an urban lot split if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety or on the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.~~

- ~~b. "Specific adverse impact" has the same meaning as in Gov. Code § 65580.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code section 214(g).~~

- ~~c. The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.~~

Provided subsections A through D above are not applicable, Sections 66428.1(b), (d)-(h) of the Subdivision Map Act shall apply.

3.040 PARCEL MAP WAIVER

- B. A parcel map, as provided in Section 3.020 of this Chapter, may be waived in accordance with the procedures set forth in this Chapter and in accordance with Section 66428(b) of the Subdivision Map Act. A tentative map shall be required in cases where a parcel map is waived.
- C. An application for waiver of the requirement of a parcel map shall be filed with the Planning Director upon such forms and accompanied by a plot plan and such information as may be prescribed or requested by the Planning Director.
- D. The Project Assistance Team may waive the requirement for a parcel map provided the Project Assistance Team finds that the proposed land division complies with the following requirements of Title:
1. Required area;
 2. Required improvements;
 3. Flood water drainage control;
 4. Appropriate improved public roads;
 5. Sanitary disposal facilities;

compliance with the provisions of this Title has been filed for record by the County Recorder.

- B. Nothing contained herein shall be deemed to prohibit an offer or contract to sell, lease or finance real property or to construct improvements thereon where such sale, lease, financing or the commencement of construction is expressly conditioned upon the approval and filing for recordation by the County Recorder of the final map or the parcel map.

3.140 MODIFICATIONS OF TITLE

- A. Whenever in the opinion of the Decision Making Body the land involved in any subdivision is of such size or shape, is subject to such title limitations of record, is affected by such topographical location or conditions, or is to be devoted to such use that it is impossible or impracticable in the particular case for the subdivider to conform fully to the regulations contained in this Title, the Decision Making Body may make such modification thereof, as in its opinion is reasonable, necessary, expedient, and in conformity with the spirit and purpose of the General Plan, any applicable specific plan, the Zoning Ordinance, and this Title.
- B. Each such proposed modification shall be referred to the officer or department under whose particular jurisdiction the regulation involved comes, and such officer or department shall transmit to the Decision Making Body its written recommendations on each such proposed modification and the facts supporting such recommendation.
- C. Said recommendation shall be reviewed by the Decision Making Body and, in case such modification is made by the Decision Making Body together with appropriate findings to support the decision, the maps shall be modified accordingly.
- D. A copy of the recommendations and findings shall be filed in the City Engineer's office.

3.150 VOIDABILITY OF CERTAIN TRANSACTIONS

Any deed of conveyance, sale or contract to sell real property which has been divided, or which has resulted from a division, in violation of the provisions of this Title, is voidable to the extent and in the same manner provided in Section 66499.32 of the Subdivision Map Act.

3.160 REMEDIES NOT BARRED

This Title does not bar any legal, equitable or summary remedy to which the City or any aggrieved public agency or person may otherwise be entitled and the City or any aggrieved public agency or person may file a suit in the superior court to restrain or enjoin any attempted or proposed division of land or other act which is in violation of this Title.

3.170 URBAN LOT SPLIT

A. Application for an Urban Lot Split

1. Purpose

The purpose of this section is to allow and appropriately regulate urban lot splits in accordance with Government Code section 66411.7.

2. Definition

An "urban lot split" means a subdivision of an existing, legally subdivided lot into two lots in accordance with the requirements of this section.

3. Application

- a. Only individual property owners may apply for an urban lot split. "Individual property owner" means a natural person holding fee title individually or jointly in the person's own name or a beneficiary of a trust that holds fee title. "Individual property owner" does not include any corporation or corporate person of any kind (partnership, LP, LLC, C corp, S corp, etc.) except for a community land trust (as defined by Rev. & Tax Code § 402.1(a)(11)(C)(ii)) or a qualified nonprofit corporation (as defined by § 214.15).
- b. An application for an urban lot split must be submitted on the City's approved form. Only a complete application will be considered. The City will inform the applicant in writing of any incompleteness within 30 days after the application is submitted.
- c. The City may establish a fee to recover its costs for adopting, implementing, and enforcing this section of the code, in accordance with applicable law. The City Council may establish and change the fee by resolution. The fee must be paid with the application.

4. Approval

- a. A parcel map waiver shall be the mechanism for urban lot splits. An application for a parcel map waiver for an urban lot split is approved or denied ministerially, by the Planning Director, without discretionary review.
- b. The approval must require the owner and applicant to hold the City harmless from all claims and damages related to the approval and its subject matter.
- c. The approval must require the owner and applicant to reimburse the City for all costs of enforcement, including attorneys' fees and costs associated with enforcing the requirements of this code.
 - The buyer or grantee of a lot that is created by the urban lot split has all the remedies available under the SMA, including but not limited to an action for damages or to void the deed, sale, or contract.

5. Requirements

An urban lot split must satisfy each of the following requirements:

- a. The urban lot split must conform to all applicable objective requirements of the Subdivision Map Act (Gov. Code § 66410 et. seq., "SMA"), including implementing requirements in this code, except as otherwise expressly provided in this section.
- b. If an urban lot split violates any part of the SMA, the City's subdivision regulations, including this section, or any other legal requirement:
 - The buyer or grantee of a lot that is created by the urban lot split has all the remedies available under the SMA, including but not limited to an action for damages or to void the deed, sale, or contract.
 - The City has all the remedies available to it under the SMA, including but not limited to the following:

- An action to enjoin any attempt to sell, lease, or finance the property.
- An action for other legal, equitable, or summary remedy, such as declaratory and injunctive relief.
- Criminal prosecution, punishable by imprisonment in county jail or state prison for up to one year, by a fine of up to \$10,000, or both; or a misdemeanor.
- Record a notice of violation.
- Withhold any or all future permits and approvals.

c. Notwithstanding section 66411.1 of the SMA, no dedication of rights-of-way or construction of offsite improvements is required for an urban lot split.

6. Zone

The lot to be split is the Estate (E), Residential Estate (R-E), or Low Density Residential (R-1) zone district. For purposes of this section, a single-family residential zone is a zone where the only residential use that is allowed as a primary use is a single residential dwelling on a lot.

7. Lot Location

The lot to be split is not located on a site that is any of the following:

- a. Prime farmland, farmland of statewide importance, or land that is zoned or designated for agricultural protection or preservation by the voters.
- b. A wetland.
- c. A hazardous waste site that has not been cleared for residential use.
- d. Within a delineated earthquake fault zone, unless all development on the site complies with applicable seismic protection building code standards.
- e. Within a 100-year flood hazard area, unless the site has either:
 - Been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction or
 - Meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program.
- f. Within a regulatory floodway, unless all development on the site has received a no-rise certification.
- g. Land identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan.
- h. Habitat for protected species.

i. Land under conservation easement.

j. The purpose of subpart (c)(2)(A) above is merely to summarize the requirements of Government Code section 65913.4(a)(6)(B)–(K). (See Gov. Code § 66411.7(a)(3)(C).)

8. Not Historic

The lot to be split must not be a historic property or within a historic district that is included on the State Historic Resources Inventory. Nor may the lot be or be within a site that is designated by ordinance as a City or county landmark or as a historic property or district.

9. No Prior Urban Lot Split

a. The lot to be split was not established through a prior urban lot split.

b. The lot to be split is not adjacent to any lot that was established through a prior urban lot split by the owner of the lot to be split or by any person acting in concert with the owner.

10. No Impact on Protected Housing

The urban lot split must not require or include the demolition or alteration of any of the following types of housing:

a. Housing that is income-restricted for households of moderate, low, or very low income.

b. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its policy power.

c. Housing, or a lot that used to have housing, that has been withdrawn from rental or lease under the Ellis Act (Gov. Code §§ 7060–7060.7) at any time in the 15 years prior to submission of the urban lot split application.

d. Housing that has been occupied by a tenant in the last three years. The applicant and the owner of a property for which an urban lot split is sought must provide a sworn statement as to this fact with the application for the parcel map. The City may conduct its own inquiries and investigation to ascertain the veracity of the sworn statement, including but not limited to, surveying owners of nearby properties; and the City may require additional evidence of the applicant and owner as necessary to determine compliance with this requirement.

11. Lot Size

a. The lot to be split must be at least 2,400 square feet.

b. The resulting lots must each be at least 1,200 square feet.

c. Each of the resulting lots must be between 60 percent and 40 percent of the original lot area.

12. Easements

a. The owner must enter into an easement agreement with each public-service provider to establish easements that are sufficient for the provision of public services and facilities to each of the resulting lots.

- b. Each easement must be shown on the tentative parcel map.
- c. Copies of the unrecorded easement agreements must be submitted with the application. The easement agreements must be recorded against the property before the final map may be approved, in accordance with subpart (c)(2) above.

13. Lot Access

- a. Each resulting lot must adjoin the public right of way.
- b. Each resulting lot must have frontage on the public right of way of at least 12.5 feet or, if accessed by the "pole" of a flag lot, then at least 20 feet.

14. Unit Standards

a. Quantity

No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, a unit created under Chapter 4 and 11 of this Code, an ADU, or a JADU.

b. Unit Size

The total floor area of each primary dwelling that is developed on a resulting lot:

- must be at least 500 square feet and
- may be a larger floor area based on the maximum lot coverage of the underlying zone.

c. A primary dwelling that was legally established prior to the urban lot split and that is larger than 800 square feet is limited to the lawful floor area at the time of the urban lot split. It may not be expanded.

d. A primary dwelling that was legally established prior to the urban lot split and that is smaller than 800 square feet may be expanded to 800 square feet after the urban lot split.

15. Height Restrictions

- a. On a resulting lot that is larger than 2,000 square feet, no new primary dwelling unit may exceed a single story or 16 feet in height, measured from grade to peak of the structure.
- b. On a resulting lot that is smaller than 2,000 square feet, no new primary dwelling unit may exceed two stories or 22 feet in height, measured from grade to peak of the structure. Any portion of a new primary dwelling that exceeds one story must be stepped back by an additional five feet from the ground floor; no balcony deck or other portion of the second story may project into the setback.
- c. No rooftop deck is permitted on any new or remodeled dwelling or structure on a lot resulting from an urban lot split.

16. Lot Coverage

The maximum lot coverage standard for lots created by an urban lot split shall be consistent with the coverage percentage allowed by the applicable zoning district. In areas subject to an adopted Specific Plan, the lot coverage standards of the adopted Specific Plan shall apply. This lot coverage standard is only enforced to the extent that it does not prevent two primary dwelling units on the lot at 800 square feet each.

17. Setbacks

a. Generally

All setbacks must conform to those objective setbacks that are imposed through the underlying zone.

b. Exceptions

Notwithstanding subpart 14.b. above:

- The total floor area of each primary dwelling that is developed on a resulting lot must be:

- Existing Structures

Compliance with current setback standards is not required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.

- New Structures

The setbacks imposed by the underlying zone must yield to the degree necessary to avoid physically precluding the construction of up to two units on the lot or either of the two units from being at least 800 square feet in floor area; but in no event may any structure be less than four feet from a side or rear property line.

18. Front Setback Area

Notwithstanding any other part of this code, or subject to an adopted Specific Plan, dwellings that are constructed under this section must be at least 25 feet from the front property lines. The front setback area must:

a. Be kept free from all structures greater than six feet high.

b. Allow for vehicular and fire-safety access to the front and rear structure.

19. Parking

Each new primary dwelling unit that is built on a lot after an urban lot split must have at least one off-street parking space per unit unless one of the following applies:

a. The lot is located within one-half mile walking distance of either:

- A corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours or
- A site that contains:
 - an existing rail or bus rapid transit station,
 - a ferry terminal served by either a bus or rail transit service, or
 - the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
- b. The site is located within one block of a car-share vehicle location.

20. Architecture

- a. If there is a legal primary dwelling on the lot that was established before the urban lot split, any new primary dwelling unit must match the existing primary dwelling unit in exterior materials, color, and dominant roof pitch. The dominant roof slope is the slope shared by the largest portion of the roof.
- b. If there is no legal primary dwelling on the lot before the urban lot split, and if two primary dwellings are developed on the lot, the dwellings must match each other in exterior materials, color, and dominant roof pitch. The dominant roof slope is the slope shared by the largest portion of the roof.

21. Nonconforming Conditions

An urban lot split may be approved without requiring a legal nonconforming zoning condition to be corrected.

22. Utilities

- a. Each primary dwelling unit on the resulting lots must have its own direct utility connection to the utility service provider.
- b. Each dwelling unit shall be connected to the public sewerage system in accordance with Shafer Municipal Code Section 8.40.050.
- c. Each primary dwelling unit on the resulting lots that is or that is proposed to be connected to an onsite wastewater treatment system must first have a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.

23. Building and Safety

All structures built on the lot must comply with all current local building standards. An urban lot split is a change of use.

24. Separate Conveyance

- a. Within a resulting lot:

- Primary dwelling units on a lot that is created by an urban lot split may not be owned or conveyed separately from each other.
- Condominium airspace divisions and common interest developments are not permitted on a lot that is created by an urban lot split.
- All fee interest in a lot and all dwellings on the lot must be held equally and undivided by all individual property owners.

b. Between resulting lots:

Separate conveyance of the resulting lots is permitted. If dwellings or other structures (such as garages) on different lots are adjacent or attached to each other, the urban lot split boundary may separate them for conveyance purposes if the structures meet building code safety standards and are sufficient to allow separate conveyance. If any attached structures span or will span the new lot line, the owner must record appropriate CC&Rs, easements, or other documentation that is necessary to allocate rights and responsibility between the owners of the two lots.

25. Regulations of Use

a. Residential-only

No non-residential use is permitted on any lot created by urban lot split other than those uses allowed per Section 11.170 (Home Occupations).

b. No Short-term Rentals

No dwelling unit on a lot that is created by an urban lot split may be rented for a period of less than 30 days.

c. Owner Occupancy

The applicant for an urban lot split must sign an affidavit stating that the applicant intends to occupy one of the dwelling units on one of the resulting lots as the applicant's principal residence for a minimum of three years after the urban lot split is approved.

26. Notice of Construction

a. At least 30 business days before starting any construction of a structure on a lot created by an urban lot split, the property owner must give written notice to all the owners of record of each of the adjacent residential parcels, which notice must include the following information:

- Notice that construction has been authorized.
- The anticipated start and end dates for construction.
- The hours of construction.
- Contact information for the project manager (for construction-related complaints), and
- Contact information for the Building & Safety Department.

- b. This notice requirement does not confer a right on the noticed persons or on anyone else to comment on the project before permits are issued. Approval is ministerial. Under state law, the City has no discretion in approving or denying a particular project under this section. This notice requirement is purely to promote neighborhood awareness and expectation.

27. Deed Restriction

The owner must record a deed restriction, acceptable to the City, that does each of the following:

- a. Expressly prohibits any rental of any dwelling on the property for a period of less than 30 days.
- b. Expressly prohibits any non-residential use of the lots created by the urban lot split.
- c. Expressly prohibits any separate conveyance of a primary dwelling on the property, any separate fee interest, and any common interest development within the lot.
- d. States that the property is formed by an urban lot split and is therefore subject to the City's urban lot split regulations, including all applicable limits on dwelling size and development.

28. Specific Adverse Impacts

- a. Notwithstanding anything else in this section, the City may deny an application for an urban lot split if the building official makes a written finding, based on a preponderance of the evidence, that the project would have a "specific, adverse impact" on either public health and safety or on the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
- b. "Specific adverse impact" has the same meaning as in Gov. Code § 65589.5(d)(2): "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete" and does not include (1) inconsistency with the zoning ordinance or general plan land use designation or (2) the eligibility to claim a welfare exemption under Revenue and Taxation Code section 214(g).
- c. The building official may consult with and be assisted by planning staff and others as necessary in making a finding of specific, adverse impact.

the previous final map, whichever is later. The extensions shall not extend the tentative map more than ten (10) years from its approval or conditional approval. "Public improvements," as used in this subsection, include traffic controls, streets, roads, highways, freeways, bridges, over-crossings, street interchanges, flood control or storm drain facilities, sewer facilities, water facilities, and lighting facilities. Where the provisions of this subsection so apply, upon the recordation of a final map for any phase, the City Engineer shall conform the conditions applicable to all remaining phases to the requirements of the City in effect as of such date.

- E. A tentative map on property subject to a development agreement may be extended for the period of time provided for in the agreement, but not beyond the duration of that agreement.
- F. After approval of the tentative map, if changes deemed substantial by the City Engineer are proposed, a filing of a revised tentative map will be required. The previously assigned tract number will be used with the word "Revised" added to the number. The procedure for filing a revised tentative map is the same as for the tentative map. A revised tentative map cannot be filed if the approval on the original map has expired. An approved revised tentative map supersedes the tentative map for which it was filed.
- G. Tentative maps subject to a development moratorium imposed after approval of the tentative map, or subject to a lawsuit involving the approval or conditional approval of the tentative map pending in a court of competent jurisdiction, shall be subject to the provisions of Sections 66452.6(3)(b)(1) through 66452.6(b)(3) or Section 66452.6(c), respectively.

4.90 ENVIRONMENTAL ANALYSIS REQUIRED FOR MAP APPROVAL

- A. No tentative maps shall be acted upon by the Decision Making Body unless the provisions of the City's latest adopted "Guidelines Implementing the California Environmental Quality Act (Guidelines)" have been adhered to.
- B. The subdivider shall provide such data and information as may be required by the Guidelines, which may be required in the form of an Initial Study. Based upon the conclusion drawn from the Initial Study, the subdivider may be required to provide for, under the direction of the City, a draft EIR in accordance with the provision of the Guidelines and deposit such fees with the City as may be required for the preparation and processing of any such required environmental document.

4.100 MAP APPROVAL CONDITIONED ON COMPLIANCE WITH GRADING AND EROSION CONTROL.

Every tentative map approved pursuant to this Title shall be conditioned to comply with the requirements for grading and erosion control, including the prevention of sedimentation or potential damage to off-site property, as set forth in Appendix Chapter 33 of the Uniform Building Code Chapter 15.28 (Grading Code) of the Shafter Municipal Code as adopted by the City.

2. A determination of merger shall be recorded as provided for in Section 66451.12 of the Subdivision Map Act no later than ninety (90) days following the mailing of notice required by this Chapter.
- C. Recording and Mailing Notification Not to Merge. If it is determined that the parcels shall not be merged, the City Engineer shall cause to be recorded with the County Recorder, in the manner specified in Section 66451.12 of the Subdivision Map Act, a release of the notice of intention to determine status, and shall mail a clearance letter to the then current owner of record.

15.40 EXCEPTION: LOT MERGERS OF CONTIGUOUS PARCELS UNDER COMMON OWNERSHIP

- A. An application for a lot merger for contiguous parcels under common ownership, by the owner of such parcels, may be approved by the Project Assistance Team provided that said application is consistent with all requirements of the General Plan, the Zoning Ordinance, the latest edition of the **Uniform California** Building Code adopted by the City Council, and this Title. Any other merger, other than the example described above, shall be subject to the provisions of Chapter 3, Article 1.5 (Merger of Parcels), Sections 66451.10 through 66451.24 of the Subdivision Map Act, and Sections 15.010 through 15.030 of this Chapter.
- B. Application for a lot merger for contiguous parcels under common ownership, as provided in Section 66499.20.3 of the Subdivision Map Act, shall be filed with the Planning Director upon such forms and accompanied by a plot plan and such information as may be requested by the Planning Director
- C. Upon approval of the application for a lot merger, the City Engineer shall, provided each condition has been satisfied and such lot merger is reflected in a deed to be concurrently recorded with the County Recorder, issue a certificate of compliance and shall cause said certificate of compliance or conditioned certificate of compliance to be filed for record with the County Recorder. A record of survey shall also be recorded if required by Section 8762 of the Business and Professions Code.

lot lines of those properties are considered to be abutting, adjoining, or adjacent.

Access Corridor

A portion of the site providing access from a street and having a dimension less than the required lot width. The area of an access corridor shall not be included in determining the lot area.

Access Rights

The right, claims, title, or privilege of access, by pedestrians or vehicles, to a public road or way.

Access Road

A graded road with such improvements and of such width as required in Title 16 of the Municipal Code which provides access from a division of land to an existing maintained street or highway.

Accessory Dwelling Unit

A dwelling unit with complete independent living facilities for one or more persons that can be detached (separate from the primary structure), attached (attached to the primary structure), or converted existing space (e.g., master bedroom, attached garage, or similar use) on the lot of the primary residence that is converted into an independent living unit for one or more persons. An ADU also includes the following: (1) an efficiency unit as defined in California Health and Safety Code Section 17958.1 and (2) a manufactured home as defined in California Health and Safety Code Section 18007.

Accessory Structure

Any subordinate structure or portions of the main structure, the use of which is incidental to that of the main structure on the same lot or premises, and which is used exclusively by the occupants of the main structure. An accessory structure may be erected only after the principal structure is established.

Accessory Living Quarters – See Guest Quarters**Accessory Use**

Any use customarily incidental to, related and clearly subordinate to a principal use established on the same lot or premises. An accessory use may be established only after the principal use is established.

Acreage (Gross)

The total fee ownership of a parcel or land area including any easements, but excluding any existing offers of dedication, dedications, or rights-of-way.

Acreage (Net)

The land area which remains after dedication of ultimate rights-of-ways for 1) exterior boundary streets, 2) flood control rights-of-way, and 3) public parks developed to meet minimum standards. Major utility easements and rights-of-way may not be counted as adjusted net acreage. Areas devoted to park land or active recreational uses may be counted as adjusted net acreage only if such public facilities are proposed over and above the City's minimum park land requirements.

Active Recreational Uses

Facilities occurring in a planned development or multiple family project which are designed to provide individual or group activities of an active nature including, but not limited to, sports fields, court games, swimming pools, children's play areas, picnic areas, golf courses, and recreational community gardening. Active recreational uses do not include natural open space, nature study areas, open space for buffer areas, riding and hiking trails, water courses or drainage areas.

ADU

See "Accessory Dwelling Unit."

Adult Arcade

Any establishment, where, for any form of consideration, still or motion picture machines, videocassettes, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, in which a substantial portion of the total presentation time of the images so displayed are distinguished or characterized by an emphasis on depicting or describing "Specified Sexual Activities" or "Specific Anatomical Areas."

Adult Bookstore

Any establishment selling or renting books, magazines, periodicals or other printed matter, photographs, films, motion pictures, slides, tapes, video cassettes, record or any other forms of visual or audio representation twenty-five (25) percent of which, by number, are characterized by an emphasis upon the depiction or description of "Specified Sexual Activities" or "Specified Anatomical Areas."

Adult Cabaret

Any nightclub, bar, restaurant, or similar establishment in which a significant portion of the entertainment presented, features:

- Live performances which are distinguished or characterized by an emphasis on "Specified Sexual Activities" or "Specified Anatomical Areas;"
- Films, motion pictures, video cassettes, or slides or other photographic reproductions whose dominant or predominant character and theme is the depiction of "Specified Sexual Activities" or "Specified Anatomical Areas" for the observation by patrons.

Adult Model Studio

Any establishment wherefore any form of consideration or gratuity, human models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculpted, photographed, or otherwise depicted by persons other than the proprietor paying such consideration or gratuity. This provision shall not apply to any school of art, a firm which is operated by an individual, firm, association, partnership, corporation or an institution which meets the requirements established in the Education Code of the State of California for the issuance or conferring of a diploma.

Community Noise Equivalent Level (CNEL)

The average noise level during a 24 hour day, in decibels, weighted to account for the lower tolerance of people to noise during evening (7:00 p.m. to 10:00 p.m.) and night (10:00 p.m. to 7:00 a.m.) hours relative to daytime hours. CNEL shall be computed as prescribed by Title 25 of the Administrative Code of the State of California.

Community Services District

A community services district which has the power to construct and maintain streets, landscaping, or other public improvements as appropriate with the context used.

Complete Independent Living Facility

Permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family or multi-family dwelling is or will be situated.

Condominium

An estate in real property consisting of an undivided interest in real property, coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map or condominium plan in sufficient detail to locate all boundaries thereof, and as more specifically defined by California Civil Code Section 1351(f).

Conservation Zone

An area of the City, whether commercial or residential, a majority of whose buildings are 50 years old or older, which the City wishes to maintain and revitalize so as to emphasize their importance to the past, present, and future of the City.

Construction (New)

Structures for which the "start of construction" commenced on or after the effective date of this code.

Construction (Start of, Substantial)

The placement of permanent construction of a structure (other than a mobile home) on a site, such as the pouring of slabs or footings or any work beyond the stage of excavation. Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as a principal use as defined by the District within which the property is located.

Contiguous Parcels

Adjacent parcels of land, which shall be considered contiguous even if separated by roads, streets, utility easements, or railroad rights-of-way.

Efficiency Kitchen

A kitchen that includes (1) a cooking facility with appliances and (2) a food preparation counter and storage cabinets that are of a reasonable size in relation to the size of the ADU.

Emergency Shelter

A facility that provides immediate and short term housing and supplemental services to homeless persons or families. Supplemental services may include food, counseling, and access to other social programs (per Health and Safety Code 50801).

Entertainment (Live)

This term, when used in this Code in connection with the performing arts and other methods of live performances by entertainers shall apply to the following activities where they occur on a scheduled basis 3 or more days during a calendar year on the site of a use other than a public or semi-public use:

- A musical, theatrical or dance recital performed by one (1) or more persons, regardless of whether performers are compensated;
- Any form of dancing by patrons or guests at a business establishment.
- A fashion show, except when conducted within an enclosed building used primarily for manufacture or sale of clothing.

Environmental Constraint Note

Any note or notes required by the conditions of approval to be shown on an Environmental Constraint Sheet and reference made thereto on the final map. This shall be required when constraints involving (but not limited to) any of the following are conditioned by the Planning Commission or City Council: archaeological sites, geologic mapping, grading, building, building setback lines, flood hazard zones, fire protection, water availability, sewage disposal, and signalization mitigation.

Environmental Constraint Sheet

A duplicate of the final map on which are shown the Environmental Constraint Notes. This sheet shall be filed simultaneously with the final map, with the City Engineer and labeled Environmental Constraint Sheet in the top margin. Applicable items will be shown under a heading labeled Environmental Constraint Notes. The Environmental Constraint Sheet shall contain the following, or a similar statement: *"The Environmental Constraint information shown on this map sheet is for informational purposes describing conditions as of the date of filing, and derived from public records or reports and does not imply the correctness or sufficiency of those records or reports by the preparer of this map sheet."*

Environmental Impact Report (EIR)

A report complying with the requirements of the California Environmental Quality Act (CEQA) and its implementing guidelines. This term is synonymous with an environmental impact statement (EIS) as defined in federal law.

Frontage Road

A minor street which is parallel to, and adjacent to an arterial street or freeway, and which provides access to abutting properties and protection from through and fast traffic.

Frontage (Street or Highway)

That portion of a lot or parcel of land which borders and has access to a public street, highway or parkway. The frontage shall be measured along the common lot line separating the lot or parcel of land from the public street, highway or park way.

Fruit/Vegetable Stand

Temporary structure used for the sale of cultivated fruits and/or vegetables grown on-site.

Garage

A permanently roofed structure with 3 enclosed sides and a garage door which is used for automobile shelter and storage.

Garage (Private)

A detached accessory building or a portion of a main building on the same lot for the parking and temporary storage of vehicles of the occupants of the premises.

Garage (Public)

Any garage other than a private garage.

General Plan

The City General Plan, as adopted and subsequently amended.

Grade (Existing)

The surface of the ground or pavement at a stated location as it exists prior to disturbance in preparation for a project regulated by this title.

Groundwater Recharge

The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage ("aquifers").

Grove

A planting of fruit or nut trees, or other man-made planting of trees without underbrush.

Guest Quarters

Living quarters located on the same premises with the primary dwelling unit or attached to the main portion of the primary dwelling unit for the sole use of persons employed on the premises, members of the family living in the primary dwelling unit, or for temporary use by guests of the family living on the premises. Such quarters shall have no kitchen and shall not be rented or leased or otherwise used as a separate dwelling.

by any other entity approved by the City, or by a combination thereof, is necessary or convenient to ensure conformity to or implementation of the General Plan or any adopted specific plan.

Improvement Standards

The standards for improvements set forth in this and other regulations related to the development of land within the City of Shafter.

Infraction

A violation of any section of Title 17 of the Municipal Code.

Intensive Agricultural Use

Agricultural activities that typically are associated with one or more of the following impacts: strong offensive odors, substantial runoff, large concentrations of animal waste, noise, and/or extensive use of chemical, compost, and/or manure piles.

JADU

See "Junior Accessory Dwelling Unit."

Junior Accessory Dwelling Unit

A specific type of conversion of existing space that is contained entirely within an existing or proposed single-family residence or attached garage; must have a separate entrance, efficiency kitchen, and may include separate sanitation facilities or use the residence's existing sanitation system; and is no greater than 500 square feet in size.

Kennel (Commercial)

Any kennel maintained for the purpose of boarding, marketing, breeding, raising or training dogs and/or cats over the age of four months for a fee or for sale.

Kennel (Non-Commercial)

Any property where seven or more dogs and/or cats over the age of four months, are kept or maintained for the use and enjoyment of the occupant for non-commercial purposes.

Kiosk

Any Off-Site Subdivision or Business Directional Sign or structure, of four sides or less, typically constructed of 4" by 6" posts upon which Business Directional or Subdivision Signs may be mounted.

Kitchen

A room, or any portion of a room, used for cooking and/or preparation of foods.

Land Project

A subdivision as defined in Section 11000.5 of the Business and Professions Code.

4.10 **PURPOSE AND INTENT**

The General Plan outlines goals, objectives, and policies regarding the character of residential land uses and development. It is the purpose of this Chapter to provide regulations that implement those goals, objectives and policies that will assure availability of a wide range of residential housing opportunities and dwelling unit types to meet the needs of present and future City residents of all socioeconomic groups.

It is also the intent of this Chapter to ensure adequate light, air, privacy, and open space for each dwelling, minimize traffic congestion, avoid overloading of utilities resulting from the construction of buildings of excessive bulk or number in relation to the surrounding land area, protect residential properties from objectionable noise, illumination, unsightliness, odors, smoke and other deleterious influences; and facilitate the provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities, and service requirements.

4.20 **RESIDENTIAL DEVELOPMENT DISTRICTS**

1. Estate (E) District

The primary purpose of the Estate zone district is to provide for and protect a rural atmosphere and lifestyle. This zone district is intended as an area for development of low density, large lot, single family detached residential dwelling units at a maximum allowable density of three and one-half (3 1/2) dwelling units per gross acre. This Chapter further establishes development standards, as depicted on Table 4.B, for the Estate zone districts depicted on the City Zoning Map.

2. Residential Estate (R-E) District

The primary purpose of the Residential Estate zone district is to provide for detached single-family residential development that serves as a transition between the larger Estate zone district type development and the Low Density Residential zone district. This zone district provides for a maximum density of four (4) dwelling units per acre and provides for development standards, as depicted on Table 4.B, for this zone district depicted on the City Zoning Map.

3. Low Density Residential (R-1) District

The primary purpose of the R-1 zone district is to provide for and protect the atmosphere and lifestyle associated with detached, single family residential neighborhoods. This zone district is intended as an area for residential small lot developments at a maximum allowable density of five (5) dwelling units per acre. This Chapter further establishes minimum development standards, as depicted on Table 4.B, for the R-1 zone districts depicted on the City Zoning Map.

~~Second dwelling units~~ ADUs and JADUs, in addition to existing primary structures, are permitted within the R-1 zone district pursuant to the provisions of Section ~~11.190~~ 11.200 of this Title, provided that the maximum allowable density of five (5) dwelling units per gross acre is not exceeded.

USE	E	R-E	R-1	R-2	R-3
C. PUBLIC/QUASI-PUBLIC USES					
1. Day Care Facilities	P	P	P	P	P
2. Post Office Branch	■	■	C	C	C
3. Churches	C	C	C	C	C
4. Clubs, Lodges, Fraternities/Sororities	C	C	C	C	C
5. Educational Institutions (public and private)	C	C	C	C	C
6. Fire and Police Stations	C	C	C	C	C
7. Public Libraries and Museums	■	■	■	C	C
8. Public Parks and Recreation, unless project otherwise entails a public hearing, then Permitted.	C	C	C	C	C
9. Public Utility and Public Service Substations, Reservoirs, Drainage Sumps, Pumping Plants, Transmission Lines, and similar installations not including Public Utility Offices, unless project otherwise entails a public hearing; then Permitted.	C	C	C	C	C
10. Recreational Facilities (e.g. Country Clubs, Tennis and Swim Clubs, Golf Courses), including Limited Commercial Uses which are commonly associated with and directly related to the Primary Use	C	C	C	C	C
D. HOME OCCUPATIONS					
1. Home Occupations (Subject to the provisions of Section 11.170 and the issuance of a Home Occupation Permit)	P	P	P	P	P
E. TEMPORARY USES					
1. Temporary Uses (Subject to the provisions of Section 2.90 and the issuance of a Temporary Use Permit)	P	P	P	P	P
F. ACCESSORY USES					
1. Accessory uses and structures located on the same site as a permitted use	P	P	P	P	P
2. Other accessory uses and structures located on the same site as a use permitted subject to a Conditional Use Permit	C	C	C	C	C
3. Antennas and Satellite Dishes; subject to Section 11.80 of this Title	P	P	P	P	P
4. Guest Quarters/Second Unit Accessory Dwelling Unit/Junior Accessory Dwelling Unit (ADU/JADU) (per State Law)	C P	C P	C P	■ P	■ P
5. Private Garage	P	P	P	P	P
6. Private Swimming Pool, Tennis Court	P	P	P	P	P
7. Recreational Vehicle Storage Yard (Associated with Residential Development)	C	C	C	C	C
8. Feed and Tack Stores accessory to Commercial Stables	C	■	■	■	■
9. Dormitories accessory to Educational Institutions	C	C	C	C	C
10. Medical Cannabis Uses, as defined under Section 1.190 and subject to the provision of Section 11.290, are prohibited in the residential districts.	■	■	■	■	■
11. Marijuana Uses, as defined under Section 1.190 and subject to the provisions of Section 11.30 are regulated in the residential districts.	■	■	■	■	■

USE	E	R-E	R-1	R-2	R-3
G. Other uses similar to, and no more objectionable than the uses identified above, subject to the provisions of Section 1.90 of this Title.					

Table 4.B Residential Site Development Standards

	E (Large Lot)	E	R-E	R-1	R-2	R-3
1. Maximum density (dwelling units per acre)	1.0	3.5	4.0	5.0	14.0	24.0
2. Minimum lot area (Net area in sq ft)						
a. interior	40,000 (1 Acre Avg)	10,800	7,500	6,480	9,000	12,000
b. corner	40,000 (1 Acre Avg)	11,500	8,385	6,835	9,385	12,500
3. Minimum lot width						
a. interior lot	135' (150' avg)	90'	70'	60'	75'	90'
b. corner lot	150'	100'	75'	65'	80'	100'
4. Minimum lot depth	200'	120'	100'	100'	100'	100'
a. If lot is less than 20,000 sq ft	---	100'	---	---	---	---
5. Minimum front yard set-back						
a. Lot adjacent to a straight street	40'	25'	25'	25'	20'	20'
b. Lot less than 20,000 sq ft adjacent to straight st.	---	25'	---	---	---	---
c. Cul-de-sac lot or knuckle lot	40'	20'	20'	20'	20'	20'
6. Minimum interior side yard setback		SEE NOTE ***				
a. 1 story	10'	5'	5'	5'	5'	5'
b. Any portion of a structure exceeding 1 story	10'	10'	10'	10'	10'	10'
c. Cul-de-sac lot or knuckle lot	10'	5'	---	---	---	---
7. Minimum street side yard setback:						
a. corner lot	20'	10'	15'	10'	10'	10'
b. reverse corner lot	30'	15'	15'	15'	15'	15'
8. Minimum rear yard setback:						
a. Lot with alley	N/A	15'	5'	5'	5'	5'
b. Lot with no alley	40'	25'	20'	15'	15'	15'
c. Lot less than 20,000 sq ft, with no alley	---	15'	---	---	---	---
9. Maximum lot coverage	25%	30%	35%	40%	50%	60%
10. Maximum height for buildings and structures	35'	35'	35'	35'	35'	35'
11. Minimum distance between buildings						
a. for lots 20,000 sq ft or larger	10'	10'	10'	10'	10'	10'
b. for lots less than 20,000 sq ft	10'	10'	10'	10'	10'	10'
11, 12. Minimum dwelling unit size (square feet)	1,850	1,450	1,300	1,150	850	850

Notes:

- * E (Large Lot) refers only to a subdivision subject to the provisions of Sect. 9.070 of the City's Subdivision Ordinance. Minimum lot width in E, R-E, R-1, and R-2 zone districts along the arc of the front property line shall be 35' for cul-de-sac lots and 40' for knuckle lots. Minimum lot width in an E (large lot) zone district along the arc of the front property line shall be 55' for cul-de-sac lots and 60' for knuckle lots.
- * Minimum building setback from the centerline of sub-standard streets shall be (a) 55' for R-1 lots, and (b) 65' for E lots.
- * A one-hour fire wall, approved by the Building Official, reduces the minimum distance between buildings as follows: (a) within a Planned Development, 0'; (b) within all other zone districts, 5'.
- * Minimum apartment size is (a) studio, 450 sq. ft.; (b) 1-bedroom, 650 sq. ft.; and (c) 2-bedroom, 850 sq. ft.
- * In an R-1 subdivision with 13 or more lots, the following shall apply: (a) the average minimum house size shall be 1,325 sq. ft.; (b) 20% of the lots in any block may be reduced in width to 55 ft.; and (c) the average lot size for all interior lots shall be 6,500 sq. ft.
- * In an R-E subdivision with 13 or more lots, the average minimum house size shall be 1,500 sq. ft.
- *** The minimum side yard setback shall be at least 5 feet, and the combination of both interior side yard setbacks added together shall not be less than 15 feet.

3. Additional Standards for Condominium, Townhouse, and Apartment Developments
 - a. All condominium and condominium conversion projects shall comply with the provisions of Section 10.50 (Condominiums and Condominium Conversions) of this Title.
 - b. Any proposal for a condominium conversion shall include a set of original construction plans for the building(s) as part of the initial application for conversion.
 - c. For all condominium conversions, an on-site inspection shall be made by staff from the Building, Engineering, Fire, and Planning Departments to determine whether the design criteria set forth in this Section has been met. Such inspections shall be made after the initial application but prior to any approval of the primary entitlement.
 - d. Condominium, townhouse, and apartment developments shall comply with the latest City adopted **Uniform California** Building Code, **Uniform California** Mechanical Code, **Uniform/International California** Plumbing Code, **National California** Electrical Code, **Uniform California** Fire Code, and all other applicable codes, ordinances and regulations in effect.
 - e. Within for sale projects, including condominium conversions, separate utility services shall be provided to each dwelling unit.
 - f. When carports are provided for a condominium, townhouse, or apartment development, a minimum of 260 cubic feet of enclosed exterior storage space shall be required for each carport.
 - g. All permanent mechanical equipment, such as motors, compressors, pumps, and compactors, which is determined by the Building Official to be a source of structural vibration or structure borne noise, shall be shock-mounted with inertia blocks or bases and/or vibration isolators in a manner approved by the Building Official.
 - h. Where a multiple family dwelling, including incidental or required accessory uses, abuts property in an E or R-1 zone district, a masonry wall six feet in height shall be required along the property line between such use and the E or R-1 zone district.
 - i. The Planning Commission and/or City Council may require a greater setback as part of a Precise Plan of Design due to the size, width, or length of a building and its relationship to a street or intersection of two streets. In addition, a greater setback may be required to ensure compatibility with contiguous land uses.
 - (1) In the case of a dwelling structure designed with a patio above the first floor level, such patio shall be permitted to extend only a maximum of six (6) feet into the required side or rear yard

c. Ground Mounted Mechanical Equipment

Ground mounted equipment, including but not limited to air conditioning compressors, evaporative coolers and pool equipment; if fully enclosed, may be permitted in any rear or interior side yard setback. If fully enclosed, said equipment may project a maximum of four (4) feet into the required rear yard setback, and a maximum of two (2) feet into the required interior side yard setback, but shall be prohibited from projecting into the required front or street side yard setbacks.

d. Roof Mounted Mechanical Equipment

All roof mounted mechanical equipment, including but not limited to air conditioning compressors, evaporative coolers and pool equipment shall be located on the rear portion of the roof ridgeline in such a manner as to be screened from public streets. On commercial property, said mechanical equipment may be placed forward of a ridge line provided screening for the equipment has been approved. Industrial property is exempt from this provision.

e. Detached Accessory Structures

(1) A detached accessory structure may be located within five (5) feet of an interior side yard or rear yard, provided that when such a structure is located closer than five (5) feet to an interior side or rear lot line, one-hour fire walls shall be installed on the side or sides located within the setback area. In no case, however, shall an accessory structure be less than 120 square feet. The structure cannot be located closer than thirty (30) inches to an interior side property line or to a rear property line unless constructed in accordance with the requirements of the California Residential Code for fire-resistant construction.

(2) Accessory buildings shall have a maximum height of eight (8) feet if within ten (10) feet or less to an interior or rear lot line.

(3) (2) Accessory buildings shall have a maximum height of fifteen (15) feet if located more than ten (10) feet from an interior or rear lot line; provided, however, that the accessory building is no higher than the main structure.

f. Projections into Yards

Porches, steps, and other architectural features, such as eaves, awnings, chimneys, balconies, stairways, wing walls, and bay windows may project a maximum of thirty (30) inches into any required front, rear, or side setback area.

2. Accessory Structures: Nonresidential Districts
 - a. Accessory structures shall not be located within the “building frontage,” as defined in Section ~~1.180~~ 1.190 of this Title.
 - b. Accessory structures shall meet all of the setback requirements for the associated main buildings;
 - c. Eaves, roof projections, awnings, and similar adjacent architectural features may project into the City right-of-way subject to receiving an approved encroachment permit from the City Engineer.
 - d. Fireplaces, chimneys, bay windows, balconies, fire escapes, exterior stairs and landings, and similar architectural features may project into required building setback areas a maximum distance of thirty (30) inches, provided that all such features in any one setback shall not occupy more than 25 square feet of that required building setback area.
 - e. Flues, chimneys, antennas, elevators and other mechanical equipment, spires, bell towers, or similar architectural, utility, or mechanical features may exceed the height limit of the land use district in which it is located by not more than 25 percent, provided that such feature shall not be used for habitable space and appropriate screening is provided for mechanical equipment when possible.
 - f. Ground and wall mounted equipment incidental to industrial, commercial or office development shall be appropriately screened with solid walls and/or landscaping. Such equipment shall not be located in front of a building and any screening provided shall be architecturally compatible with adjacent architecture and materials.
 - g. Roof-mounted equipment shall be used only for the building upon which it is mounted.
 - h. Roof-mounted equipment shall be screened from public view to the extent practicable, as follows:
 - (1) All roof screens must be solid and continuous. Equipment may be covered by continuous grills or louvers.
 - (2) Roof screens shall be sheathed in a matching or complimentary material to the exterior building material and may include metal panels, aluminum, copper, ceramic tile, or other surface as approved by the Planning Department.
 - (3) Mechanical plants and distribution networks shall be located in a manner that is compatible with the affected building.

the estimated prices of the converted units and/or lots, a copy of the proposed CC & Rs, a Tenant Relocation Assistance Plan indicating the number of tenants interested in purchasing or relocating, and detailed plans for assisting in the relocation of tenants. The subdivider shall furnish each prospective buyer with a copy of this report together with the CC & Rs.

- (3) The Planning Department shall prepare and deliver to the applicant a Staff Report including a staff recommendation for approval or denial, a listing of conditions or requirements recommended as a basis for approval, and supportive reasons or justifications for such recommendations.
 - (4) Tenants shall be notified by the subdivider in writing, of all public hearings in connection with an application for conversion, and all tenants subsequent to the initial notice of intent shall be notified in writing of the pending conversion prior to occupancy.
 - (5) The applicant shall comply with the latest City adopted **Uniform California** Building Code, **Uniform California** Mechanical Code, **Uniform/International California** Plumbing Code, **National California** Electrical Code, **Uniform California** Fire Code, and all other applicable codes, ordinances and regulations. The applicant shall further complete such alterations or repairs required by the Building Official prior to the sale of any such units.
 - (6) Written notice shall be given to all residential tenants not less than one (1) year from the date of tentative approval.
- c. For residential conversions, the Planning Commission shall also determine that:
- (1) The conversion is consistent with the General Plan; and
 - (2) The vacancy factor of rental housing units in the City exceeds three (3) percent of the total rental housing inventory. Existing rental units may be approved for conversion regardless of the vacancy factor if the Planning Commission determines that a new rental unit has or will be added to the City's housing inventory for each rental unit removed through conversion; and
 - (3) The subdivider has complied with all provisions of this Title and all other requirements and conditions as may be imposed by the Planning Commission.

4) Minimum Unit Size.

The minimum floor area for each residential unit shall be as follows:

Notwithstanding the provisions of Table 4.B Chapter 4 of this Title, regulating minimum dwelling unit size, the units provided shall be no less than 415 square feet in floor area for efficiency units, 540 square feet in floor area for one bedroom, and 640 square feet in floor area for two bedroom, or as otherwise approved by the approving authority.

5) Open Space Requirements.

a) Private Open Space.

Notwithstanding the provisions of Section ~~4.30.4.c.(4)~~ 4.30.4.d of this Title, each dwelling unit shall be provided with a usable private open space in the form of a patio or courtyard with a minimum area of one-hundred (100) square feet and a minimum dimension of ten (10) feet, or a balcony of eighty (80) square feet and a minimum dimension of eight (8) feet.

b) Common Open Space.

Notwithstanding the Provisions of Section ~~4.30.4.c.(3)~~ 4.30.4.c of this Title, two-hundred twenty-five (225) square feet of usable common open space per unit shall be provided within the boundaries of all projects. Usable open space shall constitute area(s) readily available, practical and generally acceptable for active and/or passive recreational uses. Up to forty percent (40%) of the required common open space may be provided in the form of a common leisure/recreation room.

6) Parking Security

Parking facilities shall be designed to provide security for residents, guests, employees, shall be integrated into the architecture of the facility, and shall comply with the provisions of Chapter 13 of this Title.

7) Transit Facilities.

2. Applicability

All developer installed landscaping projects shall be subject to the provisions of this Section including landscaping projects installed on areas with a slope higher than four (4) feet as well as landscaping projects associated with the following land uses: commercial, industrial, multiple family and condominium developments, private parks, greenbelts, open space and all public landscaping.

3. Model Home Requirement

At least one model home in a subdivision of eight or more single family lots shall demonstrate through its landscape design, signs and written information the principles of water efficient landscaping. Written information shall be provided to homebuyers on the design, materials, installation and maintenance of the water efficient landscape.

4. Exceptions

The following shall be exempt from the provisions of this Section:

- a. Development projects with new landscaping area less than 2,500 square feet installed within any 12 month period.
- b. Residential landscaping and irrigation installed by individual property owners or their agents.
- c. Landscaping renovations and irrigation retrofits.
- d. Minor additions to and replacement or repair of existing irrigation system.
- e. Cemetery landscaping.
- f. Sites listed on the National Register of Historic Places.
- g. Tenant improvements.

5. Procedure

- a. Per Assembly Bill 1164, the City shall not prohibit the installation of drought tolerant landscaping, synthetic grass, or artificial turf on residential property, but may impose reasonable restrictions on the type of drought tolerant landscaping provided the restrictions do not: (1) substantially increase the cost of installing, (2) effectively prohibit the installation, or (3) significantly impede the installation;
- b. ~~a.~~ Landscaping projects subject to the provisions of this Section shall be submitted to the Planning Department for review and approval. Landscape projects submittals shall include a water conservation concept statement summarizing the water efficiency measures and shall be signed by a California registered landscape architect or

contractor, a certified irrigation designer, or other licensed or certified professional in a related field.

- c. ~~b.~~ All landscape and irrigation plans must fully address water conservation according to the City of Shafter Landscaping Guidelines.
- d. ~~c.~~ Where feasible, the use of reclaimed water, including, but not limited to, dual distribution systems, is encouraged subject to all health standards and regulations.
- e. ~~d.~~ All landscape projects shall be evaluated according to an objective point system. Points shall be awarded for each water saving component of the plan as provided in this Section. A minimum of 80 points must be attained in the landscape planting category and 120 points in the irrigation category, for a total of 200 points for landscape project approval and permit issuance.

6. Notwithstanding other provisions of this Title, for purposes of the approval of landscaping projects submitted pursuant to this Section, the following point values which correspond to specific landscaping and irrigation techniques shall apply:

Landscaping Planting: 120 Points Possible (40%)	Maximum Points
Water Conserving Plants Used:	
25–100% of total plant material count*	25 pts
25% or less of total count of water conserving plants used	0 pts
Plant groups by water needs	10 pts
Spacing of plants based on mature growth	10 pts
Low water turf type	15 pts
Soil amendment (healthy soil, use less water)	10 pts
Deep root water sleeve for trees	10 pts
Turf 30–75% of total landscape area**	20 pts
(Turf 100% of total landscape area)	0 pts
Hardscape of 20% total	5 pts
Mulch 25–100% of total shrub area*	15 pts
Mulch 25% or less of total shrub area	0 pts
Landscape planting minimum requirements	80 pts

* Points allocated on a percentage basis

** Points allocated on a reverse percentage basis

Irrigation System: 180 Points Possible (60%)	Maximum Points
Low gallonage spray	40 pts
Drip/micro spray/bubbler	35 pts
Automatic controller	10 pts
Scheduling based on C.I.M.I.S. (California Irrigation Management Information System)	15 pts
Soil moisture sensors	15 pts

CHAPTER 11

SPECIFIC USE DEVELOPMENT STANDARDS

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exceed the maximum height established by the underlying zone district are subject to FAA approval.

- c. Facilities may be designed as or within a piece of public art such as a clock tower or historical monument for public benefit.
- d. The height of the support structures must be the minimum necessary to provide the required coverage. However, an antenna or its support structure shall not exceed the height in any zone as prescribed by the zoning code.
- e. Safety lighting or colors, if prescribed by the City or other approving agency (i.e., FAA), may be required for support structures.
- f. Support structures shall be either galvanized steel or painted an unobtrusive color to neutralize and blend with surroundings. Where an equipment building accompanies the support structure, it shall be designed, colored and textured to match adjacent architecture or blend in with surrounding development.
- g. Proposed Facilities shall not create any non-conforming situations to the site such as a reduction in parking, landscaping, loading zones, and/or elimination of loading zones. Facilities are to be installed and maintained in compliance with the requirements of the **Uniform California** Building Code, **Uniform California** Electrical Code, Noise Standards and all other applicable code.
- h. The Planning Commission may condition approval of Facilities on a five (5) year term or other review process.
- i. Whip and microwave dish antennae are permitted only if integrated into the design of the structure and/or fully screened from public view.
- j. All utilities associated with Facilities shall be placed underground.
- k. Chain link fencing is not permitted for containment of Facilities, unless such fencing is located in the rear portion of property not visible from a public right-of-way and is installed with tennis screen material on all facades of the fence.
- l. Temporary monopoles, if associated with an approved Facilities application, may be permitted, if justified to the satisfaction of the Planning Director, for a period of up to three (3) months, provided that screening is installed to prevent view of the monopole and related facilities from any and all public rights-of-way.
- m. Lattice towers shall not be permitted within the City boundaries.
- n. The operator or property owner is responsible for maintaining the Facilities in an appropriate manner consistent with the original approval of the Facilities. Should the use be replaced or discontinued for a period of six months, the approvals will lapse.

11.120 BED AND BREAKFAST USES**1. Intent**

This Section is intended to control the establishment and operation of bed and breakfast uses to ensure that such uses do not adversely affect the surrounding neighborhood.

2. Applicability

All bed and breakfast uses, as defined herein, shall comply with the provisions of this Section and the zone district in which the use is located.

3. General Regulations

a. Bed and breakfast uses may be permitted in all residential and commercial zone districts in which residential (permanent and transient) uses are either permitted or are permitted subject to an approved conditional use permit.

b. This use shall be conducted as an accessory use only; the residential structure shall serve as the primary residence of the owner. If a corporation is the owner, a majority shareholder of the corporation shall reside in the residential structure where said use is proposed.

(1) All bed and breakfast uses shall be subject to:

(a) A conditional use permit, as specified in Section 2.50 of this Title.

(b) A health permit, as specified in the Kern County Code.

(c) A transient occupancy tax (bed tax).

(2) Application for a permit shall be made by the resident property owner or his/her legal agent having power of attorney to make such application.

4. Development Standards**a. Structural Features**

(1) All dwelling units proposed for a bed and breakfast use shall comply with standards and specifications of the Uniform California Building Code, and shall also be subject to the Room Occupancy Standard outlined in the State Housing law (as amended).

(2) Each guest room shall be equipped with a fire extinguisher and a smoke detector conforming to Uniform California Building Code Standards. An exit/egress and an emergency evacuation

3. All fireworks stands shall comply with the requirements of the **Uniform California** Code and all other applicable codes, ordinances and regulations.

11.170 HOME OCCUPATIONS

1. Home occupations are intended to provide for commercial uses associated with a residence in those cases where that use will clearly not alter the character or the appearance of the residential environment. Home occupations, as defined in Chapter 1 of this Title, shall be permitted in any residential district, subject to the process required within the district and the following regulations of this Section.

2. Conditions

Prior to approving a request for a home occupation, the applicant shall complete and submit a home occupation application to the Planning Department. The Planning Director shall find that the proposed use meets the following conditions prior to approval of any such Home Occupation Permit.

- a. All employees shall be members of the resident family and shall reside on the premises.
- b. There will be no direct sales of products or merchandise.
- c. Pedestrian and vehicular traffic will be limited to that normally associated with residential districts.
- d. The home occupation shall not involve the use of commercial vehicles for the delivery of materials to or from the premises beyond those commercial vehicles normally associated with residential uses.
- e. Up to twenty-five (25) percent of the living space or two hundred fifty (250) square feet, whichever is greater, of the home may be used for storage of materials and supplies related to the home occupation.
- f. There shall be no outdoor storage of materials or equipment, nor shall merchandise be visible from outside the home.
- g. The home occupation shall be confined within the main building. A garage shall be considered as part of the main building.
- h. The appearance of the structure shall not be altered nor the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emissions of sounds, noises, vibrations, dust, electrical interference, fire hazard, glare or any other hazard or nuisance to any greater extent than normally found in a residential area.
- i. The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.

- n. Site shall be maintained free of litter and any other undesirable materials, shall be cleaned of loose debris on a daily basis, and shall be secured from unauthorized entry and removal of materials when attendants are not present;
- o. Space shall be provided on site for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, space shall be provided for a minimum of ten (10) customers except where the Planning Director determines that allowing overflow traffic above six (6) vehicles is compatible with surrounding businesses and public safety;
- p. One (1) parking space shall be provided for each commercial vehicle operated by the processing center. Parking requirements shall otherwise be as mandated by the zone district in which the facility is located.

7. Site Cleanup Required

The operator of any recycling collection or processing facility shall, on a daily basis, remove any and all recyclable materials or solid wastes which have accumulated or are deposited outside the containers, bins, or enclosures intended as receptacles for such materials. Upon failure to remove said materials, the City may deem them to be abandoned and may enter the site to remove the materials. The property owner(s) of the premises and the operator of the facility shall be liable for the full cost of any such cleanup work done by the City.

11.200 ~~SECOND DWELLING UNITS ACCESSORY DWELLING UNITS (ADUs)~~ AND JUNIOR ACCESSORY DWELLING UNITS (JADUs)

1. Intent

This Section is intended to ensure that ~~second dwelling units accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs)~~ located in residential districts do not adversely impact adjacent residential parcels or the surrounding neighborhood and are developed in a manner which protects the integrity of the residential district, while providing for needed housing opportunities for owners of eligible parcels. ~~The intent of this Section is to also be in compliance with Government Code Sections 65852.2 and 65852.22.~~

2. Applicability

The provisions of this Section shall apply to all ~~second dwelling units ADUs and JADUs~~ in addition to the provisions of the zone district in which it is located.

~~An ADU or JADU that conforms to the standards in this section will not be (1) deemed to be inconsistent with the city's general plan and zoning designation for the lot on which the ADU or JADU is located; (2) deemed to exceed the allowable density for the lot on which the ADU or JADU is located; (3) considered in the application of any local ordinance, policy, or program to limit residential growth; and (4) required to correct a nonconforming zoning~~

condition, defined as a physical improvement on a property that does not conform with current zoning standards, but this does not prevent the city from enforcing compliance with applicable building standards in accordance with Health and Safety Code Section 17980.12.

3. Development Standards Approvals

The following standards shall apply to all second dwelling units approvals apply to ADUs and JADUs.

- a. The lot shall be zoned for single-family residential use;
- b. The lot must contain a primary dwelling unit either existing or proposed to be constructed concurrent with the second dwelling unit;
- c. The minimum lot size for a parcel to construct a second dwelling unit shall be ten thousand (10,000) square feet
- d. The maximum building height for a second dwelling unit shall be one (1) story, not to exceed sixteen (16) feet. No second dwelling unit shall be higher than the main dwelling on the same parcel;
- e. The second dwelling unit shall be subject to the minimum required front, side, rear yard setbacks and maximum lot coverage of the zone district in which the property is located;
- f. The second dwelling unit may be attached or detached to the primary residence, but shall be architecturally compatible with the main dwelling and the surrounding neighborhood;
- g. A second dwelling unit shall have adequate water supply and sewer service;
- h. Only an owner-occupant of the primary dwelling unit shall be eligible to file an application for a second unit;
- i. The entrance to an attached second unit shall be separate from the entrance to the primary unit; and
- j. Second units shall be subject to all development fees including, but not limited to, public facilities impact fees, park fees and assessment districts, where so permitted.
- k. In the "R-1" zone district and in the "E" zone district, where a parcel of land is less than two and one-half (2 1/2) acres in size, the total floor area of the secondary residential unit shall not exceed fifty (50) percent of the total floor area of the principal residential unit; however, in no case may the total area of the secondary residential unit exceed nine hundred (900) square feet. In the "E" zone district, where the lot size is two and one-half (2 1/2) acres or greater, the secondary residential unit shall have no maximum allowable floor area.

- ~~I. Off street parking for a secondary unit shall be provided in conformance with Chapter 13 (Parking Regulations) of this Title.~~
- a. Building-permit Only. If an ADU or JADU complies with each of the general requirements in subsection 4 below, it is allowed with only a building permit in the following scenarios:
- (1) Converted on Single-family Lot: One ADU as described in this subsection 3a(1)(a) and one JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:
 - (a) Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or (in the case of an ADU only) within the existing space of an accessory structure, plus up to 150 additional square feet if the expansion is limited to accommodating ingress and egress; and
 - (b) Has exterior access that is independent of that for the single-family dwelling; and
 - (c) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
 - (d) The JADU complies with the requirements of Government Code Section 65852.22.
 - (2) Limited Detached on Single-family Lot: One detached, new-construction ADU on a lot with a proposed or existing single-family dwelling (in addition to any JADU that might otherwise be established on the lot under subsection 3a(1)(a) above), if the detached ADU satisfies each of the following limitations:
 - (a) The side- and rear-yard setbacks are at least four feet.
 - (b) The total floor area is 800 square feet or smaller.
 - (c) The peak height above grade does not exceed the applicable height limit in subsection 4b below.
 - (3) Converted on Multifamily Lot: One or more ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including but not limited to storage rooms, boiler rooms, passageways, attics, basements, or garages, if each converted ADU complies with state building standards for dwellings. Under this subsection 3a(3), at least one converted ADU is allowed within an existing multifamily dwelling, up to a quantity equal to 25 percent of the existing multifamily dwelling units.
 - (4) Limited Detached on Multifamily Lot: No more than two detached ADUs on a lot that has an existing or proposed

multifamily dwelling if each detached ADU satisfies both of the following limitations.

- (a) The side- and rear-yard setbacks are at least four feet. If the existing multifamily dwelling has a rear or side yard setback of less than four feet, the city will not require any modification to the multifamily dwelling as a condition of approving the ADU.
- (b) The peak height above grade does not exceed the applicable height limit provided in subsection 4b below.

b. ADU Permit

- (1) Except as allowed under subsection 3a above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth in subsections 4 and 5 below.
- (2) The city may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the city's ADU ordinance. The ADU-permit processing fee is determined by the director of community development and approved by the city council by resolution.

c. Process and Timing

- (1) An ADU permit is considered and approved ministerially, without discretionary review or a hearing.
- (2) The city must approve or deny an application to create an ADU or JADU within 60 days from the date that the city receives a completed application. If the city has not approved or denied the completed application within 60 days, the application is deemed approved unless either:
 - (a) The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay, or
 - (b) When an application to create an ADU or JADU is submitted with a permit application to create a new single-family or multifamily dwelling on the lot, the city may delay acting on the permit application for the ADU or JADU until the city acts on the permit application to create the new single-family or multifamily dwelling, but the application to create the ADU or JADU will still be considered ministerially without discretionary review or a hearing.
- (3) If the city denies an application to create an ADU or JADU, the city must provide the applicant with comments that include,

among other things, a list of all the defective or deficient items and a description of how the application may be remedied by the applicant. Notice of the denial and corresponding comments must be provided to the applicant within the 60-day time period established by subsection 3c(2) above.

- (4) A demolition permit for a detached garage that is to be replaced with an ADU is reviewed with the application for the ADU and issued at the same time.

4. General ADU and JADU Requirements. The following requirements apply to all ADUs and JADUs that are approved under subsections 3a or 3b above:

a. Zoning

- (1) An ADU or JADU subject only to a building permit under subsection 3a above may be created on a lot in a residential or mixed-use zone.
- (2) An ADU or JADU subject to an ADU permit under subsection 3b above may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

b. Height

- (1) Except as otherwise provided by subsections 4b(2) and 4b(3) below, a detached ADU created on a lot with an existing or proposed single family or multifamily dwelling unit may not exceed 16 feet in height.
- (2) A detached ADU may be up to 18 feet in height if it is created on a lot with an existing or proposed single family or multifamily dwelling unit that is located within one-half mile walking distance of a major transit stop or a high quality transit corridor, as those terms are defined in Section 21155 of the Public Resources Code, and the ADU may be up to two additional feet in height (for a maximum of 20 feet) if necessary to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary dwelling unit.
- (3) A detached ADU created on a lot with an existing or proposed multifamily dwelling that has more than one story above grade may not exceed 18 feet in height.
- (4) An ADU that is attached to the primary dwelling may not exceed 25 feet in height or the height limitation imposed by the underlying zone that applies to the primary dwelling, whichever is lower. Notwithstanding the foregoing, ADUs subject to this subsection 4b(4) may not exceed two stories.

- (5) For purposes of this subsection 4b, height is measured above existing legal grade to the peak of the structure.

c. Fire Sprinklers

- (1) Fire sprinklers are required in an ADU if sprinklers are required in the primary residence.
- (2) The construction of an ADU does not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

d. Rental Term. No ADU or JADU may be rented for a term that is shorter than 30 days. This prohibition applies regardless of when the ADU or JADU was created.

e. No Separate Conveyance. An ADU or JADU may be rented, but except as otherwise provided in Government Code Section 65852.26, no ADU or JADU may be sold or otherwise conveyed separately from the lot and the primary dwelling (in the case of a single-family lot) or from the lot and all of the dwellings (in the case of a multifamily lot).

f. Septic System. If the ADU or JADU will connect to an onsite wastewater-treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last 10 years.

g. Owner Occupancy

- (1) An ADU that is permitted after January 1, 2020, but before January 1, 2025, is not subject to any owner-occupancy requirement.
- (2) Unless applicable law requires otherwise, all ADUs that are permitted on or after January 1, 2025 are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property as the person's legal domicile and permanent residence.
- (3) As required by state law, all JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence. However, the owner-occupancy requirement in this subsection 4g(3) does not apply if the property is entirely owned by another governmental agency, land trust, or housing organization.

h. Deed Restriction. Prior to issuance of a building permit for an ADU or JADU, a deed restriction must be recorded against the title of the property in the County Recorder's office and a copy filed with the Planning Director. The deed restriction must run with the land and bind

all future owners. The form of the deed restriction will be provided by the city and must provide that:

- (1) Except as otherwise provided in Government Code Section 65852.26, the ADU or JADU may not be sold separately from the primary dwelling.
- (2) The ADU or JADU is restricted to the approved size and to other attributes allowed by this section.
- (3) The deed restriction runs with the land and may be enforced against future property owners.
- (4) The deed restriction may be removed if the owner eliminates the ADU or JADU, as evidenced by, for example, removal of the kitchen facilities. To remove the deed restriction, an owner may make a written request of the Director, providing evidence that the ADU or JADU has in fact been eliminated. The Director may then determine whether the evidence supports the claim that the ADU or JADU has been eliminated. Appeal may be taken from the Director's determination consistent with other provisions of this Code. If the ADU or JADU is not entirely physically removed but is only eliminated by virtue of having a necessary component of an ADU or JADU removed, the remaining structure and improvements must otherwise comply with applicable provisions of this Code.
- (5) The deed restriction is enforceable by the director or his or her designee for the benefit of the city. Failure of the property owner to comply with the deed restriction may result in legal action against the property owner, and the city is authorized to obtain any remedy available to it at law or equity, including, but not limited to, obtaining an injunction enjoining the use of the ADU or JADU in violation of the recorded restrictions or abatement of the illegal unit.

i. Income Reporting. In order to facilitate the city's obligation to identify adequate sites for housing in accordance with Government Code sections 65583.1 and 65852.2, the following requirements must be satisfied:

- (1) With the building-permit application, the applicant must provide the city with an estimate of the projected annualized rent that will be charged for the ADU or JADU.
- (2) Within 90 days after each yearly anniversary of the issuance of the building permit, the owner must report the actual rent charged for the ADU or JADU during the prior year. If the city does not receive the report within the 90-day period, the owner is in violation of this Code, and the city may send the owner a notice of violation and allow the owner another 30 days to

submit the report. If the owner fails to submit the report within the 30-day period, the city may enforce this provision in accordance with applicable law.

j. Building and Safety

- (1) Must comply with building code. Subject to subsection 4j(2) below, all ADUs and JADUs must comply with all local building code requirements.
- (2) No change of occupancy. Construction of an ADU does not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code, unless the building official makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety. Nothing in this subsection 4j(2) prevents the city from changing the occupancy code of a space that was uninhabitable space or that was only permitted for nonresidential use and was subsequently converted for residential use in accordance with this section.

5. Specific ADU Requirements. The following requirements apply only to ADUs that require an ADU permit under subsection 3b above.

a. Maximum Size

- (1) The maximum size of a detached or attached ADU subject to this subsection 5 is 850 square feet for a studio or one-bedroom unit and 1,000 square feet for a unit with two or more bedrooms.
- (2) An attached ADU that is created on a lot with an existing primary dwelling is further limited to 50 percent of the floor area of the existing primary dwelling.
- (3) Application of other development standards in this subsection (f), such as lot coverage, might further limit the size of the ADU, but no application of the percent-based size limit in subsection 5a(2) above or of a front setback, lot coverage limit, or open-space requirement may require the ADU to be less than 800 square feet.

b. Setbacks

- (1) An ADU that is subject to this subsection 5 must conform to a 25-foot front-yard setback, subject to subsection 5a(3) above.
- (2) An ADU that is subject to this subsection 5 must conform to 4-foot side- and rear-yard setbacks.

- (3) No setback is required for an ADU that is subject to this subsection (f) if the ADU is constructed in the same location and to the same dimensions as an existing structure.
- c. Lot Coverage. No ADU subject to this subsection 5 may cause the total lot coverage of the lot to exceed 50 percent, subject to subsection 5a(3) above.
- d. Minimum Open Space. No ADU subject to this subsection 5 may cause the total percentage of open space of the lot to fall below 50 percent, subject to subsection 5a(3) above.
- e. Passageway. No passageway, defined as a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the ADU or JADU, is required for an ADU.
- f. Parking
 - (1) Generally. One off-street parking space is required for each ADU. The parking space may be provided in setback areas or as tandem parking, defined as two or more automobiles that are parked on a driveway or in any other location on a lot, lined up behind one another.
 - (2) Exceptions. No parking under subsection 5f(1) is required in the following situations:
 - (a) The ADU is located within one-half mile walking distance of public transit, defined as a location including, but not limited to, a bus stop or train station, where the public may access buses, trains, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.
 - (b) The ADU is located within an architecturally and historically significant historic district.
 - (c) The ADU is part of the proposed or existing primary residence or an accessory structure under subsection 3a(1) above.
 - (d) When on-street parking permits are required but not offered to the occupant of the ADU.
 - (e) When there is an established car share vehicle stop located within one block of the ADU.
 - (f) When the permit application to create an ADU is submitted with an application to create a new single-family or new multifamily dwelling on the same lot, provided that the ADU or the lot satisfies any other criteria listed in subsections 5f(2)(a) through (f) above.

- (3) No Replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

g. Architectural Requirements

- (1) The materials and colors of the exterior walls, roof, and windows and doors must match the appearance and architectural design of those of the primary dwelling.
- (2) The roof slope must match that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.
- (3) The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.
- (4) The ADU must have an independent exterior entrance, apart from that of the primary dwelling.
- (5) The interior horizontal dimensions of an ADU must be at least 10 feet wide in every direction, with a minimum interior wall height of seven feet.
- (6) Windows and doors of the ADU may not have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.
- (7) All windows and doors in an ADU are less than 30 feet from a property line that is not a public right-of-way line must either be (for windows) clerestory with the bottom of the glass at least six feet above the finished floor, or (for windows and for doors) utilize frosted or obscure glass.

h. Landscape Requirements. Evergreen landscape screening must be planted and maintained between the ADU and adjacent parcels as follows:

- (1) At least one 15-gallon size plant shall be provided for every five linear feet of exterior wall. Alternatively, at least one 24" box size plant shall be provided for every ten linear feet of exterior wall.
- (2) Plant specimens must be at least six feet tall when installed. As an alternative, a solid fence of at least 6 feet in height may be installed.
- (3) All landscaping must be drought-tolerant.

6. Fees. The following requirements apply to all ADUs that are approved under subsections 3a or 3b above.

i. Impact Fees

- (1) No impact fee is required for an ADU that is less than 750 square feet in size. For purposes of this subsection 6i, "impact fee" means a "fee" under the Mitigation Fee Act (Government Code Section 66000(b)) and a fee under the Quimby Act (Government Code Section 66477). "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.
- (2) Any impact fee that is required for an ADU that is 750 square feet or larger in size must be charged proportionately in relation to the square footage of the primary dwelling unit. (e.g., the floor area of the ADU, divided by the floor area of the primary dwelling, times the typical fee amount charged for a new dwelling.)

j. Utility Fees

- (1) If an ADU is constructed with a new single-family home, a separate utility connection directly between the ADU and the utility and payment of the normal connection fee and capacity charge for a new dwelling are required.
- (2) Except as described in subsection 6j(1), converted ADUs on a single-family lot that are created under subsection 3a(1) above are not required to have a new or separate utility connection directly between the ADU and the utility. Nor is a connection fee or capacity charge required.
- (3) Except as described in subsection 6j(1), all ADUs that are not covered by subsection 6j(2) require a new, separate utility connection directly between the ADU and the utility.
 - (a) The connection is subject to a connection fee or capacity charge that is proportionate to the burden created by the ADU based on either the floor area or the number of drainage-fixture units (DFU) values, as defined by the Uniform Plumbing Code, upon the water or sewer system.
 - (b) The portion of the fee or charge that is charged by the city may not exceed the reasonable cost of providing this service.

7. Nonconforming Zoning Code Conditions, Building Code Violations, and Unpermitted Structures
- a. Generally. The city will not deny an ADU or JADU application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety and that is not affected by the construction of the ADU or JADU.
- b. Unpermitted ADUs constructed before 2018.
- (1) Permit to Legalize. As required by state law, the city may not deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if denial is based on either of the following grounds:
- (a) The ADU violates applicable building standards, or
- (b) The ADU does not comply with the state ADU law (Government Code section 65852.2) or this ADU ordinance (section 11.200). The portion of the fee or charge that is charged by the city may not exceed the reasonable cost of providing this service.
- (2) Exceptions
- (a) Notwithstanding subsection 7b(1) above, the city may deny a permit to legalize an existing but unpermitted ADU that was constructed before January 1, 2018, if the city makes a finding that correcting a violation is necessary to protect the health and safety of the public or of occupants of the structure.
- (b) Subsection 7b(1) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code section 17920.3.
8. Nonconforming ADUs and Discretionary Approval. Any proposed ADU or JADU that does not conform to the objective standards set forth in subsections 1 through 7 of this section may be allowed by the city with a conditional use permit, in accordance with the other provisions of this title.

11.210 SELF STORAGE WAREHOUSES

1. Intent

This Section is intended to ensure that self-storage warehouse operations, commonly known as “mini-warehouses,” do not result in an adverse impact on adjacent properties by reason of parking demand, traffic generation, fire, or safety hazard, or visual blight. The special conditions contained in this Section are intended to differentiate self-service storage warehousing uses from more

intensive wholesale or general warehousing uses, especially ~~in regard to~~ **regarding** the differing parking requirements for these uses.

2. Applicability

The provisions of this Section shall apply to all new self-storage warehouse uses, and to all existing facilities at such a time the storage area of an existing business is substantially expanded or modified, as defined in this Title.

3. Development Standards

a. Access and Parking

(3) Driveways adjacent to parking lanes shall be twelve (12) feet in width for one-way traffic and twenty-four (24) feet in width for two-way traffic.

(4) Access and circulation shall be designed to eliminate the need to back out of any drive or access.

(5) One parking space shall be provided for each two hundred (200) square feet of floor area within the office and/or caretakers quarters provided, however, a minimum of four (4) parking spaces shall be provided.

(6) The parking standards specified in this Section for this use shall be applicable to this use only.

b. Outside Storage

No storage of materials outside an enclosed building may be permitted unless expressly designed for such purpose and approved as a part of the conditional use permit for the site.

11.220 SERVICE STATIONS

1. Intent

This Section is intended to ensure that service stations do not result in adverse impacts on adjacent land uses, especially residential uses. The traffic, glare, and uses associated with service stations, particularly those which are open twenty-four (24) hours a day, may be incompatible with adjacent land uses. To protect the health, safety, and general welfare of the City and its residents, these special regulations shall be imposed on the development and operations of service stations.

2. Applicability

A service station shall comply with the provisions of this Section in addition to the property development standards and the permit procedures for the zone district in which it is to be located. The provisions of this Section and this Title, as applicable, shall apply to all new service stations and to all existing service

- (1) A minimum of fifteen (15) percent of the site shall be landscaped, which may include a planting strip at least five (5) feet wide along all interior parcel lines, non-driveway street frontages, and areas adjacent to buildings. Planters shall be surrounded by masonry or concrete curbs and so arranged to preclude motor vehicles from driving across the sidewalk at locations other than access driveways. Permanent opaque landscaping or berming shall be provided and maintained in the planters at a height of not less than three (3) feet above the average adjacent grade.
- (2) A minimum of one hundred and fifty (150) square foot landscaped area shall be provided at the intersection of two (2) property lines at a street corner.

h. Access and Circulation

No more than one (1) driveway with a maximum width of thirty-five (35) feet shall be permitted on any one (1) street frontage and shall be located as follows:

- (1) Driveways shall be located no closer than fifty (50) feet from a street intersection and fifteen (15) feet from a residential property line or alley and shall not interfere with the movement and safety of vehicular and pedestrian traffic. Locations of all driveways shall be subject to the approval of the City Engineer.
- (2) All lubrication bays and wash racks shall be located within a fully enclosed building. Access to the service bays and wash racks shall not be located within fifty (50) feet of a residentially zoned property, and shall be oriented, when practical, away from public rights-of-way.

i. Air and Water

Each service station shall provide air and water to customers at a convenient location during hours when gasoline is dispensed.

j. Restrooms

Each service station shall provide a men's and women's public restroom that is accessible to the general public, including physically disabled persons, during all hours the service station is open to the public. Restrooms shall be identified by placing entrances or signage in a location that is clearly visible from the gasoline service area or cashier station, and shall be maintained on a regular basis.

k. Telephones

At least one public telephone ~~shall~~ **may** be provided at each service station in a location that is easily visible from public rights-of-way.

b. Enclosure

Awnings or umbrellas may be used in conjunction with a sidewalk cafe, but there shall be no permanent roof or shelter over the sidewalk cafe area without written approval from the Director of Public Works. Awnings shall be adequately secured, and shall comply with the provisions of the latest edition of the **Uniform California** Building Code adopted by the City.

c. Fixtures

The furnishings of the sidewalk cafe shall consist only of movable tables, chairs, and umbrellas. Lighting fixtures may be permanently affixed onto the exterior front of the main building.

d. Refuse Storage Area

No structure or enclosure to accommodate storage of trash or garbage shall be erected or placed on or adjacent to the sidewalk cafe on either a public sidewalk or public right-of-way. Sidewalk cafes shall remain clear of litter at all times.

e. Hours of Operation

The hours of operation of the sidewalk cafe shall be limited to the hours of operation of the associated restaurant or eating and drinking establishment.

11.240 SURFACE PARKING LOTS

1. Intent

This Section is intended to ensure that commercial parking facilities and surface parking lots located adjacent to residential districts will not adversely affect nearby residents or diminish the integrity of a residential district.

2. Applicability

All commercial parking facilities, including primary commercial parking uses, and accessory parking lots for associated commercial, industrial, institutional, and public uses shall comply with the provisions of this Section in addition to the applicable provisions of the zone district in which such a use is located.

3. Minimum Development Standards

a. Structures Permitted

A parking guard or attendant shelter may be permitted provided that the shelter does not exceed seventy-five (75) square feet, is not more than twelve (12) feet in height, is not located in any required setback area, and is located at least fifty (50) feet from any adjacent residential parcel.

- e. Swimming pools, spas, and hot tubs shall comply with “Special Use and Occupancy” requirements of the latest City adopted addition of the **Uniform California** Building Code.
5. Recreational Courts
- a. The maximum height of fences enclosing recreational courts shall be ten (10) feet.
 - b. Recreational courts shall be set back a minimum of ten (10) feet from the side property line, ten (10) feet from the rear property line, and fifty (50) feet from the front property line.
 - c. A maximum of eight (8) lights may be permitted. Said lights shall not exceed a height of twenty-two (22) feet.
 - d. All lighting shall:
 - (1) Be designed, constructed, mounted, and maintained so that the light source is cut off when viewed from any point above five (5) feet, measured at the lot line; and
 - (2) Be used only between the hours of 7:00 a.m. and 10:00 p.m.
 - e. The surface of a recreational court shall be designed, painted, colored, and/or treated to reduce reflection from any lighting thereon.
 - f. The above listed standards shall be considered minimum standards. The Planning Agency may impose more stringent standards if it is determined that such standards are required to achieve consistency with the intent and purpose of the General Plan and this Title.

11.260 VEHICLE REPAIR FACILITIES

1. Intent

This Section is intended to regulate the establishment and operation of vehicle repair facilities to reduce or eliminate potential noise, fumes, litter, and parking problems associated with motor vehicle repair shops. The provisions of this Section are further intended to ensure that vehicle repair facilities are compatible with adjacent and surrounding land uses.

2. Applicability

Each vehicular repair facility, including those which may be part of and incorporated within a vehicle dealership, shall comply with the provisions of this Section in addition to the development standards and permit procedures of the zone district in which it is to be located and with other applicable provisions of this Title.

3. Minimum Development Standards

a. Paving

The portion of the site devoted to vehicle repair facilities shall be entirely paved, except for buildings and landscaping.

b. Structures

When practical, entrances to individual service bays shall not face public rights-of-way or abutting residential parcels.

c. Repair Activities

All repair activities, operations, and storage of materials shall be conducted entirely within an enclosed building. Outdoor hoists are prohibited.

d. Enclosure

Repair facilities, performing body and fender work, or similar noise-generating activities, shall be conducted within a fully-enclosed structure. All painting shall occur within a fully enclosed booth that meets all requirements of the **Uniform California** Building Code and Section 12.30 (Air Quality) of this Title.

e. Litter

The premises shall be kept in a neat and orderly condition at all times and all improvements shall be maintained in a condition of reasonable repair and appearance. No new, used, or discarded automotive parts, equipment, or permanently disabled, junked or wrecked vehicles may be stored outside of a building.

f. Storage

Exterior parking area shall be used for employee and customer parking only, and not for the repair or finishing work or long term (over one week) storage of vehicles. No vehicles to be repaired shall be parked or stored on any street or alley.

g. Hazardous Materials

Any handling, treatment, storage, or use of hazardous materials shall be subject to the requirements of Section 10.110 (Hazardous Materials Management) of this Title.

k. Repair of Vehicles

The repair and service facility portion of any used automobile/light truck sales facility shall comply with the provisions of Section ~~11.250~~ 11.260 (Vehicle Repair Facilities) of this Chapter.

l. Queuing of Vehicles

On-site queuing area or lanes for service customers shall be provided which shall be large enough to accommodate a minimum of one and a half vehicles for each service bay in the facility. One-site driveways may be used for queuing, but may not interfere with access to required parking spaces. Regular parking spaces may not double as queuing spaces.

m. Noise Control

- (1) Loudspeakers are permitted provided that noise levels are maintained below fifty-five (55) dBA at the property boundary.
- (2) All noise generating equipment exposed to the exterior shall be muffled with sound absorbing materials to reduce noise levels below fifty-five (55) dBA at the property boundary.

n. Toxic Waste Storage and Disposal

- (1) Gasoline storage tanks shall meet all applicable State and local health regulations, and shall be constructed and maintained under the same conditions and standards that apply to service stations.
- (2) Any handling, treatment, storage, or use of hazardous materials shall be subject to the requirements of Section 10.110 (Hazardous Materials Management) of this Title.

o. Air Quality

- (1) Brake washers shall be installed and utilized in all service stalls or areas which perform service on brakes containing asbestos or other materials known to be harmful when dispersed in air.
- (2) Mechanical ventilating equipment shall direct exhaust away from adjacent residential properties.
- (3) Exhaust systems shall be equipped with appropriate and reasonably available control technology to minimize or eliminate noxious pollutants which would otherwise be omitted.



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 6, 2022

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Dennis Fidler, Building Official

SUBJECT: ADOPT ORDINANCE 743 REPEALING AND ADDING NEW CHAPTERS OF TITLE 15 ("CODE OF BUILDING REGULATIONS") OF THE SHAFTER MUNICIPAL CODE AS FOLLOWS: 15.04, 15.06, 15.08, 15.10, 15.12, 15.16, 15.20, 15.24, 15.26, 15.28, 15.32, 15.34, 15.36, 15.40, 15.44, & 15.52 WHICH INCLUDES ADOPTION OF THE CALIFORNIA BUILDING STANDARDS CODE, AS MODIFIED, TO PROVIDE A NEW CODE OF BUILDING REGULATIONS

RECOMMENDATION

City Council conduct a public hearing and receive public comment; introduce for second reading by title only, waive reading, and adopt Ordinance 743, an Ordinance of the City Council of the City of Shafter, California amending Title 15 of the Shafter Municipal Code by repealing and adding new Chapters of Title 15 ("Code of Building Regulations") of the Shafter Ordinance Code as follows 15.04, 15.06, 15.08, 15.10, 15.12, 15.16, 15.20, 15.24, 15.26, 15.28, 15.32, 15.34, 15.36, 15.40, 15.44, and 15.52; and adopting by reference the 2022 California Administrative, Building, Residential, Electrical, Mechanical, Plumbing, Energy, Existing Building, Historical Building, Fire, Green Building Standards, Referenced Standards Codes, the 2021 International Swimming Pool and Spa Code, Shafter Grading Code, Shafter Moved-Building Regulations, Mobile Homes and Accessory Structures, Shafter Floodplain Management Ordinance, and Local Amendments with certain appendices, as modified, to provide a new code of Building Regulations.

BACKGROUND

On November 15, 2022, Council introduced the ordinance for first reading, adopted the findings that the local amendments to the California Building Standards Code are reasonable and necessary due to local climatic, topographic, and geological conditions, and set today as the hearing date to receive public comment on the proposed ordinance. A notice of public hearing was properly advertised and posted.

Pursuant to Health and Safety Code Section 18938(b), building standards contained in the 2022 California Building Standards Code consist of various model codes which are modified by various state agencies, including but not limited to, the Department of Housing and Community Development, Office of the State Fire Marshall, Department of

PUBLIC HEARING

ADOPT ORDINANCE 743 REPEALING AND ADDING NEW CHAPTERS OF TITLE 15 ("CODE OF BUILDING REGULATIONS") OF THE SHAFTER MUNICIPAL CODE AS FOLLOWS: 15.04, 15.06, 15.08, 15.10, 15.12, 15.16, 15.20, 15.24, 15.26, 15.28, 15.32, 15.34, 15.36, 15.40, 15.44, & 15.52 WHICH INCLUDES ADOPTION OF THE CALIFORNIA BUILDING STANDARDS CODE, AS MODIFIED, TO PROVIDE A NEW CODE OF BUILDING REGULATIONS

Health Services, California Energy Commission, and the Division of the State Architect. The 2022 California Building Standards Code will apply to all building permits applied for after January 1, 2023. Typically, California adopts a new edition of building codes every three years.

The 2022 California Building Standards Code is based, in part, upon the 2021 International Building Code, 2021 International Residential Code, 2021 International Fire Code, 2021 Uniform Plumbing Code, 2021 Uniform Mechanical Code, 2020 National Electrical Code, and the 2021 International Existing Building Code.

Sections 13143.5 and 17958.5 of the California Health and Safety Code provide local jurisdictions with an opportunity during the local adoption process to make reasonable and necessary changes to the California Building Standards Code. To make amendments to the codes, other than administrative changes, your Council adopted Resolution 2894 that the amendments are reasonable and necessary because of the local climatic, topographic, and geological conditions for the proposed changes. The changes to the codes must result in regulations being at least as restrictive as the California Building Standards Code. A local jurisdiction may not eliminate or reduce any of the code requirements. Most of the local amendments being proposed are of a minor nature and will result in substantially the same requirements that exist in the current Code of Building Regulations.

ANALYSIS

The City of Shafter Building Department has worked with the Kern County Building and Fire Departments and other local jurisdictions to create and recommend these proposed revisions to the Code of Building Regulations. Title 15 of the Shafter Municipal Code, called the "Code of Building Regulations", which incorporates the California Building Standards Code with local modifications. Local jurisdictions are provided the opportunity to modify the California Building Standards Code due to local climatic, topographic, and geological conditions, and those amendments are incorporated into the ordinance. The California Building Standards Commission has established January 1, 2023, as the effective date of the codes.

FISCAL IMPACT

No budget action is needed with the approval of this item. The cost of incorporating the new building codes into the City's municipal code is nominal and can be accommodated within the adopted 2022-23 Annual Operating Budget.

CEQA ANALYSIS

The action is not subject to the California Environmental Quality Act (CEQA) because it is not defined as a "Project" pursuant to Section 15378(b)(2) of the CEQA Guidelines. The action is updating pertinent City code to follow recent changes to the California

ADOPT ORDINANCE 743 REPEALING AND ADDING NEW CHAPTERS OF TITLE 15 ("CODE OF BUILDING REGULATIONS") OF THE SHAFER MUNICIPAL CODE AS FOLLOWS: 15.04, 15.06, 15.08, 15.10, 15.12, 15.16, 15.20, 15.24, 15.26, 15.28, 15.32, 15.34, 15.36, 15.40, 15.44, & 15.52 WHICH INCLUDES ADOPTION OF THE CALIFORNIA BUILDING STANDARDS CODE, AS MODIFIED, TO PROVIDE A NEW CODE OF BUILDING REGULATIONS

Building Standards Code and therefore, is a continuing general policy and procedure making maintenance activity of the City and not defined as a "project" per the Section.

APPROVED BY THE CITY ATTORNEY

Yes

ALTERNATIVES

None

NEXT STEPS

Direct the City Clerk to publish this ordinance in accordance with Government Code sections 6066, 2514, and 50022.3.

ATTACHMENTS

1. Ordinance 743 Title 15 (Building Regulations) 2022 CBSC Adoption
2. Exhibit B Building Code of Regulations 2022 CBSC

ORDINANCE NO. 743

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHAFTER, CALIFORNIA AMENDING TITLE 15 OF THE SHAFTER MUNICIPAL CODE BY REPEALING AND ADDING NEW CHAPTERS OF TITLE 15 (“CODE OF BUILDING REGULATIONS”) OF THE SHAFTER ORDINANCE CODE AS FOLLOWS: 15.04, 15.06, 15.08, 15.10, 15.12, 15.16, 15.20, 15.24, 15.26, 15.28, 15.32, 15.34, 15.36, 15.40, 15.44, and 15.52; AND ADOPTING BY REFERENCE THE 2022 CALIFORNIA ADMINISTRATIVE, BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING, ENERGY, EXISTING BUILDING, HISTORICAL BUILDING, FIRE, GREEN BUILDING STANDARDS, REFERENCED STANDARDS CODES, THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE, SHAFTER GRADING CODE, SHAFTER MOVED-BUILDING REGULATIONS, MOBILE HOMES AND ACCESSORY STRUCTURES, SHAFTER FLOODPLAIN MANAGEMENT ORDINANCE, AND LOCAL AMENDMENTS WITH CERTAIN APPENDICES, AS MODIFIED, TO PROVIDE A NEW CODE OF BUILDING REGULATIONS

WHEREAS, the City Council has studied and considered voiding Ordinance No. 715 (Chapters 15.04, 15.06, 15.08, 15.10, 15.12, 15.16, 15.20, 15.24, 15.26, 15.28, 15.32, 15.34, 15.36, 15.40, 15.44, & 15.52 of Title 15 of the Shafter Municipal Code) and adding a new Title 15 to the Shafter Municipal Code as depicted in Exhibit “B”, attached hereto and made a part of this Ordinance as though fully set forth herein, and has determined that in order to enforce health and safety laws applicable to buildings and construction in the City of Shafter, it is necessary to approve Ordinance No. 743; and

WHEREAS, the City Council adopts the findings that the local amendments to the California Building Standards Code are reasonable and necessary due to local climatic, topographic, and geological conditions as depicted in Exhibit “A” attached hereto and made part of the adopted findings; and

WHEREAS, a timely and properly noticed public hearing upon Ordinance No. 743 was held by the City Council of the City of Shafter on December 6th at which hearing evidence, oral and documentary, was admitted on behalf of said Ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHAFTER DOES ORDAIN AS FOLLOWS:

SECTION 1. The Shafter Municipal Code is hereby amended by voiding Ordinance No. 715 (Chapters 15.04, 15.06, 15.08, 15.10, 15.12, 15.16, 15.20, 15.24, 15.26, 15.28, 15.32, 15.34, 15.36, 15.40, 15.44, and 15.52 of Title 15 of the Shafter Municipal Code) and adding a new Title 15 to the Shafter Municipal Code as depicted in Exhibit “B”, attached hereto and made a part of this Ordinance as though fully set forth herein, by adoption of Ordinance No. 743 by the City Council of the City of Shafter.

SECTION 2. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining sections of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 3. This Ordinance shall take effect thirty days after its adoption, and within fifteen days after such adoption shall be published once in the Shafter Press, a newspaper of general circulation published and circulated in the City of Shafter, together with the names of members of the City Council voting for and against the same.

PASSED AND ADOPTED THIS 6th DAY OF DECEMBER, 2022.

Cathy L. Prout, Mayor

ATTEST:

Yazmina Pallares, City Clerk

APPROVED AS TO FORM:

Marco A. Martinez, City Attorney

EXHIBIT “B” – TITLE 15

CODE OF BUILDING REGULATIONS – BUILDINGS AND CONSTRUCTION

Chapters:

15.04	BUILDING REGULATIONS – GENERAL
15.06	RESIDENTIAL CODE
15.08	BUILDING CODE
15.10	GREEN BUILDING STANDARDS CODE
15.12	MECHANICAL CODE
15.16	PROPERTY MAINTENANCE CODE
15.20	PLUMBING CODE
15.24	ELECTRICAL CODE
15.26	EXISTING BUILDINGS CODE
15.28	GRADING CODE
15.32	FIRE CODE
15.34	RESIDENTIAL SWIMMING POOL AND SPA CODE
15.36	BUILDING RELOCATION
15.40	MOBILEHOMES AND ACCESSORY STRUCTURES
15.44	FLOODPLAIN MANAGEMENT
15.52	ENERGY CODE

Section 1. Chapter 15.04, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.04, Title 15 of the Ordinance Code of the City of Shafter, is hereby added to read as follows:

**CHAPTER 15.04
BUILDING REGULATIONS – GENERAL**

Sections:

- 15.04.010 Purpose.**
- 15.04.020 Short title – Scope – More restrictive provisions.**
- 15.04.030 Applicability.**
- 15.04.040 Waiver of exemption.**
- 15.04.050 Interpretation.**
- 15.04.060 Definitions.**
- 15.04.070 Enforcement authority.**
- 15.04.080 Alternate materials and methods of construction.**
- 15.04.090 Tests as proof of compliance or equivalency.**
- 15.04.100 Modifications for individual cases.**
- 15.04.110 Issuance of permit in advance of permit for main building.**
- 15.04.120 Access.**
- 15.04.130 Records – Reports – Disposition of fees.**
- 15.04.140 Regulations – Fees – Security deposits.**
- 15.04.150 Unfinished structures and projects.**
- 15.04.160 Powers of Board of Building Appeals.**
- 15.04.170 Limitation of liability.**
- 15.04.180 Permit – Expiration and extension.**
- 15.04.190 Plan checking – Expiration and extension.**
- 15.04.200 Violation – Penalty.**

15.04.010 Purpose.

The purpose of this title is to promote the public safety and welfare by the adoption of minimum building standards to be required and enforced throughout the incorporated territory of the City of Shafter.

15.04.020 Short title – Scope – More restrictive provisions.

- A. This title may be cited as the "Code of Building Regulations."
- B. This title is partially comprised of the 2022 California Code of Regulations (CCR), Title 24, also referred to as the California Building Standards Code adopted by the California Building Standards Commission, Department of Housing and Community Development of the State of California and other agencies of the State of California. At the time of enactment of this title, the California Code of Regulations, Title 24, is comprised of the following codes:

- Part 1 California Administrative Code
- Part 2 California Building Code
- Part 2.5 California Residential Code

- Part 3 California Electrical Code
- Part 4 California Mechanical Code
- Part 5 California Plumbing Code
- Part 6 California Energy Code
- Part 7 Vacant – formerly California Elevator Safety Construction Code
- Part 8 California Historical Building Code
- Part 9 California Fire Code
- Part 10 California Existing Building Code
- Part 11 California Green Building Standards Code
- Part 12 California Referenced Standards Code

The above codes are all adopted herein by reference, have the same force of law, and are effective statewide 180 days after publication by the state unless otherwise stipulated. City of Shafter has made local modifications, additions and amendments to these codes as allowed, which are determined reasonably necessary because of local climatic, geological, or topographical conditions which are prescribed in Title 15 of the Ordinance Code. If the State of California adopts revisions or modifications to the above California Code of Regulations, those revisions or modifications shall be incorporated herein by reference to be effective on the date determined by the State of California.

Other codes and regulations adopted herein by reference, with modifications, and made a part of the Code of Building Regulations, include the following:

- 2021 International Property Maintenance Code
- 2021 International Swimming Pool and Spa Code
- Shafter Grading Code
- Shafter Moved-Building Regulations
- Mobile homes and Accessory Structures
- Shafter Floodplain Management Ordinance

C. Nothing in the Code of Building Regulations shall be interpreted as abrogating any more restrictive requirements of Title 19, California Administrative Code, known as the Regulations of the State Fire Marshal.

D. Existing and proposed legislation may affect the requirements contained in this code at any time. Any future requirements imposed by the Authority Having Jurisdiction that conflicts with this code shall supersede these requirements and shall be effective and enforceable immediately.

15.04.030 Applicability.

A. The Code of Building Regulations applies to grading, new building construction and to the installation of new mechanical, plumbing, and electrical systems. It also applies to additions, alterations, and repairs to existing construction and to existing mechanical, plumbing, and electrical systems to the extent specifically defined by the codes adopted by reference into this title.

If the cost of any repairs, remodeling or reconstruction thereof, as estimated by the building official, would exceed sixty percent (60) of the replacement cost of a new structure of similar size and kind, all work shall be in accordance with the applicable requirements for new construction, with the exception of fire sprinklers in one and two-family dwellings. See Section 15.06.173.

B. This Code of Building Regulations shall apply, to the extent permitted by law, to all construction in the incorporated City of Shafter whether owned by private persons, firms, corporations, or organizations; by the United States or any of its agencies; by any county or city, including the City of Shafter; or by any authority or public entity organized under the laws of the State of California. Any government agency shall be exempt from the provisions of this chapter only to the extent that such construction may not be lawfully regulated by the City of Shafter.

C. This Code of Building Regulations will apply to permit applications filed on and after the effective date of the ordinance from which this title derives.

D. The building official may, at the option and request of the permit holder, authorize compliance with this Code of Building Regulations to projects filed for permit or under construction prior to the effective date of this ordinance.

15.04.040 Waiver of exemption.

An owner or person proposing to construct a building or structure exempt from the provisions of this title may elect to waive such exemption and submit an application for permit or permits to construct or make repairs to a building or structure. If the permit or permits are issued and construction is undertaken thereunder, the exemption is waived, and the Code of Building Regulations shall apply to the construction.

15.04.050 Interpretation.

This title shall be liberally construed to effect its purpose. If the title regulates one or more applications with dissimilar limitations or requirements, the more restrictive shall apply. Prior references to the former Code of Building Regulations shall be construed to apply to the corresponding provisions of this code.

15.04.060 Definitions.

For the purpose of this title, certain terms used herein or in the adopted codes, shall have the meaning given in this section, except as expressly provided otherwise in this title.

“Adopted code” means a “code,” as defined by subdivision (a) of Government Code Section 50022.1, including, for example, without limiting the generality of the foregoing, Title 24 of the California Administrative Code (also known as the California Building Standards Code) or any of the so-called “International and/or Uniform Codes,” or other standards adopted by reference by this title.

“Building official,” “administrative authority,” “plumbing official” and “chief electrical inspector” means the Director of the Building Department of the City of Shafter or his or her authorized designee.

“Board of Appeals” means the Shafter Board of Building Appeals, as established by city council upon the filing of an appeal.

“Building” means any structure used for support or shelter of any use or occupancy. “Structure” means that which is built or constructed, an edifice or building of any kind or any piece of work artificially built or composed of parts joined together in some definite manner, except any mobile home as defined in Section 18008 of the Health and Safety Code, manufactured home, as defined in Section 18007, special purpose commercial modular, as defined in Section 18012.5, and recreational vehicle, as defined in Section 18010. “Building” means and includes a structure wherein things may be grown, made, produced, kept, handled, stored, or disposed of. All appendages, accessories, apparatus, appliances, and equipment installed as part of building or structure shall be deemed to be a part thereof.

“Building Inspection Department” and “Department” means the Building Inspection Division.

“City,” “City Clerk,” and “City Council” means the City of Shafter, the City Clerk of the City of Shafter, and the City Council of the City of Shafter, respectively.

“Director” means the Director of the Building Department of the City of Shafter or his designee.

“Fire Chief” means the Chief of the Kern County Fire Department.

“Mayor” means the City Council of the City of Shafter.

“Ordinance Code” means the Ordinance Code of the City of Shafter.

15.04.070 Enforcement authority.

A. The building official shall interpret, administer, and enforce this title, and for such purposes, he may appoint deputies and otherwise delegate the authority herein provided.

B. The building official shall have the power to render interpretations of this title, insofar as provisions of the Code of Building Regulations he administers may apply, and to adopt and enforce rules and supplemental regulations in order to clarify the application of its provisions. Such interpretations, rules and regulations shall be in conformance with the intent and purpose of this title.

C. Any authority of the building official involving discretion or interpretation of this title shall be exercised in a reasonable manner.

D. Any decision of the building official relating to interpretation of this title, or to alternate materials or methods of construction as mentioned in Section 15.04.080, or to tests as proof of compliance or equivalency as mentioned in Section 15.04.090, or to modifications as mentioned in Section 15.04.100, shall be subject to appeal to the Board of Building Appeals.

E. Whenever the building official or his designee has knowledge of a violation of Title 15 of this Code, he may cause a notice of intent to record a declaration of substandard property to be mailed to the owner of record of the property as shown on the last equalized assessment roll of the county or as known to the building official at the time of mailing of the notice. The notice shall state that within thirty (30) days of the date of the notice, the owner may request a

meeting with the building official to present evidence that a violation does not exist. The notice shall further describe the property and violation in detail.

Following the sending of the notice of intent to record a notice of violation and prior to recording the notice, if it is determined that no violation exists, the building official or his designee, if requested shall mail a notice of expungement to the then owner(s) of record.

In the event that a meeting is not requested and the violation has not been corrected, or in the event that after consideration of evidence it is determined by the building official, or the Board of Building Appeals or City Council upon further appeal, that a building code violation in fact exists, the building official may record, without fee, a declaration of substandard property in the Office of the County Recorder.

Upon request, the building official or his designee shall issue the affected property owner a notice of expungement of violation upon correction of all violation(s) noticed hereunder, and upon payment of the fee established by the City Council. The notice of expungement may be recorded by the requesting affected property owner at his or her expense in the Office of the County Recorder.

15.04.080 Alternate materials and methods of construction.

A. The provisions of this title are not intended to prevent the use of any material, appliance, installation, device, arrangement, method of construction, or work not specifically prescribed by this title, provided any proposed alternate has been approved under this section.

B. The building official may approve any alternate material, appliance, installation, device, arrangement, method of construction, or work not prescribed by this title, if he finds that the proposed design is satisfactory and that the proposed alternate is, for the purpose intended, at least the equivalent of that prescribed by this Code and by the Health and Safety Code (commencing with Section 17951) in performance, effectiveness, strength, safety, quality, durability, fire resistance and for the protection of life and health.

15.04.090 Tests as proof of compliance or equivalency.

The building official shall require evidence that any material, appliance, installation, device, arrangement, method of construction, or work conforms to, or that any proposed alternate is at least equivalent to, the requirements of this title and of the Health and Safety Code in performance, safety, and for the protection of life and health; and, for such purposes, the building official may require tests to be made at the expense of the owner or his agent. Such tests shall be carried out in the manner specified by this Code or by other recognized test standards approved by the building official or, if there are none, by test procedures determined by the building official. Any such tests shall be made by a competent person, organization, or agency acceptable to the building official. Reports of such tests shall be public records.

15.04.100 Modifications for individual cases.

A. The building official may grant modifications in the applications of this title for individual cases, if he shall first find that:

1. There are practical difficulties involved in carrying out the provisions of this title;

2. A special individual reason makes the strict letter of this title impractical;

3. The modification is in conformity with the spirit and purpose of this title and of the Health and Safety Code (commencing with Section 17951); and

4. Such modification does not lessen health, accessibility, life and fire safety, or structural requirements.

B. No modification shall be granted with respect to any public-health-related requirement of this title, except in accordance with the recommendations of the Building Official or Health Officer. Nothing in this paragraph shall apply to a decision of the Board of Building Appeals or the City Council, on appeal under Section 15.04.160, as the same may relate to any such public-health-related requirement.

C. The details of action granting modifications shall be recorded and entered in the files of the Building Inspection Division.

15.04.110 Issuance of permit in advance of permit for main building.

A. Where no building is located on a lot or parcel, no permit shall be issued for a septic system, accessory building, or temporary power pole prior to issuance of a permit for a main building to be located on the same lot or parcel. The purpose of this provision is to furnish the Planning Department with sufficient information concerning the uses, size, area of coverage, or location of any main building that will or may be constructed thereon, in relation to such septic system, accessory building, or temporary power pole.

EXCEPTIONS: Permits for temporary power poles to be used during time of construction may be issued prior to the main use being established, provided the following conditions have been met:

1. All required plans have been submitted.

2. All plan check fees, building permit fees, and any special fees have been paid in full.

3. Following a natural disaster, the Building Official, with approval from the Director of the Planning Department, may issue such permits deemed necessary to restore a previous legal use or allow temporary occupancy of a site, prior to the primary use being re-established.

B. As used in this section, certain terms are defined as follows:

1. "Accessory building" means and includes any building or structure the use of which is customarily subordinate or incidental to that of a main building or a main use of a certain kind of lot or parcel, for example, a garage or storage building.

2. "Main building" means and includes a building or structure which is customarily used to carry out the main use of a lot or parcel of a certain kind, for example, a dwelling house in the case of a lot in an R-1 (Low-density Residential) District.

3. "Main use" means and includes the principal or dominant use for which a lot or parcel of a certain kind is customarily used, for example, for dwelling purposes in the case of a lot in an R-1 (Low-density Residential) District.

4. "Temporary power pole" means and includes any pole placed for the conveyance of electrical energy for a limited period of time and is used in preparing for the main use of a certain kind of lot or parcel.

C. When written approval is obtained of all property owners whose property lies between the point of supply from the energy supplier and the temporary power pole location, the building official may permit a temporary power pole to be located within three hundred (300) feet of the project boundary if he determines that such location is required by the regulations of the energy supplier.

15.04.120 Access.

A. Access. Each parcel on which a structure is to be constructed or a mobile home placed shall be connected by means of an approved access road or roads to a public highway which is maintained by the City or other public entity or governmental agency.

B. Approved Access. Approved access shall be over permanent recorded public easements or over recorded Federal Bureau of Land Management or Forest Service easements granted for ingress and egress; however, the building official may, in the exercise of his reasonable discretion, grant a variance authorizing access over permanent, recorded private access easements.

C. Variance. The building official is authorized to approve a variance if he finds:

1. There are special circumstances affecting the parcel or its design or improvements; and

2. The granting of the variance will not be materially detrimental to the public welfare or injurious to other property; and

3. The granting of the variance will not be in conflict with the purposes and objectives of this title, the purposes and objectives of the General Plan or any element thereof, or any applicable specific plan.

4. Notwithstanding the foregoing, public access shall be required for any parcel created by a recorded map having thereon a statement to the substantial effect that building permits would not be issued until the parcel had rights of public access.

D. Nonrecorded Access. The building official is authorized to grant a variance such that private, nonrecorded access may be allowed to isolated communication tower sites, pump stations, and similar facilities when the owner/operator of the facility acknowledges, in writing, that they are aware there is no recorded access to the facility.

E. Existing Developed Property. The building official is authorized to assume legal access exists for the purposes of this title and to grant an exception to the requirement to provide verification of legal access to properties that have or had a structure within the last 3 years, which has been determined to be either legal non-conforming (meaning that the structure was constructed prior to the requirement of building permits for the parcel) or the structure had previously been constructed under a valid building permit. The issuance of the building permit has no bearing on the legal status of access to the property. If legal access is not documented and an exemption is granted, the property owner shall acknowledge in writing, that they are aware that the City has not verified legal access and they will hold the City harmless if legal access does not exist to the structure.

F. Appeal.

1. Any interested party who is dissatisfied with any action of the building official with respect to a variance request may appeal to the City Council within twenty (20) days after the date written notice of decision is given to the applicant and interested parties who have requested such notice.

2. Such appeal shall be in writing on such form as the City Council may from time to time approve and shall be filed with the building official, accompanied by any fee as may be prescribed by resolution of the City Council.

3. The City Council shall hear the appeal, upon notice as provided herein, within fifteen (15) days after the filing of the appeal or at its next succeeding regular meeting after fifteen (15) days, unless the applicant consents to a continuance.

4. The Clerk of the Council shall cause notice to be given of the time and place of the hearing on the appeal at least one (1) week prior thereto, as follows:

a. By mailing or delivering a copy of the notice of hearing to the applicant, the building official, the appellant (if other than the applicant), and any other person whose written request has been filed with the Clerk; and

b. By posting a copy of the notice of hearing on the bulletin board adjacent to the Chambers of the Council.

5. Within seven (7) days following the conclusion of the hearing, the City Council shall declare its findings and render its decision on the appeal. The Council, within its scope of authority, may sustain, modify, reject, or overrule any determination or findings of the building official and may make such findings as are not inconsistent with the provisions of this Article or any other provision of law.

6. The City Council shall not be bound by the above requirements for access. Upon due consideration of the facts, the Council may exempt an applicant from providing verification that legal access exists to their project and authorize the issuance of a Building Permit with or without conditions.

G. Other Code Requirements. Approved access easements shall comply with all other requirements of this code.

15.04.130 Records – Reports – Disposition of fees.

The building official shall cause to be made and filed a permanent record of each transaction of the department covered by this title. He shall account to the City Council for permits issued and the fees collected by the department. Permit fees shall be deposited on a daily basis into the Building Inspection Fund with the County Treasurer.

15.04.140 Regulations – Fees – Security deposits.

A. Subject to approval by the City Council, the building official may promulgate reasonable regulations to implement or facilitate inspection functions, the issuance of permits and certificates, and the other administrative and enforcement duties imposed upon him by this title.

B. Subject to approval by the City Council, the building official may adopt and charge a reasonable schedule of fees for permits, permit renewal, plan checking, processing applications, inspections and enforcement, maintenance of records, and for the performance of special services by the Planning Department or the Public Works Department in administering and enforcing this title. The schedule may provide for the partial refund of permit fees to applicants.

C. Penalty fees specified in this title for starting or proceeding without necessary permits shall be assessable against contractors, except for emergency work for which permits must be procured within a reasonable time not to exceed two (2) working days. In cases involving other than contractors, penalty fees may be waived by the department if action is taken to apply for and take out all necessary permits prior to referral to the investigation section of the department for action.

Where work for which a permit is required by this Code is started or proceeded with prior to obtaining said permit, the permit fees specified by City Council Resolution shall be doubled, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Code in the execution of the work nor from any other penalties prescribed herein.

D. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. Reinspection fees may also be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which the inspection is requested, or for deviating from the plans requiring approval of the building official. The fee for each reinspection shall be established by the City Council and as set by City Resolution, and shall be paid prior to any additional inspections.

E. Where the permittee desires occupancy or all utilities energized before the final inspection can be completed, and the building official determines that all fire protection systems are operational and no unreasonable hazard to life or property exists, he may deposit with the building official security in the amount

of the building official's estimate of the cost of completion plus fifty percent (50%) for the purpose of ensuring the completion of the work and the department's overhead costs involved in processing and administration. The term "security" as used in this section means one or more of the following:

1. A bond by one (1) or more duly authorized corporate sureties;
or
2. A cash deposit made with the City; or
3. An instrument of credit from one (1) or more financial institutions subject to regulation by the State or Federal Government pledging that the funds necessary to meet the performance are on deposit and guaranteed for payment and agreeing that the funds designated by the instrument shall become trust funds for the purposes set forth in the instrument; or
4. Negotiable U.S. Treasury Certificates of the kind approved by law for security deposits of public money.
5. The security sum is to be refunded to the permittee upon completion and may be released to the depositor in two payments during the progress of the work if the deposit exceeds one thousand dollars (\$1,000), and the same ratio of security is maintained on deposit for all uncompleted work. Such special permit shall be granted for a specific time period mutually agreed upon, after which if the project remains uncompleted, the building official may declare permit void, forfeit and utilize security deposit to gain compliance under provisions of this title.

15.04.150 Unfinished structures and projects.

Where a structure or project remains unfinished after the permit therefore has been revoked or canceled, the owner shall, within sixty (60) days after written notice by the building official, demolish and remove the same or obtain a new permit. In order to renew action on a building permit after cancellation, the applicant shall pay a new inspection fee. In the event any modifications to the previously approved plans are proposed, the applicant shall also resubmit plans and pay a new plan review fee.

15.04.160 Powers of Board of Building Appeals.

A. The Board of Building Appeals shall hear any appeal from a decision of the building official relating to application and interpretation of this title, or alternate materials or methods of construction as mentioned in Section 15.04.080, or tests as proof of compliance or equivalency as mentioned in Section 15.04.090, or modifications for individual cases as mentioned in Section 15.04.100.

B. The authority of the Board of Building Appeals is limited to the application and interpretation of this title and does not permit waivers of any code requirements.

C. The Board of Building Appeals shall make written findings and render a written decision on each appeal which it hears; and shall cause a copy of same to be furnished to the appellant, to the building official, and to any person requesting it.

D. The decisions of said Board of Building Appeals shall be subject to further appeal to the City Council, provided that a request for hearing by the City Council is filed with the building official not later than thirty (30) days after the date the written findings and decision of the Council are placed in the mail, addressed to the appellant.

E. The City Council shall make written findings and render a written decision on each appeal which it hears; and shall cause a copy of same to be furnished to the appellant, to the building official, and to any person requesting it.

15.04.170 Limitation of liability.

A. Neither an approval nor a permit granted by the Planning Department or the Public Works Department, or any other department involved in the review and approval of said permit, shall constitute permission or authority for or be interpreted as a waiver of violation of any statute, ordinance, or regulation.

B. Neither the City of Shafter nor its officers or employees shall be liable for structural or construction defects through the administration or enforcement of this title.

C. By accepting a permit for the performance of services by the Planning Department or the Public Works Department, an applicant consents to the limitations of this section.

15.04.180 Permit – Expiration and extension.

A. Every permit issued by the building official under the provisions of this title shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within three hundred and sixty (360) days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of three hundred and sixty (360) days and an extension has not been granted. Before such work can be recommenced, the permit shall be first reissued, and the fee therefore shall be one-half (1/2) the amount of the building permit fee required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded three hundred and sixty days (180) after the expiration of the permit. If work has not commenced, and a new Code of Building Regulations has been adopted since the original date of application, an extension will not be granted and a new permit shall be obtained in conformance with the current regulations and full permit fees paid.

B. Any permittee holding an unexpired permit may apply for an extension of the time within which he may commence work under that permit when he is unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee, for a period not exceeding one hundred eighty (180) days, upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. A valid inspection shall be requested within 60 days of a permit extension.

C. Engineered Grading Permits - The permittee shall submit a letter annually stating that engineered grading permits issued under the provisions of this title are still active projects.

D. Notwithstanding any other provisions of this title, permits issued under the provisions of this title shall expire five (5) years after the date of issuance. Annual extensions may be granted by the building official after payment of an additional fee for each annual or portion thereof extension.

E. Permits to correct a violation
Permit applications to correct an existing violation must be actively pursued by the applicant. An application shall be deemed to have been abandoned 60 days after filing unless such application has been pursued in good faith as determined by the building official. No extensions will be granted after filing an application. The first inspection must be requested within 30 days after permit issuance, and an issued permit will be deemed invalid if the work authorized by such permit is suspended or abandoned for a period of 90 days. Permits issued to correct a violation shall expire 360 days after the date of issuance.

15.04.190 Plan checking – Expiration and extension.

A. Applications for which no permit is issued within one hundred eighty (180) days following the date of application shall expire by limitation, and plans and other data submitted for checking may thereafter be returned to the applicant or destroyed by the building official.

B. The building official may extend the time for action by the applicant for a period not exceeding one hundred eighty (180) days upon request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan check fee.

C. Applications to correct an existing violation must be actively pursued by the applicant. An application shall be deemed to have been abandoned 60 days after filing unless such application has been pursued in good faith as determined by the building official. No extensions will be granted after filing an application.

15.04.200 Violation – Penalty.

A. Any person who violates or who causes permits or allows the violation of any provision of this title (including codes which have been adopted by reference) shall be deemed guilty of a misdemeanor. The Building Official, the Director of the Planning Department, the Kern County Fire Chief, the Kern County Health Officer, or their designees in enforcing this title may cause criminal complaints to be issued for the violation of any section of this title, including any of the codes adopted by reference herein. Each day that violation of any such provision continues shall be considered a separate offense.

B. Any structure, construction, or installation that is undertaken or permitted to continue in violation of any provision of this title is a public nuisance and may be abated by the building official.

C. Any act declared by this title to be a misdemeanor shall be punishable, upon conviction thereof, by fine of not exceeding One Thousand Dollars (\$1,000) or by imprisonment in the Kern County Jail for not exceeding six (6) months, or by both such fine and imprisonment.

D. Whenever a violation of this chapter occurs or is alleged to have occurred, any person may file a complaint with the building official stating fully the causes and basis thereof. The complaint shall be investigated, and such action thereon as provided by this chapter taken as deemed appropriate.

E. The building official may, upon the presentation of proper credentials to the occupant or owner, enter any premises, building, or structure at any reasonable time for the purpose of investigating and inspecting said premises, building, or structure to determine if the same are being used in compliance with the provisions of this title (including codes which have been adopted by reference). If admission or entry is refused, the building official may apply to obtain an inspection warrant.

F. In addition to the above remedies, the above public officials may take enforcement actions for violations of this title by imposing administrative penalties or abating a public nuisance as provided for in the Shafter Municipal Code.

Section 2. Chapter 15.06, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.06, Title 15 of the Ordinance Code of the City of Shafter is hereby added to read as follows:

CHAPTER 15.06 RESIDENTIAL CODE

Sections:

- 15.06.010 Short title.**
- 15.06.020 Applicability.**
- 15.06.030 California Residential Code – Adopted.**
- 15.06.040 California Residential Code – Provisions not adopted.**
- 15.06.050 California Residential Code – Amendments – General.**
- 15.06.051 Section R105.2 amended – Work exempt from permit.**
- 15.06.060 Section R106.3.1 amended – Approval of construction documents.**
- 15.06.070 Section R109.1.3 amended – Floodplain inspections.**
- 15.06.080 Section R109.3.1 added – Inspection record card.**
- 15.06.090 Section R110.1 amended – Use and occupancy.**
- 15.06.100 Reserved**
- 15.06.110 Section R301.2 amended – Climatic and geographic design criteria.**
- 15.06.120 Reserved**
- 15.06.130 Reserved**
- 15.06.140 Section R301.2.3 amended – Snow loads.**
- 15.06.150 Section R301.2.4 amended – Floodplain construction.**
- 15.06.160 Table R301.5 amended – Minimum Uniformly Distributed Live Loads**
- 15.06.161 Table R302.1(2) amended – Exterior Walls – Dwellings and Accessory Buildings with Automatic Residential Fire Sprinkler Protection.**
- 15.06.170 Section R302.6 amended – Dwelling/garage and/or carport fire separation**
- 15.06.171 Section R302.13 amended – Fire protection of floors.**
- 15.06.172 Section R302.15 amended – Sound Transmission.**
- 15.06.173 Section R313.2 amended – One- and two-family dwellings automatic fire sprinkler systems.**
- 15.06.180 Section R322 amended – Flood-Resistant Construction**
- 15.06.190 Section R401.1 amended – Application.**
- 15.06.200 Section R401.3 amended – Drainage.**
- 15.06.210 Section R401.4.1 amended – Geotechnical evaluation.**
- 15.06.220 Reserved**
- 15.06.221 Section R404.1.4.1 amended – Masonry foundation walls.**
- 15.06.222 Section R404.1.4.2 Amended-Concrete foundation walls.**
- 15.06.230 Section R404.2 amended – Wood foundation walls.**
- 15.06.240 Section R408.7 amended – Flood resistance.**

- 15.06.241 Reserved**
- 15.06.250 Section R502.3.1 amended – Sleeping areas and attic joists.**
- 15.06.260 Table R502.3.1(1) amended – Floor Joist Spans for Common Lumber Species**
- 15.06.261 Section R506.2.3 amended – Vapor retarder.**
- 15.06.270 Reserved**
- 15.06.280 Reserved**
- 15.06.290 Section R606.4.4 amended – Parapet walls.**
- 15.06.300 Section R606.12.2.2.3 amended – Reinforcement requirements for masonry elements.**
- 15.06.310 Reserved**
- 15.06.315 Section R908.1 amended – General.**
- 15.06.320 Section R908.2 amended – Structural and construction loads.**

15.06.010 Short title.

This chapter may be cited as the "Shafter Residential Code."

15.06.020 Applicability.

This chapter shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every detached one- and two-family dwelling or townhouse, not more than three stories above grade plane in height with a separate means of egress and accessory structures accessory thereto not more than three stories above grade plane in height throughout the incorporated territory of the City of Shafter, excepting those exempted therefrom.

15.06.030 California Residential Code – Adopted.

California Code of Regulations, Title 24 Part 2.5 being that portion of the 2022 edition of the California Building Standards Code, referred to as the California Residential Code, including Appendix Chapters AH, AQ, AX, and AZ, and as modified and amended by this chapter, is adopted by this reference into the Shafter Residential Code. Additions and modifications to the California Building Standards Code (made by this Chapter) are made by reference to the appropriate section of the California Residential Code.

15.06.040 California Residential Code – Provisions not adopted.

The following provisions of the California Residential Code are not adopted as part of this chapter and shall not apply thereto:

- A. Section 1.8.8 Building Appeals Board
- B. Section R103 Department of Building Safety
- C. Section R104.10.1 Flood Hazard Areas
- D. Section R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in flood hazard areas
- E. Section R105.3.2 Time limitation of application
- F. Section R105.5 Expiration
- G. Section R112 Board of Building Appeals

- H. Appendix Chapters AA, AB, AC, AD, AE, AF, AG, AI, AJ, AK, AL, AM, AN, AO, AP, AR, AS, AT, AU, AV, AW, AY

15.06.050 California Residential Code – Amendments – General.

The following sections of the California Residential Code are amended to read as set out in this chapter.

15.06.051 Section R105.2 amended – Work exempt from permit.

Section R105.2, item 3 under Building: is amended to read as follows:

3. Retaining walls that are not over four feet (1219 mm) in height measured from the bottom of the footing to the top of the wall.

EXCEPTIONS:

- a. Supporting a surcharge or impounding Class I, II or III-A liquids.
- b. Walls retaining soils within a 2:1 (horizontal to vertical) slope of the lowest finished grade at property line shall be constructed from 6-inch minimum nominal thickness masonry or concrete, unless a permitted retaining wall or otherwise exempt retaining wall is protecting the property line. Other construction materials may be approved on a case by case basis by the building official.

15.06.060 Section R106.3.1 amended – Approval of construction documents.

Section R106.3.1 is amended by replacing the first sentence to read as follows:

R106.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, which states “Approved.”

15.06.070 Section R109.1.3 amended – Floodplain inspections.

Section R109.1.3 is amended to read as follows:

R109.1.3 Floodplain inspections. In flood hazard areas, subject to regulation by the City’s Floodplain Management Ordinance being Chapter 15.44 upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certificate required in Chapter 15.44 shall be submitted to and approved by the building official. Wherever this code refers to flood or flood hazard areas, the user is directed to Chapter 15.44.

15.06.080 Section R109.3.1 added – Inspection record card.

Section R109.3.1 is added to read as follows:

R109.3.1 Inspection record card. Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the building official to conveniently make the required entries thereon regarding

inspection of the work. The card and approved plans shall be maintained available by the permit holder until final approval has been granted by the building official.

15.06.090 Section R110.1 amended – Use and occupancy.

Section R110.1, Exception 2 is amended to read as follows:

2. Nonbuilding structures.

15.06.100 Reserved

15.06.110 Section R301.2 amended – Climatic and geographic design criteria.

Section R301.2 is amended by replacing the last sentence with the following:

Additional criteria shall be established by the local jurisdiction based on site specific information. Whenever reference is made to Table R301.2(1) by any section of this code, refer to other sections contained herein of this code for the required information, or contact the building official.

15.06.120 Reserved

15.06.130 Reserved

15.06.140 Section R301.2.3 amended – Snow loads.

Section R301.2.3 is amended by adding the following:

If no statistical analysis of data is available, ground snow loads, based on site elevations, may be assumed as follows:

<u>Elevation (feet)</u>	<u>Ground Snow Load p_g (psf)</u>
0 - 3500	0
3500 - 4000	20
4000 - 5000	30
5000 - 6000	40
6000 - 7000	60
7000 - 8000	80

15.06.150 Section R301.2.4 amended – Floodplain construction.

Section R301.2.4 is amended to read as follows:

R301.2.4 Geological or Flood Hazard. If, in the opinion of the building official, a structure to be used for human habitation or occupancy is proposed to be located such that it would be subject to geological or flood hazard to the extent that it would endanger human life safety, a permit to construct shall be denied, unless corrective work satisfactory to the building official can be done to eliminate or sufficiently reduce the hazard. No structures shall be permitted where expressly prohibited under Title 15 or Chapter 15.44 of the Ordinance Code.

The building official, in formulating his opinion as to the extent of the hazard, may take into consideration such data as is available from federal, state, and local agencies, and other City or County departments having information and knowledge relative to such hazardous conditions. He may require applicants to furnish geological and/or engineering studies, reports, and recommendations for corrective work sufficient to establish the safety of the proposed structure, and for which a qualified registered geologist or engineer shall assume full responsibility.

15.06.160 Table R301.5 amended – Minimum Uniformly Distributed Live Loads

Table R301.5 is amended as follows:

The required live load for “Sleeping areas” is amended to 40 pounds per square foot (psf) uniform load. The remainder of Table R301.5 remains unchanged.

15.06.161 Table R302.1(2) amended – Exterior Walls – Dwellings and Accessory Buildings with Automatic Residential Fire Sprinkler Protection

Table R302.1(2) is amended by deleting footnote a.

15.06.170 Section R302.6 amended – Dwelling/garage and/or carport fire separation.

Section R302.6 is amended by adding a sentence to read as follows:

In one and two-family dwellings that do not have an automatic residential fire sprinkler system, all references in Table R302.6 to “½-inch gypsum board” shall be revised to read “5/8-inch Type X gypsum board.”

15.06.171 Section R302.13 amended – Fire protection of floors.

Section R302.13 is amended by adding exception 5 to read as follows:

5. Exterior deck assemblies located over spaces not intended for human occupancy, storage, or fuel-fired appliances.

15.06.172 Section R302.15 added – Sound Transmission.

Section R302.15 is added to read as follows:

R302.15 Sound Transmission. Wall and floor ceiling assemblies separating dwelling units and townhouse units, shall be provided with sound transmission insulation in accordance with Section 1206 of the California Building Code.

15.06.173 Section R313.2 amended – One- and two-family dwellings automatic fire sprinkler systems.

Item No. 1 of Section R313.2 is amended to read as follows:

1. An automatic residential fire sprinkler system shall not be required for additions or alterations to existing one- and two-family dwellings that are not already provided with an automatic residential sprinkler system unless the alteration involves reconstruction of 90% or more of the structure above the slab/foundation. Any existing structure that is being converted to a one- or two-family dwelling for the first time is considered a new dwelling.

15.06.180 Section R322 amended – Flood-Resistant Construction

All of Section R322 shall be amended to read as follows:

R322.1 General. Buildings and structures located in whole or in part in flood hazard areas shall comply with Chapter 15.44 of the Ordinance Code and other applicable sections of this code.

15.06.190 Section R401.1 amended – Application.

Section R401.1 shall be amended by replacing the last sentence of the first paragraph and all of the listed exceptions with the following:

Wood foundations shall not be permitted.

EXCEPTIONS:

1. Non-occupied, single story, detached wood or metal storage sheds and similar uses other than a garage or carport, may be supported on skids provided the skids are anchored to the surface, the building width does not exceed 14 feet, the building length does not exceed 40 feet, the plate height does not exceed 12 feet above grade at any point, and the maximum roof projection does not exceed 24 inches.
2. At the discretion of the building official, pressure treated wood posts or poles embedded in earth or in concrete footings may be used for minor accessory buildings, typically limited to 200 square feet, and nonbuilding structures.

15.06.200 Section R401.3 amended – Drainage.

Section R401.3 shall be amended to read as follows:

R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than a 2 percent slope for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 2 percent slope shall be provided to an approved alternate method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 1 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) shall be sloped a minimum of 1 percent away from the building.

EXCEPTION: Where climatic or soil conditions warrant, the slope of the ground away from the building foundation is permitted to be reduced to not less than 1 percent.

The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of backfill.

15.06.210 Section R401.4.1 amended – Geotechnical evaluation.

Section R401.4.1 shall be amended by adding the following to the end of the paragraph:

Unless supported on bedrock, a soils investigation is required when the assumed load-bearing pressure exceeds 1500 pounds per square foot. A soils investigation shall also be required when the assumed lateral soil values per California Building Code Table 1610.1 are not based on Class 5 soil materials as defined in California Building Code Table 1806.2. The building official may also require a soils investigation in areas where questionable soils are known to exist, if questionable soils are encountered during construction, or where otherwise required by other sections of the Ordinance Code or State or Federal regulations.

15.06.220 Reserved

15.06.221 Section R404.1.4.1 amended–Masonry foundation walls.

Section R404.1.4.1 is amended to read as follows:

In buildings assigned to seismic design category D₀, D₁, or D₂, as established in table R301.2, masonry foundation walls shall be constructed in accordance with table R404.1.1(2), R404.1.1(3), or R404.1.1(4). Masonry foundation walls shall have two No. 4 (No.13) horizontal bars located in the upper 12 inches (305mm) of the wall.

15.06.222 Section R404.1.4.2 amended–Concrete foundation walls.

Section R404.1.4.2 is amended to read as follows:

In buildings assigned to seismic design category D₀, D₁, or D₂, as established in table R301.2, concrete foundation walls that support above grade concrete walls shall comply with ACI 318, ACI 322, or PCA 100 (see section – R404.1.3). Concrete foundation walls that support light frame walls shall be provided with horizontal reinforcement in accordance with table R404.1.2(1), and vertical reinforcement in accordance with table R404.1.2(2), R404.1.2(3), R404.1.2(4), R404.1.2(5), R404.1.2(6), R404.1.2(7), or R404.1.2(8). Where Tables R404.1.2(2) through R404.1.2(8) permit plain concrete walls, not less than No.4 vertical bars at spacing not exceeding 48 inches shall be provided.

15.06.230 Section R404.2 amended – Wood foundation walls.

Section R404.2 is amended to read as follows:

Wood foundation walls shall not be used for buildings or structures, except for retaining walls not over four feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, not supporting a surcharge or impounding Class I, II or III-A liquids, and not protecting a property line.

15.06.240 Section R408.7 amended – Flood resistance.

Section R408.7 is amended to read as follows:

Buildings and structures located in whole or in part in flood hazard areas shall comply with Chapter 15.44 of the Ordinance Code and other applicable sections of this code.

15.06.241 Reserved

15.06.250 Section R502.3.1 amended – Sleeping areas and attic joists.

Section R502.3.1 is amended to read as follows:

R502.3.1 Attic joists. Table R502.3.1(1) shall be used to determine the maximum allowable span of floor joists that support attics that are accessed by means of a fixed stairway in accordance with Section R311.7 provided the design live load does not exceed 30 pounds per square foot (1.44 kPa) and the design dead load does not exceed 20 pounds per square foot (0.96 kPa). The allowable span of ceiling joists that support attics used for limited storage or no storage shall be determined in accordance with Section R802.5.

15.06.260 Table R502.3.1(1) amended – Floor Joist Spans for Common Lumber Species

Table R502.3.1(1) is amended by replacing the words “Residential sleeping areas” with “Habitable attics” in the Table heading.

15.06.261 Section R506.2.3 amended – Vapor retarder.

Exception 1 to Section R506.2.3 is amended to read as follows:

1. Detached structures limited to garages, utility buildings and other unheated accessory structures.

15.06.270 Reserved

15.06.280 Reserved

15.06.290 Section R606.4.4 amended – Parapet walls.

Section R606.4.4 is amended to read as follows:

Masonry parapet walls shall be reinforced in accordance with Section R606.12.

15.06.300 Section R606.12.2.2.3 amended – Reinforcement requirements for masonry elements.

Section R606.12.2.2.3 is amended to read as follows:

R606.12.2.2.3 Reinforcement requirements for masonry elements. Masonry elements listed in Section R606.12.2.2.2 shall be reinforced in either the horizontal or vertical direction as shown in Figure R606.11(3) and in accordance with the following:

1. Horizontal reinforcement. Horizontal joint reinforcement shall consist of not less than one No. 4 bar spaced not more than 48 inches (1219 mm). Horizontal reinforcement shall be provided within 16 inches (406 mm) of the top and bottom of these masonry elements.
2. Vertical reinforcement. Vertical reinforcement shall consist of at least one No. 4 bar spaced at no more than 48 inches (1219 mm). Vertical reinforcement shall be within 8 inches (406 mm) of openings and the ends of masonry walls.

15.06.310 Reserved

15.06.315 Section R908.1 amended – General.

Section R908.1 is amended by adding a paragraph to read as follows:

Where the reroofing is less than thirty percent (30) of the roof area and less than fifteen hundred (1500) square feet for Group R, Division 3 Occupancies, or buildings accessory thereto, building permits for the reroofing are not necessary.

15.06.320 Section R908.2 amended – Structural and construction loads.

Section R908.2 is amended by adding a sentence to read as follows:

If the proposed reroof results in a net increase of more than 3 pounds per square foot, a roof framing plan shall be provided to the building official to verify structural adequacy.

Section 3. Chapter 15.08, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.08, Title 15 of the Ordinance Code of the City of Shafter, is hereby added to read as follows:

CHAPTER 15.08 BUILDING CODE

Sections:

15.08.010	Short title.
15.08.020	Applicability.
15.08.030	California Building Code – Adopted.
15.08.040	California Building Code – Provisions not adopted.
15.08.050	California Building Code – Amendments – General.
15.08.051	Section 101.4.3 amended – Plumbing.
15.08.052	Section 102.2.1 added – Flood.
15.08.060	Section 105.2 amended – Work exempt from permit.
15.08.070	Section 107.3.1 amended – Approval of construction documents.
15.08.080	Section 110.3.3 amended – Lowest floor elevation.
15.08.090	Section 110.3.6 amended – Lath, gypsum board and gypsum panel product inspection.
15.08.100	Section 110.5.1 added – Inspection record card.
15.08.101	Section 110.7 added – Special inspection registration.
15.08.110	Section 406.3.2.1 amended – Dwelling unit separation.
15.08.120	Reserved
15.08.130	Reserved
15.08.140	Reserved
15.08.150	Reserved
15.08.160	Section 802.4 amended – Applicability.
15.08.170	Section 903.2.1 amended – Group A.
15.08.180	Section 903.2.1.1 amended – Groups A-1, A-3, and A-4.
15.08.190	Reserved
15.08.200	Section 903.2.1.3 deleted – Group A-3.
15.08.210	Section 903.2.1.4 deleted – Group A-4.
15.08.220	Section 903.2.2.1 added – Group B.
15.08.230	Section 903.2.3 amended – Group E.
15.08.240	Section 903.2.4 amended – Group F.
15.08.250	Section 903.2.7 amended – Group M.
15.08.252	Section 903.2.8.5 added – Manufactured Homes.
15.08.255	Reserved
15.08.260	Section 903.2.9 amended – Group S-1.
15.08.270	Section 903.2.9.1 amended – Repair garages.
15.08.280	Section 903.2.10 amended – Group S-2.
15.08.290	Section 903.2.11.3 amended – Multi-story buildings and buildings 55 feet or more in height.
15.08.300	Section 903.3.1.2.3 added – Attics

15.08.310	Section 903.3.10 added – Fire sprinkler control room.
15.08.320	Section 903.6 added – Existing buildings.
15.08.321	Section 905.5.3 deleted – Class II system 1-inch hose.
15.08.325	Section 907.2.1 amended – Group A.
15.08.326	Section 907.2.8.1 amended – Manual fire alarm systems.
15.08.327	Section 907.2.9.1 amended – Manual fire alarm systems.
15.08.330	Section 907.9 added – Fire alarm control room.
15.08.335	Reserved
15.08.340	Section 1202.4.4 amended – Flood hazard.
15.08.350	Section 1402.6 amended – Flood resistance.
15.08.360	Reserved
15.08.370	Reserved
15.08.371	Section 1512.1 amended – General.
15.08.380	Section 1603.1 amended – General.
15.08.390	Section 1603.1.7 amended – Flood design data.
15.08.400	Table 1607.1 amended – Minimum Uniformly Distributed Live Loads and Minimum Concentrated Live Loads.
15.08.410	Section 1608.2 amended – Ground snow loads.
15.08.420	Reserved
15.08.430	Reserved
15.08.440	Section 1612 amended – Flood Loads.
15.08.450	Section 1704.2.5.1 amended – Fabricator approval.
15.08.460	Section 1705.6 amended – Soils.
15.08.465	Section 1705.7 amended – Driven deep foundations.
15.08.470	Reserved
15.08.480	Section 1704.6 amended – Structural observations.
15.08.490	Reserved
15.08.500	Section 1804.4 amended – Site grading.
15.08.510	Section 1804.5 amended – Grading and fill in flood hazard areas.
15.08.520	Section 1805.1.2.1 amended – Flood hazard areas.
15.08.530	Section 1807.1.4 amended – Permanent wood foundation systems.
15.08.540	Section 1807.1.6 amended – Prescriptive design of concrete and masonry foundation walls.
15.08.550	Section 1809.7 amended – Prescriptive footings for light-frame construction.
15.08.560	Table 1809.7 amended – Prescriptive Footings Supporting Walls of Light Frame Construction.
15.08.570	Section 1905.1.7 amended – ACI 318, Section 14.1.4.
15.08.580	Section 2304.12.2.8 amended – Wood used in retaining walls and cribs.
15.08.590	Section 3001.3 amended – Reference standards.
15.08.592	Section 3109.1 amended – General.
15.08.594	Section 3109.3 added – Protection from adjacent properties.
15.08.596	Section 3109.4 added – Pool design and construction.

15.08.010 Short title.

This chapter may be cited as the "Shafter Building Code."

15.08.020 Applicability.

This chapter shall apply to the construction, erection, enlargement, alteration, repair, moving, improvement, removing, conversion, demolition, and use and occupancy of every building and structure in the incorporated territory of the City of Shafter, excepting those exempted therefrom or permitted and constructed under the Shafter Building Code.

15.08.030 California Building Code – Adopted.

California Code of Regulations, Title 24, Part 2 being that portion of the 2022 Edition of the California Building Standards Code, referred to as the California Building Code, including Appendix Chapters C, I, and P as modified and amended by this chapter, is adopted by this reference into the Shafter Building Code. Additions and modifications to the California Building Standards Code (made by this Chapter) are made by reference to the appropriate section of the California Building Code.

15.08.040 California Building Code – Provisions not adopted.

The following provisions of the California Building Code are not adopted as part of this chapter and shall not apply thereto:

- A. Section 101.4.4 Property maintenance
- B. Section 103 Department of Building Safety
- C. Section 104.10.1 Flood hazard areas
- D. Section 105.3.2 Time limitation of application
- E. Section 105.5 Expiration
- F. Section 110.3.12.1 Flood hazard documentation
- G. Chapter 29 Plumbing Systems

Appendix Chapters NOT Adopted

- Appendix A, Employee Qualifications
- Appendix B, Board of Appeals
- Appendix D, Fire Districts
- Appendix E, Reserved
- Appendix F, Rodentproofing
- Appendix G, Flood-Resistant Construction
- Appendix H, Signs
- Appendix J, Grading
- Appendix K, Group R-3 and Group R-3.1 Occupancies Protected by the Facilities of the Central Valley Flood Protection Plan
- Appendix L, Earthquake Recording Instrumentation
- Appendix M, Tsunami-Generated Flood Hazard
- Appendix N, Replicable Buildings
- Appendix O, Performance-Based Application

15.08.050 California Building Code – Amendments – General.

The following sections of the California Building Code are amended to read as set out in this chapter.

15.08.051 Section 101.4.3 amended – Plumbing.

Section 101.4.3 is amended by deleting the last sentence.

15.08.052 Section 102.2.1 added – Flood

Section 102.2.1 is added to read as follows:

102.2.1 Flood. Where this code refers Section 1612 (Flood Loads), the user is directed to Section 15.44 (Floodplain Management) of this title for local requirements.

15.08.060 Section 105.2 amended – Work exempt from permit.

A. Section 105.2 is amended by replacing building items 1, 2, 3 and 4 to read as follows:

Building

1. One-story residential detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 square feet (11m²). It is permissible that these structures still be regulated by Section 710A, despite exemption from permit.
2. Fences not over 7 feet (2134 mm) high. However, the Shafter Planning Department will require a variance for any fence over 6 feet high.
3. Accepted oilfield activities. The exemption does not apply where construction is part of a processing plant, refinery, cogeneration facility, or other similar activities as determined by the building official:
 - a. Tanks which meet API or AWWA standards and are supported directly upon grade (grade being the final ground surface elevation of the site prior to installation of the tank) with associated foundations if the ratio of height to diameter or width in the shortest direction does not exceed two to one. This also includes the associated equipment such as piping, walkways, stairs, guardrails, handrails and ladders which are covered by the Occupational Safety and Health Administration (OSHA).
 - b. Processing equipment and pressure vessels which meet API, ASME or ANSI standards and are supported directly upon grade (grade being the final ground surface elevation of the site prior to installation of the equipment or vessel) with associated foundations if the ratio of height to width in the shortest direction does not exceed one and one-half to one. This also includes the associated equipment such as piping, walkways, stairs, guardrails, handrails and ladders which are covered by OSHA.

c. Miscellaneous equipment which meets API, ASME or ANSI standards and is mounted on skids or supported on flanges. Placement of this equipment on an at-grade concrete slab or similar foundation, without attaching it to resist uplift or overturning is considered part of the exempted activity.

d. Flatwork or non-supporting concrete slabs.

e. One-story detached accessory buildings which do not contain a workstation and are used as storage sheds, typically unattended control or electrical enclosures or gauging sheds, provided the floor area does not exceed 120 square feet (11m²).

f. Oil derricks, artificial lift equipment and associated foundations.

g. Pipe racks and associated foundations, if the structure height does not exceed 8 feet (2438mm).

h. Process piping.

i. Oilfield containment walls not over four feet (1219mm) measured from the bottom of the footing to the top of the wall.

Exemption from a building permit does not abrogate the responsibility for obtaining clearance or permits from any other entity having jurisdiction over oil field activities. Construction of new or modifications to existing office buildings or any building intended for human occupancy are not exempt. HVAC replacements, or any other electrical or mechanical alteration or replacement that is subject to the California Energy Efficiency Standards are not exempt.

4. Retaining walls that are not over four feet (1219 mm) in height measured from the bottom of the footing to the top of the wall.

EXCEPTIONS:

a. Supporting a surcharge or impounding Class I, II or III-A liquids.

b. Walls retaining soils within a 2:1 (horizontal to vertical) slope of the lowest finished grade at property line shall be constructed from 6-inch minimum nominal thickness masonry or concrete, unless a permitted retaining wall or otherwise exempt retaining wall is protecting the property line. Other construction materials may be approved on a case by case basis by the building official.

Unless otherwise exempted, separate plumbing, electrical, and mechanical permits will be required for any exempted items.

15.08.070 Section 107.3.1 amended – Approval of construction documents.

Section 107.3.1 is amended by replacing the first sentence to read as follows:

107.3.1 Approval of construction documents. When the building official issues a permit, the construction documents shall be approved, in writing or by stamp, as “Approved.”

The remainder of the paragraph remains unchanged.

15.08.080 Section 110.3.3 amended – Lowest floor elevation.

Section 110.3.3 is amended to read as follows:

110.3.3 Lowest floor elevation. In flood hazard areas, upon placement of concrete forms for the lowest floor, including the basement, and prior to placement of concrete or any further vertical construction, the elevation certificate required in Chapter 15.44 shall be submitted to and approved by the building official. Wherever this code refers to flood or flood hazard areas, the user is directed to Chapter 15.44.

15.08.090 Section 110.3.6 amended – Lath, gypsum board and gypsum panel product inspection.

Section 110.3.6 is amended by deleting the exception

15.08.100 Section 110.5.1 added – Inspection record card.

Section 110.5.1 is added to read as follows:

110.5.1 Inspection record card. Work requiring a permit shall not be commenced until the permit holder or an agent of the permit holder shall have posted or otherwise made available an inspection record card such as to allow the building official to conveniently make the required entries thereon regarding inspection of the work. The card and approved plans shall be maintained available by the permit holder until final approval has been granted by the building official.

15.08.101 Section 110.7 added – Special inspection registration.

Section 110.7 is added to read as follows:

110.7 Special inspection registration. Any person who acts in the capacity of a Special Inspector as defined in Chapter 2 of this code for any project within the City of Shafter requiring special inspections as outlined in Chapter 17 must be registered with the City of Shafter to act in such capacity. In order to be registered, a person must pay a registration fee as established by the City Council and demonstrate to the satisfaction of the building official, or his or her designee, that he or she is qualified to perform those types of special inspections for which he or she is registered. Upon registration, a registration card will be issued to the individual by the building official, or his or her designee. Registration may be revoked for due cause as determined by the building official, or his or her designee.

15.08.110 Section 406.3.2.1 amended – Dwelling unit separation.

Section 406.3.2.1 is amended by replacing the first two sentences to read as follows:

406.3.2.1 Dwelling unit separation. If the building is equipped with an automatic residential fire sprinkler system, the private garage shall be separated from the dwelling unit and its attic area by means of a minimum of ½-inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8-inch (15.9mm) Type X gypsum board or equivalent and ½-inch (12.7 mm) gypsum board applied to structures supporting the separation from the habitable rooms above the garage. If the building is not equipped with an automatic residential fire sprinkler system, the private garage shall be separated from the dwelling unit and its attic area by means of a minimum of 5/8-inch Type X gypsum board or equivalent applied to the garage side, and to structures supporting the separation.

The remainder of this paragraph remains unchanged.

15.08.120 Reserved

15.08.130 Reserved

15.08.140 Reserved

15.08.150 Reserved

15.08.160 Section 802.4 amended – Applicability.

Section 802.4 is amended to read as follows:

802.4 Applicability. For buildings in flood hazard areas as established in 15.44.080, interior finishes, trim, and decorative materials below the elevation of the base flood plus one foot (BFE+1.0 ft) shall be flood-damage resistant materials.

15.08.170 Section 903.2.1 amended – Group A.

Section 903.2.1 is amended to read as follows:

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3, and A-4 occupancies, the automatic sprinkler system shall be provided throughout the entire building containing a Group A-1, A-2, A-3 or A-4 occupancy. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

15.08.180 Section 903.2.1.1 amended - Groups A-1, A-3, and A-4.

Section 903.2.1.1 is amended to read as follows:

903.2.1.1 Groups A-1, A-3 and A-4. An automatic sprinkler system shall be provided for Group A-1, A-3 and A-4 occupancies.

EXCEPTIONS:

1. Assembly rooms or spaces with a cumulative area less than 1,000 square feet (93 m²) and located on a level of exit discharge where no alcohol is consumed, and a fire alarm is installed when required by Section 907.2.1.
2. A Group A-3 occupancy with a fire area that does not exceed 5,000 square feet (464.5 m²), an occupant load less than 100, the A-3 is located on the level of exit discharge and the building contains a fire alarm as required by Section 907.2.1.

15.08.190 Reserved

15.08.200 Section 903.2.1.3 deleted – Group A-3.

Section 903.2.1.3 is deleted.

15.08.210 Section 903.2.1.4 deleted – Group A-4.

Section 903.2.1.4 is deleted.

15.08.220 Section 903.2.2.1 added – Group B.

Section 903.2.2.1 is added to read as follows:

903.2.2.1 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy where one of the following conditions exists:

1. A Group B fire area exceeds 10,000 square feet (929 m²);
2. A Group B fire area is located more than three stories above grade plane; or
3. The combined area of all Group B fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

15.08.230 Section 903.2.3 amended – Group E.

Section 903.2.3, Item 1 is amended to read as follows:

1. Throughout all Group E fire areas greater than 10,000 square feet (929 m²) in area.

15.08.240 Section 903.2.4 amended – Group F.

Section 903.2.4 is amended to read as follows:

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exists:

1. A Group F fire area exceeds 10,000 square feet (929 m²);
2. A Group F fire area is located more than three stories above grade plane; or
3. The combined area of all Group F fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group F-1 occupancy used for cannabis cultivation, processing or extraction.

15.08.250 Section 903.2.7 amended – Group M.

Section 903.2.7, Item 1 is amended to read as follows:

1. A Group M fire area exceeds 10,000 square feet (929 m²).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group M fire area is used for retail of cannabis or cannabis products.

15.08.252 Section 903.8.5 added – Manufactured Homes.

Section 903.2.8.5 is added to Chapter 9 of the Shafter Fire Code to read as follows:

903.2.8.5 Manufactured Homes. An automatic sprinkler system shall be installed in new manufactured homes, as defined in Health and Safety Code Sections 18007 & 18009, and multiple family manufactured homes with two dwelling units, as defined in Health and Safety Code Section 18008.7, in accordance with Title 25 of the California Code of Regulations.

15.08.255 Reserved

15.08.260 Section 903.2.9 amended – Group S-1.

Section 903.2.9, Item 1 is amended to read as follows:

1. A Group S-1 fire area exceeds 10,000 square feet (929 m²);

15.08.270 Section 903.2.9.1 amend repair garages.

Section 903.2.9.1 is amended to read as follows:

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the Shafter Building Code, as follows:

1. Buildings with a fire area containing a repair garage exceeding 10,000 square feet (929 m²).

2. Buildings with a repair garage servicing vehicles parked in the basement.
3. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).

15.08.280 Section 903.2.10 amended – Group S-2.

Section 903.2.10 of the California Building Code is amended to read as follows:

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as a Group S-2 occupancy where one of the following conditions exist:

1. A Group S-2 fire area exceeds 10,000 square feet (929 m²).
2. Where an enclosed parking garage is located beneath other occupancy groups.
3. The combined area of all Group S-2 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

15.08.290 Section 903.2.11.3 amended – Multi-story buildings and buildings 55 feet or more in height.

Section 903.2.11.3 is amended to read as follows:

903.2.11.3 Multi-story buildings and buildings 55 feet or more in height. An automatic sprinkler system shall be installed throughout buildings more than 3 stories in height or with a floor level having an occupant load of 30 or more that is located 55 feet (16,764 mm) or more above the lowest level of fire department vehicle access.

15.08.300 Section 903.3.1.2.3 amended – Attics.

Section 903.3.1.2.3, Item 3 is amended to read as follows:

3. Attics not required by Items 1 or 2 to have sprinklers shall comply with one of the following if the building is more than two stories in height:
 - 3.1 Provide automatic sprinkler system protection.
 - 3.2 Construct the attic using noncombustible materials.
 - 3.3 Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
 - 3.4 Fill the attic with noncombustible insulation.

15.08.310 Section 903.3.10 added – Fire sprinkler control room.

Section 903.3.10 is added to read as follows:

903.3.10 Fire sprinkler control room. When an automatic fire sprinkler system is installed in a building constructed for multiple tenants and the system protects multiple tenant spaces, the main controls, risers, gauges and appurtenances shall be located in an attached room or enclosure with access only

from an exterior door which has a minimum size of 3'0" wide and 6'8" high. The equipment required to be in the fire sprinkler control room shall be located in the fire alarm control room when one is required in accordance with Section 907.9.

15.08.320 Section 903.6 added – Existing buildings.

Section 903.6 is added to read as follows:

903.6 Existing buildings. In other than Group U occupancies, when the floor area of an existing building is increased and the total floor area exceeds ten thousand (10,000) square feet (929 m²) before or after the addition, or is otherwise required to be equipped with an automatic sprinkler system in accordance with this code, an automatic sprinkler system shall be installed throughout the entire building.

EXCEPTIONS:

1. If new or existing fire areas are clearly established within the limits of this code and approved by the Fire and Building Official.
2. Where a fire wall of 4 hour fire- resistance-rated construction without openings is installed to separate the new and existing portions of the building, only the new portion need comply.

15.08.321 Section 905.5.3 deleted – Class II system 1-inch hose.

Section 905.5.3 is deleted.

15.08.325 Section 907.2.1 amended – Group A.

Section 907.2.1 is amended as follows:

The first paragraph is amended to read as follows:

907.2.1 Group A. A manual alarm system that activates the occupant notification system in accordance with 907.5 shall be installed in all Group A occupancies.

The Exception is deleted.

15.08.326 Section 907.2.8.1 amended – Manual fire alarm systems.

Section 907.2.8.1 is amended by deleting Exception 2.

15.08.327 Section 907.2.9.1 amended – Manual Fire Alarm Systems.

Section 907.2.9.1 is amended by deleting Exception 2.

15.08.330 Section 907.9 added – Fire alarm control room.

Section 907.9 is added to read as follows:

907.9 Fire alarm control room. When a fire alarm system is installed in a building constructed for multiple tenants and the system protects multiple tenant spaces, the fire alarm control panel and appurtenances shall be located in an attached room or enclosure with access only from an exterior door which has a minimum size of 3'0" wide and 6'8" high. The equipment required to be in the fire alarm control room shall be located in the fire sprinkler control room when one is required in accordance with Section 903.3.10.

15.08.335 Reserved

15.08.340 Section 1202.4.4 amended – Flood hazard areas.

Section 1202.4.4 is amended to read as follows:

1202.4.4 Flood hazard area. For buildings in flood hazard areas as established in 15.44.080 of the Ordinance Code, the openings for under-floor ventilation shall be deemed as meeting the flood opening requirements of ASCE 24 provided that the ventilation openings are designed and installed in accordance with ASCE 24.

15.08.350 Section 1402.6 amended – Flood resistance.

Section 1402.6 is amended to read as follows:

1402.6 Flood resistance. For buildings located in flood hazard areas as established in 15.44.080 of the Ordinance Code, exterior walls and floors extending below the elevation of the base flood plus one foot (BFFE+1.0 ft) shall be resistant to damage from flood water. Wood shall be pressure-preservative treated in accordance with AWP A U1 for the species, product and end use using a preservative listed in Section 4 of AWP A U1 or decay-resistant heart-wood of redwood, black locust or cedar.

15.08.360 Reserved

15.08.370 Reserved

15.08.371 Section 1512.1 amended – General

Section 1512.1 is amended by adding the following paragraph:

New roof covering shall not be applied without first obtaining a permit and written approval from the building official. A final inspection and approval shall be obtained from the building official when reroofing is completed. The building official shall limit the number of layers which may be applied to the roof without stripping the existing roofing consistent with the California Building Code.

If the proposed reroof results in a net increase of more than 3 pounds per square foot, a roof framing plan shall be provided to verify structural adequacy.

15.08.380 Section 1603.1 amended – General.

Section 1603.1, Exception 5 is amended to read as follows:

5. Flood design data, if located in flood hazard areas established in 15.44.080 of the Ordinance Code.

15.08.390 Section 1603.1.7 amended – Flood design data.

Section 1603.1.7 is amended by replacing the first sentence to read as follows:

1603.1.7 Flood Design Data. Buildings and structures located in whole or in part in flood hazard areas as established by 15.44.080 of the Ordinance Code, the documentation pertaining to design shall be included and the following information, referenced to the datum on the community's Flood Insurance Rate Map (FIRM), shall be shown:

15.08.400 Table 1607.1 amended – Minimum Uniformly Distributed Live Loads and Minimum Concentrated Live Loads.

Table 1607.1, Line 4 of item 25 of the California Building Code is revised to read as follows:

Habitable attics and sleeping rooms - 40 psf

The remainder of item 26 of this table remains unchanged.

15.08.410 Section 1608.2 amended – Ground snow loads.

Section 1608.2 of the California Building Code is amended by adding the following paragraph:

If no statistical analysis of data is available, ground snow loads, based on site elevations, may be assumed as follows:

<u>Elevation (feet)</u>	<u>Ground Snow Load p_g (psf)</u>
0 - 3500	0
3500 - 4000	20
4000 - 5000	30
5000 - 6000	40
6000 - 7000	60
7000 - 8000	80

15.08.420 Reserved

15.08.430 Reserved

15.08.440 Section 1612 amended – Flood Loads.

Section 1612 is amended to read as follows:

Section 1612 Geological or Flood Hazard. If, in the opinion of the building official, a structure to be used for human habitation or occupancy is

proposed to be located such that it would be subject to geological or flood hazard to the extent that it would endanger human life safety, a permit to construct shall be denied, unless corrective work satisfactory to the building official can be done to eliminate or sufficiently reduce the hazard. No structures shall be permitted where expressly prohibited under the Shafter Municipal Code or Chapter 15.44 of the Ordinance Code.

The building official, in formulating his opinion as to the extent of the hazard, may take into consideration such data as is available from federal, state, and local agencies, and other City or County departments having information and knowledge relative to such hazardous conditions. He may require applicants to furnish geological and/or engineering studies, reports, and recommendations for corrective work sufficient to establish the safety of the proposed structure, and for which a qualified registered geologist or engineer shall assume full responsibility.

15.08.450 Section 1704.2.5.1 amended – Fabricator approval.

Section 1704.2.5.1 is amended by adding a paragraph to read as follows:

EXCEPTION: The building official may accept fabricators approved by other authorized agencies with established programs such as City of Los Angeles Building and Safety. Fabricators approved by agencies such as the City of Los Angeles shall be considered approved.

15.08.460 Section 1705.6 amended – Soils.

Section 1705.6 is amended by adding a paragraph to read as follows:

During earthwork excavations, grading and filling operations, the special inspector shall determine that proper materials and procedures are used to satisfy requirements of Chapter 18 of the building code and Chapter 15.28 of the Ordinance Code.

15.08.465 Section 1705.7 amended – Driven deep foundations

Section 1705.7 is amended by adding the following paragraph to read as follows:

Unless otherwise required by the Registered Design Professional or the geotechnical report, periodic inspection may be provided for driven foundations that do not exceed 8 feet in depth supporting nonbuilding structures.

15.08.470 Reserved

15.08.480 Section 1704.6 amended – Structural observations.

Section 1704.6 is amended by revising the first paragraph to read as follows:

1704.6 Structural observations. Where required by the provisions of Section 1704.6.1, the owner shall employ a structural observer to perform

structural observations as defined in Section 202. The structural observer shall be either the registered design professional responsible for the structural design, or a registered design professional designated by the registered design professional responsible for the structural design

15.08.490 Reserved

15.08.500 Section 1804.4 amended – Site Grading.

Section 1804.4 is amended to read as follows:

1804.4 Site grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than a 2 percent slope for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 2 percent slope shall be provided to an approved alternate method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 1 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) shall be sloped a minimum of 1 percent away from the build

EXCEPTIONS:

1. Where climatic or soil conditions warrant, the slope of the ground away from the building foundation is permitted to be reduced to not less than 1 percent.
2. Impervious surfaces shall be permitted to be sloped less than 2 percent where the surface is a door landing or ramp that is required to comply with Section 1010.1.5, 1012.3 or 1012.6.1.

The procedure used to establish the final ground level adjacent to the foundation shall account for additional settlement of backfill.

15.08.510 Section 1804.5 amended – Grading and fill in flood hazard areas.

Section 1804.5 is amended to read as follows:

1804.5 Grading and fill in flood hazard areas. In flood hazard areas established in Section 15.44.080 of the Ordinance Code, grading and/or fill shall not be approved:

1. Unless such fill is placed, compacted and sloped to minimize shifting, slumping and erosion during the rise and fall of flood water and, as applicable wave action.
2. In floodways, unless it has been demonstrated through hydrologic and hydraulic analysis performed by a registered design professional in accordance with standard engineering practice that the proposed grading or fill or both will not result in any increase in the flood levels during the occurrence of the base flood discharge.
3. Where base flood elevations are specified but floodways have not been designated, unless it has been demonstrated that the cumulative

effect of the proposed flood hazard area encroachment, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than 1 foot (305 mm) at any point.

15.08.520 Section 1805.1.2.1 amended – Flood hazard areas.

Section 1805.1.2.1 is amended to read as follows:

1805.1.2.1 Flood hazard areas. For buildings and structures in flood hazard areas as established in Section 15.44.080 of the Ordinance Code, the finished ground level of an under-floor space such as a crawl space shall be equal to or higher than the outside finished ground level on at least one side of the structure.

15.08.530 Section 1807.1.4 amended – Permanent wood foundation systems.

Section 1807.1.4 is amended to read as follows:

Permanent wood foundation systems shall not be used for buildings or structures.

15.08.540 Section 1807.1.6 amended – Prescriptive design of concrete and masonry foundation walls.

Section 1807.1.6 is amended to read as follows:

Prescriptive design of foundation walls shall not be used for buildings or structures.

15.08.550 Section 1809.7 amended – Prescriptive footings for light-frame construction.

Section 1809.7 is amended by adding the following paragraphs:

Non-occupied, single story, detached wood or metal storage sheds and similar uses other than a garage or carport, may be supported on skids provided the skids are anchored to the surface, the building width does not exceed 14 feet, the building length does not exceed 40 feet, the plate height does not exceed 12 feet above grade at any point, and the maximum roof projection does not exceed 24 inches.

At the discretion of the building official, pressure treated wood posts or poles embedded in earth or in concrete footings may be used for minor accessory buildings, typically limited to 200 square feet, and nonbuilding structures.

15.08.560 Table 1809.7 amended – Prescriptive Footings Supporting Walls of Light Frame Construction.

Footnotes “c” and “g” of Table 1809.7 are deleted.

15.08.570 Section 1905.1.7 amended – ACI 318, Section 14.1.4

Section 1905.1.7 is amended to read as follows:

14.1.4 – Structures assigned to Seismic Design Category C, D, E or F shall not have elements of structural plain concrete, except as follows:

- a. Isolated footings of plain concrete supporting pedestals or columns are permitted, provided the projection of the footing beyond the face of the supported member does not exceed the footing thickness.
- b. Plain concrete footings supporting walls are permitted provided the footings have at least two continuous longitudinal reinforcing bars. Bars shall not be smaller than No. 4 and shall have a total area of not less than 0.002 times the gross cross-sectional area of the footing. A minimum of one bar shall be provided at the top and bottom of the footing. Continuity of reinforcement shall be provided at corners and intersections.

In detached one and two-family dwellings three stories or less in height and constructed with stud-bearing walls, plain concrete footings with at least two continuous longitudinal reinforcing bars not smaller than No. 4 are permitted to have a total area of less than 0.002 times the gross cross-sectional area of the footing.

15.08.580 Section 2304.12.5 amended – Wood used in retaining walls and cribs

Section 2304.12.2.8 is amended to read as follows:

Wood shall not be used in retaining or crib walls, except for retaining walls not over four feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, not supporting a surcharge or impounding Class I, II or III-A liquids, and not protecting a property line.

15.08.590 Section 3001.3 amended – Reference standards.

Section 3001.3 is amended to read as follows:

3001.3 Reference standards. Except as otherwise provided for in this code, the design, construction, installation, alteration, repair and maintenance of elevators and conveying systems and their components shall conform to ASME A17.1/CSA B44, ASME A90.1, ASME B20.1, MH29.1, ALI ALCTV, and ASCE 24 for construction in flood hazard areas established in Section 15.44.080 of the Ordinance Code.

15.08.592 Section 3109.1 amended – General.

Section 3109.1 is amended to read as follows:

3109.1 General. The design and construction of private swimming pools, spas and hot tubs shall comply with the provisions of the International Swimming Pool and

Spa Code as well as the provisions of the California Health and Safety (HS) Code, known as the Swimming Pool Safety Act. These provisions are referenced and published in Chapter 31 of the California Building Code.

Exception: The administrative provisions of the California Building Code, as amended by the City of Shafter in Chapter 15.04, Building Regulations – General, shall apply to permits, fees, inspections, enforcement, and related administrative provisions for swimming pools and spas.

15.08.594 Section 3109.3 added – Protection from adjacent properties.

Section 3109.3 is added to read as follows:

3109.3 Protection from adjacent properties. Swimming pools and spas protected by the two safety devices required by Section 115922 of the Health and Safety Code, but which are not protected by an enclosure that complies with Section 115923, shall be additionally protected by an enclosure in accordance with the Health and Safety Code, Section 115923 or power-operated pool cover to prevent unsupervised access by children from adjacent properties and from the public way. This protection shall be provided by means of one of the following safety measures:

1. A non-climbable enclosure/barrier placed along the property line, or within the same property as the pool or spa, that is not less than 60 inches in height measured from grade on the side of the enclosure/barrier opposite to the pool, and which isolates the pool or the spa from adjacent properties and the public way. The enclosure/barrier shall comply with the most stringent requirements for barriers in the International Swimming Pool and Spa Code or Section 115923 of the Health and Safety Code.
2. A power-operated pool cover that is listed as meeting the performance stands of ASTM F1346-91.

15.08.596 Section 3109.4 added – Pool design and construction.

Section 3109.4 is added to read as follows::

3109.4 Pool design and construction. Pool design and construction shall be in accordance with accepted engineering practice, shall be in conformity with applicable provisions of the adopted building, electrical, plumbing, mechanical and energy codes, and shall be structurally suitable for the soil, topographic, and geologic conditions prevailing at the construction site.

Section 4. Chapter 15.10, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.10, Title 15 of the Ordinance Code of the City of Shafter is hereby added to read as follows:

**CHAPTER 15.10
GREEN BUILDING STANDARDS CODE**

Sections:

- 15.10.010 Short title.**
- 15.10.020 California Green Building Standards Code – Adopted.**
- 15.10.030 California Green Building Standards Code –
Amendments – General.**
- 15.10.040 Reserved**

15.10.010 Short title.

This chapter may be cited as the "Shafter Green Building Code."

15.10.020 California Green Building Standards Code – Adopted.

That portion of the California Building Standards Code, 2022 edition, without amendment, is adopted by this reference into the Shafter Green Building Code

**15.10.030 California Green Building Standards Code – Amendments –
General.**

No amendments, additions or modifications are included.

15.10.040 Reserved

Section 5. Chapter 15.12, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.12, Title 15 of the Ordinance Code of the City of Shafter, is hereby added to read as follows:

CHAPTER 15.12 MECHANICAL CODE

Sections:

- 15.12.010 Short title.**
- 15.12.020 California Mechanical Code – adopted.**
- 15.12.030 California Mechanical Code – Provisions not adopted.**
- 15.12.040 California Mechanical Code – amendments – General.**
- 15.12.050 Reserved**
- 15.12.060 Reserved**
- 15.12.070 Section 303.7.1 amended – Liquefied Petroleum Gas Appliances.**
- 15.12.080 Reserved**

15.12.010 Short title.

This chapter may be cited as the "Shafter Mechanical Code."

15.12.020 California Mechanical Code – Adopted.

California Code of Regulations, Title 24, Part 4 being that portion of the 2022 Edition of the California Mechanical Code, with appendices and standards as modified and amended by this chapter, is adopted by this reference into the Shafter Mechanical Code. To facilitate ease of use by industry and building officials, amendments, additions, and modifications to the California Building Standards Code (made by this Chapter) are made by reference to the appropriate section of the California Mechanical Code.

15.12.030 California Mechanical Code – Provisions not adopted.

The following provisions of the California Mechanical Code, are not adopted as part of the Shafter Mechanical Code, and shall not apply thereto:

- A. Section 104.3.3 Time Limitation of Application
- B. Section 104.4.3 – Expiration
- C. Section 104.4.4 - Extensions
- C. Section 104.5 - Fees

15.12.040 California Mechanical Code – Amendments – General.

The following sections of the California Mechanical Code are modified to read as set out in this chapter.

15.12.050 Reserved

15.12.060 Reserved

15.12.070 Section 303.7.1 amended – Liquefied Petroleum Gas Appliances.

Section 303.7.1 is amended to read as follows:

Liquefied Petroleum Gas Appliances – Liquefied petroleum gas-burning appliances shall not be installed in a pit, basement, attic, or similar location where heavier-than-air-gas might collect. Appliances so fueled shall not be installed in the attic, above-grade under-floor space or basement unless such location is provided with an approved means for removal of unburned gas.

15.12.080 Reserved

Section 6. Chapter 15.16, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.16, Title 15 of the Ordinance Code of the City of Shafter, is hereby added to read as follows:

**CHAPTER 15.16
PROPERTY MAINTENANCE CODE**

Sections:

- | | |
|------------------|--|
| 15.16.010 | Short title. |
| 15.16.020 | International Property Maintenance Code – Adopted. |
| 15.16.030 | International Property Maintenance Code – Provisions not adopted. |
| 15.16.040 | International Property Maintenance Code – Provisions amended, or added. |
| 15.16.050 | Reserved |
| 15.16.060 | Reserved |
| 15.16.061 | Reserved |
| 15.16.062 | Reserved |
| 15.16.070 | Reserved |

15.16.010 Short title.

This Chapter may be cited as the “Shafter Property Maintenance Code.”

15.16.020 International Property Maintenance Code – Adopted.

That portion of the International Property Maintenance Code, 2021 Edition, including appendix “A” and standards, as modified, and amended by this chapter, is adopted by this reference into the Shafter Property Maintenance Code. All references in this code to provisions and sections of the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code, NFPA70, and International Zoning Code shall be replaced with the corresponding provisions and sections of the Shafter Building Code, the Shafter Existing Building Code, The Shafter Energy Code, The Shafter Fire Code, The Shafter Mechanical Code, The Shafter Residential Code, The Shafter Plumbing Code, and The Shafter Zoning Ordinance. All references to the International Fuel Gas Code shall be replaced with the corresponding references the Shafter Plumbing Code. All references to the “Housing Code” or “Shafter Housing Code” and “Dangerous Building Code” shall now refer to and mean the Shafter Property Maintenance Code.

15.16.030 International Property Maintenance Code – Provisions not adopted.

The following provisions of the International Property Maintenance Code, 2021 Edition, are not adopted as part of the Shafter Property Maintenance Code and shall not apply thereto:

Section 404.7	Food Preparation
Section 602.4	Occupiable Workspaces
Appendix B	Means of Appeal

15.16.040 International Property Maintenance Code – Provisions Amended or Added.

The following sections of the 2021 International Property Maintenance Code are amended, or added to read as follows:

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

Section 101.1 amended – Title

101.1 Title These regulations shall be known as the Shafter Maintenance Code, hereinafter referred to as “this code”.

15.16.050 Reserved

SECTION 102 APPLICABILITY

Section 102.1.1 added – Conflicts.

Section 102.1.1 Conflicts. In the event of a conflict between the provisions of the California Health and Safety Code, the International Property Maintenance Code, 2021 Edition, the 2022 California Building Standards Code, the Building Official shall implement the most restrictive measures cited.

SECTION 103 CODE COMPLIANCE AGENCY

Section 103.1 amended – Creation of agency.

Section 103.1 Creation of agency. The Shafter Building Department shall enforce this code and the Building Official shall be the code official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.

SECTION 107 MEANS OF APPEAL

Section 107.3 amended – Qualifications.

Section 107.3 Qualifications. The board of appeal shall be the Shafter Board of Appeals, as established by City Council.

SECTION 108 BOARD OF APPEAL

Section 108.1 amended – Membership of board.

Section 108.1 Membership of board. The membership of board shall mean the members of the as established by City Council. Hearings or appeals shall be carried out by the Shafter City Council. Wherein this Code provides for hearing or acting on appeals, such function shall be carried out by the Shafter City Council.

**SECTION 111
UNSAFE STRUCTURES AND EQUIPMENT**

Section 111.4.3 added – Recordation of declaration of substandard property.

Section 111.4.3 Recordation of Declaration of Substandard Property. If compliance is not had with the order within the time specified there, and no appeal has been properly and timely filed, the building official shall file in the office of the county recorder a certificate describing the property and certifying (i) that the building is a substandard building and (ii) that the owner has been so notified. Whenever the corrections ordered shall thereafter have been completed or the building demolished so that it no longer exists as a substandard building on the property described in the certificate, the building official shall file a new certificate with the county recorder certifying that the building has been demolished or all required corrections have been made so that building is no longer substandard, whichever is appropriate.

Section 111.7 amended – Placarding.

Section 111.7 Placarding. Upon failure of the owner, owner's authorized agent or person responsible to comply with the notice provisions within the time given, the code official shall post on the premises or on defective equipment a placard bearing the words "Occupancy Unsafe" and a statement of the penalties provided for occupying the premises, operating the equipment, or removing the placard. Such notice shall be posted in a conspicuous place in or about the structure affected by such notice. If the notice pertains to equipment, it shall be placed on the unsafe equipment.

Section 111.7.1 – amended – Placard removal.

Section 111.7.1 Placard removal. The code official shall remove the occupancy unsafe placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes an occupancy unsafe placard without the approval of the code official shall be submit to the penalties provided by this code.

Section 111.10 added – Extension of time to perform work.

Section 111.10 Extension of time to perform work. Upon receipt of an application from the person required to conform to the order and by agreement of such person to comply with the order if allowed additional time, the building official may grant an extension of time, not to exceed an additional 30 days, within which to complete said repair, rehabilitation, or demolition, if the building official determines that such

an extension of time will not create or perpetuate a situation imminently dangerous to life or property. The building official's authority to extend time is limited to the physical repair, rehabilitation, or demolition of the premises and will not in any way affect or extend the time to appeal the notice and order.

Section 111.11 added – Interference with repair or demolition

Sections 111.11 Interference with repair or demolition. No person shall obstruct, impede, or interfere with any officer, employee, contractor or authorized representative of the city or with any person who owns or holds any estate or interest in any building that has been ordered repaired, vacated, or demolished under the provisions of this code, or with any person to whom such building has been lawfully sold pursuant to the provisions of this code, whenever such officer, employee, contractor, or authorized representative of this jurisdiction, person having an interest or estate in such building or structure, or purchaser is engaged in the work or repairing, vacating and repairing, or demolishing any such building pursuant to the provisions of this code, or in performing any necessary act preliminary to or incidental to such work or authorized or directed pursuant to this code.

SECTION 112 EMERGENCY MEASURES

Section 112.1 amended – Imminent danger.

Section 112.1 Imminent danger. When, in the opinion of the code official, there is imminent danger of failure or collapse of a building or structure that endangers life, or when any structure or part of a structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases, or materials, or operation of defective or dangerous equipment, the code official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The code official shall cause to be posted at each entrance to such structure a notice reading as follows: "Occupancy Unsafe". It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same.

SECTION 202 GENERAL DEFINITIONS

A. Definitions added.

"BUILDING OFFICIAL" is added and shall mean the Director of the Building Department in his or her capacity as building official or his or her designee, under any other adopted code, is necessarily intended.

"PUBLIC OFFICIAL" shall mean the Building Official, Health Officer or designees.

“BUILDING CODE” shall mean the Shafter Building Code, as adopted by the Code of Building Regulations.

“HEALTH OFFICER” shall mean the Health Officer of the County of Kern, Building Official, or a designated representative.

“Board of Appeals” shall mean the Shafter City Council.

B. Definitions amended.

“CODE OFFICIAL” shall mean the “Building Official”.

“INOPERABLE MOTOR VEHICLE”. A vehicle that cannot be driven upon the public street for reason including but limited to being wrecked, abandoned, in as state of disrepair, or incapable of being move under its own power.

“PREMISES”. A lot, plot, or parcel of land, or easement, including any structures thereon.

“TENANT”. A person, corporation, partnership, or group, whether or not the legal owner of record, legally occupying a building or portion thereof as a unit.

“Building Code” shall mean the Shafter Building Code, as adopted by the Code of Building Regulations.

“Health Officer” shall mean the Health Officer of the County of Kern, Building Official, or a designated representative.

“Mechanical Code” shall mean the Shafter Mechanical Code, as adopted by the Code of Building Regulations.

SECTION 302 EXTERIOR PROPERTY AREAS

Section 302.4 amended – Weeds.

Section 302.4 Weeds. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 10 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than trees or shrubs provided: however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 108.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Section 302.8 amended – Motor Vehicles.

Section 302.8 is amended by replacing the first sentence to read as follows:

Section 302.8 Motor Vehicles. Except as provided for in other regulations, inoperable motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

SECTION 304 EXTERIOR STRUCTURE

Section 304.14 amended – Insect screens.

Section 304.14 Insect screens. Every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other means, such as air curtains or insect repellent fans, are employed.

SECTION 309 PEST ELIMINATION

Section 309.5 amended – Occupant.

Section 309.5 Occupant. The occupant of any structure may be responsible for the continued rodent and pest-free condition of the structure.

Exception: Where the infestations are caused by defects in the structure, the owner shall be responsible for pest elimination.

SECTION 404 OCCUPANCY LIMITATIONS

Section 404.7 deleted – Food preparation.

Section 404.7 Food preparation is deleted.

SECTION 602 HEATING FACILITIES

Section 602.2 amended – Residential occupancies.

Section 602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68 degrees F (20 degrees C) in all habitable rooms, bathrooms, and toilet rooms in accordance with the provisions of Section R303.10 of the Shafter Residential Code. Cooking appliances shall not be used, nor portable, unvented fuel-burning heaters be used as a means to provide required heating.

Section 602.3 deleted – Heat supply.

Section 602.3 Heat supply is deleted.

Section 602.4 deleted – Occupiable workspaces.

Section 602.4 Occupiable workspaces is deleted.

15.16.060	Reserved
15.16.061	Reserved
15.16.062	Reserved
15.16.070	Reserved

Section 7. Chapter 15.20, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.20, Title 15 of the Ordinance Code of the City of Shafter, is hereby added to read as follows:

CHAPTER 15.20 PLUMBING CODE

Sections:

- 15.20.010 Short title.**
- 15.20.020 Applicability.**
- 15.20.030 California Plumbing Code – Adopted.**
- 15.20.040 California Plumbing Code – Provisions not adopted.**
- 15.20.050 California Plumbing Code – Amendments – General.**
- 15.20.060 Reserved**
- 15.20.070 Section 203.0 amended – Administrative authority.**
- 15.20.080 Section 422.2 amended – Separate Facilities**
- 15.20.090 423.0 added – Recreational vehicle sanitation stations.**
- 15.20.100 Reserved**
- 15.20.110 Reserved**
- 15.20.120 Section 609.3 – amended- Under Concrete Slab.**
- 15.20.121 Section 1014.3.4 amended – Location**
- 15.20.130 Reserved**
- 15.20.140 Reserved**
- 15.20.150 Reserved**
- 15.20.160 Reserved**
- 15.20.161 Reserved**
- 15.20.170 Reserved**
- 15.20.180 Reserved**
- 15.20.181 Appendix I added – Installation Standards for PEX Tubing**
- 15.20.190 Appendix M added – Swimming pool, spa and hot tub code.**

15.20.010 Short title.

This chapter may be cited as the "Shafter Plumbing Code."

15.20.020 Applicability.

The Shafter Plumbing Code shall apply to new construction, relocated buildings, and to any alterations, repairs, or reconstruction of buildings in the incorporated territory of the City of Shafter.

15.20.030 California Plumbing Code – Adopted.

California Code of Regulations, Title 24, Part 5 being that portion of the 2022 Edition of the California Plumbing Code, with appendices and standards as modified and amended by this chapter, is adopted by this reference into the Shafter Plumbing Code. To facilitate ease of use by industry and building officials, amendments, additions and modifications to the California Building Standards

Code (made by this Chapter) are made by reference to the appropriate section of the California Plumbing Code.

15.20.040 California Plumbing Code – Provisions not adopted.

The following provisions of the California Plumbing Code are not adopted as part of the Shafter Plumbing Code and shall not apply thereto:

- A. Section 104.3.3 – Time Limitation of Application
- B. Section 104.4.3 – Expiration
- C. Section 104.4.4 -- Extensions
- D. Section 104.5 -- Fees

15.20.050 California Plumbing Code – Amendments – General.

The following sections are modified to read as set out in this chapter.

15.20.060 Reserved

15.20.070 Section 203.0 amended – Administrative authority.

Section 203.0 is amended to include the following definition:

Administrative Authority. The administrative authority is the Director of the Development Services Agency or his designee.

15.20.080 Section 422.2 amended – Separate Facilities

Section 422.2, Exception (3) is amended to read as follows:

(3) In business and mercantile occupancies with a total occupant load of 25 or less, including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by all genders.

15.20.090 423.0 added – Recreational vehicle sanitation stations.

Section 423.0 is added to read as follows:

Section 423.0 Recreational Vehicle Sanitation Stations.

1. Where required. Where a trailer sanitation station is installed to receive the discharge from sewage holding tanks of self-contained vehicles, it shall comply with the requirement of this section.
2. Use. Recreational sanitation stations shall be used only for receiving discharge from sewage holding tanks of self-contained vehicles.
3. Specifications. (a) Each recreational sanitation station shall be provided with a drain inlet not less than four (4) inches in diameter, discharging into a trap not more than twenty-four (24) inches below the drain inlet. The drain inlet shall be equipped with hinged cover which shall effectively close the drain inlet when not in use. (b) Each drain inlet shall discharge into a drainage lateral not less than four (4) inches in diameter connected to a public sewer or an approved private sewage disposal

system. (c) The drain inlet of each station shall be set in a concrete drain receptor not less than three and one-half (3 1/2) inches in thickness and not less than two (2) feet horizontally from the drain inlet to the inside of the surrounding curb. The surrounding curb shall be at least four (4) inches wide and two (2) inches above the floor of the receptor. The inside surface of the drain receptor shall be smooth finished concrete and shall slope a minimum of one-fourth (1/4) inch per foot from the bottom of the curb to the lip of the drain inlet.

4. Flushing. Water under pressure shall be provided to each recreational sanitation station. A three-fourths (3/4) inch water hose connection shall be installed at each recreational sanitation station to allow connection of a hose for wash-down operation. An approved backflow preventer shall be installed in the water service pipe. Provisions shall be made to store the wash-down hose off the ground.

5. Warning sign. (a) A warning sign shall be located immediately adjacent to the hose connection and shall read: "DANGER UNSAFE WATER. Use this hose to flush holding tank and drain receptor ONLY." (b) The warning sign shall be not less than eighteen (18) inches by twenty-four (24) inches and lettered in minimum size of not less than one (1) inch lettering in a color contrasting with the background.

6. Operating Instructions. A sign providing operating instructions shall be posted at each recreational sanitation station.

15.20.100 Reserved

15.20.110 Reserved

15.20.120 Section 609.3 – amended – Under Concrete Slab.

A. Section 609.3 is amended as follows:

609.3 No water piping shall be installed within a concrete floor slab on grade or in the ground under a concrete floor slab of a building.

Exception: In areas above one thousand (1,000) feet and/or areas subject to freezing for prolonged periods, or when necessary due to structural conditions, water piping may be installed in approved chases, sleeves, or ducts in accordance with the following requirements.

1. All water piping to be chased, sleeved or ducted the entire length and chases, sleeves or ducts shall extend a minimum of six (6) inches above grade.

2. Copper tubing shall be installed without joints where possible. Where joints and/or fittings are permitted, the joints shall be brazed and fittings shall be wrought copper.

Other alternate methods may be allowed but must be submitted and approved by the administrative authority prior to installation.

B. Section 609.11 - Water Hammer. This section of the code is adopted for use in Shafter for use in all occupancies.

15.20.121 Section 1014.3.4 amended – Location

Section 1014.3.4 is amended to read as follows:

1014.3.4 Location. Each grease interceptor shall be so installed and connected that it shall be easily accessible for inspection, cleaning and removal of the intercepted grease. A gravity grease interceptor in accordance with IAPMO Z1001, shall not be installed inside a building. Location of the grease interceptor shall meet the approval of the Authority Having Jurisdiction.

15.20.130 Reserved

15.20.140 Reserved

15.20.150 Reserved

15.20.160 Reserved

15.20.161 Reserved

15.20.170 Reserved

15.20.180 Reserved

15.20.181 Appendix I - Installation Standards for PEX Tubing

15.20.190 Appendix M added – Swimming pool, spa and hot tub code.

Appendix M is added to read as follows:

M1. Swimming pool wastewater shall be disposed of as hereinafter set forth in this section and the type of disposal proposed shall be approved by the administrative authority prior to the commencement of any work. A means of disposal of the total contents of the pool (periodic emptying) without surface runoff shall be established to the satisfaction of the administrative authority.

M2. Except as provided in M3, when a public sewer or storm drain of adequate capacity is available for use, swimming pool wastewater shall be discharged there into only after permission is obtained in writing from the proper authority to do so. A copy of such permission stating the specific requirements, shall accompany any applications for a permit made to the Administrative Authority.

M3. Where space and conditions are such that no hazard, nuisance, or unsanitary condition is evidenced, swimming pool wastewater may be used for irrigation by surface or subsurface spreading.

M4. When no other means of wastewater disposal is available, a drywell may be installed. Each such drywell shall be constructed in the manner described for cesspools in Appendix H of this Code, and drywells receiving only filter backwash shall have a capacity of at least twice the amount of effluent

discharged during one normal backwash operation, but shall in no case have less than a five (5) foot (1.5 m) vertical sidewall. When pool emptying or other drains are proposed the size and leaching capacity of such drywell shall be proportionately increased to the satisfaction of the Administrative Authority. No wastewater other than that from swimming pool shall discharge into any such drywell, and no wastewater from any swimming pool shall discharge into a private sewage disposal system.

M5. No direct connection shall be made between any storm drain, sewer, drainage system, drywell, or subsoil irrigation line and any line connected to a swimming pool.

M6. Wastewater from any filter, scum gutter overflow, pool emptying line, or similar apparatus or appurtenance shall discharge into an approved type receptor. The flood level rim of each such receptor shall be at least six (6) inches (152.4 mm) above the flood level of the adjacent ground. Each such receptor, when permitted to be connected to any part of a drainage system, shall be provided with a three (3) inch (76.2 mm) trap.

M7. Except as provided in M8, the discharge outlet terminal from any pool or filter shall be protected from backflow by an air gap at least six (6) inches (152.4 mm) above the flood rim of the receptor.

M8. No scum gutter drain, overflow drain, backwash discharge drain, or pool emptying line shall enter any receptor below the rim unless the pool piping at its deepest point, the bottom of the filters, and the bottom of the scum gutter drain trough or overflow inlets are at least six (6) inches (152.4 mm) above the overflow rim of the receptor

M9. A positive point of potable water supply to each swimming pool shall be established and shall be installed as required by Chapter 6 of this Code.

M10. Plans for other than private swimming pools shall be approved by the health officer before any water supply or waste discharge permit is issued.

M11. All swimming pools shall be equipped with a filtration system which shall be installed in conformance with standards established by the administrative authority, which filtration system will permit the reuse of the water in swimming pools for a period of not less than one (1) year.

For purposes of this section, a swimming pool is defined as a portable or permanent artificial basin, chamber, or tank which when filled with water to overflow contains more than one thousand (1,000) gallons or is over two (2) feet in depth at any point.

M12. A private wading pool is exempt from the forgoing requirements, but must be maintained in a sanitary condition. For purposes of this section, a private wading pool is defined as a portable or permanent artificial basin, chamber, or tank maintained by an individual for wading by small children which when filled with water to overflow contains less than one thousand (1,000) gallons and does not exceed two (2) feet at any point.

M13. Recirculating water for swimming pools shall be constructed and installed under the same standards and requirements as potable water piping.

Section 8. Chapter 15.24, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.24, Title 15 of the Ordinance Code of the City of Shafter, is hereby added to read as follows:

CHAPTER 15.24 ELECTRICAL CODE

Sections:

Article I. General Provisions

- 15.24.010 Short title.**
- 15.24.020 Definitions.**
- 15.24.030 Applicability.**
- 15.24.040 Qualified electrician required.**
- 15.24.050 Special residential requirements.**

Article II. National Electrical Code

- 15.24.060 National Electrical Code – Adopted.**
- 15.24.070 National Electrical Code – amendments – General.**
- 15.24.080 Section 250.50 amended – Grounding electrode system.**

Article III. Administration

- 15.24.090 Permits required.**
- 15.24.100 Separate permits required – Exceptions.**
- 15.24.110 Board of Appeals.**
- 15.24.120 Application and fee for permit.**
- 15.24.130 Penalty fees.**
- 15.24.140 Plans and specifications.**
- 15.24.150 Plans and specifications – Requirements.**
- 15.24.160 Plans and specifications – Minor additions.**
- 15.24.170 Permit issuance.**

Article IV. Inspection

- 15.24.180 Inspection of work required.**
- 15.24.190 Pre-inspection – Prohibited acts.**
- 15.24.200 Temporary use and connection.**
- 15.24.210 Inspection – Requirements.**
- 15.24.220 Inspection – Right of entry.**

Article V. Enforcement

- 15.24.230 Enforcement – Stop orders.**
- 15.24.240 Enforcement – Disconnection.**

Article VI. Electrical Maintenance Permit

- 15.24.250 Electrical maintenance permit.**
- 15.24.260 Electrical maintenance permit – Work not qualifying.**

- 15.24.270 Electrical maintenance permit – Industrial work qualifying.**
- 15.24.280 Electrical maintenance permit – Exempted oilfield work.**
- 15.24.290 Electrical maintenance permit reports – Dates due.**
- 15.24.300 Electrical maintenance permit – Cancellation.**

Article I. General Provisions

15.24.010 Short Title.

This chapter may be cited as the "Shafter Electrical Code."

15.24.020 Definitions.

For the purpose of this chapter, certain terms used herein or in the adopted code, shall have the meaning given in this section, except as expressly provided otherwise in this title.

A. "Building Official" and "Chief Electrical Inspector" means the Director of the Building Department of the City of Shafter, or his or her designee.

B. "Board of Appeals" means the Shafter board of building appeals, as established by the Shafter Municipal Code.

C. "Building Inspection Department" and "Department" mean the Building Inspection Division, as established by the Shafter Municipal Code.

D. "Director" means the director of the Building Department of the City of Shafter, or his designee.

E. "Qualified electrician" means one who: (1) is a licensed (C-10) electrical contractor, or (2) has demonstrated by examination or interview his qualifications and competency to perform electrical work under supervision of a licensed (C-10) electrical contractor. A qualified electrician may not transfer his certification to another person.

15.24.030 Applicability.

A. The Shafter Electrical Code shall apply to all electrical wiring and electrical equipment which are installed and used in the incorporated territory of the City of Shafter.

B. This chapter does not apply to electrical wiring in:

1. Buildings owned or controlled by the federal or state government;
2. Signal or communication equipment, including building wiring of an interstate railroad;
3. Facilities of an electrical public utility, including:
 - a. Any generating plant, receiving station, switching station, or distribution station,
 - b. Supply lines,
 - c. Overhead service drops and underground service laterals,
 - d. Metering equipment;

4. Facilities of a communication public utility where the wiring supplies electricity to communications apparatus, including lighting;

5. The facilities for the production, generation, storage or transmission of water or electrical energy by a local agency. Local agency means an agency of the state of California for the local performance of governmental or proprietary functions within limited boundaries.

6. The building official may apply California Public Utilities Commission rules and regulations or other appropriate recognized standards to commercial, privately owned, power generation and transmission facilities.

15.24.040 Qualified electrician required.

No person shall install, alter or repair electrical wiring unless he is qualified, except that:

- A. A property owner may do electrical work on his own property;
- B. A homeowner or a member of his immediate family may do electrical work on his residence.

15.24.050 Special residential requirements.

In dwelling occupancies, the overhead service entrance conduit shall be rigid metallic conduit, when required by the serving utility.

Article II. National Electrical Code

15.24.060 California Electrical Code – Adopted.

California Code of Regulations, Title 24, Part 3 being that portion of the 2022 Edition of the California Electrical Code as modified and amended by this chapter, is adopted by this reference into the Shafter Electrical Code. To facilitate ease of use by industry and building officials, amendments, additions and modifications to the California Building Standards Code (made by this Chapter) are made by reference to the appropriate section of the California Electrical Code.

15.24.070 California Electrical Code – Amendments – General.

The following sections are modified to read as set out in this chapter.

15.24.080 Section 250-50 amended – Grounding electrode system.

Subsection 250-50 is amended by adding the following sentence:

On new construction, where reinforced concrete footings are placed, a grounding electrode complying with Article 250.52 (A)(3) shall be installed.

Article III. Administration

15.24.090 Permits required.

It shall be unlawful for any person, firm, corporation, owner of the land, or possessor to install, energize, re-energize, use or maintain any electrical equipment or wiring system within or on any building, structure, or premises within the jurisdiction of the enforcing official, nor shall any alteration or addition be made thereto, without first securing a permit therefor from the building official, with the following exceptions:

A. Minor repair work, the replacement of lamps or the connection of portable electrical equipment to suitable permanently installed receptacles;

B. Electrical wiring expressly exempted from this chapter; (see Section 15.24.030);

C. Re-energization of a meter and/or service where the meter and/or the service drop or lateral has not been removed or disconnected.

15.24.100 Separate permits required – Exceptions.

A separate permit shall be required for electrical installations, alteration, reconstruction or repair of electrical wiring or application in each building, except that the permit covering a main building for a dwelling occupancy may include electrical wiring for an accessory building having a floor area of one thousand (1,000) square feet or less, located on the same premises as the main building, and supplied from the main building.

15.24.110 Board of Building Appeals.

Section 15.04.160 of the Ordinance Code shall apply to appeals.

15.24.120 Application and fee for permit.

Applications for permits shall be made on forms provided by the building official and the permit fee shall be paid at the time the application is filed. The fee shall be established by the City Council and set by City Resolution.

15.24.130 Penalty fees.

Any person who commences any electrical work for which a permit is required, without first having obtained a permit therefor, shall pay double the permit fee. This section shall not apply if in the opinion of the building official it was for emergency work when such work was urgently necessary and it was not practical to obtain a permit before commencement of the work. In all cases, a permit must be obtained as soon as it is practical, and if there is unreasonable delay in obtaining the permit, a double fee as herein provided shall be charged.

15.24.140 Plans and specifications.

Each application for a permit shall be accompanied by plans and specifications or by a suitable diagram subject to approval by the building official.

15.24.150 Plans and specifications – Requirements.

Plans, specifications, computations and other data shall be prepared by persons properly authorized by the state of California. The plans and specifications submitted with permit applications shall be subject to the following conditions:

A. The information contained on the plans shall be clearly legible. No plan for electric wiring in a building shall be in scale less than one-eighth (1/8) inch to one (1) foot.

B. Two (2) sets of plans and specifications shall be filed for checking when the application is submitted at the Shafter office of the department. Three (3) sets of plans and specifications shall be filed for checking when the application is submitted at any other office of the department. If the building official finds that the work described in the plans and specifications conform to the requirements of this Code and other pertinent laws and ordinances, one (1) set shall be approved and returned to the applicant; the other approved set(s) shall be retained by the department for field checking.

C. If the plans or specifications do not comply with all provisions of this code, the necessary changes or revisions shall be made thereto by the person who originally drew the plan or his duly authorized agent.

D. Plans and specifications on file with the department may only be inspected pursuant to Health and Safety Code 19850 et seq.

15.24.160 Plans and specifications – Minor additions.

If an application for permit is filed for work involving wiring or electrical applications which constitute minor "installations" or alterations to an existing electrical system, the building official may waive the requirements for plans and specifications.

15.24.170 Permit issuance.

A. The application, plans, specifications, computations and other data filed by the applicant for permit shall be reviewed by the building official. If the building official finds that the work described in an application for a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances, and that the fees specified herein have been paid, he shall issue a permit therefor to the applicant.

B. When the building official issues the permit where plans are required, he shall endorse in writing or stamp the plans and specifications "APPROVED." Such approved plans and specifications shall not be changed, modified or altered without authorization from the building official, and all work regulated by this code shall be done in accordance with the approved plans.

Article IV. Inspection

15.24.180 Inspection of work required.

All electrical work and wiring installed under a permit shall be inspected and approved by the department before it is concealed, energized, placed in service, or used.

15.24.190 Pre-inspection – Prohibited acts.

A. No person shall use or energize electrical work or wiring installed under permit, or allow its use or energizing, until it has been inspected and approved by the department.

B. No utility or service agency shall supply electrical energy, or cause it to be supplied, to electrical equipment or to a wiring system which has not been inspected and approved unless temporary connections are authorized by the department.

C. No utility or service agency shall supply electrical energy, or cause it to be supplied, to electrical equipment or wiring systems where the meter and/or service drop or lateral has been removed or disconnected until it has been inspected and approved by the department.

15.24.200 Temporary use and connection.

If necessary to prevent hardship and if inspection will not be impeded, temporary connection of electrical energy and use of electrical work or wiring may be authorized by the department prior to inspection and approval of the electrical work.

15.24.210 Inspection – Requirements.

A. Each obstruction which renders impracticable a complete and thorough inspection of electrical wiring shall be removed following notice to do so; wiring shall remain unobstructed until the wiring has been inspected and approved by the department.

B. If there is reasonable evidence that conductors are damaged or do not comply with code requirements, the inspector may require the conductors to be replaced or removed from raceways for inspection.

C. Fixtures, appliances, devices, and equipment shall not be connected to electric wiring until the rough wiring, including conductors, has been inspected and approved.

D. All grounding terminations shall be made up, except for attachment to devices, prior to rough electrical inspection.

E. Wiring shall be free from grounds, shorts or other defects before approval by the department.

F. Upon request of the inspector, ladders or other means suitable to aid inspections of any electrical wiring shall be provided.

15.24.220 Inspection – Right of entry.

The building official may, upon the presentation of proper credentials to the occupant or owner, enter any premises, building or structure at any reasonable time for the purpose of investigating and inspecting such premises, building or structure to determine whether the same are being used in compliance with the provisions of this title (including codes which have been adopted by reference). If admission or entry is refused, the building official may apply to obtain an inspection warrant.

Article V. Enforcement

15.24.230 Enforcement – Stop orders.

A. Whenever any work is being done contrary to the provisions of this code or when a hazard to life or property is created, the building official may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the building official to proceed with the work.

B. No person shall fail, neglect or refuse to comply with a stop order.

15.24.240 Enforcement – Disconnection.

A. If the department determines that an electrical installation is in violation of this code, an order shall be given to the owner to correct the violation. The order shall be in writing and shall specify the particulars in which the installation is in violation; and it shall specify a reasonable time for compliance with the order. In cases of extreme danger to life and property, the order shall further require that all persons cease using electric current throughout the installation and the installation be disconnected immediately.

B. If the violation continues to exist beyond the time fixed by the order, the Department is authorized to disconnect physically the portion of the installation in violation, or to order the serving agency to disconnect electric service to the wiring system.

C. Where a disconnection has been made by the department, a seal shall be attached to the electrical wiring at the point of disconnect.

D. When an electric wiring installation has been sealed by the department, no person shall use, cause or permit the use of the installation prior to the removal of the seal by the department.

E. No person shall break, destroy or remove a seal or tag attachment to a disconnection without the written consent of the department.

Article VI. Electrical Maintenance Permit

15.24.250 Electrical maintenance permit.

The Electrical Maintenance Permit (EMP) is an authorization for a business or industrial firm with ongoing, repetitive and routine electrical work to comply with certain minimum standards regarding the plan checking and inspection of such activity through a quarterly reporting program where:

A. A qualified electrical activity is performed by a C-10 (electrical) contractor or qualified electrician.

B. The work performed is tracked by the permittee and is reported to the department on forms provided by the building official on a quarterly basis by the business or industrial firm's designated contact person.

C. The department's inspection staff meets with the firm's contact person to perform representative spot inspections on the work performed.

15.24.260 Electrical maintenance permit – Work not qualifying.

A. Electrical work requiring any other type of building permit under the Code of Building Regulations shall obtain a separate electrical permit; however, if the permit is only for construction of oilfield pipe racks and/or oilfield foundations and the electrical work is otherwise applicable to the EMP it may be reported on the EMP form and a separate permit is not required.

B. Electrical work not considered appropriate to be reported on the EMP, or exempted work.

15.24.270 Electrical maintenance permit – Industrial work qualifying.

Such minor new electrical construction and/or maintenance work as:

A. All new installations and related electrical wiring used by a business or industrial firm of an ongoing, repetitive and routine nature at a new or reworked location that results in an overall net increase in horsepower at the service drop(s), or any location requiring a new or larger service drop as long as they do not exceed the limitations indicated in subsection (B) below. The qualified electrician or C-10 contractor who makes the new or reworked installation must prepare and sign a complete one (1) line load diagram of the new electrical installation after the installation is complete, and prior to submittal with the EMP report. If a standard (typical) one (1) line load diagram which matches the installation has been approved by this department a reference to the standard plan number on the EMP may be used in place of submitting the one (1) line load diagram.

B. New construction small site electrical installations (no occupancy) - used by a business or industrial firm of an ongoing, repetitive and routine nature: All electrical equipment with a 480-volt maximum and/or 250 horsepower maximum, all transformers less than 500 KVA, and connected loads with a 250 horsepower maximum. The qualified electrician or C-10 contractor who makes the installation must prepare and sign a complete one (1) line load diagram of the new electrical installation after it is complete, and prior to submittal with the EMP report. If a standard (typical) one (1) line load diagram which matches the installation has been approved by this department a reference to the standard plan number on the EMP may be used in place of submitting the one (1) line load diagram.

C. All electrical installations are subject to the current provisions of the Code of Building Regulations, the California Electrical Code and approval or exemption from the permit process by the Shafter Building Department.

D. Separate electrical permits are required for all other installations, unless specifically exempted herein.

15.24.280 Electrical maintenance permit – Exempted oilfield work.

The following oilfield electrical construction is exempt from the requirement for reporting on the EMP report:

A. Repair or replacement of existing electrical equipment with like or smaller equipment (like for like change-outs);

B. Relocation of pumping units or artificial lift devices to existing locations (250 horsepower maximum);

C. All overhead electrical distribution line(s) and apparatus regulated under General Order 95 (G.O. 95) 12 KV or less;

- D. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location;
- E. Temporary or emergency lighting;
- F. Repair or replacement of current-carrying parts of any switch, contactor or control device;
- G. Repair or replacement of any over current device of the required capacity in the same location;
- H. Removal of electrical wiring.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction.

15.24.290 Electrical maintenance permit reports – Dates due.

The quarterly EMP reports must be mailed to this department within thirty (30) days of the close of the quarters and failure to provide the report may result in the reporting party losing eligibility for future Electrical Maintenance Permits. The following chart depicts the periods covered by the quarterly reports and the deadlines for mailing the reports. Reports should be submitted to the attention of the City of Shafter Building Official, 336 Pacific Avenue, Shafter, California 93263, by first class mail or they may be turned in at any of the Building Inspection Offices.

<u>Quarter</u>	<u>Period</u>	<u>Report By</u>
1	July 1 - September 30	October 31
2	October 1 - December 31	January 31
3	January 1 - March 31	April 30
4	April 1 - June 30	July 31

15.24.300 Electrical maintenance permit – Cancellation.

Upon notice from the department that the business or industrial firm or qualified electrician is not complying with this chapter or the provisions set out in Sections 15.24.250 through 15.24.290 the Electrical Maintenance Permit may be canceled. Any paid fees will be forfeited.

Section 9. Chapter 15.26, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.26, Title 15 of the Ordinance Code of the City of Shafter is hereby added to read as follows:

CHAPTER 15.26 EXISTING BUILDING CODE

Sections:

- 15.26.010 Short title.**
- 15.26.020 California Existing Building Code – Adopted.**
- 15.26.030 California Existing Building Code – Provisions not adopted**
- 15.26.040 Flood Hazard – General References**

15.26.010 Short title.

This chapter may be cited as the "Shafter Existing Building Code."

15.26.020 California Existing Building Code – Adopted.

California Code of Regulations, Title 24, Part 10 being that portion of the 2022 Edition of the California Building Standards Code, including Appendix Chapter A1, as modified and amended by this chapter, is adopted by this reference into the Shafter Existing Building Code. Additions and modifications to the California Building Standards Code are made by reference to the appropriate section of the California Existing Building Code.

15.26.030 California Existing Building Code – Provisions not adopted.

The following provisions of the California Existing Building Code are not adopted as part of this chapter and shall not apply thereto:

- A. Section 103 Code Compliance Agency
- B. Section 104.10.1 Flood Hazard Areas

15.26.040 Flood Hazard - General References.

Sections 104.2.1, 405.2.6, 502.3, 503.2, and 507.3 are amended as follows:

The reference to sections 1612, 1612.2 and 1612.3 shall be replaced with "Chapter 15.44 of the ordinance."

Section 10. Chapter 15.28, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.28, Title 15 of the Ordinance Code of the City of Shafter, is hereby added to read as follows:

CHAPTER 15.28 GRADING CODE

Sections:

15.28.010	Purpose.
15.28.020	Short title.
15.28.030	Scope.
15.28.040	Permits required.
15.28.050	Hazards.
15.28.060	Definitions.
15.28.070	Grading permit requirements.
15.28.080	Grading fees.
15.28.090	Bonds.
15.28.100	Cuts.
15.28.110	Fills.
15.28.120	Setbacks.
15.28.130	Drainage and terracing.
15.28.140	Erosion control.
15.28.150	Drainage retention facilities.
15.28.160	Maintenance.
15.28.170	Grading inspection.
15.28.180	Completion of work.

15.28.010 Purpose.

The purpose of this chapter is to safeguard life, limb, property and the public welfare by regulating grading on private property.

15.28.020 Short title.

This chapter may be cited as the "Shafter Grading Code."

15.28.030 Scope.

This chapter sets forth rules and regulations to control excavation, grading and earthwork construction, including fills and embankments; establishes the administrative procedure for issuance of permits; and provides for approval of plans and inspection of grading construction.

The standards listed below are recognized standards.

A. Testing:

1. ASTM D 1557, Moisture-density Relations of Soils and Soil Aggregate Mixtures;
2. ASTM D 1556, In Place Density of Soils by the Sand-Cone Method;

3. ASTM D 2167, In Place Density of Soils by the Rubber-Balloon Method;
4. ASTM D 2937, In Place Density of Soils by the Drive-Cylinder Method;
5. ASTM D 2922 and D 3015, In Place Moisture Content and Density of Soils by Nuclear Methods.

15.28.040 Permits required.

A. Except as specified in subsection 15.28.040.B of this chapter, no person shall do any grading or cause the same to be done without first having obtained a grading permit from the building official.

B. Exempted Work:

1. When approved by the building official, grading in an isolated, self-contained area if the building official finds that no danger to private or public property can now or hereafter result from the grading operations;
2. An excavation below finished grade for basements and footings of a building, retaining wall, or other structure authorized by a valid building permit. This shall not exempt any fill made with the material from such excavation nor exempt any excavation having unsupported height greater than five feet after the completion of such structure;
3. Cemetery graves;
4. Refuse disposal sites controlled by other regulations;
5. Excavations for wells or tunnels or utilities;
6. Mining, quarrying, excavating, processing, stockpiling of rock, sand, gravel, aggregate, or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property;
7. Exploratory excavations under the direction of soil engineers or engineering geologists;
8. An excavation for a building site which: (a) is less than two (2) feet in depth, or (b) which does not create a cut slope greater than five (5) feet in height and steeper than one and one-half (1 1/2) units horizontal to one (1) unit vertical;
9. A fill which does not exceed fifty (50) cubic yards on any one site which is: (a) less than one (1) foot in depth and placed on natural terrain with a slope flatter than five (5) units horizontal to one (1) unit vertical, or (b) less than three (3) feet in depth and not intended to support structures;
10. Accepted agricultural activities, including routine mowing, plowing, ditching, harrowing, disking, ridging, leveling, and other similar operations necessary to prepare a field or crop for production;
11. Accepted oilfield activities related to oilfield drilling, such as oilfield roads, drilling pads, and sumps used for drilling mud, and grading required for the setting of production equipment. This does not include access roads which lead from the public rights-of-way to the site of the oilfield activity and are covered under paragraph 12 of subsection 15.28.040(B);

12. Access roads with cut and fill slopes less than two (2) feet in height.

Exemption from the permit requirements of this chapter shall not be deemed to grant authorization for any grading which modifies or obstructs a natural drainage course without a grading permit.

15.28.050 Hazards.

Whenever the building official determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of a public way or drainage channel, the owner of the property upon which the excavation or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the building official, shall within the period specified therein repair or eliminate such excavation or embankment so as to eliminate the hazard and be in conformance with the requirements of this chapter.

In the event that any excavation or embankment or fill was accomplished without obtaining the required grading permit and was existing at the time ownership changed for the property upon which the excavation or fill is located, or at the time another person or agent came into control of said property, it shall be the responsibility of the new owner, person or agent who is maintaining the excavation or fill to obtain the proper grading permit and remedy any conditions or violations which do not comply with this chapter.

15.28.060 Definitions.

For the purposes of this chapter the definitions listed hereunder shall be construed as specified in this section.

"Approval" means the proposed work or completed work conforms to this chapter in the opinion of the building official.

"Architect" means a professional architect, registered in the State to practice in the field of architecture.

"As-Graded" means the extent of surface conditions on completion of grading.

"Bedrock" means in-place solid rock.

"Bench" means a relatively level step excavated into earth material on which fill is to be placed.

"Borrow" means earth material acquired from an off-site location for use in grading on a site.

"Civil Engineer" means a professional engineer registered in the State of California to practice in the field of civil works.

"Civil Engineering" means the application of the knowledge of the forces of nature, principles of mechanics and the properties of materials to the evaluation, design and construction of civil works for the beneficial uses of mankind.

"Compaction" means the densification of a fill by mechanical means.

"Earth Material" means any rock, natural soil or fill and/or any combination thereof.

"Engineering Geologist" means a geologist experienced and knowledgeable in engineering geology, registered in the State of California.

"Engineering Geology" means the application of geologic knowledge and principles in the investigation and evaluation of naturally occurring rock and soil for use in the design of civil works.

"Erosion" means the wearing away of the ground surface as a result of the movement of wind, water and/or ice.

"Excavation" means the mechanical removal of earth materials.

"Existing Grade" means the grade prior to grading.

"Fill" means a deposit of earth material placed by artificial means.

"Finish Grade" means the final grade of the site which conforms to the approved plan.

"Geotechnical Engineer." See "Soils Engineer."

"Grade" means the vertical location of the ground surface.

"Grading" means any excavating or filling or combination thereof.

"Key" means a designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope.

"Professional Inspection" means the inspection required by this chapter to be performed by the civil engineer, soils engineer or engineering geologist. Such inspections include that performed by persons supervised by such engineers or geologists and shall be sufficient to form an opinion relating to the conduct of work.

"Registered Geologist" means a geologist registered in the State to practice in the field of geology.

"Rough Grade" means the stage at which the grade approximately conforms to the approved plan.

"Site" means any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

"Slope" means an inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

"Soil" means naturally occurring superficial deposits overlying bed rock.

"Soils Engineer (Geotechnical Engineer)" means an engineer experienced and knowledgeable in the practice of soils engineering (geotechnical) engineering.

"Soils Engineering (Geotechnical Engineering)" means the application of the principals of soils mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection and/or testing of the construction thereof.

"Stockpile" means an accumulation of loose earth material (storage pile) generated during grading operations.

"Terrace" means a relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes.

15.28.070 Grading permit requirements.

A. Permits Required. Except as exempted in Section 15.28.040 of this chapter, no person, firm, corporation, owner of land, or possessor shall do any grading without first obtaining a grading permit from the building official. A separate permit shall be required for each site and may cover both excavations

and fills. Adjacent sites being graded as one (1) integrated project may be considered as one (1) site for purposes of this section.

All permits will include the provisions that the applicant, his agents, contractors, or employees shall carry out the proposed work in accordance with the approved plans and specifications and in compliance with all the requirements of this chapter and other City and State laws which might be applicable. No approval shall exonerate the permittee or his agents from the responsibility of complying with the provisions and intent of this chapter.

B. Application. The provisions of Chapter 15.04, 15.06 and 15.08 are applicable to grading and, in addition, the application shall be accompanied by or include:

1. The estimated quantities and type of material to be graded, excavated, or filled, sufficient to establish fees.

C. Grading Designation. Grading in excess of two thousand (2,000) cubic yards shall be performed in accordance with the approved grading plan prepared by a civil engineer or architect, and shall be designated as "engineered grading." Grading involving less than two thousand (2,000) cubic yards shall be designated "regular grading" unless the permittee chooses to have the grading performed as engineered grading, or the building official determines that special conditions or unusual hazards exist, in which case grading shall conform to the requirements for engineered grading.

D. Engineered Grading Requirements. Application for a grading permit shall be accompanied by two (2) sets of plans and specifications, and supporting data consisting of a soils engineering report, engineering geology report, engineering calculations and drainage computations. The plans, specifications and calculations shall be prepared and signed by an individual licensed by the State to prepare such plans or specifications when required by the building official.

Specifications shall contain information covering construction and material requirements. Plans shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this chapter and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the location of the work and the name and address of the owner and the person by whom they were prepared.

The plans shall include the following information:

1. General vicinity of the proposed site;
2. Property limits and accurate contours of existing ground and details of terrain and area drainage;
3. Limiting dimensions, elevations or finish contours to be achieved by the grading, and proposed drainage channels and related construction;
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with, or as a part of, the proposed work together with a map showing the drainage area and the estimated runoff of the area served by any drains;

5. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners which are within fifteen (15) feet of the property or which may be affected by the proposed grading operations;

6. Recommendations included in the soils engineering report and the engineering geology report shall be incorporated in the grading plans or specifications. When approved by the building official, specific recommendations contained in the soils engineering report and the engineering geology report, which are applicable to grading, may be included by reference;

7. The dates of the soils engineering and engineering geology reports together with the names, addresses and phone numbers of the firms or individuals who prepared the report.

E. Soils Engineering Report. The soil engineering report required by subsection (D) of this section shall include data regarding the nature, distribution, and strength of existing soils, conclusions and recommendations for grading procedures and design criteria for corrective measures, including buttress fills, when necessary, and opinion covering adequacy of sites to be developed by the proposed grading, as affected by soils engineering factors, including the stability of slopes.

F. Engineering Geology Report. The engineering geology report required by subsection (D) of this section shall include an adequate description of the geology of the site, conclusions and recommendations regarding the effect of geologic conditions on the proposed development, and opinion and recommendations covering the adequacy of sites to be developed by the proposed grading, as affected by geologic factors.

G. Liquefaction Study. The building official may require a geotechnical investigation in accordance with Section 1803 of the Building Code when, during the course of an investigation, both of the following conditions are discovered, the report shall address the potential for liquefaction:

1. Shallow ground water, fifty (50) feet or less.
2. Unconsolidated sandy alluvium.

H. Regular Grading Requirements. Each application for a grading permit shall be accompanied by two (2) sets of plans in sufficient clarity to indicate the nature and extent of work. The plans shall give the location of the work, the name of the owner and the name of the person who prepared the plans. The plans shall be drawn to scale and include the following:

1. General vicinity of the proposed site;
2. Property limits and accurate contours of existing ground and details of terrain and area drainage;
3. Elevations, dimensions, location, extent, and the slopes of all proposed grading shown by contours or other means and proposed drainage channels and related construction;
4. Detailed plans of all surface and subsurface drainage devices, walls, cribbing, dams and other protective devices to be constructed with,

or as a part of, the proposed work together with a map showing the drainage area and the estimated runoff of the area served by any drains;

5. Location of any buildings or structures on the property where the work is to be performed and the location of any buildings or structures on land of adjacent owners which are within fifteen (15) feet of the property or which may be affected by the proposed grading operations.

I. The building official may require that grading operations and project designs be modified if delays occur which incur weather-generated problems not considered at the time the permit was issued.

The building official may require professional inspection and testing by the soils engineer. When the building official has cause to believe that geologic factors may be involved, the grading will be required to conform to engineered grading.

15.28.080 Grading fees.

A. General. A fee for each Grading Permit, including related plan checking fee, shall be paid to the building official, as established by the City Council and as set by City Resolution.

B. Plan Checking Fees. When a plan or other data are required to be submitted, a plan checking fee shall be paid to the building official at the time of submitting plans and specifications for review. Said plan check fee shall be established by the City Council and set by City Resolution. Separate plan check fees shall apply to retaining walls or major drainage structures as required in Title 15. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater. Where plans are incomplete or changed so as to require additional plan checking, an additional plan-check fee may be charged.

C. Grading Permit Fee. A fee for each grading permit shall be paid to the building official as set forth by City of Shafter. Said grading permit fee shall be established by the City Council and set by City Resolution. Separate permits and fees shall apply to retaining walls or major drainage structures as required in Title 15. There shall be no separate charge for standard terrace drains and similar facilities.

15.28.090 Bonds.

The building official may require bonds in such form and amounts as may be deemed necessary to assure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions.

In lieu of a surety bond the applicant may file a cash bond or instrument of credit with the building official in an amount equal to that which would be required in the surety bond.

15.28.100 Cuts.

A. General. Unless otherwise recommended in the approved soils engineering and/or engineering geology report, cuts shall conform to the provisions of this section.

B. Slope. The slope of cut surfaces shall be no steeper than is safe for the intended use and shall be no steeper than two (2) units horizontal to one (1) unit vertical unless the applicant furnishes a soils engineering or an engineering geology report, or both, stating that the site has been investigated and giving an opinion that a cut at a steeper slope will be stable and not create a hazard to public or private property.

EXCEPTIONS:

1. A cut surface may be at a slope of 1.5 horizontal to 1 vertical (67 percent slope) provided that all the following are met:
 - 1.1. It is not intended to support structures or surcharges.
 - 1.2. It is adequately protected from erosion.
 - 1.3. It is no more than 8 feet in height.
 - 1.4. It is approved by the building official.

C. Drainage and Terracing. Drainage and terracing shall be provided as required by Section 15.28.130.

15.28.110 Fills.

A. General. Unless otherwise recommended in the approved soils engineering report, fills shall conform to the provisions of this section. In the absence of an approved soils engineering report, these provisions may be waived for minor fills not intended to support structures.

B. Fill Location. Fill slopes shall not be constructed on natural slopes steeper than two (2) horizontal units to one (1) vertical unit.

C. Preparation of Ground. The ground surface shall be prepared to receive fill by removing vegetation, noncomplying fill, topsoil and other unsuitable materials scarifying to provide a bond with new fill and, where slopes are steeper than five (5) horizontal units to one (1) vertical unit and the height is greater than five (5) feet, by benching into sound bedrock or other competent material as determined by the soils engineer. The bench under the toe of fill on a slope steeper than five (5) horizontal units to one (1) vertical unit shall be at least ten (10) feet wide. The area beyond the toe of fill shall be sloped for sheet overflow or a paved drain shall be provided. When fill is to be placed over a cut, the bench under the toe of the fill shall be at least ten (10) feet wide, but the cut shall be made before placing the fill and the cut shall be qualified by the soils engineer or engineering geologist or both as a suitable foundation for fill.

D. Fill material. Detrimental amounts of organic material shall not be permitted in fills. Except as permitted by the building official, no rock or similar irreducible material with a maximum dimension greater than (twelve) 12 inches shall be buried or placed in fills.

EXCEPTIONS: The building official may permit placement of larger rock when the soils engineer properly devises a method of placement, continuously inspects its placement and approves the fill stability. The following conditions shall apply:

1. Prior to issuance of the grading permit, potential rock disposal areas shall be delineated on the grading plan.
2. Rock sizes greater than twelve (12) inches in maximum dimension shall be ten (10) feet or more below grade, measured vertically.
3. Rocks shall be placed so as to assure filling of all voids with well graded soil.

E. Compaction. All fills shall be compacted to a minimum of ninety (90) percent of maximum density.

F. Slope. The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes shall be no steeper than two (2) units horizontal to one (1) unit vertical.

G. Drainage and Terracing. Drainage and terracing shall be provided as required by Section 15.28.130.

15.28.120 Setbacks.

A. General. Cut and fill slopes shall be set back from site boundaries in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary. Setback dimensions shall be as shown in Figure 17.28-1.

B. Top of Cut Slope. The top of cut slopes shall not be made nearer to a site boundary line than one fifth of the vertical height of cut with a minimum of two (2) feet and a maximum of ten (10) feet. The setback may need to be increased for any required interceptor drains.

C. Toe of Fill Slope. The toe of fill slope shall not be made nearer to the site boundary line than one-half (1/2) the height of the slope with a minimum of two (2) feet and a maximum of twenty (20) feet. Where a fill slope is to be located near the site boundary and the adjacent off-site property is developed, special precautions shall be incorporated in the work as the building official deems necessary to protect the adjoining property from damage as a result of such grading. These precautions may include but are not limited to:

1. Additional setbacks.
2. Provision for retaining or slough walls.
3. Mechanical or chemical treatment of the fill slope surface to minimize erosion.
4. Provisions for the control of surface waters.

D. Modification of Slope Location. The building official may approve alternate setbacks. The building official may require an investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this section has been satisfied.

15.28.130 Drainage and terracing.

A. General. Unless otherwise indicated on the approved grading plan, drainage facilities and terracing shall conform to the provisions of this section for cut or fill slopes steeper than three (3) units horizontal to (1) unit vertical.

B. Terrace. Terraces at least six (6) feet in width shall be established at not more than thirty (30) foot vertical intervals on all cut or fill slopes to control surface drainage and debris except that where only one (1) terrace is required, it shall be at mid-height. For cut or fill slopes greater than sixty (60) feet and up to one hundred twenty (120) feet in vertical height, one (1) terrace at approximately mid-height shall be twelve (12) feet in width. Terrace widths and spacing for cut and fill slopes greater than one hundred twenty (120) feet in height shall be designed by a civil engineer and approved by the building official. Suitable access shall be provided to permit proper cleaning and maintenance.

Swales or ditches on terraces shall have a minimum gradient of five (5) percent and must be paved with reinforced concrete not less than three (3) inches in thickness or an approved equal paving. They shall have a minimum depth at the deepest point of one (1) foot and a minimum paved width of five (5) feet.

A single run of swale or ditch shall not collect runoff from a tributary area exceeding thirteen thousand five hundred (13,500) square feet (projected) without discharging into a down drain.

C. Subsurface Drainage. Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.

D. Disposal. All drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the building official and/or other appropriate jurisdiction as a safe place to deposit such waters. Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices. Building pads shall have a drainage gradient of two (2) percent toward approved drainage facilities, unless waived by the building official. Drainage shall not be constructed or altered in such a way to cross a property line unless having recorded legal rights for reciprocal drainage.

EXCEPTIONS: The gradient from the building pad may be 1 percent if all of the following conditions exist throughout the permit area:

1. No proposed fills are greater than ten (10) feet in maximum depth.
2. No proposed finish cut or fill slope faces have a vertical height in excess of ten (10) feet.
3. No existing slope faces, which have a slope face steeper than ten (10) units horizontally to one (1) unit vertically, have a vertical height in excess of ten (10) feet.

E. Interceptor Drains. Paved interceptor drains shall be installed along the top of all cut slopes where the tributary drainage area above slopes toward the cut and has a drainage path greater than forty (40) feet measured horizontally. Interceptor drains shall be paved with a minimum of three (3) inches of concrete or gunite and reinforced. They shall have a minimum depth of twelve (12) inches

and a minimum paved width of thirty (30) inches measured horizontally across the drain. The slope of drain shall be approved by the building official.

15.28.140 Erosion control.

A. Slopes. The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to calling for final approval. Where cut slopes are not subject to erosion due to the erosion-resistant character of the materials, such protection may be omitted.

B. Other Devices. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety.

C. Temporary Devices. Temporary drainage and erosion control shall be provided as needed at the end of each work day during grading operations, such that existing drainage channels would not be blocked. Dust control shall be applied to all graded areas and materials and shall consist of applying water or another approved dust palliative for the alleviation or prevention of dust nuisance. Deposition of rocks, earth materials or debris onto adjacent property, public roads or drainage channels shall not be allowed.

15.28.150 Drainage retention facilities.

General. All drainage retention/detention facilities and their associated conveyance facilities shall be designed in accordance with the City of Shafter Development Standards or latest revision thereof.

15.28.160 Maintenance.

The owner of any property on which grading has been performed pursuant to a permit issued under the provisions of this chapter, or any other person or agent in control of such property, shall maintain in good condition and repair all drainage structures, sumps and other protective devices shown on the grading plans filed with the application for grading permit and approved as a condition precedent to the issuance of such permit.

15.28.170 Grading inspection.

A. General. All grading operations for which a permit is required shall be subject to inspection by the building official. Professional inspection of grading operations and testing shall be provided by the civil engineer, soils engineer and the engineering geologist retained to provide such services in accordance with Subsection 15.28.170(E) for engineered grading and as required by the building official for regular grading.

B. Civil Engineer. The civil engineer shall provide professional inspection within such engineer's area of technical specialty, which shall consist of observation and review as to the establishment of line, grade and surface drainage of the development area. If revised plans are required during the course of the work they shall be prepared by the civil engineer.

C. Soils Engineer. The soils engineer shall provide professional inspection within such engineer's area of technical specialty, which shall include observation during grading and testing for required compaction. The soils engineer shall provide sufficient observation during the preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the approved plan and the appropriate requirements of this chapter. Revised recommendations relating to conditions differing from the approved soils engineering and engineering geology reports shall be submitted to the permittee, the building official and the civil engineer.

D. Engineering Geologist. The engineering geologist shall provide professional inspection within such engineer's area of technical specialty, which shall include professional inspection of the bedrock excavation to determine if conditions encountered are in conformance with the approved report. Revised recommendations relating to conditions differing from the approved engineering geology report shall be submitted to the soils engineer.

E. Permittee. The permittee shall be responsible for the work to be performed in accordance with the approved plans and specifications and in conformance with the provisions of this Ordinance Code, and the permittee shall engage consultants, if required, to provide professional inspections on a timely basis. The permittee shall act as a coordinator between the consultants, the contractor and the building official. In the event of changed conditions, the permittee shall be responsible for informing the building official of such change and shall provide revised plans for approval.

F. Building Official. The building official may inspect the project at the various stages of the work requiring approval to determine that adequate control is being exercised by the professional consultants.

G. Notification of Noncompliance. If, in the course of fulfilling their responsibility under this chapter, the civil engineer, the soils engineer, or the engineering geologist finds that the work is not being done in conformance with this chapter or the approved grading plans, the discrepancies shall be reported immediately in writing to the permittee and to the building official. Recommendations for corrective measures, if necessary, shall also be submitted.

H. Transfer of Responsibility. If the civil engineer, the soils engineer, or the engineering geologist of record is changed during the course of the work, the work shall be stopped until:

1. The civil engineer, soils engineer, or engineering geologist, has notified the building official in writing that they will no longer be responsible for the work and that a qualified replacement has been found who will assume responsibility.

2. The replacement civil engineer, soils engineer, or engineering geologist notifies the building official in writing that they have agreed to accept responsibility for the work.

15.28.180 Completion of work.

A. Final Reports. Upon completion of the rough grading work and at the final completion of the work the building official may require the following reports and drawings and supplements thereto:

1. An as-built grading plan prepared by the civil engineer or architect retained to provide such services in accordance with Subsection 15.28.170(E) showing original ground surface elevations, as-graded ground surface elevations, lot drainage patterns and locations and elevations of all surface drainage facilities and of the outlets of subsurface drainage facilities. As-constructed locations, elevations and details of subsurface drains shall be shown as reported by the soils engineer. The civil engineer(s) shall state that to the best of their knowledge the work within their area of responsibility was done in accordance with the final approved grading plan.

2. A report prepared by the soils engineer, retained to provide such services in accordance with Subsection 15.28.170(C), including locations and elevations of field density tests, summaries of field and laboratory tests and other substantiating data and comments on any changes made during grading and their effect on the recommendations made in the approved soils engineering investigation report. Soils engineers shall submit a statement that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved soils engineering report and applicable provisions of this chapter. They shall also render a finding as to the adequacy of the site for the intended use as affected by soil factors.

3. A report prepared by the engineering geologist retained to provide such services in accordance with Subsection 15.28.170(E), including a final description of the geology of the site and any new information disclosed during the grading and the effect of same on recommendations incorporated in the approved grading plan. Engineering geologists shall submit a statement that, to the best of their knowledge, the work within their area of responsibility is in accordance with the approved engineering geologist report and applicable provisions of this chapter. They shall also render a finding as to the adequacy of the site for the intended use as affected by geologic factors.

4. The grading contractor shall submit in a form prescribed by the building official a statement of conformance to said as-built plans and the specifications.

B. Notification of Completion. The permittee or his agent shall notify the building official when the grading operation is ready for final inspection. Final approval shall not be given until all work, including removal of all stockpiled material not shown to remain, installation of all drainage facilities and their protective devices, and all erosion-control measures have been completed in accordance with the final approved grading plan and the required reports have been submitted.

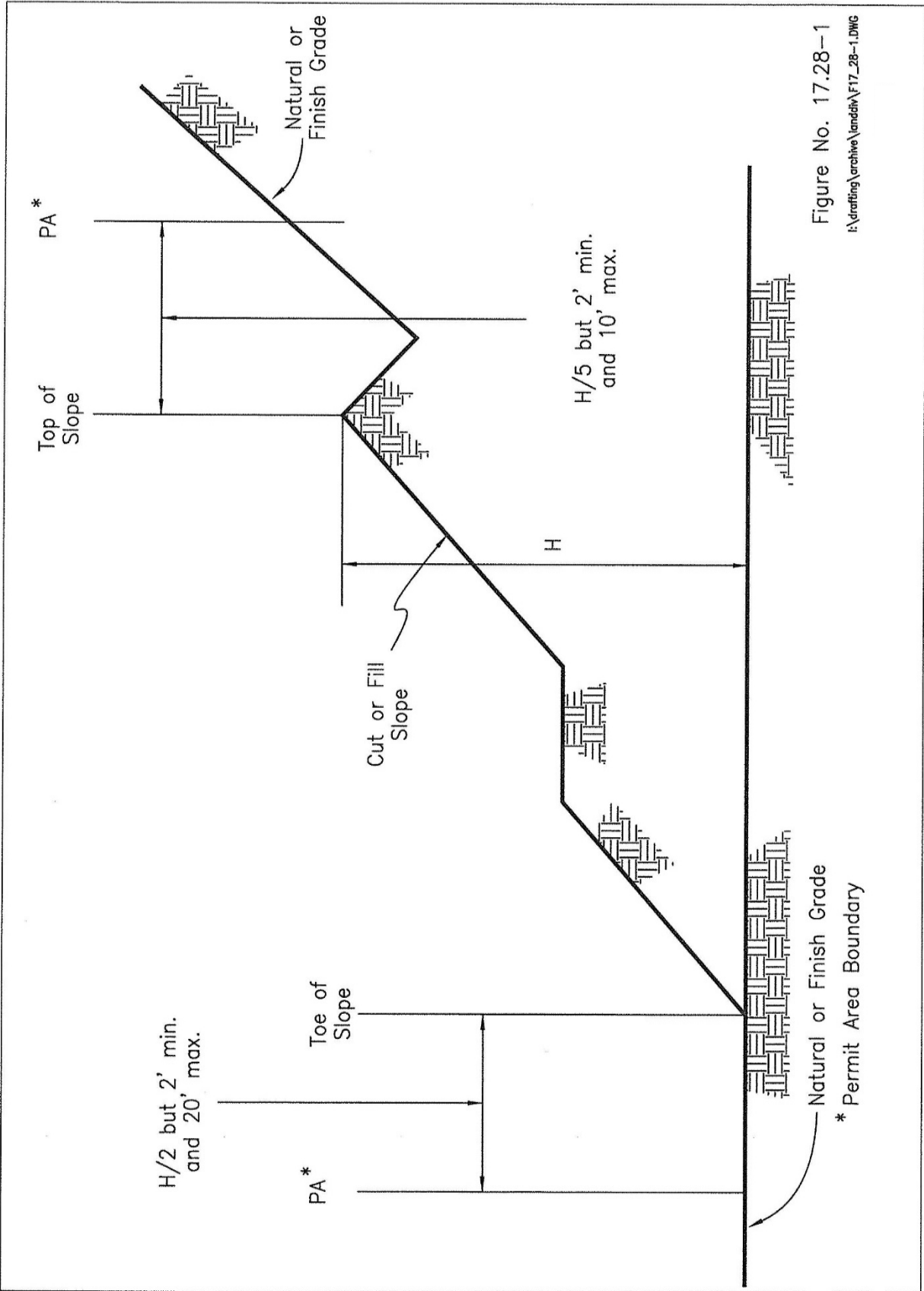


Figure No. 17.28-1
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Section 11. Chapter 15.32, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.32, Title 15 of the Ordinance Code of the City of Shafter, is hereby added to read as follows:

CHAPTER 15.32 FIRE CODE

Sections:

- 15.32.001 California Fire Code – Adopted.**
- 15.32.005 Section 101.1 amended – Title.**
- 15.32.010 Section 103.1 amended – Creation of Agency.**
- 15.32.015 Section 103.2 amended – Appointment.**
- 15.32.020 Section 103.3 amended – Fire Personnel and Police.**
- 15.32.025 Section 105.1.1 amended – Permits Required.**
- 15.32.030 Section 105.5 amended – Required Operational Permits.**
- 15.32.035 Section 105.6 amended – Required Construction Permits.**
- 15.32.040 Section 108.2.1 amended – Inspection Requests.**
- 15.32.045 Section 111.1 amended – Board of Appeals established.**
- 15.32.050 Section 112.4 amended – Violation Penalties.**
- 15.32.055 Social Host Liability – Fireworks.**
- 15.32.060 Section 113.4 amended – Failure to Comply.**
- 15.32.065 Section 202 amended – General Definitions.**
- 15.32.070 Section 305.6 added – Hazardous Environmental Conditions.**
- 15.32.075 Section 324 added – Cannabis Operations.**
- 15.32.080 Section 401.3 amended – Emergency Responder Notification.**
- 15.32.085 Section 403 amended – Emergency Preparedness Requirements**
- 15.32.090 Section 503.1.1 amended – Buildings and Facilities.**
- 15.32.095 Section 503.2.1 amended – Dimensions.**
- 15.32.100 Section 503.4 amended – Obstruction of Fire Apparatus Access Roads.**
- 15.32.105 Section 507 amended – Fire Protection Water Supplies.**
- 15.32.110 Appendix D Section D103.6 amended – Fire Lanes.**
- 15.32.115 Section 703.1.1 added – Maintenance.**
- 15.32.120 Section 806.1.1 amended – Restricted Occupancies.**
- 15.32.125 Section 903.2.1 amended – Group A.**
- 15.32.130 Section 903.2.1.1 amended – Groups A-1, A-3 and A-4.**
- 15.32.135 Section 903.2.1.3 deleted – Group A-3.**
- 15.32.140 Section 903.2.1.4 deleted – Group A-4.**
- 15.08.145 Section 903.2.2.1 added – Group B.**
- 15.32.150 Section 903.2.3 amended – Group E. 104**
- 15.32.155 Section 903.2.4 amended – Group F.**
- 15.32.160 Section 903.2.7 amended – Group M.**
- 15.32.165 Section 903.2.8.5 added – Manufactured Homes.**
- 15.32.170 Section 903.2.9 amended – Group S-1.**
- 15.32.175 Section 903.2.9.1 amended – Repair Garages.**
- 15.32.180 Section 903.2.10 amended - Group S-2.**

15.32.185	Section 903.2.11.3 amended – Multi-story Buildings and Buildings 55 feet or more in height.
15.32.190	Section 903.3.1.2.3 amended – Attics.
15.32.195	Section 903.3.10 added – Fire Sprinkler Control Room.
15.32.200	Section 903.6 amended – Existing Buildings.
15.32.205	Section 905.5.3 deleted – Class II System 1-inch Hose.
15.32.210	Section 907.2.1 amended – Group A.
15.32.215	Section 907.2.8.1 amended – Manual Fire Alarm System.
15.32.220	Section 907.2.9.1 amended – Manual Fire Alarm System.
15.32.225	Section 907.11 added – Fire Alarm Control Room.
15.32.230	Chapter 11 amended – Construction Requirements for Existing Buildings.
15.32.235	Section 1201.1 amended – Scope.
15.32.240	Chapter 26 deleted – Fumigation and Insecticidal Fogging.
15.32.245	Section 3703.4 amended – Agricultural Products.
15.32.250	Chapter 39 amended – Cannabis Cultivation, Processing and Extraction Facilities.
15.32.255	Section 5001.7 added – Facility Correction Plan.
15.32.260	Sections 5601.1.3 amended – Fireworks.
15.32.265	Section 5604.1.1 added – Storage within Established Limits.
15.32.270	Section 5614 added – Safe and Sane Fireworks.
15.32.275	Section 5704.2.7.10 amended – Leak Reporting.
15.32.280	Section 5704.2.9.6.1 amended – Locations Where Above-ground Tanks are Prohibited.
15.32.285	Section 5706.2.4.4 amended – Locations Where Above-ground Tanks are Prohibited.
15.32.290	Section 5706.3.1.3 amended – Buildings.
15.32.295	Section 5706.3.3.3 amended – Security.
15.32.300	Section 5804.2.1 added – Maximum Aggregate Capacity.
15.32.305	Section 5806.2 amended – Limitations.
15.32.310	Section 6104.2 amended – Maximum Capacity within Established Limits.
15.32.315	Section 6104.4 amended – Multiple LP-Gas Container Installation.
15.32.320	Section 6108.1 amended – General.
15.32.325	Chapter 80 amended – Referenced Standards.
15.32.330	Appendix D Section D103.3 amended – Turning Radius.
15.32.335	Appendix D Section D103.4 and Table D103.4 amended – Dead-ends.

15.32.001 California Fire Code – Adopted.

California Code of Regulations, Title 24, Part 9, 2022 Edition of the California Fire Code being that portion of the California Building Standards Code that imposes substantially the same requirements as are contained in the International Fire Code, 2021 Edition published by the International Code Council and the California Building Standards Commission with errata, together with those portions of the International Fire Code, 2021 Edition, including Appendices B, C, D, and H published by the International Code Council not included in the California Building Standards Code, as modified and amended by this chapter, are adopted by this reference into this Chapter, and are hereby collectively declared to be the Shafter Fire Code for the purpose of regulating the safeguarding of life, property, and public welfare to a reasonable degree from the hazards of fire, hazardous materials release and explosion arising from the storage, use and handling of dangerous and hazardous materials, substances and devices, conditions hazardous to life or property in the occupancy and use of buildings and premises, the operation, installation, construction, location, safeguarding and maintenance of attendant equipment, the installation and maintenance of adequate means of egress not provided for by the Building Code, and providing for the issuance of permits and collection of fees therefore.

15.32.005 Section 101.1 amended – Title.

Section 101.1 of Chapter 1 *DIVISION II ADMINISTRATION* of the Shafter Fire Code is amended to read as follows:

101.1 Title. These regulations shall be known as the Shafter Fire Code and that that Kern County is the enforcing agency of these regulations placed under Title 17 of the Kern County Building Regulations, hereinafter referred to as “this code.”

15.32.010 Section 103.1 amended – Creation of Agency.

Section 103.1 of Chapter 1 *DIVISION II ADMINISTRATION* of the Shafter Fire Code is amended to read as follows:

103.1 Creation of agency. The Office of Fire Prevention is hereby created. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

15.32.015 Section 103.2 amended – Appointment.

Section 103.2 of Chapter 1 *DIVISION II ADMINISTRATION* of the Shafter Fire Code is amended to read as follows:

103.2 Appointment. The fire code official is designated as the Fire Chief of the Kern County Fire Department. The fire code official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority.

15.32.020 Section 103.3 amended – Fire Personnel and Police.

Section 103.3 of Chapter 1 *DIVISION II ADMINISTRATION* of the Shafter Fire Code is amended to read as follows:

103.3 Fire Personnel and Police. All chief officers, captains, and engineers, of the Kern County Fire Department shall have the powers of a peace officer in performing their duties under this code.

When requested to do so by the Fire Chief, the Sheriff or the Chief of Police is authorized to assign such available law enforcement officers as necessary to assist the fire department.

15.32.025 Section 105.1.1 amended – Permits Required.

Section 105.1.1 of Chapter 1 *DIVISION II ADMINISTRATION* of the Shafter Fire Code is amended to read as follows:

105.1.1 Permits Required. Permits required by this code shall be obtained from the Kern County Fire Prevention Office. Applications for permits shall be made in such form and detail as prescribed by the Fire Chief. Applications for permits shall be accompanied by such plans as required by the Chief.

The Fire Chief, Fire Marshal, and the Shafter Building Official shall act as a committee to determine and specify, after giving affected persons an opportunity to be heard, any new materials, processes or occupancies, which shall require permits, in addition to those now enumerated in this code. The Fire Marshal shall post such list in a conspicuous place in his office and distribute copies thereof to interested persons.

Any applicable permit fees shall be paid at the time of application for the permit.

The fees shall be established by the Board of Supervisors.

A penalty fee shall be assessed to the owner or operator for failure to obtain a permit prior to commencing an operation for which a permit is required in Sections 105.5 and 105.6.

15.32.030 Section 105.5 amended – Required Operational Permits.

Section 105.5 of Chapter 1 *DIVISION II ADMINISTRATION* of the Shafter Fire Code is amended to read as follows:

105.5 Required Operational Permits. The fire code official is authorized to issue operational permits for the operations set forth in Sections 105.5.1 through 105.5.15. An operational permit shall be obtained from the Fire Department prior to engaging in the following activities:

105.5.1 Burning. An operational permit is required to ignite or cause to be ignited tumbleweeds, agricultural waste or other combustible material as provided for by the Rules and Regulations of the Air Pollution Control District with jurisdiction.

105.5.2 Business Operating Permit. An operational permit is required to conduct business or operate a facility or business in all occupancies other than Groups R-2, R-3, R-3.1 and U.

105.5.3 Explosives or Blasting Agents. An operational permit is required for the storage of any quantity of explosives, or explosive materials within the scope of Chapter 56.

EXCEPTION: Storage in Group R-3 occupancies of smokeless propellant, black powder and small arms primers for personal use, not for resale, and in accordance with Section 5606.

105.5.4 Filming. An operational permit is required to conduct filming operations.

105.5.5 Fireworks Booths. An operational permit is required to operate a booth for the sale of Safe and Sane Fireworks.

105.5.6 High-piled Combustible Storage Permit. An operational permit is required to use a building or portion thereof with more than 500 square feet (46 m²) of high-piled combustible storage.

105.5.7 Mobile Fueling Permit. An operational permit is required to engage in the dispensing of liquid or gaseous fuels into the fuel tanks of motor vehicles from tank vehicles at locations other than at a fuel dispensing station.

105.5.8 Model Rocket Engines. An operational permit is required to sell or offer for sale model rocket engines as defined in Section 5611.

105.5.9 Place of Assembly. An operational permit is required to conduct an assembly with 50 or more attendees in a facility which is not designed or constructed as an assembly occupancy.

105.5.10 Public Displays. An operational permit is required to store, discharge or use explosives or fireworks, other than Safe and Sane Fireworks at a public gathering.

105.5.11 Special Effects/Operations. An operational permit is required to store, discharge or use special effect materials, such as pyrotechnic special effects materials, fireworks, explosives or open flame, or operate aircraft or drones for filming or theatrical purposes.

105.5.12 Cannabis Cultivation. An operational permit is required to operate a commercial indoor cannabis cultivation operation.

105.5.13 Plant Extraction System. An operational permit is required to use a plant extraction system.

105.5.14 Carbon Dioxide Enrichment System. An operational permit is required for a carbon dioxide enrichment system having more than 874 standard cubic feet (100 pounds) of carbon dioxide.

105.5.15 Outdoor Assembly Event. An operational permit is required to conduct an outdoor assembly event where planned attendance exceeds 1000 persons.

15.32.035 Section 105.6 amended – Required Construction Permits. Section 105.6 of Chapter 1 *DIVISION II ADMINISTRATION* of the Shafter Fire Code is amended to read as follows:

105.6 Required Construction Permits. The *fire code official* is authorized to issue construction permits for work as set forth in Sections 105.6.1 through 105.6.21.

A construction permit shall be obtained from the Fire Department prior to engaging in the following activities, operations, practices or functions:

105.6.1 CO2 for Beverage Dispensing. A construction permit is required to install, alter or modify a liquefied carbon dioxide system utilized for beverage dispensing with more than 100 pounds of carbon dioxide.

105.6.2 CNG Storage or Dispensing Facility. A construction permit is required to install, alter or modify a compressed natural gas storage container or dispensing facility.

105.6.3 Emergency Responder Radio Coverage System. A construction permit is required for installation of or modification to emergency responder radio coverage systems and related equipment. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

105.6.4 Electrified Security gates or fences. A construction permit is required to install, alter or modify a gate or fence which is designed to provide security to a premises by discharging an electric shock to intruders. Maintenance performed in accordance with this code is not considered to be a modification and does not require a construction permit.

105.6.5 Fire Alarm Systems. A construction permit is required to install, alter or modify a fire alarm system. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

105.6.6 Fire-Extinguishing Systems. A construction permit is required to install, alter or modify a fire-extinguishing system which uses halon, CO2, dry chemicals, liquid agent or other extinguishing agent. Maintenance performed in

accordance with this code is not considered a modification and does not require a permit.

105.6.7 Flammable or Combustible Liquid Tanks. A construction permit is required:

A. To install an aboveground tank with a storage capacity of one hundred twenty five (125) gallons or more, which will hold flammable or combustible liquids.

EXCEPTION: A permit shall not be required for an oil production, refining or pipeline transportation tank when such tank or group of tanks spaced less than fifty (50) feet (1542 mm) apart, shell to shell, has a liquid surface area of fifteen hundred (1500) square feet (139 m²) or less, or has a capacity of less than one hundred (100) barrels.

B. To alter, rehabilitate, or place temporarily out of service or otherwise dispose of any flammable or combustible liquid tank which is not related to oil production, refining or pipeline transportation activities.

C. To abandon or dispose of any aboveground flammable or combustible liquid tank.

105.6.8 LP-Gas Tanks. A construction permit is required to install, alter or modify an LP-gas container of one hundred twenty-five (125) gallon water capacity or more at other than a single-family residence. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

105.6.9 LP-Gas Dispensing. A construction permit is required to install, alter or modify an LP-gas container of one hundred twenty-five (125) gallon water capacity or more when such tank is capable of dispensing LP-gas into other tank vessels. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

105.6.10 Fire Pumps. A construction permit is required to install, alter or modify a fire pump and related fuel tanks, jockey pumps, controllers and generators.

105.6.11 Spraying Operations. A construction permit is required to install, alter or modify a spray room or spray booth utilizing flammable or combustible liquids, or flammable finishes. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

105.6.12 Dipping Operations. To construct, alter or modify a dip tank or dipping operation utilizing flammable or combustible liquids, or flammable finishes. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

105.6.13 Sprinkler Systems. A construction permit is required to install, alter or modify a fire sprinkler system. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

105.6.14 Standpipe Systems. A construction permit is required for the installation, modification, or removal from service of a standpipe system. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

105.6.15 Energy storage systems. A construction permit is required to install, alter or modify an energy storage system regulated by this code. Maintenance performed in accordance with this code is not considered a modification and does not require a permit.

105.6.16 Tents Air-Supported Membrane Structures and Temporary Special Event Structures. A construction permit is required to erect a temporary air-supported membrane structure, a temporary special event structure or a tent having an area in excess of 400 square feet (37 m²).

EXCEPTIONS:

1. Tents used exclusively for recreational camping purposes.
2. Funeral tents and curtains or extensions attached thereto, when used for funeral services.
3. Tents and awnings open on all sides which comply with all of the following:
 - 3.1. Individual canopies shall have a maximum size of 700 square feet (65 m²).
 - 3.2. The aggregate area of multiple canopies placed side by side without a fire break clearance of not less than 12 feet (3658 mm) shall not exceed 700 square feet (65 m²) total.
 - 3.3. A minimum clearance of 12 feet (3658 mm) to structures and other tents shall be maintained.

105.6.17 Underground Water Piping System for Fire Protection. A construction permit is required to install, alter or modify underground piping for fire hydrants or water systems.

105.6.18 Cannabis Facility. A construction permit is required to construct, alter or modify a building for cannabis cultivation or processing.

105.6.19 Carbon Dioxide Enrichment System. A construction permit is required to install, alter or modify a carbon dioxide enrichment system having more than 874 standard cubic feet (100 pounds) of carbon dioxide.

105.6.20 Gas Detection System. A construction permit is required to install, alter or modify a gas detection system. Maintenance performed in accordance with this code is not considered a modification and shall not require a permit.

105.6.21 Plant Extraction System. A construction permit is required to install, alter or modify a plant extraction system. Maintenance performed in accordance with this code is not considered a modification and does not require a construction permit.

15.32.040 Section 108.2.1 amended – Inspection Requests.

Section 108.2.1 of Chapter 1 *DIVISION II ADMINISTRATION* of the Shafter Fire Code is amended to read as follows:

108.2.1 Inspection Requests. It shall be the duty of the permit holder or their duly authorized agent to notify the fire code official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that is required by this code. Every request for inspection shall be filed not less than two working days before such inspection is desired. Such request may be in writing or by telephone.

15.32.045 Section 111.1 amended – Board of Appeals established.

Section 111.1 of Chapter 1 *DIVISION II ADMINISTRATION* of the Shafter Fire Code is amended to read as follows:

111.1 Board of Appeals established. Any decision of the fire code official relating to the interpretation of this code, or to the standards referred to hereinabove, shall be subject to appeal to the Board of Building Appeals, upon payment of the fee required for Kern County Building Code appeals to that Board. Any decision of the Board of Building Appeals shall be subject to appeal to the Board of Supervisors, as provided by Section 15.04.160 of this code.

15.32.050 Section 112.4 amended – Violation Penalties.

Section 112.4 of Chapter 1 *DIVISION II ADMINISTRATION* of the Shafter Fire Code is amended to read as follows:

112.4 Violation Penalties.

A. Except as provided herein, any person who shall violate a provision of this code or who shall fail to comply with any of the requirements thereof or fail to comply with any order made thereunder by competent authority, or who shall erect, install, alter, repair or do work which deviates from any specifications or plans submitted to and approved by the Fire Marshal, or of a permit or certificate issued under provisions of this code shall for each and every such violation or failure to comply be guilty of a misdemeanor and shall, upon conviction, be subject to a fine of not more than \$1,000, or by imprisonment in the county jail of the County of Kern for not more than six months, or both such fine and imprisonment.

B. Any person who violates Chapter 56 or Sections 15.32.055 or 15.32.270 of this code shall be assessed an administrative penalty. An administrative

penalty under this paragraph shall be a fine not exceeding one thousand five hundred dollars (\$1,500.00) for the first violation; a fine not exceeding two thousand dollars (\$2,000.00) for a second violation within five years from the date of the first violation; and a fine not exceeding two thousand five hundred dollars (\$2,500.00) for each additional violation within five years from the date of the first violation. Pursuant to California Health and Safety Code section 12557, an administrative fine for possession, pursuant to this paragraph, shall only be assessed to a person who possesses or the seizure of twenty-five (25) pounds or less of dangerous fireworks.

C. The administrative penalty for any violation of any other section of this code shall be provided in Kern County Ordinance Code Section 8.54.120.

D. Any administrative penalty collected pursuant to this code shall not be subject to California Health and Safety Code Section 12706, but shall be used to reimburse the Office of the State Fire Marshal for the actual cost of the transportation and disposal of illegal fireworks seized under this code.

E. All enforcement of administrative penalties shall be conducted pursuant to Chapter 8.54 of the Kern County Ordinance Code.

F. Notwithstanding any other provision in this code, an alternative administrative penalty may be assessed for violation of Sections 15.32.055 and 15.32.270 of this code in the event the responsible party is a juvenile, i.e., under the age of eighteen (18), whereby the juvenile may elect to serve in a community service program, as approved by the County's program administrator or as designated by the Board of Supervisors and pay any required program fees.

(1) Participation in an approved community service program, through election by the juvenile, will result in a reduction of the administrative penalty of one thousand five hundred dollars (\$1,500.00), commensurate with the hours served based on the current minimum wage applicable in California. The approved community service hours shall be determined, as appropriate, depending on the amount of the administrative penalty is reduced by the hearing officer or the Board of Supervisors.

(2) The community service program shall retain the discretion to admit, or deny admission to, the program as the standards and program policies applicable to that program allow. Failure to gain admission to a community service program shall restore the original administrative penalty of one thousand five hundred dollars (\$1,500.00), immediately and without further right to appeal.

(3) Failure by a juvenile to complete the alternative community service penalty within one (1) calendar year of the issuance of the citation shall result in the penalty being converted to an administrative penalty of one thousand five hundred dollars (\$1,500.00).

(4) The option of a juvenile to complete community service for a reduction of the administrative penalty shall not be available for subsequent violations of these sections of this code.

(5) If a citation issued to a juvenile under this section is appealed under any provision of this code, the administrative penalty shall be deposited with the County as a condition of the appeal. If the appeal is not successful and the juvenile elects to complete an approved community service program in lieu of payment of the administrative penalty, the person that deposited the administrative penalty shall be entitled to a refund of the deposit less actual administrative fees paid by the County to the County's program administrator upon timely and successful completion of the community service program by the juvenile.

G. A conviction for any offense under the provisions of this code shall not excuse the violation or authorize its continuance and the person or persons convicted of such offense shall be required to correct or remedy any condition or installation which fails to comply with the requirements of this code with reasonable diligence. Each day that a condition prohibited by the provisions of this code is caused or permitted to be maintained or continued shall constitute a separate and distinct offense.

15.32.055 Social Host Liability – Fireworks.

A. Findings, Intent and Purpose.

1. Findings. The Board of Supervisors, pursuant to the police powers delegated to it by the California Constitution, has the authority to enact laws which promote the public health, safety and general welfare of its residents. The illegal possession, manufacture, storage, sale, handling and use of fireworks, as described in Section 15.32.270 of this code, on private property is harmful to and creates a threat to public health, safety, quiet enjoyment of residential property and the general welfare. While the discharge of illegal fireworks can be tied to a particular residence or property, it is often difficult to tell who at the residence or property discharged the illegal firework(s). The owner or tenant of the premises is often in the best position to control, and knows or should know of the possession, manufacture, storage, sale, handling and use of illegal fireworks on his/her residence or commercial premises. The Board of Supervisors finds that in too many cases, persons having possession or control of private property where the illegal possession, manufacture, storage, sale, handling and use of fireworks occurs, have failed to ensure that illegal fireworks are not possessed, manufactured, stored, sold, handled or used on their property. Furthermore, problems associated with the illegal possession, manufacture, storage, sale, handling and use of fireworks are difficult to prevent and deter unless the fire chief, sheriff, or other designated official of the County of Kern has the legal

authority to cite the owner or tenant of the premises where illegal fireworks are possessed, manufactured, stored, sold, handled or used.

2. Intent. The intent of this section is to protect the public health, safety, quiet enjoyment of residential property, and general welfare, rather than to punish. An ordinance that imposes liability on property owners or tenants for allowing the possession, manufacture, storage, sale, handling or use of illegal fireworks on their property is necessary to deter and prevent such possession, manufacture, storage, sale, handling or use and to deter persons who actively and passively aid, allow, or tolerate such activities on their property.

3. Purposes. The purposes of this section are to protect the public health, safety and general welfare, to deter the possession, manufacture, storage, sale, handling or use of illegal fireworks, and to reduce the costs of providing police, fire, and other emergency response services to areas where illegal fireworks are being possessed, manufactured, stored, sold, handled or used. These purposes are implemented by the imposition of a civil money penalty against social hosts (landowners or tenants) who actively or passively aid, allow or tolerate the possession, manufacture, storage, sale, handling or use of illegal fireworks on their property.

4. Declaration. For these reasons, the Board of Supervisors declares that the possession, manufacture, storage, sale, handling or use of illegal fireworks is a threat to the peace, health, safety and general welfare of the public. Such actions constitute a public nuisance as they affect at the same time the entire community of Kern County as well as the neighborhoods in which they occur. The nuisance created thereby presents an immediate threat to the public health and safety, warranting summary abatement by the fire chief, sheriff or other designated county official under Government Code Section 25845, subdivision (a).

B. Definitions. For the purposes of this section, the following terms shall have the following meanings:

1. "Responsible person" means a person or persons with a right of possession of the residence or other private property at which illegal fireworks are possessed, manufactured, stored, handled or used, including but not limited to:

a. Any owner of the residence or other private property, meaning the record owner of the title to property as of the time of the possession, manufacture, storage, sale, handling or use of illegal fireworks, wherever that person or entity resides at that time;

b. A tenant or lessee of the residence or other private property at the time when illegal fireworks are possessed, manufactured, stored, handled or used;

- c. The person(s) in charge of the residence or other private property at the time when illegal fireworks are possessed, manufactured, stored, sold, handled or used;
- d. The person(s) who organizes, supervises, officiates, conducts or controls the gathering or any other person(s) accepting responsibility for such a gathering where illegal fireworks are possessed, manufactured, stored, sold, handled or used;

A responsible person need not be present at the time illegal fireworks are possessed, manufactured, stored, sold, handled or used in order for the county to impose civil money penalties upon such responsible person. Prior knowledge of the possession, use, manufacture, storage, sale, handling or use of illegal fireworks is not prerequisite to a finding that any specific individual is a responsible person as defined by this section.

2. "Residence" or "other private property" means a home, yard, apartment, condominium, hotel or motel room, or other dwelling unit, or a hall, meeting room, office, land or building, whether occupied on a temporary or permanent basis, whether occupied as a dwelling, business, or location for parties or other social functions, and whether owned. Leased, rented, or used with or without compensation.

C. Responsibility for Proper Property Management. Every owner, occupant, lessee, tenant or holder of any possessory interest of a residence or other private property within the County of Kern is required to maintain, manage and supervise the property and all persons thereon in a manner so as not to violate the provision of this section. The owner of the property may remain liable for such violations regardless of any contract or agreement with any third party regarding the property.

D. Penalties for Violation.

1. It is a civil violation of this section, and a public nuisance constituting an immediate threat to public health and safety warranting summary abatement, for any responsible person to conduct or allow illegal possession, manufacture, storage, sale, handling and use of fireworks on his/her residential or other private property. Such a violation subjects any and all responsible persons to the civil money penalties specified in Section 15.32.050, Paragraph B of this code.

2. In the event that a juvenile hosts a gathering at a residence or other private property at which illegal possession, manufacture, storage, sale, handling and use of fireworks occurs, then the parents or guardians of that juvenile will be jointly and severally liable for any penalties incurred pursuant to this section.

3. In the event that a juvenile is found to be a responsible person as defined by this section, the juvenile may elect to serve in a community service program as specified in Section 15.32.050 of this code.

4. The parents or guardians of a juvenile found to be a responsible person as defined by this section, may also elect to have that juvenile serve in a community service program as specified in Section 17.32.050 of this code.

15.32.060 Section 113.4 amended – Failure to Comply.

Section 113.4 of Chapter 1 *DIVISION II ADMINISTRATION* of the Shafter Fire Code is amended to read as follows:

113.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than \$500 dollars or more than \$1,000.

15.32.065 Section 202 amended – General Definitions.

Section 202 of the Shafter Fire Code is amended by modifying the definition of Factory Industrial F-1 Moderate-hazard occupancy to read as follows:

FACTORY INDUSTRIAL F-1 MODERATE-HAZARD OCCUPANCY. Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following:

Aircraft (manufacturing, not to include repair) Aircraft manufacturing facilities shall comply with Section 412.6 of the California Building Code

Appliances

Athletic equipment

Automobiles and other motor vehicles

Bakeries

Beverages; over 16-percent alcohol content

Bicycles

Boats

Brooms or brushes

Business machines

Cameras and photo equipment

Cannabis cultivation, extraction and processing not classified as Group H

Canvas or similar fabric

Carpets and rugs (includes cleaning)

Clothing

Construction and agricultural machinery

Disinfectants

Dry cleaning and dyeing

Electric generation plants

Electronics

Energy storage systems (ESS) in dedicated-use buildings

Engines (including rebuilding)

Food processing and commercial kitchens not associated with restaurants, cafeterias and similar dining facilities more than 2,500 square feet (232 m²) in area.

Furniture

Hemp products

Jute products

Laundries

Leather products

Machinery

Metals

Millwork (sash and door)

Motion picture and television production studio Sound Stages, Approved Production Facilities and production locations (without live audiences)

Musical instruments

Optical goods

Paper mills or products

Photographic film

Plastic products

Printing or publishing

Recreational vehicles

Refuse incineration

Shoes

Soaps and detergents

Textiles

Tobacco

Trailers

Upholstering

Water/sewer treatment facilities

Wood; distillation

Woodworking (cabinet)

15.32.070 Section 305.6 added – Hazardous Environmental Conditions.

Section 305.6 is added to Chapter 3 of the Shafter Fire Code to read as follows:

305.6 Hazardous Environmental Conditions. When the Fire Chief determines that hazardous environmental conditions necessitate restricted use of open flame or other ignition sources, the Fire Chief is authorized to prohibit the use or ignition of any such materials.

15.32.075 Section 324 added – Cannabis Operations.

Section 324 is added to Chapter 3 of the Shafter Fire Code to read as follows:

324 CANNABIS OPERATIONS

324.1 General. Cannabis operations are only permitted where local codes and regulations allow such operations. In addition to other code requirements,

cannabis cultivation shall comply with Section 324.3, and cannabis stores shall comply with Section 324.4. Cannabis extraction and processing shall comply with Chapter 39.

324.2 Permits. Permits shall be required as set forth in Sections 105.5 and 105.6.

324.3 Indoor Cultivation. Commercial operations for the cultivation of cannabis inside a structure shall be in accordance with Sections 324.3.1 through 324.3.5.

324.3.1 Occupancy Classification. Structures for the commercial cultivation of cannabis shall be classified as Group F-1.

324.3.2 Automatic Sprinkler System. Buildings containing commercial indoor cultivation of cannabis shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.

324.3.3 Carbon Dioxide Enrichment. Buildings utilizing carbon dioxide enrichment systems shall comply with Section 5307.4.

324.3.4 Hazardous Materials. Hazardous materials storage and use shall be in accordance with this code.

324.3.5 Storage. Aisles and corridors shall be maintained open and unobstructed. Storage is prohibited in corridors.

324.3.6 Fumigation Restriction. Fumigation processes consisting of heating sulfur and creating sulfur dioxide are prohibited.

324.4 Retail Sales and Dispensing. The retail sale or dispensing of cannabis or cannabis products shall only occur in a retail cannabis store.

324.4.1 Occupancy Classification. Retail cannabis stores shall be considered a Group M occupancy.

324.4.2 Means of Egress. The means of egress in a retail cannabis store shall comply with Chapter 10.

15.32.080 Section 401.3 amended – Emergency Responder Notification. Section 401.3 of Chapter 4 of the Shafter Fire Code is amended to read as follows:

401.3 Emergency Responder Notification. Notification of emergency responders shall be in accordance with Sections 401.3.1 through 401.3.4.

401.3.1 Fire and Other Emergency Events. In the event an unwanted fire or other event, requiring a fire department response, occurs on a property, or the discovery of a fire, smoke or unauthorized release of flammable or hazardous materials which necessitates an emergency response on any property occurs, the owner or occupant shall immediately report such condition to the fire department.

401.3.2 Alarm Activation. Upon activation of a fire alarm signal, employees or staff shall immediately notify the fire department. Building employees and tenants shall implement the appropriate emergency plans and procedures.

401.3.3 Delayed Notification. A person shall not, by verbal or written directive, require any delay in the reporting of a fire to the fire department.

401.3.4 Group E Fire Alarm Initiation. Every person and public officer managing, controlling, or in charge of any public, private, or parochial school shall cause the fire alarm signal to be sounded upon discovery of fire.

15.32.085 Section 403 amended – Emergency Preparedness Requirements.

The following sections are deleted from Section 403 of Chapter 4:

Sections 403.3 through 403.1.2 – Group B occupancies.

Section 403.5 – Group F occupancies.

Sections 403.6 through 403.6.1.4 – Group H occupancies.

Sections 403.7 through 403.7.6 – Group I occupancies.

Section 403.8 – Group M occupancies.

15.32.090 Section 503.1.1 amended – Buildings and Facilities.

Section 503.1.1 of Chapter 5 of the Shafter Fire Code is amended to read as follows:

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Access in commercial, industrial, or other zones may require paving to match the grade of the rails where railroad loading is planned.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

- 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
- 1.3. There are not more than two Group R-3 or Group U occupancies.
2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

15.32.095 Section 503.2.1 amended – Dimensions.

Section 503.2.1 of Chapter 5 of the Shafter Fire Code is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of 15 feet (4572 mm).

EXCEPTION: When serving only one Group R-3 or Group U Occupancy the unobstructed width of the access road may be 12 feet (3658 mm). No access road shall be less than 32 feet (9754 mm) in width if vehicle parking is permitted on one side of the access road and not less than 40 feet (12 192 mm) in width if vehicle parking is permitted on both sides of the access road. To permit the free passage of vehicles, access roads designed for vehicle parking on only one side shall have signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway.

An access road divided into separate adjacent one-way traffic lanes by a curbed divider or similar obstacle shall be not less than 15 feet (4572 mm) in unobstructed width on each side of the divider.

15.32.100 Section 503.4 amended – Obstruction of Fire Apparatus Access Roads.

Section 503.4 of Chapter 5 of the Shafter Fire Code is amended to read as follows:

503.4 Obstruction of Fire Apparatus Access Roads. The required width of a fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Fire apparatus access roads that are temporarily impassable due to inclement weather conditions including, but not limited to snow, dust, and flood, are not considered obstructed. The minimum required widths and clearances established under Section 503.2.1 shall be maintained at all times. Fire apparatus access roads shall be established, constructed, and maintained in such a manner as to allow direct access to the building, mobile home or facility at all times without any physical obstruction or legal hindrance. Entrances to roads, trails or other access-ways which have been closed with gates and barriers in accordance with Section 503.5 shall not be obstructed by parked vehicles.

15.32.105 Section 507 amended – Fire Protection Water Supplies.

Section 507 of Chapter 5 of the Shafter Fire Code is amended to read as follows:

SECTION 507 FIRE PROTECTION WATER SUPPLIES

507.1 Required Water Supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

507.1.1 Existing Facilities. When required by the Fire Chief, water supply and fire hydrants shall be provided at existing facilities when the fire load potential exceeds the water supply availability.

507.2 Type of Water Supply. The water supply shall consist of pressure tanks, elevated tanks, pumps, water mains or other fixed systems capable of providing the required fire flow.

507.2.1 Private Fire Service Mains. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as amended in Chapter 80.

507.2.2 Water Tanks. Water tanks for private fire protection shall be installed in accordance with NFPA 22.

507.3 Fire Flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by the fire code official and shall be computed on the basis of a minimum 20 p.s.i.g. (137.9 kPa) residual operating pressure at the point of lowest pressure of the street main from which the flow is measured. In setting the requirements for fire flow, the fire code official may be guided by the provisions in Appendix B and by the minimum requirements set forth in Table 507.5.7.1, but may require higher standards on the basis of local conditions, exposure, congestion, or construction of the building. The required fire flows are to be provided in addition to the domestic requirements.

507.4 Water Supply Test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.

507.5 Fire Hydrant Systems. Fire hydrant systems, including the location, number and type of fire hydrants, shall comply with Sections 507.5.7.1 through 507.5.7.3.

507.5.1 Where Required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m)

from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains supplying the required fire flow shall be provided where required by the fire code official.

507.5.2 Inspection, Testing and Maintenance. Fire hydrant systems shall be subject to periodic tests as required by the fire code official. Fire hydrant systems shall be maintained in an operative condition at all times and shall be repaired where defective. Additions, repairs, alterations and servicing shall comply with approved standards. Records of tests and required maintenance shall be maintained.

507.5.3 Private Fire Service Mains and Water Tanks. Private fire service mains and water tanks shall be periodically inspected, tested and maintained in accordance with *Title 19 California Code of Regulations, Division I, Chapter 5*.

507.5.4 Obstruction. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

Fire hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 503.

507.5.5 Clear Space around Hydrants. A clear space of 3 feet (914 mm) shall be maintained around the circumference of fire hydrants except as otherwise required or approved.

507.5.6 Physical Protection. Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.

507.5.7 Fire Hydrant Installations. The location, number and type of fire hydrants shall be in accordance with Sections 507.5.7.1 through 507.5.7.3 and as required and approved by the fire code official. Such fire hydrants shall be provided on the public street or on the site of the premises to be protected as required and approved by the fire code official.

507.5.7.1 Fire Hydrant Spacing. Fire hydrants shall be installed with a maximum spacing between hydrants as indicated in Table 507.5.7.1 and the following:

1. A hydrant shall be placed at each intersection except where this would provide excessive hydrant coverage.

EXCEPTION: The spacing of hydrants shall have an individual tolerance of ten (10) percent. However, the average spacing between any three (3) adjacent hydrants shall not exceed the required spacing.

2. Fire hydrant spacing shall be computed separately for each side of major highways, divided roadways, canals, or railways.

3. The last hydrant on a cul-de-sac or stub street shall not be more than one-half ($\frac{1}{2}$) the maximum spacing from the end of the street.

TABLE 507.5.7.1 – FIRE FLOW REQUIREMENTS

District Classification	Minimum Fire Flow ^a	Minimum Duration (Hours)	Maximum Hydrant Spacing
Residential Includes: 1- and 2-family dwellings	500 GPM 1893 L/min	1	660' 202 m
Commercial Includes: all commercial uses, hotels, apartments, multiple residence buildings, schools, and colleges	1,500 GPM 5678 L/min	2	330' 101 m
Industrial	1,500 GPM 5678 L/min	4	330' 101 m

^a When required by the fire code official, the required fire flow may be increased in accordance with Section 507.3.

507.5.7.2 Installation. Whenever any hydrant or other valve which is intended for use for fire suppression purposes, is installed or replaced, the same shall be installed or replaced in accordance with the Shafter Development Standards.

507.5.7.3 Water Distribution System. The water distribution system shall be provided with valves and other facilities, such as tanks, so that no point on any lot at the street right-of-way shall be more than one and one-half ($1\frac{1}{2}$) times the maximum hydrant spacing from a working hydrant as a result of any single break or shut down for repairs, except where impractical.

All water mains serving hydrants shall have a minimum nominal diameter of 6 inches (15 mm). Stub lines over 800 feet (24 m) in length or supporting more than one hydrant shall have a minimum nominal diameter of 8 inches (20 mm).

15.32.110 Appendix D Section D103.6 amended – Fire Lanes.

Section D103.6 of Appendix D of the Shafter Fire Code is amended to read as follows:

D103.6 Fire Lanes.

D103.6.1 Where Required. Fire Lanes shall be provided to and along the front and/or any side of all shopping complexes more than 150 feet (45 720 mm) from

a public street and all other buildings other than dwellings when in the judgment of the fire code official, fire lanes are deemed necessary for the protection of life and property.

D103.6.2 Clearances. Fire Lanes shall be located as determined by the fire code official and shall not be less than 20 feet (6096 mm) in width, with inside turning radiuses of not less than 20 feet (6096 mm) and shall have a clear height of not less than 15 feet (4572 mm).

D103.6.3 Obstruction. Fire Lanes shall be maintained clear at all times without exception. It shall be unlawful for any person to impair or block such fire lanes by vehicle parking or placing any other obstruction therein. Fire lane signs shall not be obstructed from view by oncoming traffic.

D103.6.4 Fire Lane Identification. Fire Lanes shall be identified in such a manner so as to leave no doubt as to their existence and intended purposes. Identification shall be by means of permanent signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and be constructed of 14 gage steel or aluminum. The signs shall have a reflective white background with red lettering and a ¼-inch wide stripe along all four sides of the sign. The signs shall read NO STOPPING – FIRE LANE, with lettering a minimum of 1 inch in height. Where deemed necessary by the fire code official, the signs shall be supplemented by a painted red curb which is parallel and adjacent to the fire lane.



Figure D103.6
Fire Lane Sign

D103.6.4.1 Fire Lane Sign Locations. Fire lane signs shall be located along the entire length of the fire lane and placed not more than 100 feet (3048 mm)

apart. Fire lane sign shall be installed within 25 feet (7620 mm) of any end of the fire lane. The fire lane signs shall be perpendicular to the flow of traffic and within 4 feet (1219 mm) of the edge of the driving surface of the fire lane. The fire lane signs shall be installed at a height of at least 7 feet above walking surfaces.

D103.6.5 Roads 20 to 32 feet in width. Fire lanes 20 feet wide (6096 mm) to 32 feet wide (7925 mm) shall be posted on both sides as a fire lane.

D103.6.6 Roads 32 to 40 feet in width. Fire lanes 32 feet wide (9754 mm) to 40 feet wide (12 192 mm) shall be posted on one side of the road as a fire lane.

15.32.115 Section 703.1.1 added – Maintenance.

Section 703.1.1 is added to Chapter 7 of the Shafter Fire Code to read as follows:

703.1.1 Maintenance. Any deficiency or lack of maintenance or opening or hole in the structure which would tend to increase the severity of fire or the spread of fire shall be corrected immediately.

15.32.120 Section 806.1.1 amended – Restricted Occupancies.

Section 806.1.1 of Chapter 8 of the Shafter Fire Code is amended by adding Exception 3 to read as follows:

3. Trees located and treated in accordance with Kern County Fire Prevention Standard 806.1-1.

15.32.125 Section 903.2.1 amended – Group A.

Section 903.2.1 of Chapter 9 of the Shafter Fire Code is amended to read as follows:

903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. For Group A-1, A-2, A-3, and A-4 occupancies, the automatic sprinkler system shall be provided throughout the entire building containing a Group A-1, A-2, A-3 or A-4 occupancy. For Group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in Section 903.2.1.5.

15.32.130 Section 903.2.1.1 amended – Groups A-1, A-3 and A-4.

Section 903.2.1.1 of Chapter 9 of the Shafter Fire Code is amended to read as follows:

903.2.1.1 Groups A-1, A-3 and A-4. An automatic sprinkler system shall be provided throughout buildings containing a Group A-1, A-3 or A-4 occupancy.

EXCEPTIONS:

1. Assembly rooms or spaces with a cumulative area less than 1,000 square feet (93 m²) where no alcohol is consumed.
2. Group A-3 occupancies located on the level of exit discharge provided the fire area does not exceed 5,000 square feet (464 m²) and the occupant load is less than 100 and the building contains a fire alarm as required by Section 907.2.1.

15.32.135 Section 903.2.1.3 deleted – Group A-3.

Section 903.2.1.3 of Chapter 9 of the Shafter Fire Code is deleted.

15.32.140 Section 903.2.1.4 deleted – Group A-4.

Section 903.2.1.4 of Chapter 9 of the Shafter Fire Code is deleted.

15.08.145 Section 903.2.2.1 added – Group B.

Section 903.2.2.1 is added to Chapter 9 of the Shafter Fire Code to read as follows:

903.2.2.1 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy where one of the following conditions exists:

1. A Group B fire area exceeds 10,000 square feet (929 m²).
2. A Group B fire area is located more than three stories above grade plane.
3. The combined area of all Group B fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

15.32.150 Section 903.2.3 amended – Group E.

Section 903.2.3, Item 1, of Chapter 9 of the Shafter Fire Code is amended to read as follows:

1. Throughout all Group E fire areas greater than 10,000 square feet (929 m²) in area.

15.32.155 Section 903.2.4 amended – Group F.

Section 903.2.4 of Chapter 9 of the Shafter Fire Code is amended to read as follows:

903.2.4 Group F. An automatic sprinkler system shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exists:

1. A Group F fire area exceeds 10,000 square feet (929 m²).
2. A Group F fire area is located more than three stories above grade plane.
3. The combined area of all Group F fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group F fire area is used for cannabis cultivation, processing or extraction.

15.32.160 Section 903.2.7 amended – Group M.

Section 903.2.7 of Chapter 9 of the Shafter Fire Code is amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 10,000 square feet (929 m²).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group M fire area is used for retail of cannabis or cannabis products.

15.32.165 Section 903.2.8.5 added – Manufactured Homes.

Section 903.2.8.5 is added to Chapter 9 of the Shafter Fire Code to read as follows:

903.2.8.5 Manufactured Homes. An automatic sprinkler system shall be installed in new manufactured homes, as defined in Health and Safety Code Sections 18007 & 18009, and multiple family manufactured homes with two dwelling units, as defined in Health and Safety Code Section 18008.7, in accordance with Title 25 of the California Code of Regulations.

15.32.170 Section 903.2.9 amended – Group S-1.

Section 903.2.9, Item 1, of Chapter 9 of the Shafter Fire Code is amended to read as follows:

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 10,000 square feet (929 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).
5. A Group S-1 fire area storing cannabis or cannabis products.

15.32.175 Section 903.2.9.1 amended – Repair Garages.

Section 903.2.9.1 of the Shafter Fire Code is amended to read as follows:

903.2.9.1 Repair Garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the Shafter Building Code, as follows:

1. Buildings with a fire area containing a repair garage exceeding 10,000 square feet (929 m²).

2. Buildings with a repair garage servicing vehicles parked in the basement.
3. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).

15.32.180 Section 903.2.10 amended - Group S-2.

Section 903.2.10 of the Shafter Fire Code is amended to read as follows:

903.2.10 Group S-2. An automatic sprinkler system shall be provided throughout buildings classified as a Group S-2 occupancy where one of the following conditions exist:

1. A Group S-2 fire area exceeds 10,000 square feet (929 m²).
2. Where an enclosed parking garage is located beneath other occupancy groups.
3. The combined area of all Group S-2 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).

15.32.185 Section 903.2.11.3 amended – Multi-story Buildings and Buildings 55 feet or more in height.

Section 903.2.11.3 of Chapter 9 of the Shafter Fire Code is amended to read as follows:

903.2.11.3 Multi-story Buildings and Buildings 55 feet (16 764 mm) or more in height. An automatic sprinkler system shall be installed throughout buildings more than 3 stories in height or with a floor level having an occupant load of 30 or more that is located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access.

15.32.190 Section 903.3.1.2.3 amended – Attics.

Section 903.3.1.2.3, Item 3, of Chapter 9 of the Shafter Fire Code is amended to read as follows:

3. Attics not required by Items 1 or 2 to have sprinklers shall comply with one of the following if the building is more than two stories in height:
 - 3.1. Provide automatic sprinkler system protection.
 - 3.2. Construct the attic using noncombustible materials.
 - 3.3. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
 - 3.4. Fill the attic with noncombustible insulation.

15.32.195 Section 903.3.10 added – Fire Sprinkler Control Room.

Section 903.3.10 of Chapter 9 of the Shafter Fire Code is added to read as follows:

903.3.10 Fire Sprinkler Control Room. Where an automatic fire sprinkler system is installed in a building and the system protects multiple tenant spaces,

the main controls, risers, gauges and appurtenances shall be located in an attached room or enclosure with access only from an exterior door which has a minimum size of 3'0" wide and 6'8" high. In buildings with a required fire alarm control room in accordance with Section 907.11, the equipment required to be in the fire sprinkler control room and the equipment required in the fire alarm control room can be collocated in one room.

15.32.200 Section 903.6 amended – Existing Buildings.

Section 903.6 of Chapter 9 of the Shafter Fire Code is amended to read as follows:

903.6 Existing Buildings. An automatic sprinkler system shall be installed in existing buildings as required in Sections 903.6.1 through 903.6.3.

903.6.1 Pyroxylin Plastics. An automatic sprinkler system shall be provided in all existing buildings where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled where required in Chapter 11.

903.6.2 Group I-2. An automatic sprinkler system shall be provided in Group I-2 where required in Chapter 11.

903.6.3 Existing Buildings. In other than Group U occupancies, when the floor area of an existing building is increased and the total floor area exceeds ten thousand (10,000) square feet (929 m²) before or after the addition, or is otherwise required to be equipped with an automatic sprinkler system in accordance with this code, an automatic sprinkler system shall be installed throughout the entire building.

EXCEPTIONS:

1. If new or existing fire areas are clearly established within the limits of this code and approved by the fire code official and building code official.
2. Where a fire wall of 4-hour fire-resistance-rated construction without openings is installed to separate the new and existing portions of the building, only the new portion need comply.

15.32.205 Section 905.5.3 deleted – Class II System 1-inch Hose.

Section 905.5.3 of Chapter 9 of the Shafter Fire Code is deleted.

15.32.210 Section 907.2.1 amended – Group A.

The first paragraph of Section 907.2.1 of Chapter 9 of the Shafter Fire Code is amended to read as follows:

907.2.1 Group A. A manual alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in all Group A occupancies.

15.32.215 Section 907.2.8.1 amended – Manual Fire Alarm System.

Section 907.2.8.1 of Chapter 9 of the Shafter Fire Code is amended to read as follows:

907.2.8.1 Manual Fire Alarm System. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in all Group R-1 occupancies.

Exception: Manual fire alarm boxes are only required at exterior exit doors on the level of exit discharge if the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

15.32.220 Section 907.2.9.1 amended – Manual Fire Alarm System.

Section 907.2.9.1 of Chapter 9 of the Shafter Fire Code is amended by deleting Exceptions 1, 2 and 3.

15.32.225 Section 907.11 added – Fire Alarm Control Room.

Section 907.11 of Chapter 9 of the Shafter Fire Code is added to read as follows:

907.11 Fire Alarm Control Room. When a fire alarm system is installed in a building constructed for multiple tenants and the system protects multiple tenant spaces, the fire alarm control panel and appurtenances shall be located in an attached room or enclosure with access only from an exterior door which has a minimum size of 3'0" wide and 6'8" high. In buildings with a required fire sprinkler control room in accordance with Section 903.3.10, the equipment required to be in the fire alarm control room and the equipment required in the fire sprinkler control room can be collocated in one room.

15.32.230 Chapter 11 amended – Construction Requirements for Existing Buildings.

The following sections of Chapter 11 of the Shafter Fire Code are deleted:

- 1101 – General.
- 1103.4 through 1103.6.2 – Fire Safety Requirements
- 1103.7.1, 1103.7.2, 1103.7.5 and 1103.7.5 – Fire Alarm Systems
- 1103.9 – Carbon Monoxide Detection (adopting 1103.9.1).
- 1103.10 – Medical Gases
- 1104 – Means of Egress for Existing Buildings
- 1105 – Existing Group I-2
- 1106 – Requirements for Outdoor Operations

15.32.235 Section 1201.1 amended – Scope.

Section 1201.1 of Chapter 12 of the Shafter Fire Code is amended to read as follows:

1201.1 Scope. The provisions of this chapter shall apply to the installation, operation, maintenance, repair, retrofitting, testing, commissioning and decommissioning of energy systems used for generating or storing energy. It

shall not apply to equipment associated with the generation, control, transformation, transmission, or distribution of energy installations that is under the exclusive control of an electric utility or lawfully designated agency. Energy storage systems regulated by Section 1207 shall comply with this chapter and NFPA 855.

15.32.240 Chapter 26 deleted – Fumigation and Insecticidal Fogging.

Chapter 26 the Shafter Fire Code is deleted.

15.32.245 Section 3703.4 amended – Agricultural Products.

Section 3703.4 of Chapter 37 of the Shafter Fire Code is amended to read as follows:

3703.4 Agricultural Products. Hay, straw, seed cotton or similar agricultural products shall not be stored adjacent to structures or combustible materials unless a clear horizontal distance equal to the height of a pile is maintained between such storage and structures or combustible materials. Storage shall be limited to stacks of 100 tons (91 metric tons) each. Either an approved one hour fire barrier constructed as specified in the Shafter Building Code or a clear space of 20 feet (6096 mm) shall be maintained between such stacks.

Quantities of hay, straw, seed cotton and other agricultural products shall not be limited where stored on a farm or on other premises located within an A-Exclusive Agricultural Zone, as defined in the Zoning Ordinance of Shafter.

15.32.250 Chapter 39 amended – Cannabis Cultivation, Processing and Extraction Facilities.

Chapter 39 of the Shafter Fire Code is amended to read as follows:

CHAPTER 39 PROCESSING AND EXTRACTION FACILITIES

SECTION 3901 GENERAL

3901.1 Scope. Plant processing or extraction facilities shall comply with this chapter and the Shafter Building Code. The extraction process includes the act of extraction of the oils and fats by use of a solvent, desolventizing of the raw material, production of the miscella, distillation of the solvent from the miscella and solvent recovery. The use, storage, transfilling and handling of hazardous materials in these facilities shall comply with this chapter, other applicable provisions of this code and the Shafter Building Code.

3901.2 Existing buildings or facilities. Existing buildings or facilities used for the processing of plants shall comply with this chapter. Existing extraction processes where the medium of extraction or solvent is changed shall comply with this chapter.

3901.3 Permits. Permits shall be required as set forth in Sections 105.5 and 105.6.

SECTION 3902 DEFINITIONS

3902.1 Definitions. The following terms are defined in Chapter 2:
DESOLVENTIZING.
MISCELLA.

SECTION 3903 PROCESSING AND EXTRACTION

3903.1 Construction. Plant processing and extraction shall be located in a building complying with the Shafter Building Code.

3903.2 Prohibited occupancies. Extraction processes utilizing flammable gases or flammable cryogenic fluids shall not be located in any building containing a Group A, E, I or R occupancy.

3903.3 Location. The extraction equipment and extraction processes utilizing flammable or combustible hydrocarbon solvents shall be located in a room or area dedicated to extraction.

3903.4 Doors. All doors in the extraction room shall be self-closing doors. All exit or exit access doors shall swing in the direction of egress and be equipped with panic hardware or fire exit hardware.

3903.5 Post-process purification and winterization. Postprocessing and winterization involving the heating or pressurizing of the miscella to other than normal pressure or temperature shall be approved and performed in an appliance listed for such use. Domestic or commercial cooking appliances shall not be used.

3903.5.1 Industrial ovens. The use of industrial ovens shall comply with Chapter 30.

3903.6 Use of flammable and combustible liquids. The use of flammable and combustible liquids for liquid extraction processes where the liquid is boiled, distilled or evaporated shall be located within a hazardous exhaust fume hood, rated for exhausting flammable vapors. Electrical equipment used within the hazardous exhaust fume hood shall be rated for use in flammable atmospheres. Heating of flammable or combustible liquids over an open flame is prohibited.
Exception: The use of a heating element not rated for flammable atmospheres, where documentation from the manufacture, or approved testing laboratory indicates the element is rated for heating of flammable liquids.

3903.7 Liquefied petroleum gas. Liquefied petroleum gases shall not be released to the atmosphere except where released in accordance with Section 7.3 of NFPA 58.

SECTION 3904 SYSTEMS AND EQUIPMENT

3904.1 General. Systems and equipment used with the processing and extraction of oils and products from plants shall comply with Sections 3904.2 through 3904.5 and 5003.2, and other applicable provisions of this code, the Shafter Building Code and the Shafter Mechanical Code.

3904.2 Systems and equipment. Systems or equipment used for the extraction of oils from plant material shall comply with Section 3904.2.1 or 3904.2.2.

3904.2.1 Listings. Systems or equipment used for the extraction of oils from plant material shall be listed and labeled in accordance with UL 1389 and installed in accordance with the listing and the manufacturer's installation instructions.

3904.2.2 Approvals. Systems or equipment used for the extraction of oils from plant material shall be approved for the specific use. The system shall be reviewed by a registered design professional. The registered design professional shall review and consider any information provided by the system's designer or manufacturer. The registered design professional shall evaluate the equipment in accordance with Section 3904.3 and shall prepare a technical report to be submitted to the fire code official for review and approval. The firm or individual preparing the technical report shall be approved by the fire code official prior to performing the analysis.

3904.3 Technical report. A technical report, reviewed and approved by the fire code official as required by Section 3904.2, is required prior to the equipment being located or installed at the facility.

3904.3.1 Report content. The technical report shall contain all of the following:

1. Manufacturer information.
2. Preparer of record of the technical report.
3. Date of review and report revision history.
4. Signature page, including all of the following:
 - 4.1. Author of the report.
 - 4.2. Date of report.
 - 4.3. Date and signature of registered design professional of record performing the design or peer review.
5. Model numbers of the items evaluated. If the equipment is provided with a serial number, the serial number shall be included for verification at the time of site inspection.

6. Methodology of the design or peer review process used to determine minimum safety requirements. Methodology shall consider the basis of design, and shall include a code analysis and code path to demonstrate whether specific codes or standards are applicable.
7. Equipment description. A list of every component and subassembly, such as fittings, hose, quick disconnects, gauges, site glass, gaskets, valves, pumps, vessels, containers and switches, of the system or equipment, indicating the manufacturer, model number, material and solvent compatibility. Manufacturer's data sheets shall be provided.
8. A general flow schematic or general process flow diagram of the process. Post-processing or winterization shall be included in this diagram. Primary components of the process equipment shall be identified and match the equipment list required in Item 7. Operating temperatures, pressures and solvent state of matter shall be identified in each primary step or component. A piping and instrumentation diagram (PID or P&ID) shall be provided.
9. Analysis of vessels if pressurized beyond standard atmospheric pressure. Analysis shall include purchased and fabricated components.
10. Structural analysis for the frame system supporting the equipment.
11. Process safety analysis of the extraction system, from the introduction of raw product to the end of the extraction process.
12. Comprehensive process hazard analysis considering failure modes and points of failure throughout the process. The process hazard analysis shall include a review of emergency procedure information provided by the manufacturer of the equipment or process and not that of the facility, building or room.
13. Review of the assembly instructions, operational and maintenance manuals provided by the manufacturer.
14. List of references used in the analysis.
15. Operating temperatures, pressures and solvent state of matter shall be identified in each primary step or component.
16. Identify the type, quantity and method of use of all hazardous materials.

3904.4 Site inspection. Prior to operation of the extraction equipment, where required by the fire code official, the engineer of record or approved professional, as approved in Section 3904.2, shall inspect the site of the extraction process once equipment has been installed for compliance with the technical report and the building analysis. The engineer of record or approved professional shall provide a report of findings and observations of the site inspection to the fire code official prior to the approval of the extraction process. The field inspection report authored by the engineer of record shall include the serial number of the equipment used in the process and shall confirm that the equipment installed is the same model and type of equipment identified in the technical report.

3904.5 Maintenance. All equipment, devices and safety systems shall be maintained in an operable condition. All safety devices shall be tested annually,

or more frequently when required by the manufacturer. Written records of inspection, testing and maintenance shall be maintained.

SECTION 3905 SAFETY SYSTEMS

3905.1 Automatic sprinkler system. Buildings containing plant extraction systems shall be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1.

3905.2 Gas detection. For extraction processes utilizing flammable gases as solvents, a continuous gas detection system shall be provided complying with Section 916.

3905.2.1 System design. The flammable gas detection system shall be listed or approved and shall be calibrated to the types of fuels or gases used for the extraction process. The gas detection system shall be designed to activate when the level of flammable gas exceeds 25 percent of the lower flammability limit (LFL) or the lower explosive limit (LEL).

3905.2.2 Gas detection system components. Gas detection system control units shall be listed and labeled in accordance with UL 864 or UL 2017. Gas detectors shall be listed and labeled in accordance with UL 2075 for use with the gases and vapors being detected.

3905.2.3 Operation. Activation of the gas detection system shall result in all the following:

1. Initiation of distinct audible and visual alarm signals in the extraction room and outside the extraction room adjacent to the entry door into the extraction room.
2. Deactivation of all heating systems located in the extraction room.
3. Activation of the mechanical ventilation system, where the system is interlocked with gas detection.

3905.2.4 Failure of the gas detection system. Failure of the gas detection system shall result in the following:

1. Deactivation of all heating systems in the extraction room.
2. Activation of the mechanical ventilation system where the system is interlocked with the gas detection system.;
3. Initiation of audible and visible trouble signals in an approved location.

3905.2.5 Interlocks. Electrical components within the extraction room shall be interlocked with the gas detection system. Activation of the gas detection system shall disable all light switches and electrical outlets in the extraction room.

3905.3 Emergency shutoff. Extraction processes utilizing gaseous hydrocarbon-based solvents shall be provided with emergency shutoff systems in accordance with Section 5803.1.3.

15.32.255 Section 5001.7 added – Facility Correction Plan.

Section 5001.7 of Chapter 50 of the Shafter Fire Code is added to read as follows:

5001.7 Facility Correction Plan. When required by the fire code official, any business subject to regulation by this code shall submit a Facility Correction Plan to the fire code official. When such business is required to complete corrective action concerning adequate labeling, or repackaging damaged or deteriorated containers, the owner shall submit a facility correction plan within the time specified by the fire code official.

The Facility Correction Plan shall demonstrate that hazardous materials, stored, dispensed, handled or used in the facility shall be transported, disposed of or handled in a manner that eliminates the need for further maintenance, that eliminates any threat to public health and safety, and that ensures all federal, state and local requirements will be met to ensure the safe closure or correction of the facility.

The business shall not commence any action to correct the facility until the plan has been approved.

15.32.260 Sections 5601.1.3 amended – Fireworks.

Section 5601.1.3, Item 5, is added to Chapter 56 of the Shafter Fire Code to read as follows:

5. Fireworks defined and classified as "Safe and Sane" in accordance with the provisions of California Code of Regulations, Title 19, may be displayed, sold, possessed and used as allowed in Section 5614.

15.32.265 Section 5604.1.1 added – Storage within Established Limits.

Section 5604.1.1 is added to Chapter 56 of the Shafter Fire Code to read as follows:

5604.1.1 Storage within Established Limits. Storage of explosive materials is prohibited within the limits established by law as the limits of districts in which such storage is prohibited.

15.32.270 Section 5614 added – Safe and Sane Fireworks.

Section 5614 is added to Chapter 56 of the Shafter Fire Code to read as follows:

5614 Safe and Sane Fireworks.

5614.1 General. Fireworks defined and classified as "Safe and Sane" in accordance with the provisions of California Code of Regulations, Title 19, may

be displayed, sold, possessed and used pursuant to this Section, except within the Wildland-Urban Interface Fire Area.

5614.2 Permits.

5614.2.1 Permit Required. It shall be unlawful for any person to offer for sale any fireworks without first obtaining a permit from the Shafter Fire Department. A permit shall not be issued unless the person applying for the permit has first obtained a license from the California State Fire Marshal in accordance with the provisions of California Code of Regulations, Title 19, Subchapter 6. No one organization may receive more than one permit for fireworks sales during any one calendar year. See Section 105.5.

5614.2.2 Non-Profit or Charitable Organization. A permit for the sale of "Safe and Sane Fireworks" shall be issued only to a nonprofit organization or corporation organized and existing primarily for veterans, patriotic, religious, welfare, charitable or civic-betterment purposes, organized and established in the County for a period of at least one year prior to the filing of an application for permit.

5614.2.3 Application for Permit. An application for a permit shall be filed with the Kern County Fire Department Fire Prevention Office between 8:00 A.M. on March 1 and 5:00 P.M. on May 15 of each year. Any permit issued shall be valid only for the premises or location for which it is issued, shall not be transferable, assignable or renewable, and shall be valid only for the times and dates specified in the permit. Each application shall include the following information and documents:

1. Name and address of the applicant. The applicant must be an officer of the organization.
2. The purpose of the nonprofit organization or corporation; its principal and permanent meeting place; the approximate date of its establishment in the County; the total number of its local membership; and the names and addresses of its officers.
3. The location where the applicant will sell safe and sane fireworks, together with a plot plan showing the location of the temporary fireworks stand and all related structures, and written approval and consent to use such location for such use by the owner or lessee.
4. The zoning district applicable to the location where such fireworks are to be displayed and sold.
5. A plot plan showing the location of the temporary fireworks stand, property lines, utilities, location of permanent and temporary structures, driveways and sanitary facilities. Include the latitude and longitude of the fireworks stand, as determined by a Global Positioning System.
6. A \$1,000,000 public liability and a \$1,000,000 property damage insurance policy and products' liability insurance in the amount of \$1,000,000 with riders

attached to the policies designating the County of Kern as an additional insured thereunder.

7. A roster of the current officers of the organization.
8. Written authorization from the owner, or person in lawful possession thereof, for the locating of the fireworks booth upon their property.
9. Proof of non-profit or charitable organization status.

5614.3 Fireworks Stands.

5614.3.1 General. All retail sales of safe and sane fireworks shall be permitted only from a fireworks stand and the sale from any other facility, building, structure or location is hereby prohibited. Fireworks stands shall be in accordance with Section 5614.3.

5614.3.2 Location. Fireworks stands shall be located:

1. In zones allowed by the Shafter Zoning Ordinance and the Shafter Fire Code.
3. On publicly owned property, including property owned by school districts, with the approval of the Director of the Planning Department, or
4. On property developed with church facilities, with the approval of the Shafter Planning Director.
5. In accordance with Table 5614.3.2.

Table 5614.3.2
Separation Distances for Fireworks Booths

Exposure	Distance (feet) x .3048 for m
Other fireworks stands	500
Fuel storage, or fuel dispensing pump	100
Fuel storage tank fill connection	100
Repair garage or fixed open flame device	100
Other buildings	50
Street, alley, driveway or curblane	10
Property line	3

5614.3.3 Construction and Removal.

1. Fireworks stands shall be constructed in a manner which will reasonably ensure the safety of attendants and patrons.
2. Each fireworks stand must have at least two exits. Each fireworks stand in excess of 40 feet (12 192 mm) in length must have at least three exits. Exits shall have a minimum width of 30 inches (76 mm). An aisle with a minimum width of 30 inches (76 mm) shall lead to each exit. Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort.
3. The fireworks stand and all accompanying litter shall be removed from the temporary location by 12:00 noon on the 15th day of July.

5614.3.4 Electrical Wiring.

1. All electrical wiring to or within a fireworks stand shall be installed in accordance with the Shafter Electrical Code and this Section.
2. All wiring in or on a fireworks stand shall be in rigid raceway or electrical metallic tubing (EMT).
3. Electrical wiring within the fireworks stand shall be limited to use for lighting and two duplex receptacles for sales equipment only.

5614.3.5 Fire Safety.

1. Each fireworks stand shall be provided with two 2-A rated water base fire extinguishers. Each such extinguisher shall be properly serviced and tagged, and easily accessible for use in case of fire.
2. No person shall light, or cause or permit to be lighted, any fireworks or any other article or material within any fireworks stand, or within 50 feet (15 240 mm) thereof.
3. Smoking shall not be allowed in any fireworks stand nor within 50 feet (15 240 mm) thereof. "No Smoking" signs shall be prominently displayed.
4. All weeds and combustible material shall be cleared from the location of the fireworks stand, including a distance of at least 20 feet (6096 mm) surrounding the fireworks stand.
5. There shall be available to each fireworks stand, a trash container of sufficient size to accommodate trash generated by the fireworks stand. Each trash container shall be constructed of non-combustible material. Each trash container must be maintained a minimum of 20 feet (6096 mm) from the fireworks stand.

5614.3.6 Operations. Operation of fireworks stands shall be in accordance with the following:

1. There shall be at least one adult in attendance during the open or sale hours of the fireworks stand.
2. No person under age 18 shall be permitted in a fireworks stand.
3. There shall be at least one adult on the premises as night watchman for security during the hours of storage. Under no circumstances shall the watchman sleep within the fireworks stand. Accommodations for the watchman shall not be located within 25 feet (7620 mm) of the fireworks stand.

5614.4 Sale of Safe and Sane fireworks.

5614.4.1 Posting of Permits. All permits must be posted in a conspicuous place in or on the fireworks stand.

5614.4.2 Sales Period. Fireworks shall be sold only between the hours of 12 noon to 11:00 PM on July 1, and the hours of 6:00 AM to 11:00 PM on July 2 and July 3, and the hours of 6:00 AM on July 4 to 12:01 AM on July 5 of any year; provided, however, in any year in which the Fourth of July falls on a Wednesday,

Thursday or Friday, said sales period may be extended by the Board of Supervisors or its appointed designee to allow sales commencing at 12 noon on June 29 based on a showing by an individual charitable organization of unequal sales periods in an adjacent city in the County or in a neighboring city or county. The sales period on the additional days of sale will be limited to 12 noon to 10:00 PM on June 29, and the hours of 9:00 AM to 10:00 PM on June 30 to July 3. Any charitable organization electing to make a request for an extension must meet all requirements to sell safe and sane fireworks and must file an application for the extension with the Fire Chief on or before May 15 of the year the extension is sought. The application shall contain a statement of facts demonstrating the unequal sales periods in an adjacent city in the County or in a neighboring city or county. Upon receipt of the recommendation of the Fire Chief, the Clerk of the Board of Supervisors shall set the matter before the Board of Supervisors for consideration.

5614.4.3 Sale to Persons under Sixteen Prohibited. No person shall sell or transfer any safe and sane fireworks to a person who is under 16 years of age from any fireworks stand.

5614.4.4 Use of Safe and Sane Fireworks. Except under Special Effects Permit or Public Display Permit, Safe and Sane fireworks shall only be used or discharged between the hours of 12 noon on July 1 to 12:01 AM of the next day, and the hours of 9:00 AM to 12:01 AM of the next day on July 2 and July 3, and the hours of 9:00 AM on July 4 to 12:30 AM on the next day, and the hours of 12:00 noon on December 31 to 12:30 AM of the next day of any year.

5614.5 Seizure of Fireworks. The fire code official shall have the authority to seize, take and remove fireworks stored, sold, offered for sale, used or handled in violation of the provisions of Title 19 CCR, Chapter 6.

15.32.275 Section 5704.2.7.10 amended – Leak Reporting.

Section 5704.2.7.10 of Chapter 57 of the Shafter Fire Code is amended to read as follows:

5704.2.7.10 Leak Reporting. Any consistent or accidental loss of liquid, or other indication of a leak from a tank system, shall be reported immediately to the fire code official, the Kern County Environmental Health Department and to other affected and/or authorized agencies.

15.32.280 Section 5704.2.9.6.1 amended – Locations Where Above-ground Tanks are Prohibited.

Section 5704.2.9.6.1 of Chapter 57 of the Shafter Fire Code is amended to read as follows:

5704.2.9.6.1 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited, except where allowed by the Shafter Zoning Ordinance and Shafter Fire Code.

15.32.285 Section 5706.2.4.4 amended – Locations Where Above-ground Tanks are Prohibited.

Section 5706.2.4.4 of Chapter 57 of the Shafter Fire Code is amended to read as follows:

5706.2.4.4 Locations where above-ground tanks are prohibited. Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited, except as allowed by the Shafter Zoning Ordinance and Shafter Fire Code.

15.32.290 Section 5706.3.1.3 amended – Buildings.

Section 5706.3.1.3 of Chapter 57 of the Shafter Fire Code is amended to read as follows:

5706.3.1.3 Buildings. Wells shall not be drilled within 100 feet (30 480 mm) of buildings not necessary to the operation of the well.

EXCEPTION: For other than buildings of Group A, E or I occupancies, the minimum distances mentioned in this section may be reduced under the following circumstances when approved by the fire code official:

1. The distance may be reduced to 50 feet (15 240 mm) if every exterior wall within 100 feet (30 480 mm) of the wellhead, which could receive direct radiant heat from the wellhead, is of 1-hour fire resistive construction with no openings or parapets, and the entire building has a non-combustible roof.
2. The distance may be reduced to 25 feet (7620 mm) if every exterior wall within 100 feet (30 480 mm) of the wellhead, which could receive direct radiant heat from the wellhead, is of 2-hour fire resistive construction with no openings or parapets, and the entire building has a non-combustible roof.
3. The distance may be reduced to 25 feet (7620 mm) if the entire building has a non-combustible roof with no parapets, and a barrier is constructed between the wellhead and the building. Such barrier shall have a minimum fire rating of 4-hours. The minimum width of such barrier shall be as required to protect the portions of the building within the 100-foot (30 480 mm) distance from direct radiant heat originating at the wellhead. The minimum height of such barrier shall be the maximum height of the building.

15.32.295 Section 5706.3.3.3 amended – Security.

Section 5706.3.3.3 of Chapter 57 of the Shafter Fire Code is amended to read as follows:

5706.3.3.3 Security. Sumps, diversion ditches and depressions used as sumps containing petroleum products shall be securely fenced and screened in a manner meeting the specifications of California Code of Regulations, Title 14, Subchapter 2.

15.32.300 Section 5804.2.1 added – Maximum Aggregate Capacity.

Section 5804.2.1 is added to Chapter 58 of the Shafter Fire Code to read as follows:

5804.2.1 Maximum Aggregate Capacity of Natural Gas Storage. The storage of natural gas at any one facility shall not exceed an aggregate water capacity of 183,000 gallons (5 181 974 L), except as allowed by the Shafter Zoning Ordinance and Shafter Fire Code.

15.32.305 Section 5806.2 amended – Limitations.

Section 5806.2 of Chapter 58 is amended to read as follows:

5806.2 Limitations. Storage of flammable cryogenic fluids, including Liquefied Natural Gas (LNG), in stationary containers outside of buildings is prohibited, except as allowed by the Shafter Zoning Ordinance and Shafter Fire Code.

15.32.310 Section 6104.2 amended – Maximum Capacity within Established Limits.

Section 6104.2 of Chapter 61 is amended to read as follows:

6104.2 Maximum capacity within established limits. The storage of liquefied petroleum gas in excess of an aggregate of 2,000 gallons (7570 L) water capacity is prohibited, except in the following zoning districts:

EXCEPTION: The storage of liquefied petroleum gas in excess of 2,000 gallons water capacity is allowed in zones approved by the Shafter Zoning Ordinance and Shafter Fire Code. provided the following conditions are met:

1. The storage vessels are located at least one-half mile from property zoned or designated for residential use and at least one-half mile from existing residential development with a density greater than one dwelling unit per acre and at least one-half mile from any hotel or motel.
2. A Conditional Use Permit is issued by the Planning Director.

15.32.315 Section 6104.4 amended – Multiple LP-Gas Container Installation.

Section 6104.4, Item 4, of Chapter 61 of the Shafter Fire Code is amended to read as follows:

4. Protected by an approved system for application of water as specified in Table 6.5.1.2 of NFPA 58 or Shafter Fire Prevention Standard 6108.1-1, whichever is more restrictive.

15.32.320 Section 6108.1 amended – General.

Section 6108.1 of Chapter 61 of the Shafter Fire Code is amended to read as follows:

6108.1 General. Fire protection shall be provided for installations having storage containers with a water capacity of more than 4,000 gallons (15 140 L), as specified in Section 6.29 of NFPA 58 or Kern County Fire Prevention Standard 6808.1-1, whichever is more restrictive.

15.32.325 Chapter 80 amended – Referenced Standards.

Chapter 80 of the Shafter Fire Code is amended as follows:

NFPA 855-2020 – Standard for the Installation of Stationary Energy Storage Systems.....1201.1

15.32.330 Appendix D Section D103.3 amended – Turning Radius.

Section D103.3 of Appendix D of the Shafter Fire Code is amended to read as follows:

D103.3 Turning Radius. The inside turning radius of a fire apparatus access road shall be a minimum of 48 feet (15 748 mm).

15.32.335 Appendix D Section D103.4 and Table D103.4 amended – Dead-ends.

Section D103.4 and Table D103.4 of Appendix D of the Shafter Fire Code is amended to read as follows:

**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS**

Parcel Size (Acres)	Maximum Length of Road (feet)	Minimum Width of Road (feet)	Turnaround Configuration
Less Than 1	Less Than 150	20	None Required
	151 – 500	20	120-foot Hammerhead, 60-foot “Y,” or 96-foot diameter cul-de-sac, in accordance with Figure D103.1
	501 – 800	26	
1 – 5	1,320	26	Special Approval Required
6 – 20	2,640	26	
More Than 20	5,280	26	

Where a dead-end fire apparatus access road serves areas in which several different length limits could apply because of several different parcel sizes, the shortest allowable length shall apply.

Section 12. Chapter 15.34, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.34, Title 15 of the Ordinance Code of the City of Shafter, is hereby added to read as follows:

**CHAPTER 15.34
RESIDENTIAL SWIMMING POOL AND SPA CODE**

Sections:

- 15.34.010 Short title.**
- 15.34.020 International Swimming Pool and Spa Code – Adopted.**
- 15.34.025 International Swimming Pool and Spa Code – Provisions not adopted.**
- 15.34.030 International Swimming Pool and Spa Code – Amendments.**
- 15.34.040 Reserved**
- 15.34.050 Reserved**
- 15.34.060 Section 202 amended – Definitions.**
- 15.34.070 Added - Conflicts.**
- 15.34.080 Reserved**

15.34.010 Short title.

This chapter may be cited as the "Shafter Residential Swimming Pool and Spa Code."

15.34.020 International Swimming Pool and Spa Code– Adopted.

That portion of the International Swimming Pool and Spa Code, 2021 Edition, including Appendix AX of the 2022 California Residential Code (California Swimming Pool Safety Act), as modified and amended by this chapter, is adopted by this reference into the Shafter Residential Swimming Pool and Spa Code.

15.34.025 International Swimming Pool and Spa Code – Provisions not adopted.

The following provisions of the International Swimming Pool and Spa Code are not adopted as part of this chapter and shall not apply thereto:

- A. Section 105.3 Time limitation of application
- B. Section 112 Board of Appeal
- C. Chapter 4 through 6 of the International Swimming Pool and Spa Code.
- D. Appendix A Board of Appeals

15.34.030 International Swimming Pool and Spa Code – Amendments.

The following sections of the 2021 International Swimming Pool and Spa Code, are amended to read as follows:

Section 101.1 amended – Title.

Section 101.1 is amended to read as follows:

Section 101.1 Title. These regulations shall be known as the Shafter Residential Swimming Pool and Spa Code, hereinafter referred to as “this code”.

Section 101.2 amended – Scope

Section 101.2 is amended to read as follows:

Section 101.2 Scope. The provisions of this Code shall apply to the construction, alteration, movement, renovation, replacement, repair, and maintenance of residential Aquatic recreation facilities, pools, and spas. The pools and spas covered by this code are either permanent or temporary, and shall be only those that are designed and manufactured to be connected to a circulation system and that are intended for swimming, bathing, or wading.

Section 102.7.1 amended – Application of the International Codes

Section 102.7.1 is amended to read as follows

Section 102.7.1 Application of the California Codes. All references in this chapter to provisions and sections of the International Building Code, the International Residential Code, the International Fire Code, the International Plumbing Code, the International Mechanical Code, the NFPA 70 or the International Energy conservation Code shall be replaced with the corresponding provisions and sections of the Shafter Building Code, the Shafter Residential Code, Shafter Fire Code, the Shafter Plumbing Code, Shafter Mechanical Code, the Shafter Electrical Code, and the Shafter Energy Code, respectively. All references to the International Fuel Gas Code shall be replaced with the corresponding references to the Shafter Plumbing Code.

Section 103.1 amended – Creation of agency.

Section 103.1 is amended to read as follows:

Section 103.1 Creation of agency. The Shafter Building Director shall enforce this code and the Building Official shall be the code official.

Section 113.4 amended – Violation penalties.

Section 113.4 is amended to read as follows:

Section 113.4 Violation penalties. Any persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, or repair a pool or spa in violation of the approved construction documents or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be subject to penalties prescribed by law.

All of Section 304 is amended to read as follows:

Section 304 – Flood Hazard Areas

Section 304 General. The design and construction of pools and spas installed in flood hazard areas shall comply with Chapter 15.44 of the Ordinance Code and other applicable sections of this code.

15.34.040 Reserved

15.34.050 Reserved

15.34.060 Section 202 amended – Definitions.

Section 202 of the International Swimming Pool and Spa Code is amended by changing or adding certain definitions as follows:

A. Definitions added.

“Board” and “Board of Appeals” are added and shall mean the Shafter Board of Building Appeals, established by Section 15.04.160 of the Shafter Municipal Code.

“Building Official” shall mean the Building Permit and Services Department and the Director of.

B. Definitions amended.

“Code Official” shall mean the Shafter Building Code, as adopted by the Code of Building Regulations.

“Housing Code” shall mean the “Building Official”.

15.34.070 Section 301.1.2 added – Conflicts.

Section 301.1.2 is added to read as follows:

Section 301.1.2 Conflicts. In the event of a conflict between the provisions of the California Swimming Pool Safety Act, the International Swimming Pool and Spa Code, 2021 Edition, the 2022 California Building Code, or the 2022 California Residential Code, the Building Official shall implement the most restrictive measures cited.

Section 303.1.2.1 added – Operating time.

Section 303.1.2.1 is added to read as follows:

Section 303.1.2.1 Operating time. A time switch or other control mechanism shall be installed as part of a pool water circulation control system that will allow all pumps to be set or programmed to run only during off-peak electric demand period, and for the minimum time necessary to maintain the water in the conditions required by applicable public health standards. [*California Energy Code 110(b)3ii*]

15.34.080 Reserved

Section 13. Chapter 15.36, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.36, Title 15 of the Ordinance Code of the City of Shafter, is hereby added to read as follows:

CHAPTER 15.36 BUILDING RELOCATION

Sections:

- 15.36.010 Short title.**
- 15.36.020 Construction of terms.**
- 15.36.030 Definitions.**
- 15.36.040 Applicability.**
- 15.36.050 Other permits and requirements.**
- 15.36.060 Relocation permit – Compliance with chapter – Required.**
- 15.36.070 Special permit – Licensed mover moving building to own lot.**
- 15.36.080 Special permit – Moving building to different jurisdiction.**
- 15.36.090 Relocation permit – Application – Fees.**
- 15.36.100 Relocation permit – Denial – Grounds.**
- 15.36.110 Relocation permit – Application – Plans and data.**
- 15.36.120 Permit – Expiration and extension.**
- 15.36.130 Building permits, plan checking – Fees.**
- 15.36.140 Standards for repairs, remodeling or additions – Additional terms and conditions.**
- 15.36.150 Relocation permit – General conditions.**
- 15.36.160 Delay in completion – Liquidated damages.**
- 15.36.170 Obligations.**
- 15.36.180 Determination of default – Notice.**
- 15.36.190 Default – Form of notice – Service.**
- 15.36.200 Completion of work by applicant after notice.**
- 15.36.210 Interference with City.**
- 15.36.220 Default – Suite or other legal proceedings.**
- 15.36.230 Default – City authority to complete work or demolish building.**
- 15.36.240 Appeals.**

15.36.010 Short title.

This chapter may be cited as the "Shafter Moved Building Regulations."

15.36.020 Construction of terms.

For the purposes of this chapter certain phrases, words, and their derivatives shall be construed as specified in this section. Words used in the singular include the plural and the plural the singular. Words used in the masculine gender include the feminine, and the feminine, the masculine.

15.36.030 Definitions.

Phrases, words and their derivatives used but not defined in this chapter shall have the meaning defined in this title, including the respective codes as therein adopted or modified.

"Building" means any building or structure, as defined in the Shafter Building Code.

"Move," "movement" and "moving," when used with reference to a building, means any manner of horizontal movement thereof."

"Neighborhood of the proposed site" means and includes, but is not confined to, a radius of three hundred (300) feet measured from the exterior boundaries of the lot or parcel on which it is proposed to relocate a building.

"Permit" means and includes an appropriate permit to move or relocate a building, as the case may be, unless otherwise expressly described.

"Public ways" includes public or city streets, highways, alleys and sidewalks.

15.36.040 Applicability.

A. This chapter shall not apply to the moving of any kind of building or structure for which no building permit would be required in case of new construction thereof.

B. This chapter shall not apply to the moving of a building temporarily to a point on the same building lot or site for the purpose of renewing or replacing the foundation or footings of such building in substantially the same location as before.

C. This chapter shall not apply to the first move only of buildings constructed under and conforming to provisions of the State Factory Built Housing Law, or non-state approved factory built buildings constructed under a permit issued by the Shafter Building Inspection Division, or to a non-state approved factory built building which was constructed under a permit in another jurisdiction acceptable to the Shafter Building Inspection Division.

D. This chapter shall not apply to buildings that are not located within the incorporated area of City of Shafter that are to be moved through to a location outside the jurisdiction of the City, except such moving while within the incorporated areas of the City shall be done in accordance with subsections (F) and (G) of Section 15.36.080 of this chapter.

15.36.050 Other permits and requirements.

A. No permit for the moving of a building over public ways shall be issued by any officer or department of the City unless the applicant holds a valid permit for such building under this chapter or a certificate issued by the building official showing this chapter does not apply to moving of such building.

B. Nothing in this chapter shall be deemed to excuse compliance with any law, or any other chapter of this code or other ordinance regulating the moving of buildings over public ways.

15.36.060 Relocation permit – Compliance with chapter – Required.

A. It is unlawful for any person to move any building within or into the incorporated area of the City, unless a valid permit to move or relocate such building has been issued under this chapter, or after expiration of such permit, or in violation of the terms of such permit, or in any manner contrary to the provisions of this chapter.

B. It is unlawful for any person to maintain within the incorporated area of the City any building which has been moved, unless a valid permit to move or relocate such building has been issued under this chapter, or after expiration of such permit, or in violation of the terms of such permit, or in any manner contrary to the provisions of this chapter.

C. It is unlawful for any person to cause or suffer any building to be moved onto, or any building which has been moved to be maintained on, any real property owned by such persons or under his control within the incorporated area of the City, unless a valid permit to move or relocate such building has been issued under this chapter, or after expiration of such permit, or in violation of the terms of such permit, or in any manner contrary to the provisions of this chapter.

D. From and after the time a building has been caused to conform to all of the plans, terms and conditions of the permit for moving or relocating the same, or caused to conform to all of the applicable laws and regulations of the state of California and all of the building, housing, mechanical, plumbing and electrical standards imposed by this title, its further maintenance shall cease to be subject to the provisions of this section.

15.36.070 Special permit – Licensed mover moving building to own lot.

A. A licensed house mover shall be entitled to a special permit to move a building to his own storage lot in accordance with this section.

B. Such storage lot shall be properly zoned for storage of moved building, owned by the applicant, and described in his application and such permit.

C. Application for such a special permit shall be made and relocation survey fees shall be paid in the manner provided in Section 15.36.090 of this chapter, and a survey of the building to be so moved shall be made.

D. The building official shall deny the permit to so move the building to such storage lot for any of the causes for which a relocation permit is required to be denied, or if he shall determine that the applicant has not complied with any of the requirements of this section.

E. Such permit shall expire if the work of moving such building is not commenced within sixty (60) days after its issuance and thereafter diligently completed. Such permit shall also expire if within thirty (30) days after relocation of the building to the storage lot the building has not been removed from the cribbing and placed on an approved foundation system.

F. Such a building shall not be moved from the storage lot except following application for and issuance of a relocation permit for such purposes as in the case of any other building proposed to be moved, or unless a permit is issued under another applicable provision of this chapter.

G. In event of subsequent application for a relocation permit, the building shall be subject to a new survey, and the City shall not be bound in any manner by any determination made of the previous survey of the building.

15.36.080 Special permit – Moving building to different jurisdiction.

A. A special permit shall be granted to move a building to a point outside the jurisdiction of City of Shafter or within the boundaries of an incorporated city in accordance with the provisions of this section.

B. Application for such special permit shall be made in writing to the building official.

C. Such application shall be accompanied by the permit authorizing the relocation of such building to the point mentioned in subsection (A) of this section or a true copy thereof, or by certificate issued by the building official of such other jurisdiction showing that no permit is required under its ordinances for the relocation of such building to such point.

D. The applicant shall agree in his application that the building shall only be moved to the point therein specified and in accordance with this section.

E. Such special permit shall expire thirty (30) days after the date of its issuance, and shall not be extended.

F. After the moving of any such building has begun, such building shall be moved continuously until it has been moved to a point outside the jurisdiction of City of Shafter, except as otherwise allowed in this section, and otherwise the movement or maintenance of such building shall be deemed to be in violation of the terms of such permit.

G. Notwithstanding the provisions of subsection (F) of this section, such building shall not be required to be moved during any period when it may not be permissible under any law or any other chapter or ordinance of City of Shafter, and such building may be stored temporarily on private property for one (1) or more non-consecutive periods, none of which shall exceed forty-eight (48) hours, or temporarily on a storage lot properly zoned for storage of moved buildings for a single period not exceeding one (1) week.

H. In the event of default and if the City elects to complete the building as elsewhere provided in this chapter, there is reserved to the City the authority to correct any errors or omissions which may appear in the plans required in Section 15.36.110 of this chapter, notwithstanding any prior approval thereof, and to proceed on the basis of such plans as so corrected.

15.36.090 Relocation permit – Application – Fees.

A. Every application for a relocation permit shall be filed with the building official on a form which he shall provide, and the applicant shall set forth therein such information as the building official may reasonably require in order to carry out the provisions of this chapter.

B. Concurrently with the filing of an application for a relocation permit, there shall be paid to the building official a relocation survey fee in such amount as fixed by resolution of the City Council, to help defray the cost of the surveys and investigations below mentioned.

C. If a relocation survey is required to be conducted in any other city, an additional fee shall be charged for the mileage and inspection time expended in any other city, at the rate fixed by resolution of the City Council. The building official shall estimate the amount thereof, which shall be paid with the filing of the application; and upon completion of the survey the actual amount thereof shall be determined by the building official, and any surplus shall be returned or credited to the applicant and any deficiency shall be paid by him prior to any further proceedings with respect to the issuance of any permit; but if the building official denies the issuance of the relocation permit, the amount of such deficiency shall be canceled.

D. The relocation survey fee is in addition to such other fees as may be required under Chapter 15.04 of this title in connection with the repair, remodeling, reconstruction or additions to the building.

E. On receipt of such application and fees, the building official shall within seven (7) days complete a survey of the building and the site to which it is to be moved. The applicant is responsible for furnishing the building official with legal access to the interior of the building and its site and to the site to which it is to be moved.

F. On completion of such survey, the building official shall determine whether the proceedings for issuance of a permit should continue or whether the permit should be denied.

15.36.100 Relocation permit – Denial – Grounds.

The building official shall deny a relocation permit for any building which:

A. Is so constructed or in such condition as to be an unsafe building, as defined by this title;

B. Is infested with insects, vermin or rodents;

C. Contains dirt, trash, debris or abandoned property the presence of which may create a hazard to health or safety or a nuisance;

D. Is so dilapidated or defective or in such condition of deterioration or disrepair that its relocation at the proposed site will be materially detrimental to any property and improvements in the neighborhood of the proposed site;

E. Because of age, size, design or architectural treatment will not substantially conform to the general or prevailing design, plan and construction of the buildings in the neighborhood of the proposed site;

F. If the cost of any repairs, remodeling or reconstruction thereof, as estimated by the building official, required to meet the standards determined by the building official in accordance with Section 15.36.140 would exceed sixty percent (60%) of the replacement cost of a new structure of similar size and kind;

G. Because of its design, or proposed use or location on the new site, it would be prohibited under any zoning ordinance or other land use ordinance of the City of Shafter; or

H. Is of a type prohibited at the proposed site by any law or this chapter or any other ordinance.

15.36.110 Relocation permit – Application – Plans and data.

A. If the building official determines that the proceedings for issuance of a permit should continue, the applicant shall file his plans with the building official.

B. Such plans shall include specifications and working drawings for the structural, electrical, plumbing and mechanical parts of the building in connection with the proposed remodeling, repair, reconstruction or additions to the building as relocated, and also showing the existing structure to the extent the building official deems reasonably necessary to ascertain the condition of the building and the conformity thereof to the requirements of this chapter.

C. The building official may require additional plans and data showing site preparation, grading, improvements and utility locations, and photographs of the existing construction (both interior and exterior) and the proposed site, as he may deem reasonably necessary to the performance of his duties.

D. The applicant shall, at his sole expense, furnish all necessary drawings, photographs, planning and engineering services as may be needed in the preparation and any required revision of said plans; and the applicant shall be responsible for the accuracy and completeness thereof.

E. The building official shall review the application form, and said plans and data and shall apply thereto the standards hereinafter mentioned; and the applicant shall revise his plans as necessary to conform to the standards, terms and conditions imposed by the building official.

F. The form and manner of preparation of plans, and the procedures for checking the same, shall be the same as provided in Chapter 15.06 and 15.08 of this title unless otherwise expressly provided herein.

G. The plans and other data submitted by the applicant shall be deemed a part of his application.

H. The plans as finally approved shall be deemed a part of the relocation permit.

15.36.120 Permit – Expiration and extension.

A. Every permit issued by the building official under the provisions of this chapter, except those issued in accordance with Section 15.36.070 of this chapter, shall expire by limitation and become null and void if within thirty (30) days after relocation of the building to the site, the building has not been removed from the cribbing and placed on the approved foundation, or if the additional work authorized by such permit is not commenced within one hundred eighty (180) days from the date of issuance of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one-half (1/2) the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one hundred eighty (180) days after the expiration of the permit.

B. Any permittee holding an unexpired permit, except those issued in accordance with Section 15.36.070 of this chapter, may apply for an extension of the time within which he may commence work under that permit when unable to commence work within the time required by this section for good and satisfactory reasons. The building official may extend the time for action by the permittee, for a period not exceeding one hundred eighty (180) days, upon written request by the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken. In the event of cancellation of a building permit, permittee is not entitled to a return of any fee previously paid for the permit.

C. If the building official determines that the plans require correction on account of errors or omissions in the original application or plans, or in order to conform to any new or amended statute, regulation, ordinance or standard mentioned in Section 15.36.140, he shall require, as a condition to granting any extension of time, revision of the plans or the permit, as he deems necessary, in the exercise of his reasonable discretion.

15.36.130 Building permits, plan checking – Fees.

The fees for building permits and for plan checking shall be paid at the same times and in the same amounts as in the case of new construction under Chapter 15.04, 15.06 and 15.08 of this title.

15.36.140 Standards for repairs, remodeling or additions – Additional terms and conditions.

A. Any building which is relocated shall be caused to conform to all applicable laws and regulations of the state of California and to conform to all building, housing, mechanical, plumbing and electrical standards imposed by this chapter; provided, however, that the building official may for good cause shown authorize departures from such standards to the extent that he determines in his reasonable discretion that such departures:

1. Will not be materially detrimental to any property and improvements in the neighborhood of the proposed site; and
2. Will not create a substantial lack of conformity with the general or prevailing design, plan and construction of the buildings in the neighborhood of the proposed site; and
3. Will not permit such building to be substandard, as defined by Chapter 10, Section 1001 of the Shafter Housing Code, as adopted by Chapter 15.16 of this title.

B. The building official shall impose such additional terms and conditions for relocation of such building and doing any work of remodeling, repair, reconstruction or additions as he determines reasonably necessary to assure compliance with this chapter and conformity with the foregoing standards and the approved plans, and which shall be endorsed on or attached to the permit or the approved plans.

C. The plans, as finally approved, shall be made to conform to the standards, terms and conditions as so determined.

15.36.150 Relocation permit – General Conditions.

Each relocation permit shall be deemed to be issued subject to and shall contain the following general conditions and duties on the part of the applicant:

A. The applicant shall fully perform and complete the work required to be done by said plans and the terms and conditions of said permit to the reasonable satisfaction of the building official within the time fixed in the permit or within such extension of time provided by this chapter.

B. If the work so required is not completed within the time so fixed (and without regard to any extensions which may be granted), the applicant shall conform with all standards imposed by this title from time to time in effect, and shall pay all additional costs or expenses which may be required in order to so conform.

C. The applicant shall conform with the provisions of this chapter and all other provisions of City ordinances relating to the moving or relocation of buildings.

D. The applicant shall at all times permit the representatives of the to come into the building and onto the site thereof to permit its inspection and work required by this chapter and the performance of other official duties until such time as all required work has been completed and approved.

E. The applicant shall not permit any person to occupy said building for any purpose except in the work required by the permit or this chapter, until such time as all the required work has been completed and approved.

F. In the event the applicant defaults, he shall permit, after notice hereinafter mentioned, the City to enter on the building site or the building and to complete or demolish the same.

G. In the event the applicant defaults, and if the City elects to complete the building, the City shall be entitled to use therein any building materials or supplies stored on the premises.

H. In the event the applicant defaults, and if the City elects to demolish the building, the applicant shall be deemed to have released any and all title to the materials of which the building is constructed, provided however that any proceeds therefrom shall be credited to account of the applicant or the owner thereof.

I. In the event the applicant defaults, and if the City elects to complete or demolish the building the applicant will indemnify, defend and hold harmless the City from any claim, suit or judgment by any person who may assert ownership of the building or any part thereof or anything in or on the same or the right to occupy the same or ownership of the land on which it is situated, for any damages or obligation alleged to result from the completion, removal or demolition of the building or any damage to any land, tree, shrub, structure or other improvement on such land caused by such completion, removal or demolition.

J. In event the applicant defaults, and if the City elects to complete or demolish the building, the applicant shall pay to the City the actual costs incurred by the City therein, plus an additional ten percent (10%) of the amount of such costs on account of cost of administration by the City. The City shall be entitled to do such work by force account or by contract.

K. The costs of the work to be paid to the City shall include any additional expenses incurred by the City in the correction of the plans on account

of errors or omissions or to conform to any new standards imposed by this title from time to time, any additional expenses of construction or otherwise completing said building arising from such new standards or any new state law, or arising from errors or omissions in the original plans, or arising from any increase in costs of labor or materials.

L. In event the applicant defaults, the applicant shall pay to the City a reasonable attorney's fee to be fixed by the court, and all actual costs, witness fees, and engineering expenses which the City may incur in any suit or legal proceedings which the City may determine necessary for the purposes of enforcement of or recovery of money under the provisions of this chapter, the terms and conditions of the permit, and the enforcement of any judgment rendered in such suit or legal proceedings.

M. In event the applicant defaults, the applicant shall pay the City interest at the rate of seven percent (7%) per annum from the time any item of City expense mentioned in this section is incurred until the date of payment thereof.

N. The period for commencing actions for enforcement of or recovery of money under provisions of this chapter, and the terms or conditions of the permit is waived effective for a period of four (4) years from the date of expiration of the time limited for commencement of such actions by the Code of Civil Procedure.

O. The place of performance of the obligations of the applicant shall be the City of Shafter, State of California.

15.36.160 Delay in completion – Liquidated damages.

A. Inasmuch as it would be impracticable or extremely difficult to fix the actual damage to the public by delay in completion of the relocation and associated work, in the event the work is not completed within the time fixed in the permit, or as extended under Section 15.36.120, the applicant shall be obligated to the City, as liquidated damages, for each and every day of such delay in the amount of five dollars (\$5.00).

B. The liquidated damages so incurred shall be payable to the City by the applicant on demand, and the City Council is authorized to bring any action necessary for the recovery of same. The City may have or draw on other security for recovery of liquidated damages so incurred, and from time to time.

15.36.170 Obligations.

The obligations of the applicant to the City shall be as prescribed by this chapter. The applicant is required to take all measures and to enter into all agreements and to obtain all grants which may be necessary to assure his right and ability to carry out his obligations under this chapter.

15.36.180 Determination of default – Notice.

In the event the building official determines that default has occurred in the performance of any of the terms and conditions of the permit, or of the requirements of this chapter, he may give written notice thereof to the applicant.

15.36.190 Default – Form of notice – Service.

A. Such notice may be served in person on the applicant or by ordinary United States mail, postage prepaid and addressed to such person at the address set forth in the application, as the case may be.

B. In the notice of default, the building official shall state the general nature of the work to be done, his estimate of the cost thereof, and he shall specify a time within which such work shall be completed, which shall be such time as he shall determine to be reasonably necessary under the circumstances.

C. The City shall not be required to give any further notice to the applicant of any default of the applicant.

15.36.200 Completion of work by applicant after notice.

A. The applicant shall forthwith comply with such notice and complete the work, the terms and conditions of the permit and the requirement of this chapter within the time specified in such notice, to the reasonable satisfaction of the building official.

B. The applicant may also comply with such notice by dismantling or demolishing said building and removing all parts of the building and all other debris from the site and clearing, cleaning and leveling the site, within the time prescribed in said notice, to the reasonable satisfaction of the building official.

15.36.210 Interference with City.

A. It is unlawful for any person to interfere with or obstruct the authorized officials or representatives of the City of Shafter while engaged in inspecting the building or its site, at all times prior to the completion of the work in accordance with this chapter.

B. It is unlawful for any person to interfere with or obstruct the authorized officials or representatives or employees of the City of Shafter, or persons contracting with them for such purposes or the employees of such contractors, while engaged in completing such work or dismantling or demolishing such building, after such notice of default has been given to the applicant in the manner provided in this chapter.

15.36.220 Default – Suit or other legal proceedings.

If within the time fixed in such notice of default the work has not been completed or the building dismantled or demolished in the manner mentioned in Section 15.36.200, the City shall be entitled to bring a suit or other legal proceedings for the enforcement of, or recovery of any money under, the several obligations of the applicant.

15.36.230 Default – City authority to complete work or demolish building.

A. If within the time fixed in such notice of default the work has not been completed or the building dismantled or demolished in the manner mentioned in Section 15.36.200, the building official may elect to cause the work to be completed or the building to be dismantled or demolished, as a separate and

cumulative remedy with respect to that mentioned in Section 15.36.220 of this chapter.

B. The building official shall consider the condition of the building, the cost to complete the required work, and considering the public health, safety and welfare whether it is reasonable that the work should be completed. If the building official determines that it is not reasonable to complete the building, he may cause it to be dismantled or demolished.

C. The cost of the work shall include any additional expenses incurred as mentioned in subsection (J) and (K) of Section 15.36.150 of this chapter.

D. The costs so incurred by the City, together with any other obligations of the applicant, shall be payable to the City on demand, and the City Council of City of Shafter is authorized to bring any action necessary for the recovery of any money due from the applicant.

15.36.240 Appeals.

A. Any applicant or permittee who is not satisfied with any decision, action or refusal to act by any officer or employee of the City with respect to the provisions of this chapter may appeal to the City Council for relief therefrom.

B. Such appeal shall be in writing, and shall cite the decision or other matter from which relief is sought, state the circumstance which justifies such relief, and identify the officer or employee in question. Such applicant shall also show the address to which notices may be mailed to the appellant, and shall be signed by the appellant or his agent.

C. The Clerk of the City Council shall cause notice of hearing on such appeal to be given by mailing a copy of such notice to the appellant, to the building official and to the officer or employee in question.

D. The City Council shall, after hearing said matter, by its order sustain, modify or overrule the decision or action of such officer or employee, or direct him to act, and may make or impose such further order, requirement, or condition as the board may deem to be consistent with the purposes of this chapter.

Section 14. Chapter 15.40, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.40, Title 15 of the Ordinance Code of the City of Shafter, is hereby added to read as follows:

**CHAPTER 15.40
MOBILE HOMES AND ACCESSORY STRUCTURES**

Sections:

- 15.40.010 Applicability.**
- 15.40.020 Administration and enforcement.**
- 15.40.030 Application of local regulations.**
- 15.40.040 Definitions.**
- 15.40.050 Compliance with chapter and other applicable laws – Required.**
- 15.40.060 Unauthorized use.**
- 15.40.070 Special provisions – Mobile homes.**
- 15.40.080 Special provisions – Commercial coaches.**
- 15.40.090 Correction of hazardous conditions.**
- 15.40.100 Violation – Penalty.**

15.40.010 Applicability.

This chapter regulates mobile home use and occupancy and the construction of mobile home accessory structures in the incorporated territory of the City of Shafter except in mobile home parks, travel-trailer parks, recreational trailer parks, temporary trailer parks, incidental camping areas and tent camps. To the extent Division 13, Part 2.1 of the State Health and Safety Code and the regulations promulgated thereunder do not provide a standard of construction for mobile home accessory structures, the requirements of this title apply.

15.40.020 Administration and enforcement.

The building inspection division shall administer and enforce the provisions of this chapter, as well as the regulations contained in Chapter 2 of Part 1 of Title 25 of the California Code of Regulations, relating to mobile homes located outside a mobile home park, travel-trailer park, recreational trailer park or temporary trailer park, as now in effect or as amended from time to time.

15.40.030 Application of local regulations.

The Shafter Code of Building Regulations governs the installation of all facilities and equipment used to supply mobile homes and their accessory structures with gas, water or electricity thereto, except facilities owned, operated and maintained by a public utility, and including the disposal of sewage or other waste therefrom except in mobile home parks, travel-trailer parks, temporary trailer parks, recreational trailer parks, incidental camping areas and tent camps.

15.40.040 Definitions.

Terms and definitions as used in this chapter shall be as set forth in Chapter 1 of Part 2.1 of Division 13, commencing with Section 18200, of the California Health and Safety Code, and as further set forth in this title.

15.40.050 Compliance with chapter and other applicable laws – Required.

It is unlawful for any person, firm, corporation, owner of the land, or possessor to place or allow to be placed or to occupy a mobile home or to knowingly permit a mobile home to be occupied on land in his possession unless said mobile home and all accessory structures, electrical services and installations, fuel gas systems, sewage disposal systems, and water piping thereto comply with all of the provisions of this chapter in addition to the land use zoning ordinances of the City (Title 15 of this code).

15.40.060 Unauthorized use.

Outside a mobile home park, travel-trailer park, temporary trailer park, recreational trailer park, incidental camping area or tent camp on land in his possession within the incorporated area of the City of Shafter, it is unlawful for any person to place or allow to be placed, or use, occupy or knowingly permit to be used for occupancy:

- A. Dependent mobile homes.

EXCEPTION: Dependent mobile homes may be placed in dead storage, where allowed under the Shafter Zoning Ordinance, when located on property on which there is an existing conforming use established per provisions of this chapter.

- B. Recreational vehicles.

EXCEPTIONS:

- (1) Recreational vehicles may be placed in dead storage, where allowed under the Shafter Zoning Ordinance, when located on private property on which there is an existing conforming use established.
- (2) Recreational vehicles may be allowed for private recreational use when approved by the Planning Commission or the City Council.

- C. A mobile home or recreational vehicle used for industrial, professional or commercial purposes or occupancy.

EXCEPTION: Mobile homes or recreational vehicles may be granted temporary approval by the building official for construction purposes when located on construction sites on which permits to construct have been issued. Such approval shall be terminated upon completion of construction and the vehicles removed.

- D. More than one (1) mobile home on a single parcel of land.

EXCEPTION: More than one (1) mobile home may be permitted where allowed under the Shafter Zoning Ordinance and where the owner of the property furnishes written evidence that the occupant of a second (2nd) mobile home is a member of his immediate family and that no rent of any kind is offered or accepted.

E. Any mobile home, recreational vehicle, or commercial coach unless said vehicle complies with the Land Use Zoning Ordinance of the City of Shafter, and all accessory structures, electrical services and installations, fuel gas systems, sewage disposal systems, and water piping thereto comply with provisions of this chapter.

F. A mobile home which has been reinstalled upon the same site upon which a mobile home had been situated at any time in the past with the intention of reconnecting to existing utilities, without first applying for and receiving a permit to reinstall a mobile home on such existing site.

G. Mobile home accessory structures no longer used to serve a mobile home, where the mobile home has been removed from the premises, such structures shall be demolished or removed.

EXCEPTION: If a mobile home accessory structure is made to classify under an appropriate occupancy classification designated by the building official and approved for this use under the Zoning Ordinance, it may remain.

H. Any mobile home or commercial coach without a valid California State vehicle license.

EXCEPTION: A grace period of thirty (30) days will be allowed in which time a license must be procured or the mobile home shall be on a permitted permanent foundation system and on the County's Tax Rolls.

I. Any mobile home or commercial coach without an insignia of approval issued by the Department of Housing and Community Development.

J. Any mobile home, recreational vehicle or commercial coach supplied with liquefied petroleum gas for heating or cooking, unless a minimum height of eighteen (18) inches can be maintained above the surrounding finish grade to the underside of the floor joists, and a minimum height of twelve (12) inches maintained beneath the supporting members of the frame.

EXCEPTION: A mobile home manufactured after January 1, 1990, with no combustion air and/or other openings from the mobile home to the underfloor or underside of the mobile home floor joists and/or floor system is not required to meet the minimum height requirements of eighteen (18) inches above the surrounding finish grade and may be recessed.

15.40.070 Special provisions – Mobile homes.

A. Electrical Service. Electrical service for a mobile home and accessory structures shall be calculated on the basis of one hundred percent (100) demand factor. If the demand is below one hundred (100) amperes, then the minimum service shall be rated at one hundred (100) amperes, three (3) wire 120/240 volts, and shall be provided with proper protective devices as required by the load.

B. Storage of Unoccupied Mobile homes. The provisions of this chapter shall not be construed to prohibit the storage of any unoccupied mobile home upon land with the consent of the owner of such land; provided, however, that such mobile home may not be connected to any electrical, fuel gas, water or sewage disposal system, and shall not be used for storage; and further provided that the floor area of the mobile home included with the area of all existing buildings and structures on the parcel of land does not exceed the maximum percentage of lot coverage permitted in the zoning regulations for that particular parcel of land or is not in conflict with the land use zoning regulations.

C. Location. No mobile home, travel-trailer or mobile home accessory structure being used for habitation shall be located closer than five (5) feet from a property line.

D. Access. Each mobile home site shall have an access road, clear and unobstructed, of not less than fifteen (15) feet in width to a public street.

15.40.080 Special provisions – Commercial coaches.

A. Construction Standards. A commercial coach used for human occupancy shall comply with the requirements for construction, fire safety, exits, light, ventilation, sanitary facilities, location, use and occupancy as required by Title 25 and the Shafter Code of Building Regulations. Commercial coaches shall be approved by the Director of the Planning and Community Development Department for compliance with the Shafter Zoning Ordinance.

B. Floor Space. Floor space of commercial coach units connected in multiples shall not exceed the basic floor space permitted for the occupancy, in accordance with the allowable floor space for Type V-B Construction, Table 503 of the California Building Code as adopted into the Shafter Code of Building Regulations.

C. Location. Commercial coaches shall be located in accordance with the requirements of the California Building Code, as adopted into the Shafter Code of Building Regulations or provisions in the Shafter Zoning Ordinance, if they are more stringent.

D. Temporary Sanitary Facilities. Temporary sanitary facilities shall be permitted only with the approval of the county health officer.

E. Grounding. All exposed metal parts of the commercial coach shall be effectively grounded.

F. Insignia. The commercial coach shall bear an insignia of approval issued by the Department of Housing and Community Development, and the coach shall not be altered in any way that would void such insignia.

15.40.090 Correction of hazardous conditions.

A mobile home owner shall not suffer nor allow his mobile home to attain a state of disrepair or to constitute a hazardous condition. If a hazardous condition or state of disrepair of a mobile home occurs pertaining to a structural, plumbing, mechanical or electrical installation which is not corrected immediately upon demand of the building official, the installation or its utilities and power sources may be ordered to be disconnected by the building official.

15.40.100 Violation – Penalty.

The penalties for violation of any provision of this chapter shall be as established under the Shafter Code of Building Regulations. In addition, the public officials may take enforcement actions for violations of this title by imposing administrative penalties or abating a public nuisance as provided for in the Shafter Municipal Code.

Section 15. Chapter 15.44, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.44, Title 15 of the Ordinance Code of the City of Shafter, is hereby added to read as follows:

CHAPTER 15.44 FLOODPLAIN MANAGEMENT

Sections:

Article I. General Provisions

- 15.44.010 Statutory authorization.**
- 15.44.020 Short title.**
- 15.44.030 Findings of fact.**
- 15.44.040 Statement of purpose.**
- 15.44.050 Methods of reducing flood losses.**
- 15.44.060 Definitions.**
- 15.44.070 Lands to which this chapter applies.**
- 15.44.080 Basis for establishing the areas of special flood hazard.**
- 15.44.090 Compliance.**
- 15.44.100 Abrogation and greater restrictions.**
- 15.44.110 Interpretation.**
- 15.44.120 Warning and disclaimer of liability.**
- 15.44.130 Severability.**

Article II. Administration

- 15.44.140 Development permit.**
- 15.44.150 Fees.**
- 15.44.160 Designation of the floodplain administrator.**
- 15.44.170 Duties & responsibilities of the floodplain administrator.**
- 15.44.180 Permit review.**
- 15.44.190 Use of other base flood data.**
- 15.44.200 Notification of Other Agencies.**
- 15.44.210 Documentation of floodplain development.**
- 15.44.220 Map determination.**
- 15.44.230 Action to remedy violations.**

Article III. Provisions for Flood Hazard Reduction

- 15.44.240 Standards of construction.**
- 15.44.250 Anchoring.**
- 15.44.260 Construction materials and methods.**
- 15.44.270 Elevations and flood proofing.**
- 15.44.280 Standards for utilities.**
- 15.44.290 Standards for subdivisions.**
- 15.44.300 Standards for manufactured homes.**
- 15.44.310 Standards for recreational vehicles.**
- 15.44.320 Floodways.**
- 15.44.330 High hazard areas.**

- 15.44.340** **Mudslide (i.e., mudflow) hazard areas.**
- 15.44.350** **Flood-related erosion hazard areas.**

Article IV. Variance Procedure

- 15.44.360** **Nature of variances.**
- 15.44.370** **Authority and conditions to grant variances.**
- 15.44.380** **Special definitions.**
- 15.44.390** **Grounds for granting a variance.**
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- 15.44.410** **Procedure for filing and processing a variance.**
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Article V. Appeals

- 15.44.440** **Authority to consider appeals.**
- 15.44.450** **Special definitions.**
- 15.44.460** **Grounds for granting appeal and related policies.**
- 15.44.470** **Procedure for filing and processing appeal.**
- 15.44.480** **Fixing date of hearing – Notice of hearing.**
- 15.44.490** **Conduct of hearing – Decision.**
- 15.44.500** **Procedure.**

Article I. General Provisions

15.44.010 Statutory authorization.

The Legislature of the State of California, has in Government Code Sections 65302, 65560, and 65800, conferred upon local government units authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry.

15.44.020 Short title.

This chapter may be cited as the “Shafter Floodplain Management Ordinance”.

15.44.030 Findings of fact.

A. The flood hazard areas of incorporated City of Shafter are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

B. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards which increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood proofed, elevated, or otherwise protected from flood damage, also contribute to the flood loss.

15.44.040 Statement of purpose.

It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:

- A. To protect human life and health;
- B. To minimize expenditure of public money for costly flood control projects;
- C. To minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D. To minimize prolonged business interruptions;
- E. To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets and bridges located in areas of special flood hazard;
- F. To help maintain a stable tax base by providing for the secondary use and development of areas of special flood hazard so as to minimize future blight areas;
- G. To ensure that potential buyers are notified that property is in an area of special flood hazard;
- H. To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions; and
- I. To comply with the requirements of the National Flood Insurance Program Regulations, Parts 59 and 60 of Title 44 of the Code of Federal Regulations hereinafter referred to as the National Flood Insurance Regulations.

15.44.050 Methods of reducing flood losses.

In order to accomplish its purposes, this chapter includes methods and provisions for:

- A. Restricting or prohibiting uses which are dangerous to health, safety, and property loss due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- D. Controlling filling, grading, dredging, and other development which may increase flood damage; and
- E. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

15.44.060 Definitions.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

- 1. "Accessory structure, low-cost and small" means a structure that is solely for the parking of no more than 2 cars; or limited storage (small, low cost

sheds); and shall not exceed a combined total of six hundred (600) square feet or exceed a value of more than thirty dollars per square feet.

2. "Accessory use" means a use which is incidental and subordinate to the principal use of the parcel of land on which it is located.

3. "Alluvial fan" means a geomorphologic feature characterized by a cone or fan-shaped deposit of boulders, gravel, and fine sediments that have been eroded from mountain slopes, transported by flood flows, then deposited on the valley floors, and which is subject to flash flooding, high velocity flows, debris flows, erosion, sediment movement and deposition, and channel migration.

4. "Apex" means the point of highest elevation on an alluvial fan, which on undisturbed fans is generally the point where the major stream that formed the fan emerges from the mountain front.

5. "Appeal" means a request for a review of the floodplain administrator's interpretation of any provision of this chapter or a request for a variance.

6. "Area of shallow flooding" means an area designated A, AO or AH Zone on the Flood Insurance Rate Map (FIRM), or an area identified by the Floodplain Administrator. The base flood depths have either not been determined (A Zone), they range from one to three feet (AO or AH Zone), or a depth has been established by the Floodplain Administrator; a clearly defined channel does not exist; the path of flooding is unpredictable and indeterminate; and velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

7. Area of special flood hazard. See "Special flood hazard area."

8. "Backfill" means the placement of fill material within a specified depression, hole or excavation pit below the surrounding adjacent ground level as a means of improving flood water conveyance or to restore the land to the natural contours existing prior to excavation.

9. "Base flood" means the flood having a one percent (1%) chance of being equaled or exceeded in any one (1) given year (also called the one hundred (100) year flood).

10. "Base flood elevation" means the water surface elevation of the base flood at a given location.

11. "Basement" means any area of the building having its floor subgrade (below ground level) on all sides.

12. "Building." See "Structure."

13. "Building official" means the Director of the Resource Management Agency of the City of Shafter or his/her designee.

14. "Certification" by a registered professional engineer or other party does not constitute a warranty or guarantee of performance, expressed or implied. Certification of data is a statement that the data is accurate to the best of the certifier's knowledge. Certification of analyses is a statement that the analyses have been performed correctly and in accordance with sound engineering practices. Certification of structural works is a statement that the works are designed in accordance with sound engineering practices to provide protection from the base flood. Certification of as built conditions is a statement that the structure(s) has been built according to the plans being certified, is in place, and

is fully functioning.

15. "Critical feature" means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

16. "Curvilinear line" means the border on either a Flood Hazard Boundary Map or Flood Insurance Rate Map that delineates the special flood, mudslide (i.e., mudflow), and/or flood-related erosion hazard areas and consists of a curved or contour line that follows the topography.

17. "Development" means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations, or storage of equipment or materials.

18. "Encroachment" means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures, or development into a floodplain which may impede or alter the flow capacity of a floodplain.

19. "Erosion" means the process of the gradual wearing away of land masses. This peril is not per se covered under the National Flood Insurance Program.

20. "Existing manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

21. "Expansion to an existing manufactured home park or subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

22. "Fill" means the placement of fill material at a specified location to bring the ground surface up to a desired elevation.

23. "Fill material" can be natural sand, dirt, soil, or rock. For the purposes of floodplain management, fill material may include concrete, cement, soil cement, brick, or similar material as approved by the floodplain administrator on a case-by-case basis.

24. "Flood, flooding, or flood water" means: (1) a general and temporary condition of partial or complete inundation of normally dry land areas from (a) the overflow of flood waters, (b) the unusual and rapid accumulation or runoff of surface waters from any source, and/or (c) mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current; and (2) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe

storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

25. "Flood Boundary and Floodway Map (FLOODWAY)" means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of flood hazard and the floodway.

26. "Flood elevation determination" means a determination by the Federal Insurance Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent (1%) or greater chance of occurrence in any given year.

27. "Flood elevation study" means an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

28. "Flood Hazard Boundary Map (FHBM)" means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated the areas of flood hazard.

29. "Flood Hazard Evaluation" means an official report provided by the floodplain administrator that includes, but is not limited to, the elevation requirement, depth of footing requirement, and Certification of Elevation requirement for any building permits issued by the building official in a special flood hazard area.

30. "Flood Insurance Rate Map (FIRM)" means the official map on which the Federal Emergency Management Agency or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

31. "Flood Insurance Study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Insurance Rate Map (FIRM), the Flood Boundary Floodway Map (FBFM), and the water surface elevation of the base flood.

32. "Flood protection system" means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a special flood hazard and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees, or dikes. These specialized flood modifying works are those constructed in accordance with sound engineering standards.

33. "Floodplain administrator" means the individual appointed to administer and enforce the floodplain management regulations.

34. "Floodplain or flood-prone area" means any land area susceptible to being inundated by water from any source (see definition of "flooding").

35. "Floodplain management" means the operation of an overall program of corrective and preventive measures for reducing flood damage, including, but not limited to, emergency preparedness plans, flood control works, and floodplain management regulations as administered by various Federal, State and County

Agencies.

36. "Floodplain management regulations" mean the zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as the Floodplain Management Ordinance or Grading Code), and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

37. "Flood proofing" means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

38. "Flood-related erosion" means the collapse or subsidence of land caused by the flow of water from a severe storm, or by an unanticipated force of nature, such as a flash flood, or by some similarly unusual and unforeseeable event which results in flooding.

39. "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height, usually one foot. In some instances, the cumulative increase allowed for the Floodway may be less than one (1) foot. Also referred to as "regulatory floodway" or "designated floodway."

40. "Floodway encroachment line" means the lines marking the limits of floodways on federal, state, and local floodplain maps.

41. "Floodway fringe" means the area of a floodplain on either side of the designated floodway where encroachment may be permitted.

42. "Freeboard" means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

43. "Habitable floor" means any floor usable for living purposes, which includes working, sleeping, eating, recreation, or a combination thereof. For floodplain management regulation purposes, Habitable Floor and Lowest Floor will share the same definition.

44. "High hazard area" means those portions on the alluvial fan subject to active erosional and depositional conditions. These areas are where the flood hazard potential is too severe for standard economic flood protection plans.

45. "Highest adjacent grade" means the highest natural elevation of the ground surface prior to construction, upstream and next to the proposed walls of a structure.

46. "Historic structure" means any structure that is: (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (2) Certified or preliminarily determined by the Secretary of the Interior as contributing

to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (a) by an approved state program as determined by the Secretary of the Interior, or (b) directly by the Secretary of the Interior in states with approved programs.

47. "Landfill" means a permitted location for the disposal, placement, or dumping of garbage, trash, debris, junk, or waste material.

48. "Levee" means a man-made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

49. "Levee system" means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accord with sound engineering practices.

50. "Lowest floor" means the lowest floor of the lowest enclosed area, including basement (see "Basement" definition).

1) An unfinished or flood-resistant enclosure below the lowest floor that is usable solely for parking of vehicles, building access or storage in an area other than a basement area, is not considered a building's lowest floor provided, it conforms to applicable non-elevation design requirements, including, but not limited to:

- a. The flood openings standard in Section 15.44.270.D
- b. The anchoring standards in Section 15.44.250
- c. The construction materials and methods standards in Section 15.44.260; and
- d. The standards for utilities in Section 15.44.280

2) For residential structures, all subgrade enclosed areas are prohibited as they are considered to be basements (see "Basement" definition). This prohibition includes below-grade garages and storage areas.

51. "Manufactured home" means a structure, transportable in one (1) or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term manufactured home does not include a recreational vehicle.

52. "Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for sale or rent.

53. "Market Value" shall be determined by estimating the cost to replace the structure in new condition and adjusting that cost figure by the amount of depreciation that has accrued since the structure was constructed. The cost of replacement of the structure shall be based on a square foot cost factor determined by reference to a building cost estimating guide recognized by the building construction industry. The amount of depreciation shall be determined by taking

into account the age and physical deterioration of the structure and functional obsolescence as approved by the floodplain administrator, but shall not include economic or other forms of external obsolescence. Use of replacement costs or accrued depreciation factors different from those contained in recognized building cost estimating guides may be considered only if such factors are included in a report prepared by an independent professional appraiser and supported by a written explanation of the differences.

54. "Mean sea level" means, for the purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

55. "Mudslide" (i.e., mudflow) describes a condition where there is a river, flow, or inundation of liquid mud down a hillside usually as a result of a dual condition of loss of brush cover and the subsequent accumulation of water on the ground preceded by a period of unusually heavy or sustained rain.

56. "New construction" means, for floodplain management purposes, structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by this community and includes any subsequent improvements to such structures.

57. "New manufactured home park or subdivision" means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

58. "Nonresidential building" means and includes, but is not limited to, small business concerns, churches, schools, nursing homes, farm buildings (including grain bins and silos), government buildings, mercantile structures, industrial plants, and warehouses.

59. "Obstruction" means and includes, but is not limited to, any dam, wall, wharf, embankment, levee, dike, pile, abutment, protection, excavation, channelization, bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure, vegetation, or other material in, along, across, or projecting into any watercourse which may alter, impede, retard, or change the direction and/or velocity of the flow of water, or due to its location, its propensity to snare or collect debris carried by the flow of water or its likelihood of being carried downstream.

60. "One hundred year flood" or "100-year flood" means a flood which has a one percent annual probability of being equaled or exceeded in any given year. It is identical to the base flood, which will be the term used throughout this chapter.

61. "Person" means and includes any individual or his agent, firm, group of individuals, partnership, association or corporation, or agent of the aforementioned groups, or any other entity including the State or its agencies or political subdivisions.

62. "Principal structure" means a structure used for the principal use of the property as distinguished from an accessory use.

63. "Recreational vehicle" means a vehicle which is: (1) built on a single chassis; (2) four hundred (400) square feet or less when measured at the largest horizontal projection; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. For floodplain management purposes, the term recreational vehicle also includes, but is not limited to, park trailers, travel trailers, and other similar vehicles.

64. "Remedy a violation" means to bring the structure or other development into compliance with State or local floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing State or Federal financial exposure with regard to the structure or other development.

65. "Riverine" means relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

66. "Scour depth" means the distance below prevailing ground resulting from the erosive action of running water which temporarily or permanently excavates and carries away material from the prevailing ground or channel bed during flooding.

67. "Sheet flow area." See "Area of shallow flooding."

68. "Special flood hazard area (SFHA)" means an area having special flood or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A1-30, AE, A99, AH, or identified by the floodplain administrator.

69. "Start of construction" means and includes substantial improvement and other proposed new development, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the state of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds, not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

70. "Structure" means a roofed building with one or more walls, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

71. "Substantial damage" means damage of any origin sustained by a

structure whereby the cost of restoring the structure by reconstruction, rehabilitation, addition, or other improvement to its before damage condition equals or exceeds fifty percent (50%) of the market value of the structure before the damage occurred.

72. "Substantial improvement" means any repair, reconstruction, rehabilitation, addition, or other proposed new development or improvement the cumulative replacement cost (including but not limited to materials and labor) of which equals or exceeds fifty percent (50%) of the current market value of the structure before the start of construction of the initial improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. This term does not, however, include any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

73. "Variance" means a grant of relief from the requirements of this chapter which permits construction in a manner that would otherwise be prohibited by this chapter.

74. "Violation" means the failure of a structure or other development to be fully compliant with this ordinance. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

75. "Water surface elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified) for floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

76. "Watercourse" means a lake, river, creek, stream, wash, arroyo, channel, or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

15.44.070 Lands to which this chapter applies.

This chapter shall apply to all areas of special flood hazards, areas of flood-related erosion hazards, and areas of mudslide (i.e., mudflow) hazards within the jurisdiction of incorporated City of Shafter.

15.44.080 Basis for establishing the areas of special flood hazard.

The areas of special flood hazard, areas of flood-related erosion hazards, and areas of mudslide (i.e., mudflow) hazards are as listed below:

A. Those identified by the Federal Insurance Administration (FIA) of the Federal Emergency Management Agency (FEMA) in the scientific and engineering report entitled Flood Insurance Study, Shafter, California, unincorporated and incorporated areas within City of Shafter dated September 27, 1994, with accompanying Flood Insurance Rate Maps and Flood Boundary and Floodway Maps, and all subsequent amendments and/or revisions.

B. Those included in the Department of Water Resources, Division of Flood Management, State of California, Reclamation Board, Kern River

Designated Floodway Maps for the following reaches:

1. Tupman to Golden State Highway, April 19, 1976.
2. Tupman to Tulare Lake, November 12, 1976.
3. Golden State Highway to Lake Isabella Dam, June 20, 1978.
4. Lake Isabella to Tulare County, November 19, 1981.
5. Lake Isabella to Sequoia National Forest, November 19, 1981.

C. Those included on parcel and tract maps within incorporated City of Shafter.

D. Those flood hazard studies prepared by, or for, the floodplain administrator.

The flood, erosion, and mudslide hazards identified by the above maps and/or studies are hereby adopted by reference and declared to be a part of this chapter. These maps and/or studies are on file at the office of the floodplain administrator as established in Section 15.44.160. These maps and/or studies may be revised and amended from time to time and shall go into effect thereafter pursuant to the provisions of the applicable federal, state, or local law.

As a basis for establishing areas of special flood, erosion, and mudslide hazards other than those listed above and imposing the flood protection requirements of this chapter, the floodplain administrator, as established in Section 15.44.160, or his authorized agent, shall obtain, review, and reasonably utilize the best flood data available from any source (federal, state, or other), such as high water marks, floods of record, or private engineering studies, maps, and reports.

15.44.090 Compliance.

No structure or land shall hereafter be constructed, located, extended, converted, altered, or substantially improved nor shall land be graded for development without full compliance with the terms of this chapter and other applicable regulations. Violation of the requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Nothing herein shall prevent the City of Shafter from taking such lawful action as is necessary to prevent or remedy any violation.

15.44.100 Abrogation and greater restrictions.

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

15.44.110 Interpretation.

In the interpretation and application of this chapter, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit nor repeal any other powers granted under

State statutes.

15.44.120 Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards, areas of flood-related erosion hazards, and areas of mudslide (i.e., mudflow) hazards, or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the City of Shafter, any officer or employee thereof, or the Federal Insurance Administration, Federal Emergency Management Agency, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder.

15.44.130 Severability.

This chapter and the various parts thereof are hereby declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole or any portion thereof other than the section so declared to be unconstitutional or invalid.

Article II. Administration

15.44.140 Development permit.

A development permit shall be obtained before any construction or other development, including manufactured homes, within any area of special flood hazards, areas of flood-related erosion hazards, or areas of mudslide (i.e., mudflow) established in Section 15.44.080. Application for a development permit shall be made on forms furnished by the City of Shafter. The applicant shall provide the following minimum information:

- A. Plans in duplicate, drawn to scale, showing:
 - 1. Location, dimensions, and elevation of the area in question, existing or proposed structures, storage of materials and equipment and their location;
 - 2. Proposed locations of water supply, sanitary sewer, and other utilities;
 - 3. Grading information showing existing and proposed contours, any proposed fill, and drainage facilities;
 - 4. Location of the regulatory floodway when applicable;
 - 5. Base flood elevation information as specified in Section 15.44.080 and 15.44.190;
 - 6. Proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all structures; and
 - 7. Proposed elevation in relation to mean sea level to which any

nonresidential structure will be flood proofed, as required in Section 15.44.270.C of this ordinance and detailed in FEMA Technical Bulletin TB 3-93.

B. Certification from a registered civil engineer or architect that the nonresidential flood proofing criteria in Section 15.44.270.C.

C. For a crawl-space foundation, location and total net area of foundation openings as required in Section 15.44.270.D of this ordinance and detailed in FEMA Technical Bulletins 1-93 and 7-93.

D. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

E. All appropriate certifications listed in Section 15.44.210 of this ordinance.

15.44.150 Fees.

Subject to approval by the City Council, the floodplain administrator may adopt and charge a reasonable schedule of fees for flood hazard evaluations, flood hazard evaluation updates, certification of elevation, variance to flood requirement, appeal to higher authority, and for the performance of special services by the Engineering and Survey Services Department in administering and enforcing this title.

15.44.160 Designation of the floodplain administrator.

The Building Official or authorized designee agent acting in the official's behalf is hereby appointed to administer and implement this ordinance by granting or denying development permits in accordance with its provisions.

15.44.170 Duties and responsibilities of the floodplain administrator.

The duties and responsibilities of the floodplain administrator shall include, but not be limited to those set out in Sections 15.44.180 through 15.44.230, including completing and submitting a Biennial Report to FEMA and assuring community's General Plan is consistent with the floodplain management objectives herein.

15.44.180 Permit review.

A. Review of all permits to determine that the permit requirements of this chapter have been satisfied;

B. All other state and federal permits required to fulfill the purpose of Section 15.44.040 have been obtained;

C. The site, subdivision or other proposed new development is reasonably safe from flooding; and

D. The proposed development does not adversely affect the carrying capacity of the special flood hazard area. For purposes of this chapter, in areas where Floodways have not been designated, adversely affects means that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will increase the water surface elevation of the base flood more than one foot at any point. See also Section 15.44.320 (Floodways).

15.44.190 Use of other base flood data.

When base flood elevation data has not been provided in accordance with Section 15.44.080, the floodplain administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer Article III. Any such information shall be subject to review and approval by the floodplain administrator.

15.44.200 Notification of other agencies.

- A. Whenever a watercourse is to be altered or relocated:
 - 1. Notify adjacent communities and the California Department of Water Resources prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration, Federal Emergency Management Agency;
 - 2. Require that the flood carrying capacity of the altered or relocated portion of said watercourse be maintained.
- B. Base Flood Elevation changes due to physical alterations:
 - 1. Within 6 months of information becoming available or project completion, whichever comes first, the floodplain administrator shall submit or assure that the permit applicant submits technical or scientific data to FEMA for a Letter of Map Revision (LOMR).
 - 2. All LOMR's for flood control projects are approved prior to the issuance of building permits. Building permits must not be issued based on Conditional Letters of Map Revision (CLOMR's). Approved CLOMR's allow construction of the proposed flood control project and land preparation as specified in the "start of construction" definition.

Such submissions are necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and floodplain management requirements are based on current data.
- C. Changes in corporate boundaries:

Notify FEMA in writing whenever the corporate boundaries have been modified by annexation or other means and include a copy of a map of the community clearly delineating the new corporate limits.

15.44.210 Documentation of floodplain development.

Obtain and maintain for public inspection and make available as needed:

- A. The certification required in Section 15.44.270(A) (floor elevations);
- B. The certification required in Section 15.44.270(B) (elevations in areas of shallow flooding);
- C. The certification required in Section 15.44.270(C) (elevation or flood proofing of nonresidential structures);
- D. The certification required in Section 15.44.270(D) (wet flood proofing standard);
- E. The certification required in Section 15.44.290(B) (subdivision standards);
- F. The certification required in Section 15.44.320(A) (floodway encroachments);

- G. The certification required in Section 15.44.330(A) (high hazard areas);
- H. The reports required in Section 15.44.340 (mudslide areas).
- I. The information required in Section 15.44.350 (flood-related erosion hazard areas).

15.44.220 Map determination:

Make interpretations, where needed, as to the exact location of the boundaries of the areas of special flood hazards, areas of flood-related erosion hazards, or areas of mudslide (ie., mudflow); (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Article V.

15.44.230 Action to remedy violations.

Take action to remedy violations of this chapter as specified in Section 15.44.090 herein.

Article III. Provisions for Flood Hazard Reduction.

15.44.240 Standards of construction.

In all areas of special flood hazard, the following standards set out in Sections 15.44.250 through 15.44.350 are required.

15.44.250 Anchoring.

A. All new construction, substantial improvements and other proposed new development shall be adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

B. All manufactured homes shall meet the anchoring standards of Section 15.44.300.

15.44.260 Construction materials and methods.

A. All new construction, substantial improvements and other proposed new development shall be constructed with materials and utility equipment resistant to flood damage.

B. All new construction, substantial improvements and other proposed new development shall be constructed using methods and practices that minimize flood damage.

C. All new construction, substantial improvements and other proposed new development shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

D. Require within special flood hazard areas adequate drainage paths

around structures on slopes to guide flood waters around and away from proposed structures.

15.44.270 Elevations and flood proofing.

A. Except for areas of shallow flooding, new construction, substantial improvement and other proposed new development of any structure in a special flood hazard area shall have the lowest floor, including basement, elevated one foot above the base flood elevation. Nonresidential structures may meet the standards in Section 15.44.270 (C). Qualifying uninhabitable attached garages or storage rooms and accessory structures (such as a shed or detached garages) may meet the elevation requirements of Section 15.44.270 (E). Certification of the lowest floor elevation shall be provided in accordance with Appendix Chapter 1, Section 109.3.3 of the California Building Code. Upon completion of the structure, the elevation of the lowest floor, including basement and top of platform of equipment or machinery servicing the building, shall be certified by a registered professional engineer, architect, or licensed land surveyor, or verified by the building official to be properly elevated. Such certification or verification shall be provided to the Floodplain Administrator.

B. For areas of shallow flooding, new construction, substantial improvement and other proposed new development of any structure in a special flood hazard area shall have the lowest floor, including basement, elevated at least one (1) foot above the shallow flooding depth or depth number specified in feet on the Flood Insurance Rate Map (FIRM), or at least two (2) feet if no depth number is specified. The elevation is to be measured from the highest adjacent grade upstream of the structure. Nonresidential structures may meet the standards in Subsection 15.44.270(C). Qualifying uninhabitable attached garages or storage rooms and accessory structures (such as a shed or detached garage) may meet the requirements of Subsection 15.44.270(E). Certification of the lowest floor shall be provided in accordance with Section Appendix Chapter 1, Section 109.3.3 of the California Building Code as adopted. Upon the completion of the structure, the elevation of the lowest floor, including basement and top of platform of equipment or machinery servicing the building, shall be certified by a registered professional engineer, architect, or licensed surveyor, or verified by the building official to be properly elevated. Such certification or verification shall be provided to the floodplain administrator.

C. Nonresidential construction shall either be elevated in conformance with Subsections 15.44.270(A) or (B) of this section or, together with attendant utility and sanitary facilities:

1. Be flood proofed one (1) foot above the base flood level so that the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
3. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certifications shall be provided to the floodplain administrator.

D. Require, for all new construction, substantial improvement and other proposed new development, that fully enclosed areas below the lowest floor that are usable solely for the parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood water. Designs for meeting this requirement must be either certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

1. Either a minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding (as indicated by the elevation requirements of this section) shall be provided, the bottom of the openings shall be no higher than one (1) foot above grade (openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwater); and buildings with more than one enclosed area must have openings on exterior walls for each area to allow flood water to directly enter; or

2. Be certified to comply with a local flood proofing standard approved by the Federal Insurance Administration, Federal Emergency Management Agency.

E. Garages and low cost accessory structures.

1. Attached Garages.

- a. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry of flood waters. See Section 15.44.270.D. Areas of the garage below the BFE must be constructed with flood resistant materials. See Section 15.44.260.

- b. A garage attached to a nonresidential structure must meet the above requirements or be dry flood proofed. For guidance on below grade parking areas, see FEMA Technical Bulletin TB-6.

2. Detached garages and accessory structures.

- a. "Accessory structures" used solely for parking (2 car detached garages or smaller) or limited storage (small, low-cost sheds), as defined in Section 15.44.060, may be constructed such that its floor is below the base flood elevation (BFE), provided the structure is designed and constructed in accordance with the following requirements:

- a1. Use of the accessory structure must be limited to parking or limited storage;

- a2. The portions of the accessory structure located below the BFE must be built using flood-resistant materials;

- a3. The accessory structure must be adequately anchored to prevent flotation, collapse, and lateral movement;

- a4. Any mechanical and utility equipment in the accessory structure must be elevated or flood proofed to or above the BFE;

a5. The accessory structure must comply with floodplain encroachment provisions in Section 15.44.320; and

a6. The accessory structure must be designed to allow for the automatic entry of flood water in accordance with Section 15.44.270.D.

b. Detached garages and accessory structures not meeting the above standards must be constructed in accordance with all applicable standards in Section 15.44.240.

15.44.280 Standards for utilities.

A. All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from systems into flood waters.

B. On-site waste disposal systems shall be designed and located to avoid impairment to them, or contamination from them, during flooding.

C. Other utilities are addressed at 15.44.260 and 15.44.290.

15.44.290 Standards for subdivisions.

A. All new subdivisions proposals and other proposed development, including proposals for manufactured home parks and subdivisions, greater than 50 lots or 5 acres, whichever is the lesser, shall:

1. Identify the Special Flood Hazard Areas (SFHA) and Base Flood Elevations (BFE).

2. Identify the elevations of lowest floors of all proposed structures and pads on the final plans.

3. If the site is filled above the base flood elevation, the following as-built information for each structure shall be certified by a registered civil engineer or licensed land surveyor and provided as part of an application for a Letter of Map Revision based on Fill (LOMR-F) to the Floodplain Administrator:

B. All subdivision proposals and other proposed development shall be consistent with the need to minimize flood damage.

C. All subdivision proposals and other proposed development shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

D. All subdivisions and other proposed development shall provide adequate drainage to reduce exposure to flood hazards.

15.44.300 Standards for manufactured homes.

A. All manufactured homes that are placed or substantially improved within a special flood hazard area either outside of a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision or in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as the result of a flood shall:

1. Be elevated on a permanent foundation such that the top of

the steel frame is one (1) foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement, or

2. If the manufactured home is to be placed on an earth pad, the finished pad elevation shall be one (1) foot above the base flood elevation and the manufactured home must be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

B. All manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision in a special flood hazard area that are not subject to the provisions of Subsection 15.44.300(A) shall be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement and elevated so that either;

1. The top of the steel frame, or the top of the finished pad when an earth pad is used to meet the elevation requirements, is one (1) foot above the base flood elevation, or

2. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade.

Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered civil engineer or licensed land surveyor, and verified by the community building inspector to be properly elevated. Such certification and verification shall be provided to the Floodplain Administrator.

15.44.310 Standards for recreational vehicles.

All recreational vehicles placed on sites within areas of special flood hazard will either:

A. Be on site for fewer than one hundred eighty (180) consecutive days;

B. Be fully licensed and ready for highway use; or

C. Meet the permit requirements of Article III of this chapter and the elevation and anchoring requirements for manufactured homes in Section 15.44.300.

15.44.320 Floodways.

Located within areas of special flood hazard, established in Section 15.44.080, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

A. Prohibit encroachments, including fill, new construction, substantial improvements, and other proposed new development unless certification by a registered professional engineer or architect is provided demonstrating that encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge.

B. If Subsection 15.44.320(A) is satisfied, all new construction, substantial improvements, and other proposed new development shall comply with all other applicable flood hazard reduction provisions of this chapter.

15.44.330 High hazard areas.

Located within areas of special flood hazard on alluvial fans, established in Section 15.44.080, are well-defined watercourses and overflow channels which are designated as severe flood hazard areas. Since the severe flood hazard area is an extremely hazardous area due to the severe and erratic lateral and vertical erosion potential from high velocity flood waters, the following provisions apply:

A. Prohibit encroachments, including fill, new construction, substantial improvements, and other proposed new development unless any flood protection measures are designed and certified by a registered professional engineer or architect as providing adequate slope, scour, and elevation protection, and that any encroachments shall not result in any increase in flood levels during the occurrence of the base flood discharge within the severe flood hazard area.

B. If Subsection 15.44.330(A) is satisfied, all new construction, substantial improvements, and other proposed new development shall comply with all other applicable flood hazard reduction provisions of this chapter.

15.44.340 Mudslide (i.e., Mudflow) hazard areas.

A. The floodplain administrator shall review permits for proposed construction or other proposed new development to determine if it is proposed within a mudslide area as known to the community.

B. Permits shall be reviewed to determine that the proposed development is reasonably safe from mudslide hazards. Factors to be considered in making this determination include, but are not limited to:

1. The type and quality of soils;
2. Evidence of groundwater or surface water problems;
3. The depth and quality of any fill;
4. The overall slope of the site; and
5. The weight that any proposed development will impose on the slope.

C. Within areas which have mudslide hazards, the following requirements apply:

1. A site investigation and further review shall be made by persons qualified in geology and soils engineering;
2. Proposed new development shall be adequately designed and protected against mudslide damages;
3. The proposed grading, excavations, new construction, substantial improvements, and other proposed new development do not aggravate the existing hazard by creating either on-site or off-site disturbances; and
4. Drainage, planting, watering, and maintenance shall not endanger slope stability.

15.44.350 Flood-related erosion hazard areas.

A. The floodplain administrator shall review all permits for proposed construction and other proposed new development within all flood-related erosion

hazard areas as known to the community.

B. Such permits shall be reviewed to determine whether the proposed site alterations and improvements will be reasonably safe from flood-related erosion and will not cause flood-related erosion hazards or otherwise aggravate the existing hazard.

C. If a proposed improvement is found to be in the path of flood-related erosion or would increase the erosion hazard, such improvement shall be relocated or adequate protective measures shall be taken to avoid aggravating the existing erosion hazard.

Article IV. Variance Procedure

15.44.360 Nature of variances.

The variance criteria set forth in this Article are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. In general, a properly issued variance is granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this chapter would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the Shafter City Council and the floodplain administrator to help protect its citizens from flooding. This need is so compelling, and the implications of the cost of insuring a structure built below flood level are so serious that variances from the flood elevation or other requirements in this chapter are quite rare. Therefore, the variance guidelines provided in this chapter are more detailed and contain multiple provisions that must be met before a variance can be properly granted. The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

15.44.370 Authority and conditions to grant variances.

The floodplain administrator is empowered to grant variances from the terms of one or more regulations in this chapter in the following cases:

A. Variances may be issued for new construction, substantial improvements and other proposed new development to be erected on a lot of one-half (1/2) acre or less in size which is contiguous to and surrounded by lots with existing structures constructed below the regulatory flood elevation, providing that the procedures of Articles II and III of this chapter have been fully considered. As lot size increases beyond one-half (1/2) acre, the technical justification required for issuing the variance increases.

B. Variances may be issued for the repair or rehabilitation of Historic Structures (as defined in Article I of this chapter) upon determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to

preserve the historic character of the structure.

C. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

D. Variances may be issued for new construction, substantial improvement and other proposed new development necessary for the conduct of a functionally dependent use provided that the provisions of Subsections 15.44.370(A) through (C) and Subsection 15.44.390(B) are satisfied and that the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

Upon consideration of the factors of Subsection 15.44.390(A) and the purposes of this chapter the floodplain administrator may impose other reasonable conditions on any variance mentioned in this section as deemed necessary to further the purposes of this chapter.

15.44.380 Special definitions.

For the purpose of this article, certain terms and words are defined as provided in this section:

A. "Applicant" means a person who has applied for a development permit or for approval of a subdivision map, parcel map, or variance.

B. "Application" means an application for a variance under this section

C. "Board" means the Shafter City Council.

D. "Clerk" means the City Clerk.

E. "Fraud and victimization" means that the variance granted must not cause fraud on or victimization of the public. In examining this requirement, the floodplain administrator will consider the fact that every newly constructed building adds to government responsibilities and remains a part of the community for fifty (50) to one hundred (100) years. Buildings that are permitted to be constructed below the elevation requirements of Section 15.44.260 are subject during all those years to increased risk of damage from floods, while future owners of the property and the community as a whole are subject to all the costs, inconvenience, danger, and suffering that those increased flood damages bring. In addition, future owners may purchase the property, unaware that it is subject to potential flood damage, and can be insured only at very high flood insurance rates.

F. "Hardship" means the hardship that would result from a failure to grant the requested variance. The floodplain administrator requires that the variance be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as exceptional hardships. All of these problems can be resolved through other means, without granting a variance. This is so even if the alternative means are more expensive or complicated than building with a variance, or if they require the property owner to put the parcel to a different use than originally intended, or to build elsewhere.

G. "Minimum necessary" means the minimum necessary to afford relief to the applicant of a variance with a minimum deviation from the requirements of

this chapter. In the case of variances to an elevation requirement, this means the floodplain administrator need not grant permission for the applicant to build at grade, for example, or even to whatever elevation the applicant proposes, but only to that level that the floodplain administrator believes will both provide relief and preserve the integrity of this chapter.

H. "Public Safety" and "Nuisances" means the granting of a variance must not result in additional threats to public safety or create nuisances. This ordinance is intended to help protect the health, safety, well-being, and property of local citizens. This is a long range community effort made up of a combination of approaches such as adequate drainage systems, warning and evacuation plans, and keeping new property above the flood levels. These long-term goals can only be met if exceptions to the requirements of this chapter are kept to a bare minimum.

I. "Responsible Authority" means the officer or body with the duty of issuing any permit or rendering any approval required under this chapter which is subject to the regulations as to which a variance is sought.

15.44.390 Grounds for granting variance.

A. In passing upon an application for a variance, the floodplain administrator shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:

1. The danger that materials may be swept onto other lands to the injury of others;
2. The danger of life and property due to flooding or erosion danger;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the existing individual owner and future owners of the property;
4. The importance of the services provided by the proposed facility to the community;
5. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
6. The compatibility of the proposed use with existing and anticipated development;
7. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
8. The safety of access to the property in time of flood for ordinary and emergency vehicles;
9. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site;
10. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water system, and streets and bridges.

B. The applicant for a variance shall show at the hearing thereon and before granting a variance, the floodplain administrator shall find:

1. That there is a good and sufficient cause for variance.
2. That failure to grant the variance would result in exceptional hardship to the applicant.
3. That the granting of such variance and any construction, improvement, development, or other action which may be undertaken under it will not:
 - a. Result in any increased flood heights, additional threats to the public safety, or extraordinary public expense;
 - b. Create any nuisance;
 - c. Cause fraud on or victimization of the public; or
 - d. Conflict with any other ordinance or regulation of the City of Shafter.
4. That the extent of the variance is the minimum necessary to afford relief, considering the flood hazard.

C. It is recognized that, under Section 60.6(a)(6) of the National Flood Insurance Program Regulations, the City is required to make a biennial report, or as requested by the Federal Insurance Administrator, and report therein any variances which have been granted, and that said Administrator is empowered to review the findings justifying the granting of variances, and that if said Administrator determines that such variances show a pattern inconsistent with the objectives of sound floodplain management, said Administrator may take action under Section 59.24(b) of said Regulations to suspend eligibility of this City from the National Flood Insurance Program.

D. It is also recognized that, under Section 60.6(a) of said Regulations, the issuance of a variance is only for the purposes of application of the floodplain management regulations in this chapter, and that flood insurance rates are determined by statute according to actuarial risk and will not be modified by the granting of a variance, and that construction of a structure below the regulatory flood elevation, or otherwise inconsistently with the objectives of sound floodplain management, may result in flood insurance premium rates on such structure beyond the means of its owner, which are not modified by the granting of a variance.

E. For the reasons mentioned in Subsections (C) and (D) above, it shall be the policy of City of Shafter to give the provisions of this chapter a conservative construction and application, with the objective of avoiding, wherever feasible, the granting of any variance which would be inconsistent with the objectives of sound floodplain management or which may result in rendering residents of City of Shafter ineligible for flood insurance or which might place flood insurance beyond the means of the owner of a structure constructed under such variance.

15.44.400 General provisions for variances.

A. If an application for a variance is filed before the responsible authority has acted on a related application for development permit, subdivision map, or parcel map, it shall not make a decision thereon nor issue such permit or approve such map until the floodplain administrator has made his determination with respect to the variance. By filing such application for variance, the applicant shall

be deemed to have consented to extension of the time within which action is required to be taken on such application for permit or map for a period of at least thirty (30) days from and after the date of the floodplain administrator's determination with respect to the variance.

B. An application for a variance may be filed prior to the filing of an application for a development permit or submission of proposed subdivision map or parcel map, but in such case, the applicant for the variance shall furnish with the application for variance such information as the floodplain administrator may deem sufficient, in his reasonable discretion, to permit him to fully understand the application for variance and its effect in the context of the proposed development or subdivision, including, but not confined to, environmental information.

C. If the floodplain administrator determines that insufficient information has been provided to comply with any rules adopted pursuant to subsection (D) below or to permit him to fully understand the application for variance and its effect in the context of the proposed development or subdivision (including, but not confined to, its environmental effect), he is empowered to make an order requiring the applicant to furnish such information and to delay or continue the hearing until a reasonable time after such information has been furnished.

D. The floodplain administrator may, from time to time, adopt reasonable rules relating to the information to be furnished by the applicant for a variance.

15.44.410 Procedure for filing and processing a variance.

An application shall be filed and processed in the following manner:

A. An application for a variance shall be filed with the floodplain administrator and shall be in writing on such form as the floodplain administrator may, from time to time, approve.

B. An application shall be signed by the applicant or his authorized agent.

C. The application shall identify the regulation or regulations as to which the variance is applicable and shall briefly state the facts which give rise to a good and sufficient cause for the variance. The application shall set forth the address for purposes of giving notice and the telephone number of the applicant or his authorized agent.

15.44.420 Fixing date of hearing; Notice of hearing.

A. The floodplain administrator shall fix a date and time for hearing on such variance which shall be within fifteen (15) days after the filing of such application unless the applicant consents to a delay or continuance.

B. The floodplain administrator shall cause notice to be given of the date, time, and place of the hearing on such application for variance at least one (1) week prior thereto as follows:

1. By mailing a copy of such notice by ordinary U.S. mail to the address set forth in the application;

2. By mailing a copy of such notice to any person who has requested it and who has furnished the floodplain administrator with a

stamped, pre-addressed envelope for such purpose;

3. By sending a copy of such notice to any other responsible authority; and

4. By posting a copy of such notice on the bulletin board adjacent to the Chambers of the Board.

C. As an alternative to the notice required by subparagraphs (1), (2), or (3) of this section, the floodplain administrator may give such notice by causing personal delivery of a copy to the person entitled thereto not less than seventy-two (72) hours before the time fixed for hearing.

15.44.430 Conduct of hearing; Decision.

A. The floodplain administrator shall hear the application for variance and consider evidence presented by the applicant, the responsible authority, and any interested person at the time and place fixed in the notice for hearing.

B. With consent of the applicant, the floodplain administrator may continue the hearing from time to time.

C. Within fifteen (15) days after conclusion of the hearing, the floodplain administrator shall declare his findings and decision and shall promptly transmit and post copies of same in the manner provided for notices in Subsection 15.44.420(B) above.

D. If the variance is granted, the floodplain administrator shall also send to the applicant, in the manner mentioned in Section 15.44.420(C) above, a notice over the signature of the floodplain administrator that:

1. The issuance of a variance to construct a structure below the regulatory flood elevation will result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars (\$25) for one hundred dollars (\$100) of insurance coverage;

2. Such construction below the regulatory flood elevation increases risk to life and property; and

3. Any other relevant information prescribed by the floodplain administrator; and

4. A copy of such notice shall be maintained with the record of the variance action mentioned in paragraph (E) following.

5. A copy of such notice shall be recorded by the floodplain administrator in the Office of the Kern County Recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.

E. The floodplain administrator shall maintain a record of all variance actions by the floodplain administrator or by the City Council in connection with any appeal to it relating to a variance. Such record shall include the findings or other justifications for issuance of each variance. The floodplain administrator shall also report each variance issued in the annual report submitted to the Federal Insurance Administration, Federal Emergency Management Agency.

F. Action or non-action of the floodplain administrator on an application for variance shall be subject to appeal under Article V.

Article V. Appeals

15.44.440 Authority to consider appeals.

The City Council is empowered to hear appeals and grant relief thereon as provided in this article.

15.44.450 Special definitions.

For the purpose of this article, certain terms and words are defined as provided in this paragraph:

A. Appeal means a request for a review of the floodplain administrator's interpretation of any provision of this chapter including the application for a hearing on appeal as well as the appeal process.

B. Applicant means a person who has applied for a development permit or for approval of a subdivision map, parcel map, or variance.

C. Board means the Shafter City Council.

D. Responsible Authority means the officer or body with the duty of issuing any permit or rendering any approval or which has a duty, power, or discretion under this chapter, which is subject of the appeal.

15.44.460 Grounds for granting appeal and related policies.

A. The appellant shall show at the hearing thereon, and before granting relief on appeal the Board shall find:

1. Interpretation by the responsible authority of one or more regulations mentioned in this chapter was unreasonable or arbitrary; or

2. Action taken or a decision by the responsible authority under this chapter was unreasonable or arbitrary; or

3. Failure to act by the responsible authority pursuant to this chapter was unreasonable or arbitrary.

B. The Board may refuse to grant relief on appeal with respect to any matter which should have been preliminarily considered under Article IV as a variance application.

15.44.470 Procedure for filing and processing appeal.

A. Any applicant who is dissatisfied with any action, decision, or non-action of a responsible authority may appeal to the Board at any time. Any interested person adversely affected by any decision of a responsible authority may appeal to the Board within fifteen (15) days after such decision.

B. Each appeal shall be filed with the responsible agency and shall be in writing on such form as the Board may, from time to time, approve or if none, then on a form prescribed by the responsible authority.

C. Each appeal shall be signed by the appellant or his authorized agent.

D. The appeal shall identify the application for development permit or the subdivision or parcel map as to which issuance or approval is sought and shall identify the regulation which relates thereto and shall briefly state the facts which give rise to good and sufficient cause for granting relief on appeal. The appellant

shall set forth the address for purposes of giving him notice and the telephone number of the appellant or his authorized agent.

E. If in addition to the responsible authority with which the appeal is filed, the action or non-action of any other responsible authority is also subject to such appeal, the appeal shall identify each such other responsible authority, in which case the one with which such application is filed shall promptly send a copy of it to each such other responsible authority. The Board is empowered to refuse to grant any appeal relating to the action or non-action of a responsible authority if the appeal failed to identify it.

F. The responsible authority shall promptly forward such appeal to the Clerk.

15.44.480 Fixing date of hearing; Notice of hearing.

The Clerk shall fix a date and time for a hearing on such appeal which shall be within fifteen (15) days after the filing of the appeal or at the next succeeding regular meeting of the Board after fifteen (15) days unless the applicant and appellant (if one other than the applicant) join in consent to a delay or continuance. If the Clerk fails to fix a date and time for hearing, the Board shall do so. The Clerk shall cause notice to be given of the date, time, and place of the hearing on the appeal at least one (1) week prior thereto, as follows:

A. By mailing a copy of such notice to the appellant at the address set forth in the appeal, by ordinary U.S. mail;

B. By mailing a copy of such notice to the applicant (if one other than the appellant) by ordinary U.S. mail;

C. By mailing a copy of such notice to any person who has requested it and who has furnished the Clerk with a stamped, pre-addressed envelope for such purposes; and

D. By posting a copy of such notice on the bulletin board adjacent to the Chambers of the Board.

15.44.490 Conduct of Hearing – Decision.

A. The Board shall hear the appeal and consider evidence presented by the appellant, the responsible authority, and any interested person at the time and place fixed in the notice of hearing.

B. With the consent of the appellant, the Board may continue the hearing from time to time.

C. Within fifteen (15) days after conclusion of the hearing, the Board shall declare its findings, if any, and decision. The Clerk shall promptly transmit and post copies of same in the manner provided for notices in Section 15.44.480.

D. If relief on appeal is granted, the floodplain administrator shall send to the applicant, in the manner mentioned in Subsection 15.44.420(C), a notice over the signature of the floodplain administrator that:

1. The issuance of a variance to construct a structure below the regulatory flood elevation will result in increased premium rates for flood insurance up to amounts as high as twenty-five dollars (\$25) for one hundred dollars (\$100) of insurance coverage;

2. Such construction below the regulatory flood elevation increases risk to life and property; and
 3. Any other relevant information prescribed by the floodplain administrator; and
 4. A copy of such notice shall be maintained with the record of the variance action mentioned in subparagraph (D) following.
 5. A copy of such notice shall be recorded by the floodplain administrator in the Office of the Kern County Recorder and shall be recorded in a manner so that it appears in the chain of title of the affected parcel of land.
- D. The Clerk shall maintain a record of all actions taken by the Board on appeals.

15.44.500 Precedence.

This chapter shall take precedence over less restrictive conflicting ordinances or parts of ordinances. The City Council of the City of Shafter may, from time to time, amend this chapter to reflect any and all changes in the statutes authorizing the National Flood Insurance Program that are incorporated in 42 U.S.C. Sections 4001 through 4128 or in the National Flood Insurance Program Regulations. The regulations of this chapter are intended to be in compliance with the National Flood Insurance Program Regulations, Parts 59 and 60 of Title 44 of the Code of Federal Regulations.

Section 16. Chapter 15.52, Title 15 of the Ordinance Code of the City of Shafter, is hereby repealed; and a new Chapter 15.52, Title 15 of the Ordinance Code of the City of Shafter, is hereby added to read as follows:

**CHAPTER 15.52
ENERGY CODE**

Sections:

- 15.52.010 Short title.**
- 15.52.020 Energy Code – Adopted.**
- 15.52.030 California Energy Code – Amendments – General.**
- 15.52.040 Reserved**

15.52.010 Short Title.

This Chapter may be cited as the "Shafter Energy Code."

15.52.020 Energy Code – Adopted.

California Code of Regulations, Title 24, Part 6 being that portion of the 2022 Edition of the California Energy Code, without amendment, is adopted by this reference into the Shafter Energy Code.

15.52.030 California Energy Code – Amendments – General

No amendments, additions or modifications are included.

15.52.040 Reserved



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 6, 2022

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: David Franz, Education Partnership Director

SUBJECT: PUBLIC HEARING TO TAKE PUBLIC INPUT OF THE PROPOSED
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT
APPLICATION FISCAL YEAR 2023-2024

RECOMMENDATION

Find the proposed activity is exempt from the California Environmental Quality Act; and adopt Resolution 2897, a Resolution of the City Council of the City of Shafter Authorizing the Filing of Fiscal Year 2023-2024 Community Development Block Grant (CDBG) Fair Share Project Funds.

BACKGROUND

The City of Shafter participates with the County of Kern in a cooperative partnership to utilize disbursements of Federal Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) program funding. The County distributes the CDBG monies to all participatory agencies under a "fair-share" allocation, based on population. The City's fair share amount for the 2023-2024 program year is estimated to be approximately \$136,253. This amount can fluctuate based on federal budget allocations. After deducting administrative fees from Kern County, the net total available for the City is approximately \$120,000.

In previous years, the City Council has authorized CDBG projects that built community pool improvements, City park improvements as well as street improvements at Shafter Avenue, Richland Drive, and Walker Street. Projects considered included recreational improvements to parks, street improvements, and other infrastructure improvements.

The City is required to hold a public hearing to consider proposed CDBG-funded projects. Notice of the hearing scheduled for tonight's meeting was published as directed by the County. During and after the public hearing, staff can provide feedback on the feasibility of other uses for the CDBG funds but will proceed with a project application as directed by the Council. The project application is due to the County by the end of December.

ANALYSIS

While allowable under the guidelines of the grant program, the size of the grant makes the CDBG program impractical for funding most infrastructure and park improvement projects in the city.

Due to its potential for a relatively small investment to have a large impact, staff is proposing that the next CDBG funding allocation goes toward seating and other improvements in the grass area to the southeast of the Shafter Library and Learning Center building at 236 James Street. This is an area with high levels of activity nearby because of proximity to Redwood Elementary, Richland Junior High, and the Library and Learning Center, but the specific location is underutilized as a lawn. This project would remake the space as a small park.

Recommendations from community members for this area include seating, fencing, playground-style instruments made for public spaces, and a large chess set with tables and seating for games or resting. The FY 2023-24 funding would be added to the FY 2022-23 funding to allow more of these ideas to be incorporated in the project. For now, the funding application can cover a list of potential improvements that can be detailed once staff has had a chance to receive and factor in public feedback about what to focus on with these funds.

FISCAL IMPACT

None at this time. It is anticipated the CDBG allocation will be sufficient to pay for the proposed improvements.

CEQA ANALYSIS

The proposed activity is not subject to the California Environmental Quality Act (CEQA) because it is not defined as a "Project" pursuant to Section 15378(b)(4) of the CEQA Guidelines.

APPROVED BY THE CITY ATTORNEY

Not Applicable

ALTERNATIVES

Find the proposed activity is not subject to the California Environmental Quality Act; conduct a public hearing; and adopt Resolution 2897, a Resolution of the City Council of the City of Shafter Authorizing the Filing of Fiscal Year 2023-2024 Community Development Block Grant (CDBG) Fair Share Project Funds. **Recommended**

Not adopt Resolution 2897. This would delay the application for CDBG funds and likely result in missing the December 20, 2022 deadline for the 2023-24 cycle. **Not Recommended.**

NEXT STEPS

Submit completed CDBG application to the County of Kern.

ATTACHMENTS

1. Resolution 2897

RESOLUTION NO. 2897

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHAFTER AUTHORIZING THE FILING OF FISCAL YEAR 2023-2024 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FAIR SHARE PROJECT FUNDS

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has identified the City of Shafter as authorized to be included in the County of Kern's Community Development Block Grant program entitlement pursuant to Title I of the Housing and Community Development Act of 1974 (Act), as amended; and

WHEREAS, a Cooperation Agreement was executed between this City and the County of Kern to participate in the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs; and

WHEREAS, HUD requires the County of Kern to prepare a Consolidated Plan to identify unmet needs, set goals and objectives, and provide a strategic plan for utilizing CDBG and HOME funds to address some of the identified needs contained in the Consolidated Plan; and

WHEREAS, it is the intention of the City of Shafter to participate and cooperate with the County of Kern in undertaking, or assisting in undertaking, essential community development and housing assistance activities, specifically described in the Consolidated Plan.

WHEREAS, the City Council of the City of Shafter held a public hearing December 7, 2021 to consider public testimony regarding the filing of Fiscal Year 2023-2024 CDBG Fair Share Project funds; and

WHEREAS, the City of Shafter expects to receive approximately \$136,253 in CDBG Fair Share project funds for Fiscal Year 2023-2024; and

WHEREAS, the City Council of the City of Shafter has received public testimony and reviewed the anticipated unmet community needs; and

WHEREAS, the City Council of the City of Shafter requests Community Development Block Grant Funding for Fiscal Year 2023-2024 to be allocated to additions and enhancements at the Shafter Library and Learning Center.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Shafter approves and authorizes the Education Partnership Director of the City of Shafter to submit the application and to execute agreements and perform all other appropriate acts necessary to accomplish the purpose of this Resolution for the Fiscal Year 2023-2024 CDBG "fair share" estimated to be \$136,253 to be allocated to additions and enhancements at the Shafter Library and Learning Center.

PASSED, APPROVED AND ADOPTED this 6th day of December, 2022.

Cathy L. Prout, Mayor

ATTEST:

Yazmina Pallares, City Clerk

APPROVED AS TO FORM:

Marco A. Martinez, City Attorney



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 6, 2022

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Suzanne Forrest, Senior Planner

SUBJECT: ADOPT RESOLUTION NO. 2895 CERTIFYING THAT THE CITY COUNCIL OF THE CITY OF SHAFTER HAS RECEIVED, REVIEWED, EVALUATED, AND CONSIDERED THE INFORMATION CONTAINED IN THE ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE 2005 GENERAL PLAN UPDATE AND RELATED ACTIONS (SCH NO. 2004101029) FOR SPECIFIC PLAN AMENDMENT NO. 21-03 AND INTRODUCE ORDINANCE NO. 744 TO APPROVE SPECIFIC PLAN AMENDMENT NO. 21-03 TO AMEND THE ADOPTED HERITAGE RANCH SPECIFIC PLAN TO CHANGE THE SPECIFIC PLAN NAME, REMOVE THE PROVISIONS FOR A GATED AGE-RESTRICTED NEIGHBORHOOD, SWIMMING POOL AND RECREATION BUILDING, AMEND THE DEVELOPMENT STANDARDS, AND MAKE MINOR CORRECTIONS, CHANGES, AND UPDATES TO THE SPECIFIC PLAN TEXT

RECOMMENDATION

1. Council conduct a public hearing;
2. Adopt Resolution 2895, a Resolution of the City Council of the City of Shafter certifying it has received, reviewed, evaluated, and considered the information contained in the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and Related Actions (SCH No. 2004101029) for Specific Plan Amendment No. 21-03, an amendment to the Heritage Ranch Specific Plan, and certifying that the Addendum has been completed in compliance with the California Environmental Quality Act (CEQA) and State CEQA Guidelines; and,
3. Introduce for first reading by title only, and waive reading, Ordinance No. 744, an Ordinance of the City Council of the City of Shafter, California making findings and adopting Specific Plan Amendment No. 21-03 to the Heritage Ranch Specific Plan as provided in Exhibit "A".

ADOPT RESOLUTION NO. 2895 CERTIFYING THAT THE CITY COUNCIL OF THE CITY OF SHAFTER HAS RECEIVED, REVIEWED, EVALUATED, AND CONSIDERED THE INFORMATION CONTAINED IN THE ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE 2005 GENERAL PLAN UPDATE AND RELATED ACTIONS (SCH NO. 2004101029) FOR SPECIFIC PLAN AMENDMENT NO. 21-03 AND INTRODUCE ORDINANCE NO. 744 TO APPROVE SPECIFIC PLAN AMENDMENT NO. 21-03 TO AMEND THE ADOPTED HERITAGE RANCH SPECIFIC PLAN TO CHANGE THE SPECIFIC PLAN NAME, REMOVE THE PROVISIONS FOR A GATED AGE-RESTRICTED NEIGHBORHOOD, SWIMMING POOL AND RECREATION BUILDING, AMEND THE DEVELOPMENT STANDARDS, AND MAKE MINOR CORRECTIONS, CHANGES, AND UPDATES TO THE SPECIFIC PLAN TEXT

BACKGROUND

The Heritage Ranch Specific Plan was originally proposed by Centex Homes and was approved by the City Council on February 21, 2006. Due to changing economic conditions, the project was not developed and on February 8, 2011, your Commission approved Conditional Use Permit 10-57 authorizing the development of a solar generation facility on the northern portion of the property. The Specific Plan was amended in 2014 and 2017 at the request of DR Horton, who also obtained approval of a residential subdivision map on the southern portion of the Specific Plan area (Tentative Tract 7244) as well as a financing map (Tract 7333) that corresponded with the boundaries of Tentative Tract 7244. Lennar Homes of California recently purchased the portions of Tract 7333 designated for residential development and is requesting an amendment to the Specific Plan.

The project was considered by the Shafter Planning Commission at a meeting conducted on November 8, 2022. The Planning Commission unanimously recommended Council approval of the project.

ANALYSIS

Lennar Homes of California has requested minor changes to the Heritage Ranch Specific Plan to better accommodate their vision for development of the property and to accommodate the homes within their portfolio. The changes proposed by Lennar Homes include the following:

- Changing the name to Marcona Preserve Specific Plan;
- Removing the provisions for a gated, age-restricted neighborhood with privately maintained infrastructure;
- Removing the plans for a swimming pool and private recreation building;
- Revising the development standards related to minimum lot size and minimum building setbacks;
- Increasing the allowed maximum lot coverage;
- Removing the plant palette for the public landscape areas;
- Replacing the house elevations and floor plans with Lennar Homes product lines; and,
- Making minor corrections, changes, and updates to the Specific Plan text.

The proposed amendment does not include any changes to the previously approved land uses or to the number of units allowed within the previously approved Heritage

ADOPT RESOLUTION NO. 2895 CERTIFYING THAT THE CITY COUNCIL OF THE CITY OF SHAFTER HAS RECEIVED, REVIEWED, EVALUATED, AND CONSIDERED THE INFORMATION CONTAINED IN THE ADDENDUM TO THE CERTIFIED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE 2005 GENERAL PLAN UPDATE AND RELATED ACTIONS (SCH NO. 2004101029) FOR SPECIFIC PLAN AMENDMENT NO. 21-03 AND INTRODUCE ORDINANCE NO. 744 TO APPROVE SPECIFIC PLAN AMENDMENT NO. 21-03 TO AMEND THE ADOPTED HERITAGE RANCH SPECIFIC PLAN TO CHANGE THE SPECIFIC PLAN NAME, REMOVE THE PROVISIONS FOR A GATED AGE-RESTRICTED NEIGHBORHOOD, SWIMMING POOL AND RECREATION BUILDING, AMEND THE DEVELOPMENT STANDARDS, AND MAKE MINOR CORRECTIONS, CHANGES, AND UPDATES TO THE SPECIFIC PLAN TEXT

Ranch Specific Plan. The proposed amendment would also not alter the configuration of any of the lots within Tentative Tract 7244 approved by the City Council on August 15, 2017.

FISCAL IMPACT

There is no fiscal impact because of the proposed action.

CEQA ANALYSIS

An addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029), which includes the adopted Heritage Ranch Specific Plan, has been prepared for Specific Plan Amendment No. 21-03 (Exhibit 5). The project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the 2005 City of Shafter General Plan Update and related actions (SCH No. 2004101029) and the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update that was adopted for the Heritage Ranch Specific Plan per Resolution 06-1813. The certified Program EIR and Addendum adequately describe the activity of the residential development proposed in the Specific Plan Amendment.

APPROVED BY THE CITY ATTORNEY

Not Applicable

ALTERNATIVES

The City Council could deny the proposed action. However, without the requested changes, Lennar Homes could also choose not to develop the property since many of the proposed changes are needed to accommodate their portfolio of home plans.

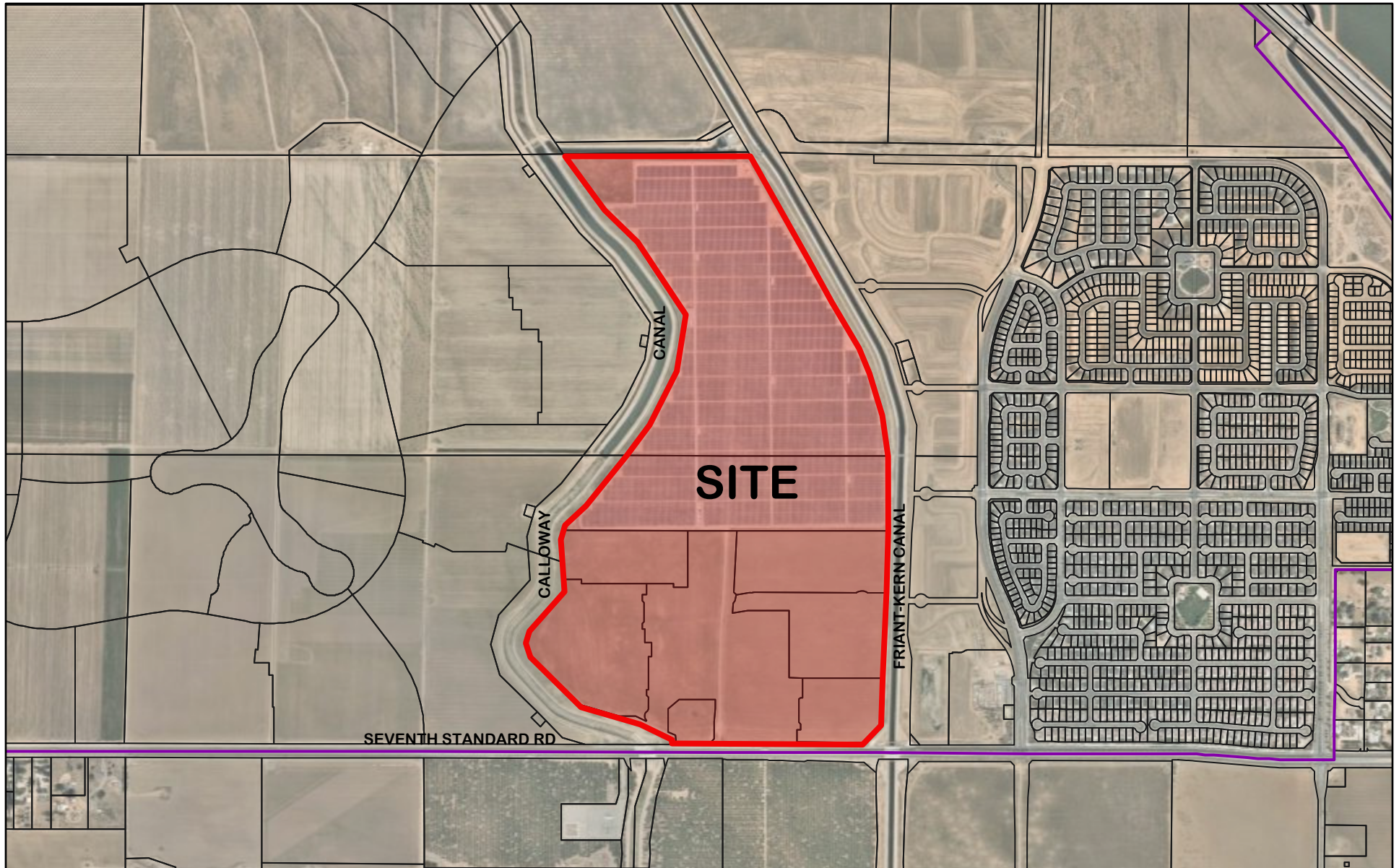
NEXT STEPS

Conduct second reading of Ordinance No. 744 on December 20, 2022

ATTACHMENTS

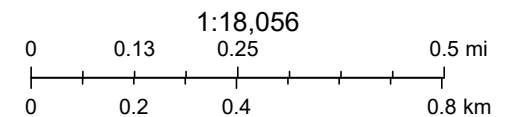
1. Exhibit 1 - Vicinity Map
2. Exhibit 2 - Existing Land Use Map
3. Exhibit 3 - CC Resolution 2895 - Addendum
4. Exhibit 4 - Ordinance 744 - SPA 21-03
5. Exhibit 5 - Addendum - SPA 21-03

Specific Plan Amendment No. 21-03



9/14/2022, 10:26:52 AM

 Shafter City Limits

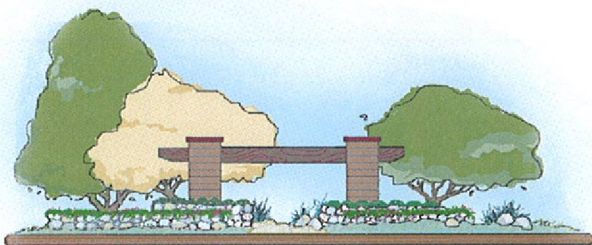


Esri Community Maps Contributors, City of Bakersfield, City of Shafter, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies,

City of Shafter

LEGEND

LOW DENSITY
RESIDENTIAL
DRILL ISLAND
SCHOOL
MULTI-USE WALKWAY
NATURAL TRAIL
RECREATION/OPEN SPACE



HERITAGE RANCH
A PLANNED COMMUNITY

EXHIBIT 3.1
Heritage Ranch Specific Plan
Conceptual Land Use

RESOLUTION NO. 2895

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHAFTER
CERTIFYING IT HAS RECEIVED, REVIEWED, EVALUATED AND CONSIDERED
THE INFORMATION CONTAINED IN THE ADDENDUM TO THE CERTIFIED
FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE 2005 GENERAL
PLAN UPDATE AND RELATED ACTIONS (SCH NO. 2004101029) FOR SPECIFIC
PLAN AMENDMENT NO. 21-03, AN AMENDMENT TO THE HERITAGE RANCH
SPECIFIC PLAN, AND CERTIFYING THAT THE ADDENDUM HAS BEEN
COMPLETED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA) AND STATE CEQA GUIDELINES**

WHEREAS, Lennar Homes of California is requesting minor amendments to the adopted Heritage Ranch Specific Plan including:

1. Changing the name of the Specific Plan to Marcona Preserve Specific Plan;
2. Removing the provisions for a gated, age-restricted neighborhood with privately maintained infrastructure;
3. Removing the plans for a community swimming pool and private recreation building;
4. Revising the development standards related to minimum lot size and minimum building setbacks;
5. Increasing the allowed lot coverage;
6. Replacing the house elevations and floor plans with Lennar Homes product lines; and
7. Making minor corrections, changes, and updates to the Specific Plan text. The existing adopted residential, park and school development densities will not be changed by the proposal; and

WHEREAS, the text changes update the plan text to reflect the requested changes, remove references to neighborhood signage, update sewer information, update the name and information related to the Shafter Library and Learning Center, and correct minor typographical errors; and

WHEREAS, the proposed amendment does not change the existing adopted residential, park and school development densities within the Heritage Ranch Specific Plan; and

WHEREAS, the City Council, through the City Clerk, did set Tuesday, December 6, 2022, at the hour of 6:00 p.m. in the Council Chambers of City Hall, 336 Pacific Avenue, Shafter California, for a public hearing before said City Council on said proposal, and notice of the public hearing was given in the manner provided in Title Seventeen of the Shafter Municipal Code; and

WHEREAS, the City Council of the City of Shafter, at the public hearing scheduled for December 6, 2022, studied and considered the Addendum to the Certified Final Program

Environmental Impact Report for the 2005 General Plan Update (SCH No. 2004101029) for Specific Plan Amendment No. 21-03; and

WHEREAS, the City Council of the City of Shafter held a public hearing on December 6, 2022, to receive public testimony and consider Specific Plan Amendment No. 21-03 for adoption by ordinance; and

WHEREAS, no new information or conditions have been submitted or identified that would require the preparation of a subsequent Environmental Impact Report (EIR), pursuant to Section 15162 of the State CEQA Guidelines, for the proposed project; and

WHEREAS, the 2005 General Plan Update was a comprehensive revision to the City of Shafter 1993 General Plan that expanded the General Plan Study Area Boundary, updated the seven mandatory elements of the General Plan, including the Housing Element, provided an explicit statement of community vision, Coberly West Specific Plan, Mission Lakes Specific Plan, annexation of 5,233.68 acres (Annexation No. 77), pre-zoning for Annexation No. 77, and cancellation of two Williamson Act contracts for 1,007 acres; and

WHEREAS, the expansion of the North of the River Municipal Water District was not proposed for adoption by the City of Shafter under the 2005 General Plan Update but addressed and analyzed under the Certified Final Program EIR regarding water service to Annexation No. 77; and

WHEREAS, in the initial stages of preparing the 2005 General Plan Update, the City of Shafter determined that an EIR would be required for the project, and, therefore, a Notice of Preparation (NOP) was prepared in accordance with the CEQA to study the environmental impacts of the project; and

WHEREAS, the NOP for the 2005 General Plan Update was sent to all agencies having involvement in the project per Section 15082 of the CEQA Guidelines; and

WHEREAS, the Draft Environmental Impact Report for the 2005 General Plan Update and related actions was made available for a forty-five (45) day review period in accordance with Section 15087 of the CEQA Guidelines which began on April 13, 2005 and ended on May 27, 2005; and

WHEREAS, on June 9, 2005, the Final Program Environmental Impact Report (SCH No. 2004101029) was completed pursuant to Section 15132 of the CEQA Guidelines and notice of its availability was published in the Shafter Press and Bakersfield Californian and provided to interested parties and commenting agencies; and

WHEREAS, the environmental record prepared in conjunction with the project included the following:

1. The Notice of Preparation, the Draft Environmental Impact Report, and the Final Environmental Impact Report; and
2. All staff reports, memoranda, maps, letters, minutes of meetings, and other documents prepared by the consultant relating to the project; and

3. All testimony, documents, and evidence presented by the City of Shafter and consultant working with the city relating to the project; and
4. The proceedings before the Planning Commission relating to the project and Draft Environmental Impact Report including testimony and documented evidence introduced at the May 10, 2005 public hearing; and

WHEREAS, the laws and regulations relating to the preparation and certification of an environmental impact report, as set forth in the CEQA and State CEQA Guidelines were adhered to and duly followed by City Staff, the Planning Commission, and City Council; and

WHEREAS, in accordance with Sections 15090 and 15151 of the State CEQA Guidelines, the Final Environmental Impact Report for the 2005 General Plan Update (SCH No. 2004101029) was considered for adequacy, completeness, and good faith effort at full disclosure and completed in compliance with CEQA; and

WHEREAS, on June 21, 2005, the City Council of the City of Shafter certified the Final Program Environmental Impact Report for the 2005 General Plan Update and related Actions (SCH No. 2004101029) in Resolution No. 05-1738; and

WHEREAS, in accordance with Section 15091 of the State CEQA Guidelines, findings and supporting rationale regarding identified significant environmental effects and related mitigation measures in the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029) were adopted by the City of Shafter on June 21, 2005, under Resolution NO. 05-1739, 05-1741, 05-142, 05-1743, 05-1744, and 05-1745 and Ordinance No. 05-567; and

WHEREAS, in accordance with Section 15093 of the State CEQA Guidelines, regarding the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029), a Statement of Overriding Considerations with supporting reasons for Aesthetics and Visual Resources, Air Quality, Water Resources, Agricultural Resources, and Population and Housing was adopted by the City of Shafter on June 21, 2005, under Resolution Nos. 05-1739, 05-1740, 05-1741, 05-1742, 05-1743, 05-1744, and 05-1745 and Ordinance No. 05-567; and

WHEREAS, in accordance with Section 15097 of the State CEQA Guidelines, regarding the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029), a Mitigation Monitoring and Reporting Program, for the mitigation measures referenced above was adopted by the City of Shafter on June 21, 2005, under Resolution Nos. 05-1739, 05-1740, 05-1741, 05-1742, 05-1743, 05-1744, and 05-1745 and Ordinance No. 05-567.

WHEREAS, an addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029) for the Heritage Ranch Specific Plan was certified by the City Council of the City of Shafter on February 7, 2006, under Resolution No. 06-1813; and

WHEREAS, the City Council of the City of Shafter adopted the Heritage Ranch Specific Plan on February 21, 2006, under Ordinance No. 06-574.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Shafter, in a regular meeting on the 6th of December, 2022, found and resolved the following:

1. The City Council hereby certifies that all required notices have been given.
2. The City Council hereby certifies that the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2005101029) for Specific Plan Amendment No. 21-03 is an accurate and objective statement that has been completed in compliance with the California Public Resources Code and California Environmental Quality Act (CEQA) Guidelines.
3. The City Council hereby certifies that the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2005101029) for Specific Plan Amendment No. 21-03 was presented to the City Council, and the City Council reviewed, evaluated, and considered the information contained in the document and the subject Certified Final Program Environmental Impact Report (SCH No. 2004101029).
4. The City Council hereby certifies that the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2005101029) for Specific Plan Amendment No. 21-03 reflects the City Council's independent judgment and analysis regarding the project's impact on the environment.
5. The City Council certifies that no new information or conditions exist that would require the preparation of a subsequent EIR, pursuant to Section 15162 of the State CEQA Guidelines, for the proposed project.
6. The City Council hereby certifies the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2005101029) for Specific Plan Amendment No. 21-03 based on the following findings and conclusions:
 - A. Finding. Significant environmental impacts were identified in the EIR and require mitigation as set forth in the Certified Final Program Environmental Impact Report (SCH No. 2004101029).
 - B. Conclusions.
 1. All significant environmental impacts from the implementation of the 2005 General Plan Update and related actions, including the proposed project, have been identified in the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029) and, with implementation of the mitigation measures identified, will be mitigated to a less than significant level, except for impacts to Aesthetics and Visual Resources, Air Quality, Water Resources, Agricultural Resources, and Population and Housing.

2. Other reasonable alternatives to the Project which could feasibly achieve the basic objectives of the Project have been considered in the Certified Final Environmental Impact Report (SCH No. 2004101029) and rejected in favor of the Project.
3. Environmental, economic, social and other considerations and benefits derived from the development of the Project override and make infeasible any alternatives to the Project or further mitigation measures beyond those incorporated into the Project.

PASSED AND ADOPTED THIS 6th DAY OF DECEMBER 2022.

Cathy L. Prout, Mayor

ATTEST:

Yazmina Pallares, City Clerk

APPROVED AS TO FORM:

Marco A. Martinez, City Attorney

ORDINANCE NO. 744

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHAFTER, CALIFORNIA MAKING FINDINGS AND ADOPTING SPECIFIC PLAN AMENDMENT NO. 21-03 TO THE HERITAGE RANCH SPECIFIC PLAN AS PROVIDED IN EXHIBIT “A”

WHEREAS, Lennar Homes of California is requesting minor amendments to the adopted Heritage Ranch Specific Plan including:

1. Changing the name of the Specific Plan to Marcona Preserve Specific Plan;
2. Removing the provisions for a gated, age-restricted neighborhood with privately maintained infrastructure;
3. Removing the plans for a community swimming pool and private recreation building;
4. Revising the development standards related to minimum lot size and minimum building setbacks;
5. Increasing the allowed lot coverage;
6. Replacing the house elevations and floor plans with Lennar Homes product lines; and
7. Making minor corrections, changes, and updates to the Specific Plan text. The existing adopted residential, park and school development densities will not be changed by the proposal; and

WHEREAS, the text changes update the plan text to reflect the requested changes, remove references to neighborhood signage, update sewer information, update the name and information related to the Shafter Library and Learning Center, and correct minor typographical errors; and

WHEREAS, the proposed amendment does not change the existing adopted residential, park, and school development densities within the Heritage Ranch Specific Plan; and

WHEREAS, the City Council, through the City Clerk, did set Tuesday, December 6, 2022, at the hour of 6:00 p.m. in the Council Chambers of City Hall, 336 Pacific Avenue, Shafter, California, as the time and place for a public hearing before said City Council on said proposal, and notice of the public hearing was given in the manner provided in Title Seventeen of the Shafter Municipal Code; and

WHEREAS, the City Council of the City of Shafter, at the public hearing scheduled for December 6, 2022, studied and considered the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update (SCH No. 2004101029) for Specific Plan Amendment No. 21-03; and

WHEREAS, on November 8, 2022, the Planning Commission of the City of Shafter recommended the City Council certify the Addendum to the Certified Final Program

EXHIBIT 4

Environmental Impact Report for the 2005 General Plan Update (SCH No. 2004101029) for Specific Plan Amendment No. 21-03 under Resolution No. 22-411; and

WHEREAS, on November 8, 2022, the Planning Commission of the City of Shafter recommended the City Council adopt Specific Plan Amendment No. 21-03 under Resolution No. 22-412; and

WHEREAS, the 2005 General Plan Update was a comprehensive revision to the City of Shafter 1993 General Plan that expanded the General Plan Study Area Boundary, updated the seven mandatory elements of the General Plan, including the Housing Element, provided an explicit statement of community vision, Coberly West Specific Plan, Mission Lakes Specific Plan, annexation of 5,233.68 acres (Annexation No. 77), pre-zoning for Annexation No. 77, and cancellation of two Williamson Act contracts for 1,007 acres; and

WHEREAS, the expansion of the North of the River Municipal Water District was not proposed for adoption by the City of Shafter under the 2005 General Plan Update but addressed and analyzed under the Certified Final Program EIR regarding water service to Annexation No. 77; and

WHEREAS, in the initial stages of preparing the 2005 General Plan Update, the City of Shafter determined that an Environmental Impact Report (EIR) would be required for the project, and, therefore, a Notice of Preparation (NOP) was prepared in accordance with the California Environmental Quality Act (CEQA) to study the environmental impacts of the project; and

WHEREAS, the NOP for the 2005 General Plan Update was sent to all agencies having involvement in the project per Section 15082 of the CEQA Guidelines; and

WHEREAS, the Draft Environmental Impact Report for the 2005 General Plan Update and related actions was made available for a forty-five (45) day review period in accordance with Section 15087 of the CEQA Guidelines which began on April 13, 2005, and ended on May 27, 2005; and

WHEREAS, on June 9, 2005, the Final Program Environmental Impact Report (SCH No. 2004101029) was completed pursuant to Section 15132 of the CEQA Guidelines and notice of its availability was published in the Shafter Press and Bakersfield Californian and provided to interested parties and commenting agencies; and

WHEREAS, the environmental record prepared in conjunction with the project included the following:

1. The Notice of Preparation, the Draft Environmental Impact Report, and the Final Environmental Impact Report; and
2. All staff reports, memoranda, maps, letters, minutes of meetings, and other documents prepared by the consultant relating to the project; and
3. All testimony, documents, and evidence presented by the City of Shafter and consultant working with the City relating to the project; and

4. The proceedings before the Planning Commission relating to the project and Draft Environmental Impact Report including testimony and documented evidence introduced at the May 10, 2005 public hearing; and

WHEREAS, the laws and regulations relating to the preparation and certification of an environmental impact report, as set forth in the California Environmental Quality Act (CEQA) and State CEQA Guidelines were adhered to and duly followed by City Staff, the Planning Commission, and City Council; and

WHEREAS, in a timely and properly noticed public hearing for the 2005 General Plan Update was held by the City Council of the City of Shafter at a regular meeting on June 21, 2005, at which hearing evidence, oral and documentary, was admitted on behalf of said project; and

WHEREAS, in accordance with Sections 15090 and 15151 of the State CEQA Guidelines, the Final Environmental Impact Report for the 2005 General Plan Update (SCH No. 2004101029) was considered for adequacy, completeness, and good faith effort at full disclosure and completed in compliance with CEQA; and

WHEREAS, on June 21, 2005, the City Council of the City of Shafter certified the Final Program Environmental Impact Report for the 2005 General Plan Update and related Actions (SCH No. 2004101029) in Resolution No. 05-1738; and

WHEREAS, in accordance with Section 15091 of the State CEQA Guidelines, findings and supporting rationale regarding identified significant environmental effects and related mitigation measures in the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029) were adopted by the City of Shafter on June 21, 2005, under Resolution No. 05-1739, 05-1741, 05-142, 05-1743, 05-1744, and 05-1745 and Ordinance No. 05-567; and

WHEREAS, in accordance with Section 15093 of the State CEQA Guidelines, regarding the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029), a Statement of Overriding Considerations with supporting reasons for Aesthetics and Visual Resources, Air Quality, Water Resources, Agricultural Resources, and Population and Housing was adopted by the City of Shafter on June 21, 2005, under Resolution Nos. 05-1739, 05-1740, 05-1741, 05-1742, 05-1743, 05-1744, and 05-1745 and Ordinance No. 05-567; and

WHEREAS, in accordance with Section 15097 of the State CEQA Guidelines, regarding the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029), a Mitigation Monitoring and Reporting Program, for the mitigation measures referenced above was adopted by the City of Shafter on June 21, 2005, under Resolution Nos. 05-1739, 05-1740, 05-1741, 05-1742, 05-1743, 05-1744, and 05-1745 and Ordinance No. 05-567; and

WHEREAS, an addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029) for the Heritage

Ranch Specific Plan was certified by the City Council of the City of Shafter on February 7, 2006, under Resolution No. 06-1813; and

WHEREAS, the City Council of the City of Shafter adopted the Heritage Ranch Specific Plan on February 21, 2006, under Ordinance No. 06-574; and

WHEREAS, a timely and properly noticed public hearing for Specific Plan Amendment No. 21-03 was scheduled by the City Council of the City of Shafter for a meeting on December 6, 2022, at which hearing evidence, oral and documentary, was admitted on behalf of said amendment; and

WHEREAS, the City Council has determined that pursuant to Chapter 15, Title 17 of the City of Shafter Municipal Code, it is in the best interest of the City to adopt an amendment to the Heritage Ranch Specific Plan (Specific Plan Amendment No. 21-03) to enhance the quality of life and to protect the health, safety and welfare of its citizens by applying orderly development to the City; and

WHEREAS, the subject property is located within the City of Shafter's incorporated boundaries; and

WHEREAS, the subject amendment is consistent with the City of Shafter's existing General Plan; and

WHEREAS, the City Council has, at its regularly scheduled meeting on December 6, 2022, studied and considered Specific Plan Amendment No. 21-03, a proposal to amend the Heritage Ranch Specific Plan including changing the name of the project to the Marcona Preserve Specific Plan, removing provisions for a gated age-restricted neighborhood, swimming pool and recreation building, amending the development standards, replacing the house elevations and floor plans, and making minor corrections, changes, and updates to the Specific Plan text, as illustrated in Exhibit "A", attached hereto, and made a part of this ordinance as though fully set forth herein; and

WHEREAS, the subject amendment is consistent with the goals, objectives, policies and programs of the General Plan and adopted Heritage Ranch Specific plan and is necessary and desirable for implementing the provisions of said planning documents; and

WHEREAS, the subject amendment will not adversely affect the public health, safety, and welfare or result in an illogical land use pattern; and

WHEREAS, the subject amendment is consistent with the purpose and intent of the remainder of Title 17 of the City of Shafter Municipal Code not under consideration; and

WHEREAS, on December 6, 2022, the City Council of the City of Shafter certified the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update (SCH No. 2004101029) for Specific Plan Amendment No. 21-03 in Resolution No. 2895.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHAFTER DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The above recitals and findings incorporated herein, are true and correct.

SECTION 2: The Heritage Ranch Specific Plan, pursuant to Specific Plan Amendment No. 21-03, is consistent with the City of Shafter's General Plan.

SECTION 3: The City Council certifies the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update (SCH No. 2004101029) for Specific Plan Amendment No. 21-03 in Resolution No. 2895.

SECTION 4: The Findings of Fact as provided in Exhibit "B", regarding the certified Final Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029), are hereby adopted for Specific Plan Amendment No. 21-03 by the City Council of the City of Shafter.

SECTION 5: That certain environmental impacts regarding Aesthetics and Visual Resources, Air Quality, Water Resources, Agricultural Resources, and Population and Housing are considered unavoidable and cannot feasibly be mitigated to a less-than-significant level. Moreover, the project alternatives analyzed in the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029), as referenced in the Addendum, would not feasibly mitigate the impacts. These impacts are discussed in attached Exhibit "B". Notwithstanding disclosure of these impacts, the City Council is approving the project based on the overriding considerations as set forth, and hereby adopted, in Exhibit "C".

SECTION 6: The Mitigation Monitoring and Reporting Program attached in Exhibit "D" is hereby adopted.

SECTION 7: Based on the entire record before the City Council, including the above findings and all written and oral evidence presented to the City Council, the City Council hereby adopts Specific Plan Amendment No. 21-03, as shown in Exhibit "A", attached hereto, and made part of this resolution as though fully set forth herein, and adopts all of the mitigation measures provided in the Certified Final Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029) for Specific Plan Amendment No. 21-03.

SECTION 8: If any provision of this Ordinance or the application thereof is for any reason held to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provisions or application, and to this end the provisions of this Ordinance are declared severable.

SECTION 9: This Ordinance shall take effect thirty (30) days after its final passage and adoption and, within twenty (20) days after its adoption, a copy of same shall be published and circulated in the City of Shafter together with the names of the members of the City Council voting for and against the same.

PASSED AND ADOPTED THIS 20th DAY OF DECEMBER, 2022.

Cathy L. Prout, Mayor

ATTEST:

Yazmina Pallares, City Clerk

APPROVED AS TO FORM:

Marco A. Martinez, City Attorney

Marcona Preserve Specific Plan

A Master Planned Community by

LENNAR



Prepared For:

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Marcona Preserve Specific Plan

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Gilbert Alvarado, Mayor Pro Tem
Pete Espinoza, Council Member
Chad Givens, Council Member
Cesar Lopez, Council Member

City Manager

Gabriel Gonzalez

Planning Department

Steven Esselman, Planning Director
Suzanne Forrest, Senior Planner

Adopted February 21, 2006 (Ord. 06-574)
Amended September 16, 2014 (Ord. 658)
Amended September 5, 2017 (Ord. 699)
Amended xxx xx, 2022 (Ord. ____)

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CHAPTER 1

INTRODUCTION

A. PURPOSE AND INTENT

The purpose of the Marcona Preserve Specific Plan, formerly Heritage Ranch Specific Plan, is to define zoning, development standards, and design guidelines for the approximately 263 acres located north of Seventh Standard Road, between the Friant-Kern Canal and Calloway Canal. The property is situated within the City of Shafter Sphere of Influence, in the County of Kern, State of California. The City of Shafter General Plan update (2005) designates an area in the southeastern portion of the Sphere of Influence as Specific Plan. This area includes the Marcona Preserve property. The City annexed the property in 2005 and requires a Specific Plan to define the quality and character of development in the area. This Specific Plan will generally conform to the zoning and design guidelines outlined in the City of Shafter General Plan and Title 17 of the City of Shafter Municipal Code (Zoning Ordinance). The Specific Plan's intent is not to create a fundamentally new standard, but to outline how existing standards will be implemented in the Specific Plan area in order to create a high quality, cohesive community. This Specific Plan will be adopted by ordinance.

In those cases where the master developer does request variances from existing General Plan standards, an alternate design standard will be proposed for approval by the City of Shafter. To aid in this effort, this Specific Plan will discuss the general character and quality of the design proposed for the master-planned community and provide illustrations and examples that will serve as basis for future discussions between the City, community, and developer.

The Marcona Preserve Specific Plan complements the City of Shafter General Plan, ratified by the Shafter City Council on June 21, 2005. At the broadest possible level, the Marcona Preserve Specific Plan consists of a master-planned community on approximately 263 acres within the City of Shafter's Sphere of Influence. The Specific Plan allows for a mix of residential, public facility, and recreational land uses. It establishes the location, land use, intensity, and character of development. It examines these land uses, considering environmental compatibility and development capacity. Finally, it provides for adequate infrastructure to ensure the continuity of quality and design within the area.

The Specific Plan area will include single-family residential development characterized predominantly by suburban-type residential densities, a middle school, recreation amenities that include four public parks (two ± 1.0 -acre parks, 3.8 acre park, and a 4.3-acre park), meandering sidewalks, bike path, a natural trail, and all infrastructure improvements required to service the community. Residential development will include a mix of

products that will address the needs of first-time home buyers and provide “move-up” opportunities for area residents. The Marcona Preserve Specific Plan presents an opportunity to establish a unique and cohesive community identity in southeast Shafter with a combination of distinctive entry signs, landscape treatments, streetscapes, and architecture. The Specific Plan will promote the implementation of the concept of livable neighborhoods in the subject property. Livable neighborhoods are characterized by a well-defined community identity and by encouraging social interaction among residents. In order to achieve this goal, the Marcona Preserve Specific Plan incorporates some Neo-Traditional neighborhood design elements such as a balanced mix of uses (including recreational amenities), community connectivity, and pedestrian-friendly design.

The Marcona Preserve Specific Plan is a device used to implement the City of Shafter General Plan. It is a more detailed plan for a focused area. The Specific Plan articulates planning objectives and establishes regulations or controls for proposed uses. The Specific Plan is the combination of concepts, procedures, and regulations from numerous planning documents. It serves as the zoning and design standard for the Specific Plan property.

The Marcona Preserve Specific Plan must be updated every 10 years after approval to reflect changing market conditions, government regulations, and physical conditions. Estimated build-out for the Specific Plan area is 3 to 8 years.

B. AUTHORITY AND SCOPE

The provisions of California Government Code Section 65450 grant local government agencies the authority to prepare specific plans for the development of any area covered by a general plan, for the purpose of establishing systematic methods of implementation of the agency’s General Plan. Upon adoption of a specific plan, the city must make findings of consistency between the specific plan and any proposed tentative subdivision map before the subdivision can be approved. Hearings will be held by the Planning Commission and City Council before the Specific Plan is adopted by ordinance as a regulatory document.

The City of Shafter Development Code, Title 17, Chapter 15, establishes the purpose, requirements, regulations and procedures for preparation of a Specific Plan in the City of Shafter. The Marcona Preserve Specific Plan is a regulatory plan which will serve as the zoning ordinance for the project. Proposed development plans, or agreements, preliminary plats, site plans, and any other development approval must be consistent with this Specific Plan. Projects which are found consistent with the Specific Plan will be deemed consistent with the City of Shafter General Plan.

C. SPECIFIC PLAN USER'S GUIDE

This Specific Plan is organized into six chapters, as detailed below:

- **Chapter 1 – Introduction:** Includes the document's purpose and intent, authority and scope as well as this user's guide to the Specific Plan.
- **Chapter 2 – Project Location and Setting:** Provides general information about the property location, existing site conditions, and the Specific Plan's general relationship to the City of Shafter General Plan, Land Uses, and Zoning.
- **Chapter 3 – Community Development Plan:** Sets forth a master plan for development of the property consisting of a land use plan, a circulation plan, and public facility information.
- **Chapter 4 – Development Standards and Regulations:** Includes zoning criteria for the Specific Plan area.
- **Chapter 5 – Design Guidelines:** Contains design guidelines that will define the community character including, but not limited to: architecture, landscaping, entry signs, lighting, and walls.
- **Chapter 6 – Specific Plan Administration:** Describes the project phasing and sets forth administrative procedures for implementing the Specific Plan.

CHAPTER 2

PROJECT LOCATION AND SETTING

A. LOCATION

The City of Shafter is located in the heart of the San Joaquin Valley, approximately 15 miles northwest of the City of Bakersfield. The Marcona Preserve Specific Plan area is located in the southeastern portion of the City of Shafter, California, (see Exhibit 2-1: Regional Location Map). State Route 43 (SR-43) and State Route 99 (SR-99) provide regional access to Shafter.

The Marcona Preserve Specific Plan area is within a portion of Section 36, Township 28 South, Range 26 East, M.D.M. The property is situated approximately 1.2 miles west of SR-99, which is the closest freeway to Marcona Preserve, and approximately 3 miles from Meadows Field Airport in Bakersfield. Access to the site is primarily provided by Seventh Standard Road (see Exhibit 2-2: Vicinity Map).

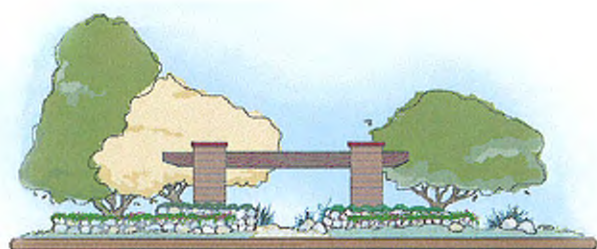
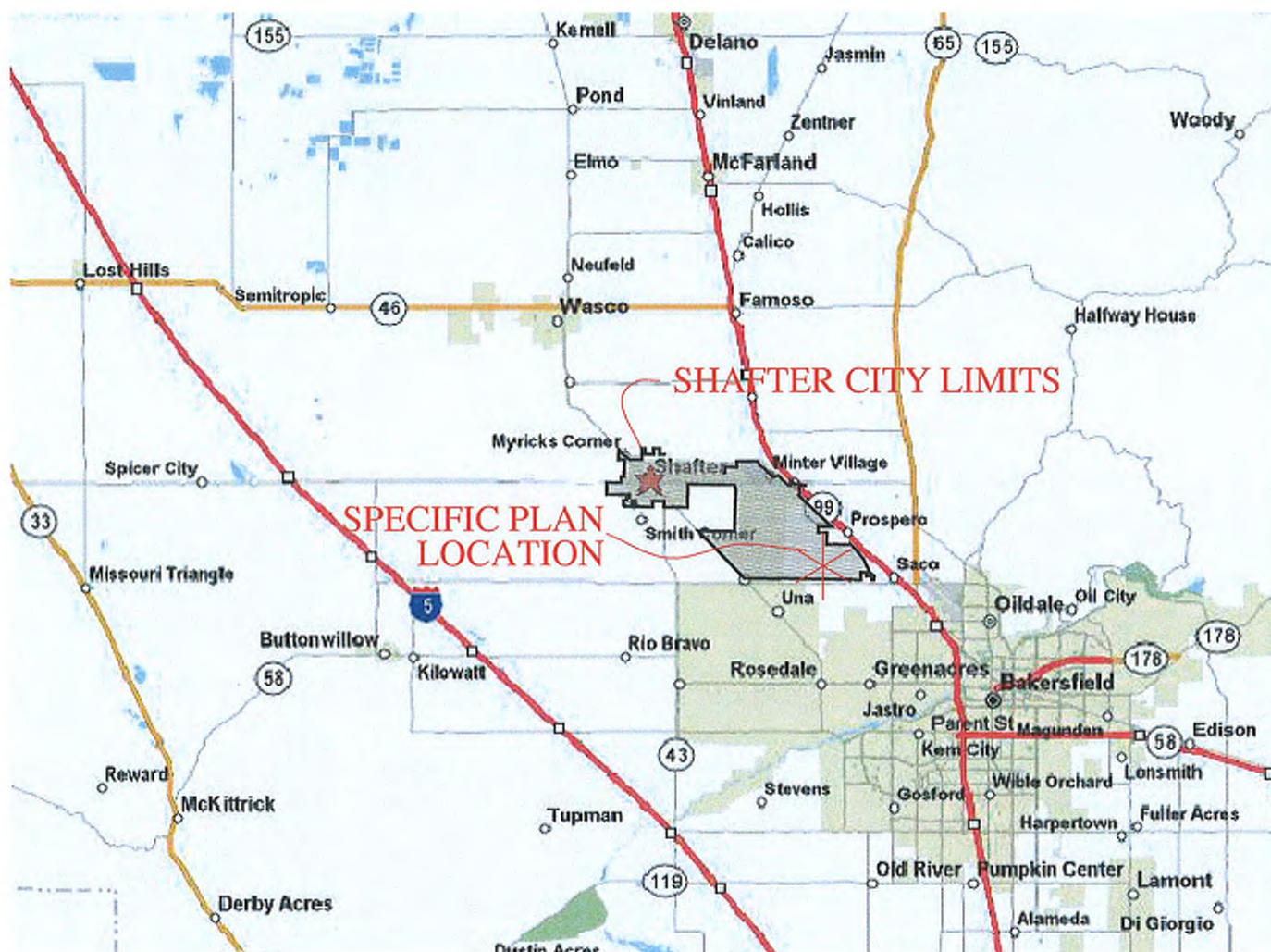
The 263-acre site is bordered on the south by Seventh Standard Road, on the east by the Friant-Kern Canal, on the west by the Calloway Canal, and on the north by a canal that transfers water from the Lerdo Canal to the Calloway Canal by the North Kern Water Storage District.

B. MARCONA PRESERVE SPECIFIC PLAN BACKGROUND

The City of Shafter has recently annexed the surrounding area north of Seventh Standard Road, west of SR-99, and east of Cherry Avenue. The southeastern portion of the City of Shafter includes 3,663 acres designated *Specific Plan*. This area lies west of SR-99 and north of Seventh Standard Road.

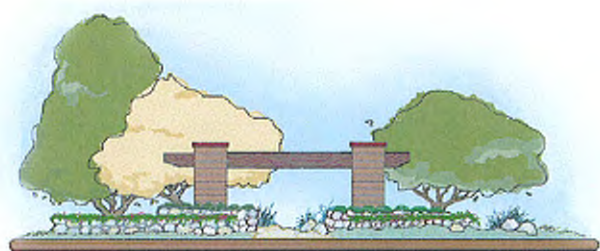
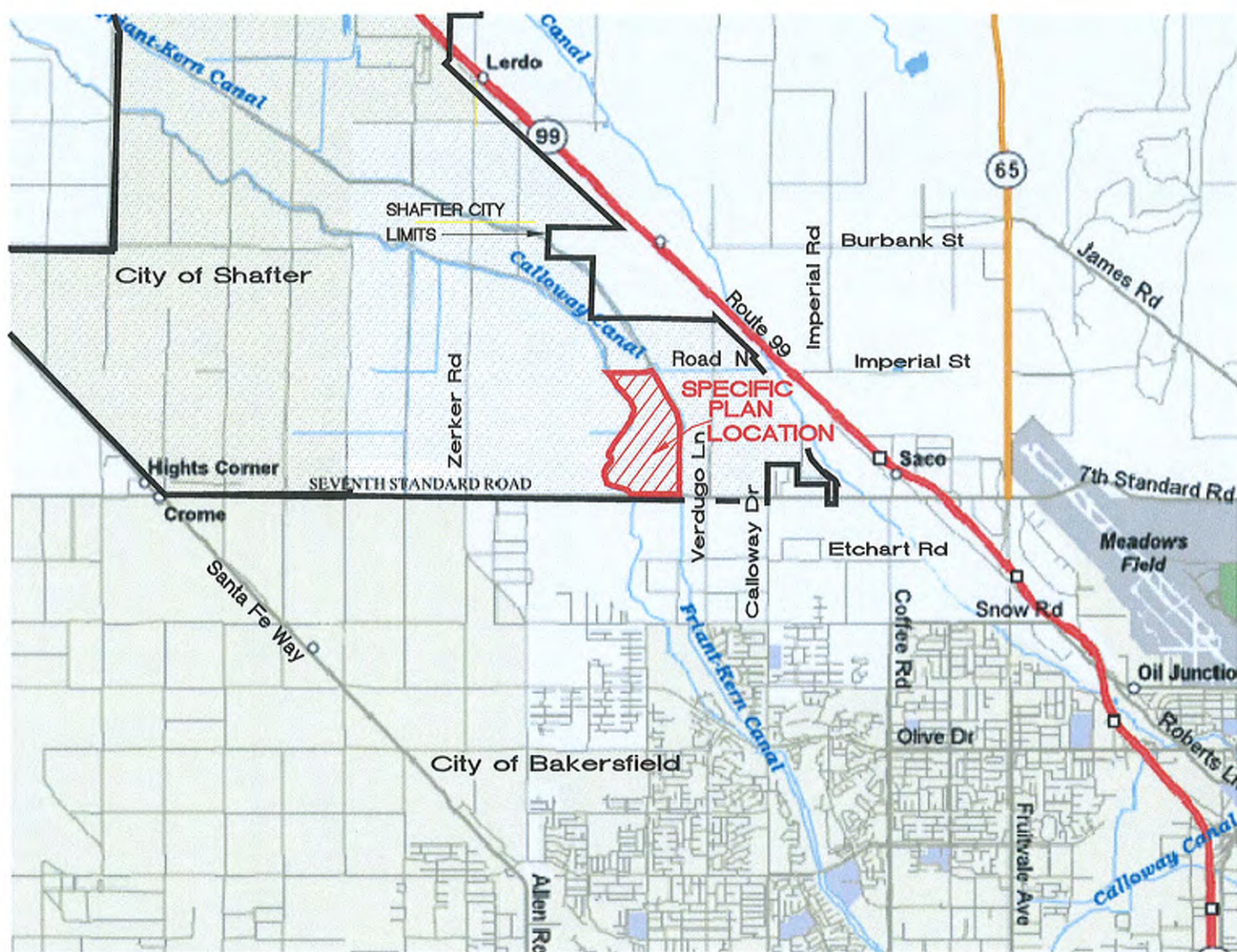
The area designated *Specific Plan*, which includes the Marcona Preserve Specific Plan property, allows for residential development, as well as for development opportunities associated with the Wonderful Industrial Park (or WIP, an industrial park) and the SR-99 (a major transportation corridor). Pressure for development within the area designated *Specific Plan* is a result of three rapidly expanding concentrations of urban development:

- Northward expansion of existing residential areas south of Shafter.
- Southerly and easterly expansion of existing industrial uses along Lerdo Highway.
- Expansion of existing industrial uses within WIP.



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EXHIBIT 2.1
Regional Location Map



MARCONA PRESERVE
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EXHIBIT 2.2
Vicinity Map

The WIP is a 3,300 acre industrial park with 500 acres developed and 1,000 acres available for immediate development located on the main line of the Burlington Northern Santa Fe Railway and approximately 4.5 miles west of the project site. This facility is designed to combine a quality industrial setting with a regional transportation solution, including an intermodal facility allowing direct rail service to and from the Ports of Los Angeles and Long Beach, for shippers and distributors serving the western United States.

Urban residential development was approved in this area in 1996, when the Kern County Board of Supervisors approved a 568-acre residential planned community known as Coberly Farms along the north side of Seventh Standard Road. Concurrent with the Coberly Farms development, Kern County also approved urban development on the “Etcheverry Property,” south of Seventh Standard Road. This joint project is also known as “Coberly-Etcheverry.”

The area designated *Specific Plan* provides the City of Shafter with the opportunity to establish a unique, planned community, with amenities that will promote high quality of life in the area. The City of Shafter recognizes that the potential to preserve agricultural greenbelts and to plan the area in large blocks provides an opportunity to apply “smart growth” principles and implement a walkable community with a broad range of housing, commercial and employment opportunities in close proximity to each other. The area designated *Specific Plan* was thoroughly analyzed in the City of Shafter General Plan update and related Environmental Impact Report (EIR, 2005).

The Heritage Ranch Specific Plan, now Marcona Preserve Specific Plan, was adopted on February 7, 2006 and will contribute to fulfill the City of Shafter General Plan goals and objectives for the area designated *Specific Plan*. Project compliance with the City of Shafter General Plan is demonstrated in Appendix B to this *Specific Plan*.

C. SURROUNDING LAND USES AND DEVELOPMENT

At the present time, with the exception of small isolated areas of rural residential development, the Marcona Preserve Specific Plan site and surrounding property either supports agricultural activities or is vacant (see Exhibit 2-3: Aerial Photograph). Low density residential uses are located less than one mile east and south of the *Specific Plan* area. In addition, the land use designation for properties south of the *Specific Plan* site is LR-Low Density Residential within the City of Bakersfield jurisdiction. Urban development is planned for the areas east, west, north, and south of the Marcona Preserve Specific Plan site. Development west of Marcona Preserve Specific Plan is detailed in the adopted Mission Lakes Specific Plan and development north and east of the Marcona Preserve property is detailed in the adopted Gossamer Grove Specific Plan. Both Mission Lakes and Gossamer Grove Specific Plans are planned communities characterized by urban and suburban-type residential densities. Development south of Marcona Preserve Specific Plan is currently planned within active Tentative Tract Maps 6765 & 6766 within the City of Bakersfield.

Land uses adjacent to the Specific Plan property are summarized below:

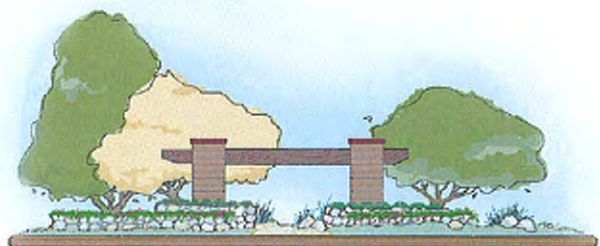
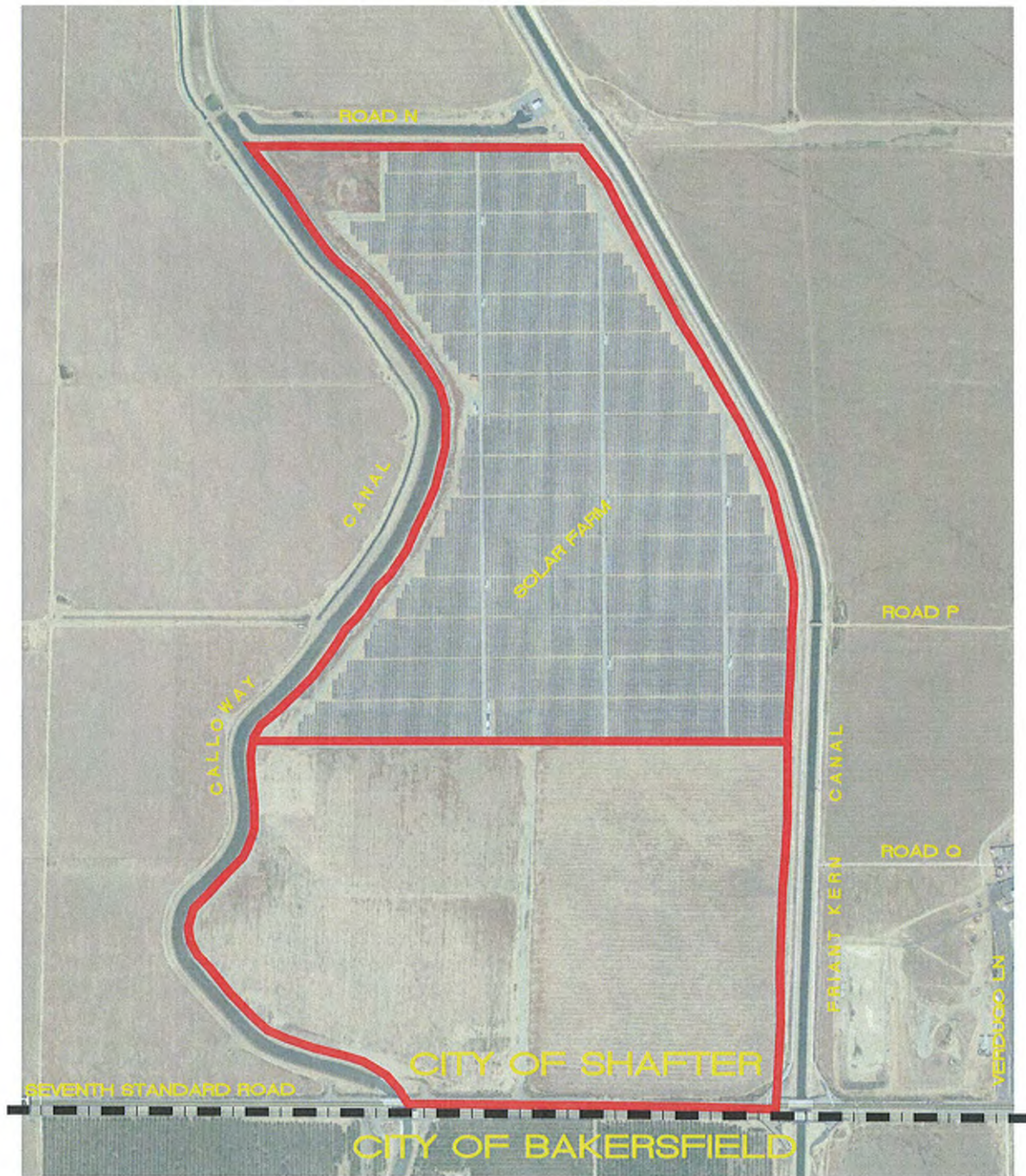
- **North:** The Gossamer Grove Specific Plan is situated north of the subject property. Currently, a dirt road, utility power poles, a canal from the Lerdo Canal that drains into the Calloway Canals, and agricultural property are located north of the subject property.
- **East:** The Gossamer Grove Specific Plan is situated east of the subject property. Currently, a dirt road, the Friant-Kern Canal, and single-family residential development on a portion of Gossamer Grove are located east of the subject property.
- **West:** The Mission Lakes Specific Plan is situated west of the subject property. Currently, a dirt road, the Calloway Canal, and agricultural property are located west of the subject property.
- **South:** The Etcheverry Property, located south of the subject property is within the City of Bakersfield. Currently, a Shell pipeline, utility power poles and Seventh Standard Road separate the project site and the Etcheverry Property. The Etcheverry Property is entitled for residential use and is currently used for agricultural purposes. Tentative Tract 6765 was approved on October 15, 2015. Tentative Tract 6766 was approved on February 15, 2017. Both are located south of the subject property.

D. EXISTING SITE CONDITIONS

The Marcona Preserve Specific Plan property lies between the Friant-Kern Canal and Calloway Canal. The subject property is currently agricultural land in the southern portion and a solar photovoltaic facility occupies the northern portion. The solar photovoltaic power facility was approved by City of Shafter Planning Commission per Conditional Use Permit (CUP) No. 10-57, and was adopted by Resolution No. 11-201 on February 8, 2011. The CUP does not affect the adopted Specific Plan. Historical and current aerial photographs contributed to determine that the majority of the subject property has been used as agricultural land for over seventy-five years. There are no permanent or temporary structures on the subject property, with the exception of the solar panels.

Agricultural and oil extraction activities have disturbed much of the surface of the land in the subject property. There may remain, however, subsurface archaeological sites that are undisturbed. If cultural or paleontological resources are encountered during grading, alteration of earth materials in the vicinity of the find shall be halted until a qualified expert has evaluated the find and recorded identified cultural resources.

The Specific Plan site is not subject to any Williamson Act Land Conservation Contract. The contracts previously in place were cancelled by the City of Shafter in 2006. The



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EXHIBIT 2.3
Aerial Photograph

conversion of agricultural lands to urban uses was considered in the City of Shafter General Plan update and EIR when the land use designation *Specific Plan* was adopted for the project site.

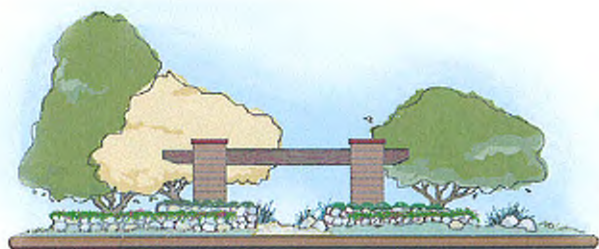
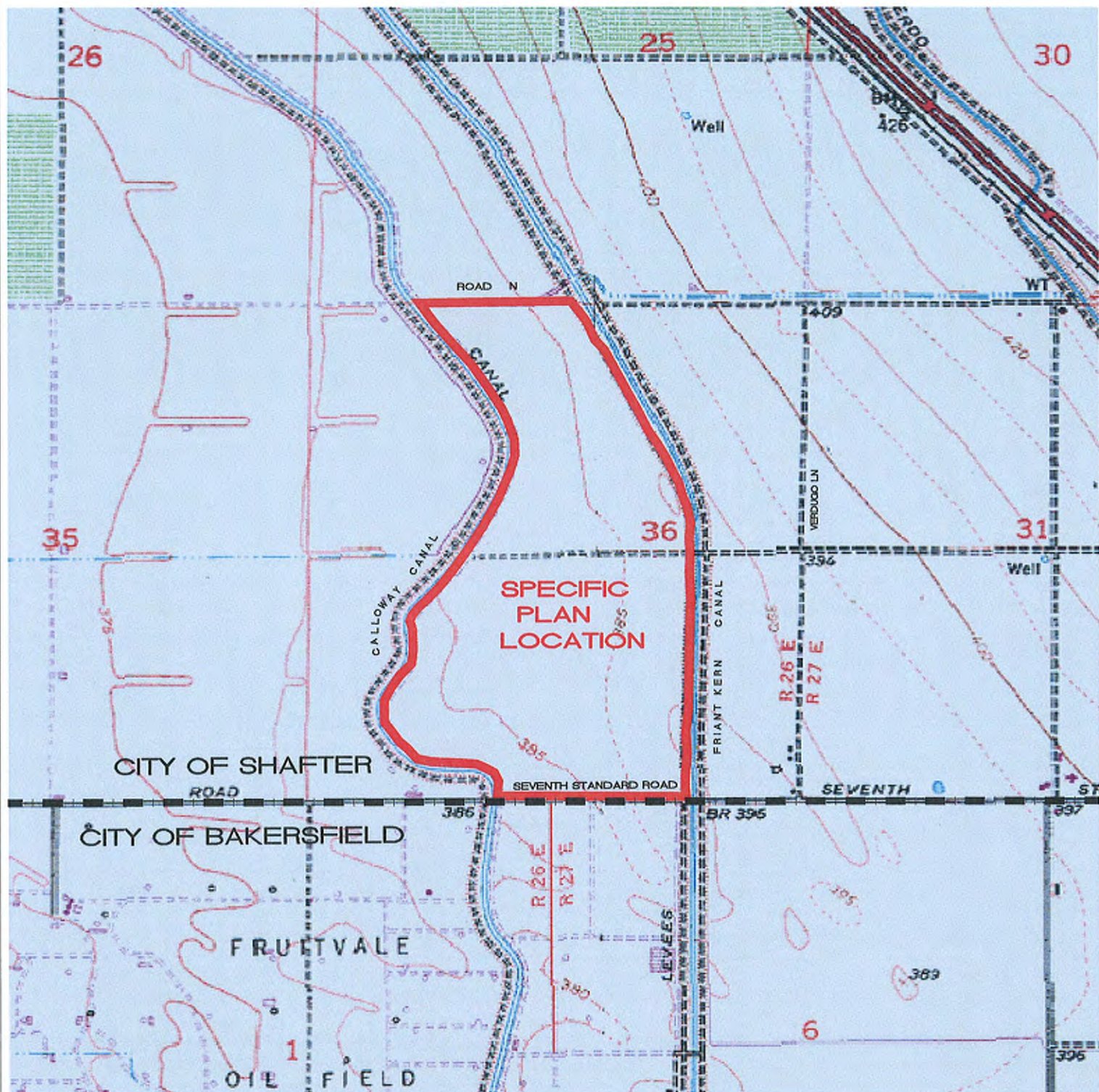
According to the State of California Geologic Energy Management Division (CalGEM) Map, a portion of the subject property is located within the Rosedale Ranch Oilfield. Oilfield activities have occurred on the subject property, and there are two oil wells onsite. Ne-Tex Oil Corp. Well “Lerdo” 1-36 is an abandoned well per CalGEM report of abandonment dated May 22, 1956 and is located within the Park Site Lot C in PA-2. Freedom Oil Co., “LLC 3” 48-36 was recently reactivated and redrilled per Permit P415-1779 dated 4/3/2015 and is located within the designated Drill Site. In the event that a building is constructed within 10 feet of an abandoned oil well, a leak test must be performed. This consists of exposing the well casing that is normally 5 feet below the ground surface and checking for the presence of any leaks with a soap solution. In very rare instances, a building is allowed to be constructed over an abandoned well. When allowed, a single well vent system must be constructed according to CalGEM requirements. According to the CalGEM map, oilfield activities have also occurred adjacent to the subject property and within a one-mile radius of the subject property. There are five abandoned oil wells, one idle oil well, and one active oil well within properties adjacent to the subject site. There are thirty-three abandoned oil wells and thirty-one active oil wells within the one-mile radius area.

Surface water resources within or adjacent to the project site include Calloway Canal, Friant-Kern Canal, and other man-made irrigation structures. According to the Improvement District No. 4 Report on Water Conditions 2016 (Kern County Water Agency, February 1, 2017), the groundwater beneath the subject property is at an approximate depth of 300 feet below ground surface, and flows towards the southwest.

The Specific Plan area has been studied by the Federal Emergency Management Agency (FEMA). The Specific Plan area is contained within Flood Insurance Rate Map (FIRM) Panel 1800 of 4125 Map Number 06029C1800E, and Panel 1825 of 4125 Map Number 06029C1825E (Kern County, CA, effective September 26, 2008). The FIRM Map depicts the Specific Plan site as Other Areas Zone X (areas determined to be outside the 0.2% annual chance floodplain).

Topographically, the site is characterized as gently sloping, as shown in Exhibit 2.4: Topography. According to the contour lines on the United States Geological Survey (USGS) Oildale and Rosedale, California Topographic Quadrangle Map, 7.5 minute series, the subject property elevation is approximately 385 feet above mean sea level. The topographic quadrangle map indicates that the property slopes to the southwest. The property does not have any distinguishing geologic formations or topographic features.

The southern portion of the San Joaquin Valley is surrounded on all sides, excluding the north, by active fault systems, including the San Andreas, White Wolf-Breckenridge-Kern



MARCONA PRESERVE
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EXHIBIT 2.4
Topography

Canyon, and Garlock Faults. Numerous smaller faults exist within the San Joaquin Valley. The closest known faults to the subject site are located in the Pond and North of Oildale Quadrangles, approximately 12 and 6 miles from the subject site, respectively.

The Marcona Preserve Specific Plan site is located within a structural trough between the Coastal Range and the Sierra Nevada Mountains. Erosion from both of these mountain ranges has resulted in the deposition of immense thickness of sediments in the San Joaquin Valley floor. Heavily-laden streams from the Sierra Nevada have built very prominent alluvial fans along the margins of the Valley. The soil types prevalent on the subject property are listed in the United States Department of Agriculture Soil Conservation Service Northwestern Part and Natural Resources Conservation Services book and map Southwestern Part. The number following the soil designation represents the index to the Soil Survey of Kern County, California.

- **Driver coarse sandy loam (#145)** - Deep, well drained soil is on terraces, with a 0 to 2 percent slopes. It formed in alluvium derived dominantly from granitic rock. The surface layer is yellowish brown coarse sandy loam about 16 inches thick, with the upper 10 inches of the substratum is brown, weakly cemented coarse sandy loam, and the lower part to a depth of 65 inches is yellowish brown and pale brown, stratified loam and loamy coarse sand. In some areas the surface layer is loamy sand or fine sandy loam. Permeability of the Driver soil is moderately slow in the subsoil and slow in the weakly cemented substratum. Runoff is very slow, and the hazard of water erosion is slight. Effective rooting depth is 60 inches or more. This unit is suited for irrigated crops, mainly cotton and alfalfa. These soils are in capability Unit IIs-8 (17), irrigated, and capability Subclass VIIs, non-irrigated.
- **Kimberlina fine sandy loam (#174)** - Sandy loam and deep well-drained soil, with a 0 to 2 percent slope on alluvial fans and plains. The surface layer is typically a brown fine sandy loam about 9 inches thick with the upper 36 inches of the underlying material a pale brown fine sandy loam, and the lower part to a depth of 71 inches is a pale brown silt loam. Permeability is moderate and available water capacity is high. Runoff is slow, and the hazard of water erosion is slight. Effective rooting depth is 60 inches or more. Most areas of these soils are used for irrigated crops mainly almonds, alfalfa, cotton, and grapes. Among the other crops grown are potatoes, sugar beets, pistachios, and onions. The soils are also suited for irrigated crops, hay and pasture. A limitation of these soils for urban development is due to rare periods of flooding and moderate to high density developments require sewage systems to prevent contamination of groundwater. These soils are in capability Class I (17) irrigated and capability Subclass VIIc non-irrigated.

Review of historical aerial photographs (County of Kern Engineering and Surveying Services and Western Photogrammetrics) helped determine that the majority of the property has been used for agricultural activities since 1937. The Marcona Preserve

Specific Plan project site is generally devoid of natural vegetation, except for a few isolated locations. Over the years the site has regularly been cleared and plowed for agricultural activities. The majority of vegetation on-site exists in a disturbed condition as a result of past and present agricultural activities. Disturbed vegetation consists primarily of non-native grasslands and scrubs. Large areas of natural habitats have been eliminated by past agricultural practices. Due to the disturbance of the natural vegetation cover onsite resulting from agricultural activities, the site presents low wildlife activity.

E. LAND USE DESIGNATIONS AND ZONING

GENERAL PLAN

The Marcona Preserve Specific Plan property is part of a larger area that has been designated as *Specific Plan* in the City of Shafter General Plan update (see Exhibit 2.5: City of Shafter General Plan Land Use Designations). The *Specific Plan* designation is a special classification that provides for development of a master-planned community, by means of preparation of a Specific Plan for the area. The designation requires that appropriate infrastructure and public services be provided with development.

The City of Shafter General Plan provides for the development of the area and ensures that circulation and additional infrastructure is planned to meet the needs of the areas designated *Specific Plan*. Planned improvements include the ultimate widening of Seventh Standard Road to six lanes from SR-99 to Santa Fe Way. The General Plan states that long-term regional transportation improvements are anticipated, including development of a ‘westerly beltway’ (a north-south expressway or freeway connecting the westerly portion of Bakersfield with State Route 99 in the central to northern portion of the Shafter planning area) and a ‘northerly beltway,’ providing an east-west connection between the State Route 99 and Interstate 5.”

The Marcona Preserve Specific Plan provides for a detailed planning process and covers development issues in a comprehensive manner for a portion of the area designated *Specific Plan* in the General Plan.

ZONING

The City of Shafter has pre-zoned the site as *Specific Plan*. The Marcona Preserve Specific Plan will determine the zoning for the proposed project area.

LEGEND

- GENERAL PLAN AREA BOUNDARY
- RURAL RESIDENTIAL (0.4 DU/AC)
- RURAL COMMUNITY (1 DU/AC)
- VERY LOW DENSITY RESIDENTIAL (3.5 DU/AC)
- LOW DENSITY RESIDENTIAL (5 DU/AC)
- MEDIUM DENSITY RESIDENTIAL (10 DU/AC)
- MEDIUM HIGH DENSITY RESIDENTIAL (20 DU/AC)
- AGRICULTURE/OPEN SPACE
- SPECIFIC PLAN
- BUSINESS PARK
- COMMUNITY FACILITIES
- COMMERCIAL/PROFESSIONAL OFFICE
- INDUSTRIAL
- PARKS & SCHOOL
- RESOURCE MANAGEMENT
- CANAL/RIGHT OF WAY

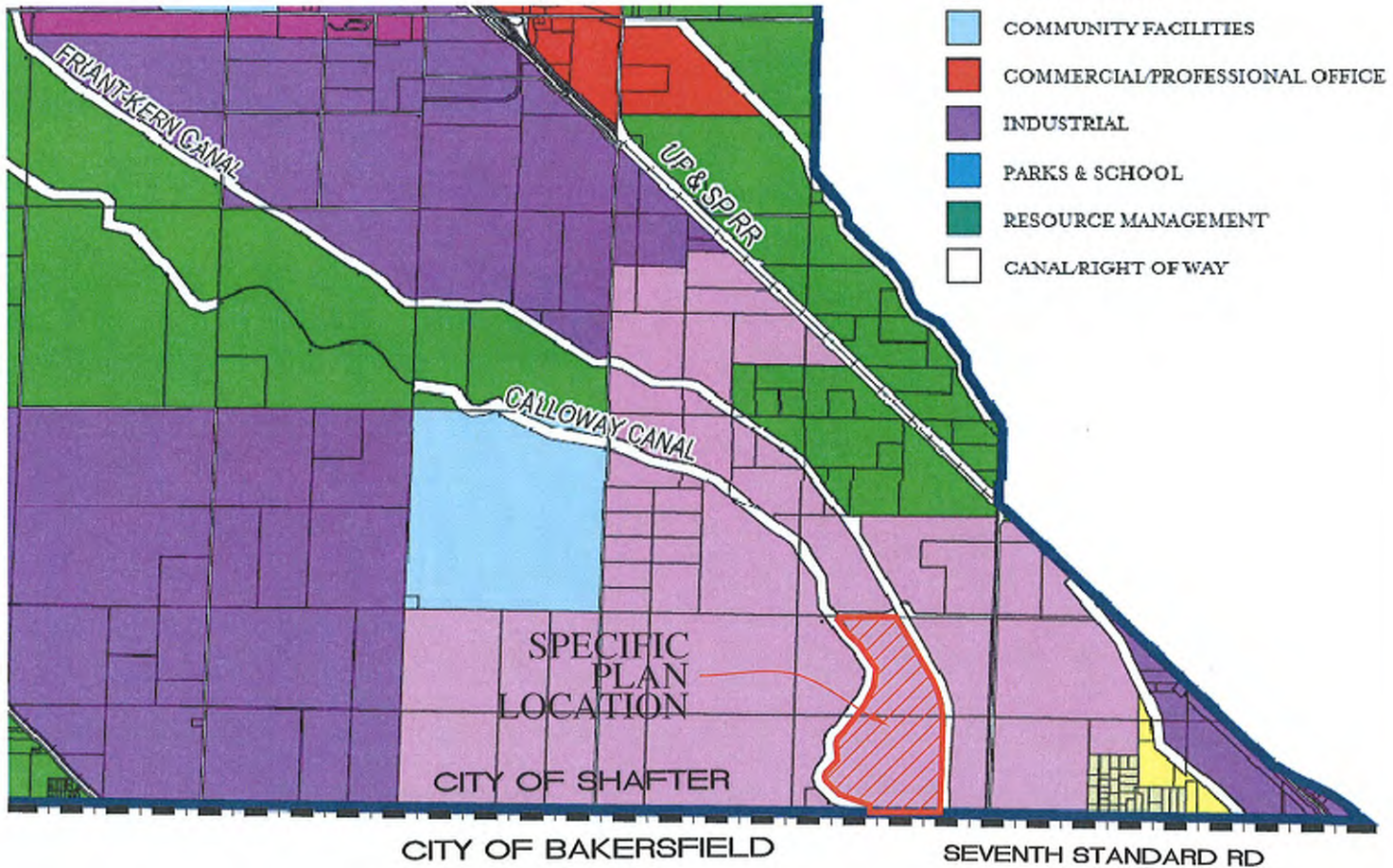


EXHIBIT 2.5
City of Shafter General Plan
Land Use Designation

CHAPTER 3

COMMUNITY DEVELOPMENT PLAN

A. PROJECT SUMMARY

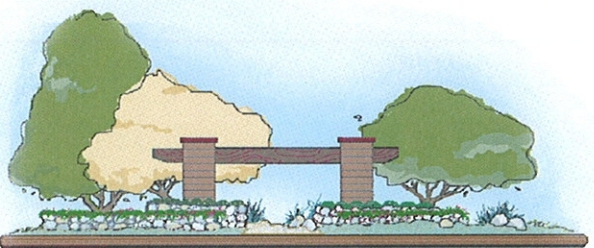
The Marcona Preserve Specific Plan area is envisioned as a master-planned community containing a maximum of 880 single-family residential units, a middle school and public recreational facilities. The minimum square footage for residential lots within the Specific Plan area is 5,500 square feet. Recreation facilities consist of four (4) public parks; a 4.3-acre, a 1.01 acre, a 1.75 acre, and a 3.8-acre public park and a multi-use walkway. The parks may include recreational amenities such as playground equipment and park furniture, and will support primarily passive recreation uses. The parks will be connected to a multi-use walkway along Jewetta Avenue North, the Specific Plan's main roadway. A 16.88-acre middle school site is also planned for the Marcona Preserve Specific Plan area (see Exhibit 3.1 – Marcona Preserve Specific Plan Land Use). The entire Specific Plan area will be tied together by common design elements, which will help create a strong community identity. The use of a thematic architectural design, entry signs, a distinct landscape plant palette, and a unique system of street lighting will convey the community theme. These elements are discussed in more detail in Chapter 5.

The new community proposed by the Marcona Preserve Specific Plan emphasizes the concept of livable neighborhoods. Livable neighborhoods are characterized by a well-defined community identity and by encouraging social interaction among residents. In order to achieve this goal, the Marcona Preserve Specific Plan incorporates some Neo-Traditional neighborhood design elements such as a balanced mix of uses, community connectivity, pedestrian-friendly design, and neighborhood parks. The multi-use walkway along Jewetta Avenue North will increase connectivity of residential areas with the parks, school, and adjacent developments, thus reducing dependence on automobile travel within the Specific Plan area. The multi-use walkway will also encourage social interaction among residents. The walkway, natural trail, bike path, and the neighborhood parks will provide the community with recreational opportunities and contribute to tie the Specific Plan area together.

As part of the development, infrastructure improvements will be made to the project site and surrounding area. Improvements to the circulation system will include widening of Seventh Standard Road (which is the primary access to the site), a traffic signal at the main entrance at Seventh Standard Road and Jewetta Avenue North, landscaping, street lighting, parks and recreation facilities and sidewalk installation within the project site and a Natural Trail along Seventh Standard Road property frontage, pedestrian bridges across both the Friant-Kern Canal and the Calloway Canal. Other infrastructure improvements

LEGEND

LOW DENSITY
RESIDENTIAL
DRILL ISLAND
SCHOOL
MULTI-USE WALKWAY
NATURAL TRAIL
RECREATION/OPEN SPACE



MARCONA PRESERVE
A PLANNED COMMUNITY

EXHIBIT 3.1

Marcona Preserve Specific Plan
Conceptual Land Use

will also be implemented to support the development, such as water, wastewater, and drainage systems.

Development of roadways and public facilities will occur concurrently with residential development and are planned to accommodate the built-out requirements of the Marcona Preserve Specific Plan community, ensuring that the Specific Plan standards for orderly growth are implemented. Due to the single access point from Seventh Standard Road, a traffic signal at the intersection of Seventh Standard Road and Jewetta Avenue North will be installed prior to occupancy of any home in the property.

Development also requires to be equipped to access the City of Shafter fiber communications system. Infrastructure for the fiber system will be installed throughout the Marcona Preserve Specific Plan community. Equipment and conduits will connect residences and the recreation center to the fiber system which will be located in the street.

B. DESIGN OBJECTIVES

The Marcona Preserve Specific Plan provides for a comprehensive planning approach that will implement the City of Shafter General Plan. The Specific Plan will help create a high quality development, with a strong sense of place.

To achieve this goal, a number of important issues were considered during the preparation of this Specific Plan, including the City of Shafter General Plan (2005), City of Shafter Zoning Ordinance (updated May 2016), and the City of Shafter Municipal Service Review (September 2014), as well as other regulatory policies, environmental constraints, development phasing, and local community goals. To ensure the functional integrity, environmental sensitivity, and positive aesthetic contribution of the Specific Plan to the Southeast Shafter area, this extensive analysis was used to establish the following list of project objectives:

- Set forth a comprehensive development plan that implements the applicable portions of the City of Shafter General Plan and achieves the City's development goals for this portion of Southeast Shafter.
- Provide a balance of compatible and complementary residential, recreational, and educational land uses in a well-designed master-planned community.
- Ensure coordinated, responsible planning through the use of cohesive procedures, regulations, standards, and guidelines (quality growth).
- Create an aesthetically pleasing and distinct community identity through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, and other planning and design features.

- Ensure that supporting infrastructure systems sufficiently sustain the land use plan by approving development predicated on the ability to provide adequate water supply, sewer and storm water infrastructure, public services, and transportation system connections in a comprehensive and timely manner.

C. LAND USE PLAN OVERVIEW

The Marcona Preserve Specific Plan area will contain a high quality and aesthetically pleasing community composed of single-family residential, recreational, and public facility land uses on 263 acres. The land use plan was developed to create a complementary mix of land uses that will address the needs of the Marcona Preserve community. The Marcona Preserve Specific Plan design also reflects a plan consistent with applicable City of Shafter ordinances, development standards, and guidelines.

Land uses within the Specific Plan area include residential, recreational/open space, and school, as described below and illustrated in Exhibit 3.1 - Marcona Preserve Specific Plan Land Use.

RESIDENTIAL

Residential uses account for approximately 254 acres of the project site, which will contain a maximum of 880 dwelling units. Residential uses are divided into five categories, according to location. Future residential development Planning Area 5 (PA-5), (current solar project), will be developed by a tentative tract map at a later date. The portion of the residential development along Seventh Standard Road east of Jewetta Avenue North will be developed with smaller single-family residential lots (5,500-13,601 s.f.) and will be called Planning Area 4 (PA-4). The portion of the residential development east of Jewetta Avenue North, to the south of the school site, will generally include smaller to medium sized single-family residential lots (5,500-14,672 s.f.) and will be called Planning Area 3 (PA-3). The portion of the Specific Plan west of Jewetta Avenue North, approximately centered in the Specific Plan area will generally include medium sized single-family lots (6,000-14,668 s.f.). This area of the Marcona Preserve development will be called Planning Area 2 (PA-2). The portion of the residential development west of Jewetta, along Seventh Standard Road will generally contain larger single-family lots (9,450+ s.f.). This area of the Specific Plan will be called Planning Area 1 (PA-1). All residential lots within the Specific Plan area will have a minimum lot size of 5,500 square feet for interior and corner lots.

RECREATIONAL/OPEN SPACE

The main recreation/open space features within the Specific Plan area include four public parks. One 3.8-acre park on the west side of Jewetta Avenue North and one 4.3-acre park on the east side of Jewetta Avenue North, north of the school site are proposed (PA-5), as

well as one 1.01-acre park (PA-2), and one 1.75-acre park south of the school site (PA-3). In addition, a 14' wide multi-use walkway and bike lanes are located along Jewetta Avenue North. The parks are planned primarily as passive recreation facilities, with open turf areas, playground equipment, picnic areas, and other park furniture. A meandering multi-use walkway is planned along the eastern side of the future Jewetta Avenue North (this multi-use walkway is described in more detail in Chapter 3, Section F, and illustrated in Exhibits 3.6, 5.7, 5.8, and 5.9). The multi-use walkway will increase community connectivity, since it will tie residential uses to the school and park uses. Sidewalks will also connect the two parks (1.01 acre and 1.75-acre located east and west of Jewetta Avenue North) and the school area. The multi-use walkway connection with the parks, school, and the Natural Trail along Seventh Standard Road will tie into the future bike path along the westerly right-of-way of the Friant-Kern Canal and trails within the Mission Lakes and Gossamer Grove Specific Plans. In addition, Jewetta Avenue North will have Class II bike lanes on both sides, which is consistent with the City of Shafter General Plan – Circulation Element. The coordinated walkways, bike lanes, and trails will enhance recreational opportunities and promote pedestrian and bicycle circulation within the community.

SCHOOL

A 16.88-acre middle school site is planned within the Specific Plan area. Development of a new school will address the future residents' need for middle education facilities within the Specific Plan area.

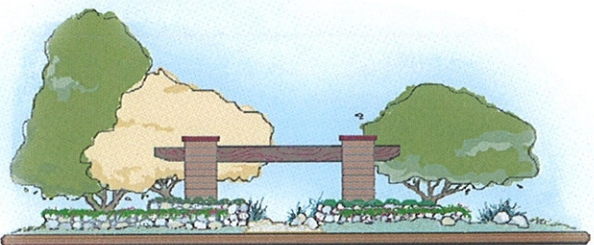
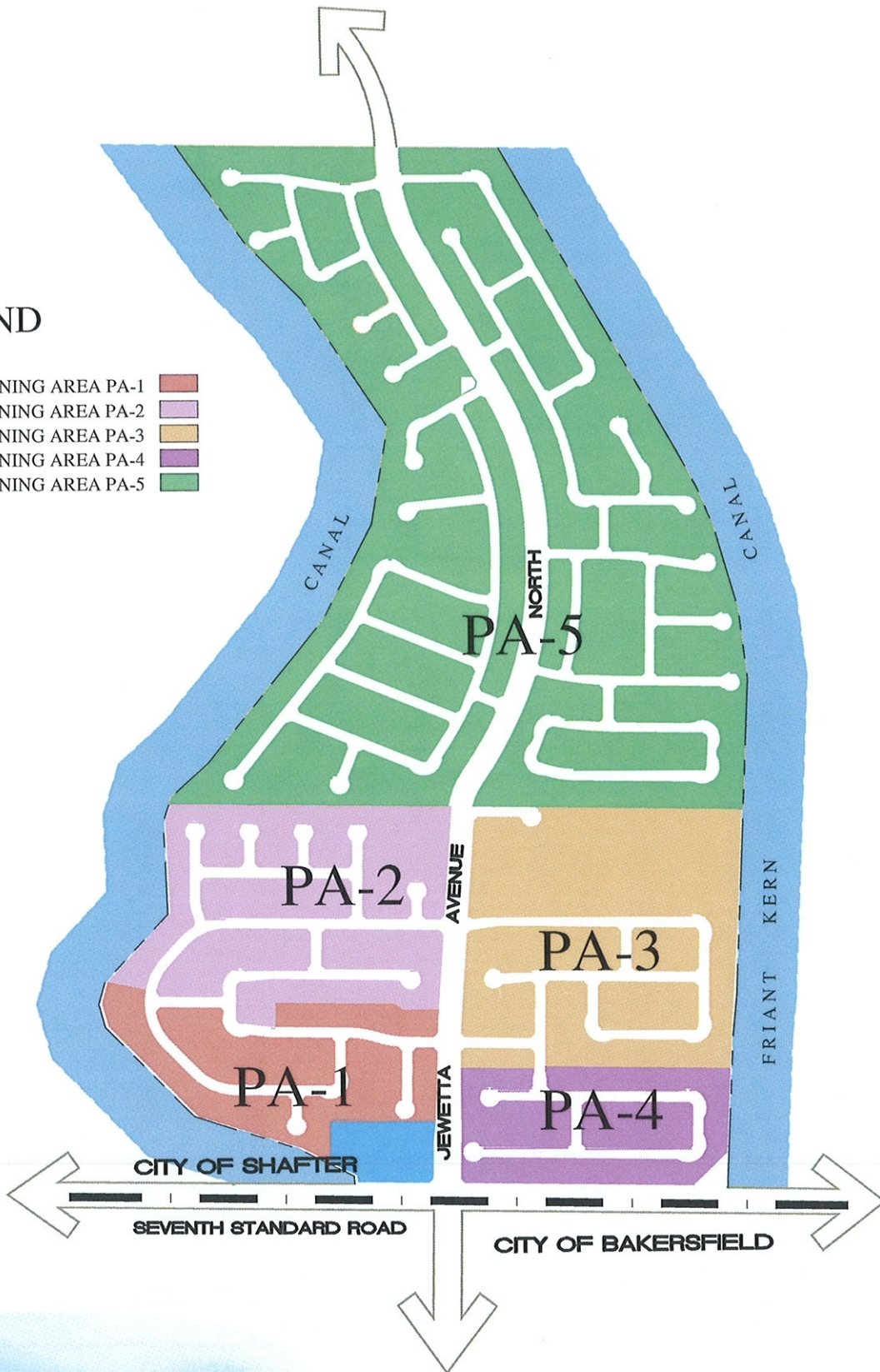
D. PLANNING AREAS

Five distinct development areas, referred to as "Planning Areas" have been created to implement the planning objectives of the Marcona Preserve Specific Plan. These Planning Areas were formed based on their land uses. Each Planning Area has unique characteristics, but will be integrated into a broader, cohesive community through complementary architectural, landscape, signage, and lighting themes and common recreational amenities.

Of the Planning Areas, all five are Residential Planning Areas (see Exhibit 3.2: Marcona Preserve Planning Areas). Specific information on each Planning Area is included in Table 3-1.

LEGEND

- RESIDENTIAL PLANNING AREA PA-1
- RESIDENTIAL PLANNING AREA PA-2
- RESIDENTIAL PLANNING AREA PA-3
- RESIDENTIAL PLANNING AREA PA-4
- RESIDENTIAL PLANNING AREA PA-5



MARCONA PRESERVE
A PLANNED COMMUNITY

EXHIBIT 3.2

Marcona Preserve Specific Plan
Conceptual Planning Areas

**TABLE 3-1
MARCONA PRESERVE SPECIFIC PLAN – PLANNING AREAS**

Planning Area	Specific Plan Land Use	Approximate Net Acreage	Max. Dwelling Units
PA-1	single-family residential lots, drill site	16.32	60
PA-2	single-family residential lots, recreation/open space/sump lot	23.63	142
PA-3	single-family residential lots, recreation/open space, school	32.81	101
PA-4	single-family residential lots	13.99	92
PA-5	single-family residential lots, recreation/open space	138	485
	Total:	224.75 (net acres)	880

Development standards for each Planning Area are described in Chapter 4. Development in the Planning Areas of the Marcona Preserve Specific Plan will be in substantial conformance with the design standards presented in this document. Actual residential lotting will be determined at the tentative tract map stage.

RESIDENTIAL PLANNING AREA PA-1

Residential Planning Area PA-1 will include approximately 16.32 net acres, with a maximum density of 3.68 units per net acre. PA-1 will also contain a 3.8 acre site for a drill island. Design considerations for Residential Planning Area PA-1 are as follows:

1. Street lighting within Residential Planning Area PA-1 shall be consistent with lighting along Jewetta Avenue North. Street lighting within the Specific Plan area will be thematic and consistent with the overall rustic ranch theme (please refer to Chapter 5, Section E for more detail in lighting design guidelines).
2. Landscaping throughout the Planning Area PA-1 shall be cohesive with landscaping used along Jewetta Avenue North (please refer to Chapter 3, Section G and Exhibit 3.7: Landscape Plan with Signs).
3. Sidewalks will connect the multi-use walkway along Jewetta Avenue North to the parks within Planning Area PA-2 and PA-3, increasing connectivity within the Specific Plan area and providing for a pedestrian-friendly environment (please refer to Exhibit 3.6: Parks and Recreation Plan).
4. Wall and buffering requirements for residential properties adjacent to Seventh Standard Road, the Drill Island, or canal will follow the City of Shafter Development Code standards and canal company requirements, as appropriate (please refer to Chapter 3, Exhibit 3.8: Wall Plan and Chapter 5, Exhibit 5.11).

5. Site-specific design of the park shall be determined and executed by a landscape architect and shall meet the approval of the Planning Director or his/her designee.

RESIDENTIAL PLANNING AREA PA-2

Residential Planning Area PA-2 will include approximately 23.63 net acres, with a maximum density of 6.0 units per net acre. Planning Area PA-2 will also contain a 1.01-acre neighborhood park. Design considerations for Planning Area PA-2 are as follows:

1. Street lighting within Residential Planning Area PA-2 shall be consistent with lighting along Jewetta Avenue North. Street lighting within the Specific Plan area will be thematic and consistent with the overall rustic ranch theme (please refer to Chapter 5, Section E for more detail in lighting design guidelines).
2. Landscaping throughout the Planning Area PA-2, including the park, shall be cohesive with landscaping used along Jewetta Avenue North (please refer to Chapter 3, Section G and Exhibit 3.7: Landscape Plan with Signs).
3. Sidewalks will connect the multi-use walkway along Jewetta Avenue North to the parks within Planning Areas PA-2 and PA-3, increasing connectivity within the Specific Plan area and providing for a pedestrian-friendly environment (please refer to Exhibit 3.6: Parks and Recreation Plan).
4. Wall and buffering requirements for residential properties adjacent to the canal will follow the City of Shafter Development Code standards and canal company requirements, as appropriate (please refer to Chapter 3, Exhibit 3.8: Wall Plan and Chapter 5, Exhibit 5.11).
5. Site-specific design of the park shall be determined and executed by a landscape architect and shall meet the approval of the Planning Director.
6. Maintenance of the park will be provided the City of Shafter.

RESIDENTIAL PLANNING AREA PA-3

Residential Planning Area PA-3 includes approximately 32.81 net acres with a maximum density of 6.13 units per net acre, located in the eastern portion of the Marcona Preserve property, with access to Jewetta Avenue North. Residential Planning Area PA-3 will contain a 1.75-acre park and middle school. The school shall be provided with a minimum of two points of access per California Department of Education siting requirements. Development of the school shall be coordinated with the Norris School District. Design Considerations for Planning Area PA-3 are as follows:

1. Street lighting within Residential Planning Area PA-3 shall be consistent with lighting along Jewetta Avenue North. Street lighting within the Specific Plan area will be thematic and consistent with the overall rustic ranch theme (please refer to Chapter 5, Section E for more detail in lighting design guidelines).

2. Landscaping throughout the Planning Area PA-3, including the park, shall be cohesive with landscaping used along Jewetta Avenue North (please refer to Chapter 3, Section G and Exhibit 3.7: Landscape Plan with Signs).
3. Wall and buffering requirements for residential properties adjacent to the canal will follow the City of Shafter Development Code standards and canal company requirements, as appropriate (please refer to Chapter 3, Exhibit 3.8: Wall Plan and Chapter 5, Exhibit 5.11).
4. Site-specific design of the park shall be determined and executed by a landscape architect and shall meet the approval of the Planning Director.
5. Maintenance of the park and recreational facility will be provided by the City of Shafter.

RESIDENTIAL PLANNING AREA PA-4

Residential Planning Area PA-4 will include approximately 13.99 net acres, with a maximum density of 6.57 units per net acre and is located in the southeast portion of the Heritage Ranch Specific Plan.

1. Street lighting within Residential Planning Area PA-4 shall be consistent with lighting along Jewetta Avenue North. Street lighting within the Specific Plan area will be thematic and consistent with the overall rustic ranch theme (please refer to Chapter 5, Section E for more detail in lighting design guidelines).
2. Landscaping throughout the Planning Area PA-4, shall be cohesive with landscaping used along Jewetta Avenue North (please refer to Chapter 3, Section G and Exhibit 3.7: Landscape Plan with Signs).
3. Sidewalks will connect to the multi-use walkway along Jewetta Avenue North and to the parks within Planning Areas PA-2 and PA-3, increasing connectivity within the Specific Plan area and providing for a pedestrian-friendly environment (please refer to Exhibit 3.6: Parks and Recreation Plan).
4. Wall and buffering requirements for residential properties adjacent to the canal and Seventh Standard Road will follow the City of Shafter Development Code standards and canal company requirements, as appropriate (please refer to Chapter 3, Exhibit 3.8: Wall Plan and Chapter 5, Exhibit 5.11).

RESIDENTIAL PLANNING AREA PA-5

Residential Planning Area PA-5 will include approximately 138 gross acres. Planning Area PA-5 will also contain 3.8-acre and 4.3-acre neighborhood parks. Design considerations for Planning Area PA-5 are as follows:

1. Street lighting within Residential Planning Area PA-5 shall be consistent with lighting along Jewetta Avenue North. Street lighting within the Specific Plan area will be thematic and consistent with the overall rustic ranch theme (please refer to Chapter 5, Section E for more detail in lighting design guidelines).

2. Landscaping throughout the Planning Area PA-5, including the parks, shall be cohesive with landscaping used along Jewetta Avenue North (please refer to Chapter 3, Section G and Exhibit 3.7: Landscape Plan with Signs).
3. Sidewalks will connect to the multi-use walkway along Jewetta Avenue North and to the parks within Planning Area PA-5, increasing connectivity within the Specific Plan area and providing for a pedestrian-friendly environment (please refer to Exhibit 3.6: Parks and Recreation Plan).
4. Wall and buffering requirements for residential properties adjacent to the canal will follow the City of Shafter Development Code standards and canal company requirements, as appropriate (please refer to Chapter 3, Exhibit 3.8: Wall Plan and Chapter 5, Exhibit 5.11).
5. Site-specific design of the park shall be determined and executed by a landscape architect and shall meet the approval of the Planning Director.
6. Maintenance of the park and recreational facilities will be provided by the City of Shafter.

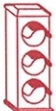
E. CIRCULATION

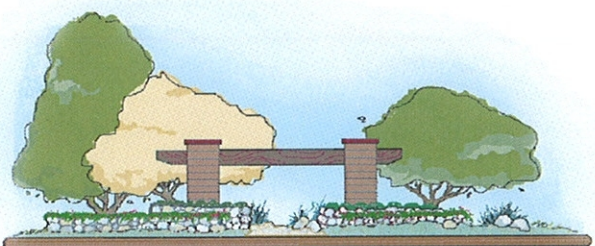
The main objective of the circulation plan and the planned roadway improvements is to provide direct and convenient access to the community through a safe and efficient network of roadways. A roadway concept has been developed for the Marcona Preserve Specific Plan as illustrated on Exhibit 3-3: Circulation Plan. Circulation improvements constructed for the project will improve the functional efficiency of the Southeast Shafter/Northwest Bakersfield circulation system and will enhance the aesthetics of the street network through landscape improvements along the project's frontage and Jewetta Avenue North. All streets within the Specific Plan area shall be dedicated as public streets.

Access to the project site will be provided primarily via Seventh Standard Road. A secondary entrance will be provided through Jewetta Avenue North, which connects to the Gossamer Grove Specific Plan, located immediately north of the Marcona Preserve Specific Plan site. Typical Marcona Preserve Specific Plan Street Cross Sections are illustrated in Exhibit 3-4. A description of the circulation concept follows:

- ***Seventh Standard Road*** is an adopted Specific Plan line with Kern County and the City of Shafter. Seventh Standard Road forms the southerly boundary of the project site and is designated by the City of Shafter General Plan Circulation Element as a Designated Express Way, with a base right-of-way width of 126 feet. The Marcona Preserve Specific Plan primary entry sign will be located at the intersection of Seventh Standard Road and Jewetta Avenue North, creating a gateway to the community. Prior to occupancy within the Specific Plan, a traffic signal will be installed at the intersection of Seventh Standard Road and Jewetta Avenue North.

LEGEND

-  DESIGNATED EXPRESSWAY
-  ARTERIAL STREET
-  CLASS II BIKE LANES
-  SIGNALIZED INTERSECTION



MARCONA PRESERVE
A PLANNED COMMUNITY

EXHIBIT 3.3

Marcona Preserve Specific Plan
Conceptual Circulation Plan

- ***Jewetta Avenue North*** will extend in a north-south alignment, from the northern project boundary to Seventh Standard Road. Jewetta Avenue North will connect residential, recreation, and school uses. A multi-use walkway will follow Jewetta Avenue North on the east side, which will enhance the community's recreational opportunities, as well as contribute to create a strong community identity and an aesthetically pleasant main street. A Class II bike lane shall be striped along both the east and west sides of Jewetta Avenue North. Jewetta Avenue North is an arterial south of Seventh Standard Road (in the City of Bakersfield Metropolitan Bakersfield General Plan) and will be classified as an arterial within the Marcona Preserve Plan area. The arterial designation for the avenue within the Specific Plan area will allow for appropriate roadway connection at the intersection of Seventh Standard Road and Jewetta Avenue North.

The typical arterial cross section in the City of Shafter includes 110-foot right-of-way. From the northern right-of-way line of Seventh Standard Road to a point 1,000 feet north of it, the cross section for Jewetta Avenue North will include a 10-foot sidewalk/landscape area along the western side, a 17-foot sidewalk/landscape area along the eastern side, and a 14-foot auxiliary lane plus two 12-foot through lanes on each side, separated by a 14-foot median. From a point 1,000 feet north of the northern right-of-way line of Seventh Standard Road to the northern project boundary, Jewetta Avenue North will include a 14-foot sidewalk/landscape area along the western side, a 10-foot auxiliary lane and two 12-foot through lanes on each side, separated by a 14-foot median. Along this northern portion of the roadway, Jewetta Avenue North will have an additional 7-foot strip to create a 21-foot wide landscape and multi-use walkway area along the eastern side. All sidewalks on Jewetta Avenue North and Seventh Standard Road shall be separated from pavement and curb with landscaping.

The applicant/developer of the Marcona Preserve Specific Plan area and City staff will negotiate the location of traffic signal along Jewetta Avenue North, north of Seventh Standard Road, within the Marcona Preserve Specific Plan area. The developer shall participate in the Regional Transportation Impact Fee (RTIF) program and will be entitled to reimbursement through the program. Reimbursement through the RTIF will include the signal at the intersection of Jewetta Avenue North and Seventh Standard Road and signals offsite. Reimbursement through the RTIF will not include signals directly serving the subdivisions within the Marcona Preserve Specific Plan area that are not regional in nature.

- ***The remaining streets within the Specific Plan area are designated as local streets.*** Local streets, including cul-de-sacs, provide circulation within the individual planning areas. Local streets will have a base right-of-way width of 52

feet that will include two-way lanes (12-foot) as well as 8-foot parking lanes and 6-foot sidewalks on both sides of the street. Implementation of sidewalks and painted bicycle lanes along the public roadways will facilitate non-vehicular circulation and increase connectivity with the trail system in the area. The project will comply with the City of Shafter Bikeway Plan included in the General Plan, as Class II bike lanes will be implemented along Jewetta Avenue North (see Exhibit 3-5: City of Shafter Bicycle Trail Plan and Policy 11, Section 3.4 of the Transportation Program of the City of Shafter General Plan). Final design of local streets will be determined at the tract map stage.

According to the City of Shafter Municipal Service Review (September 2014), the interchange at Seventh Standard Road and State Route 99 has undergone an upgrade and a railroad grade separation, which contributes to improved traffic circulation to and from the Specific Plan area.

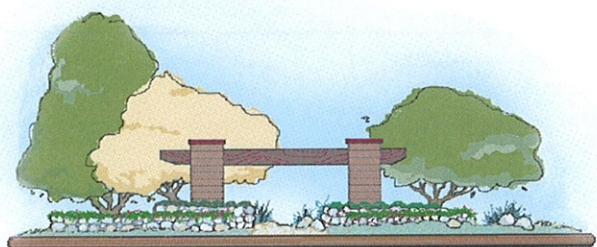
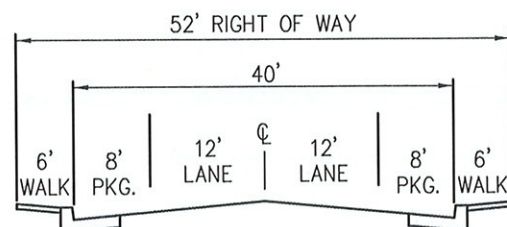
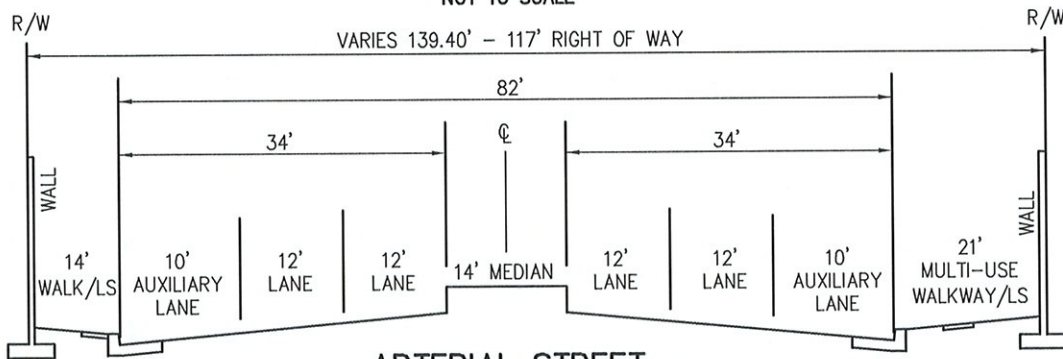
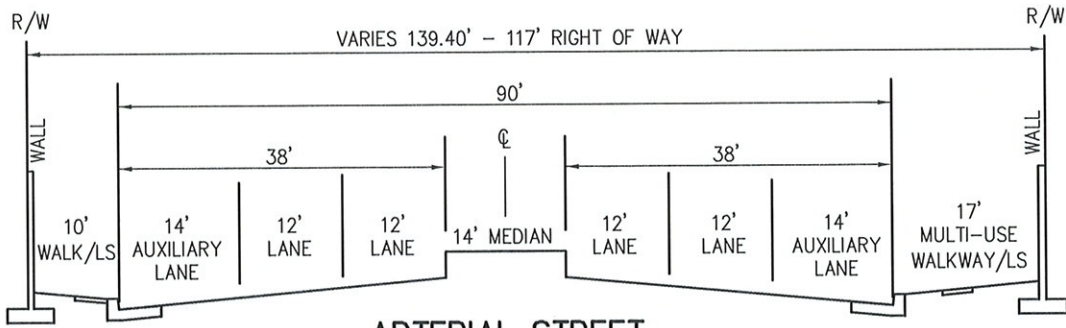
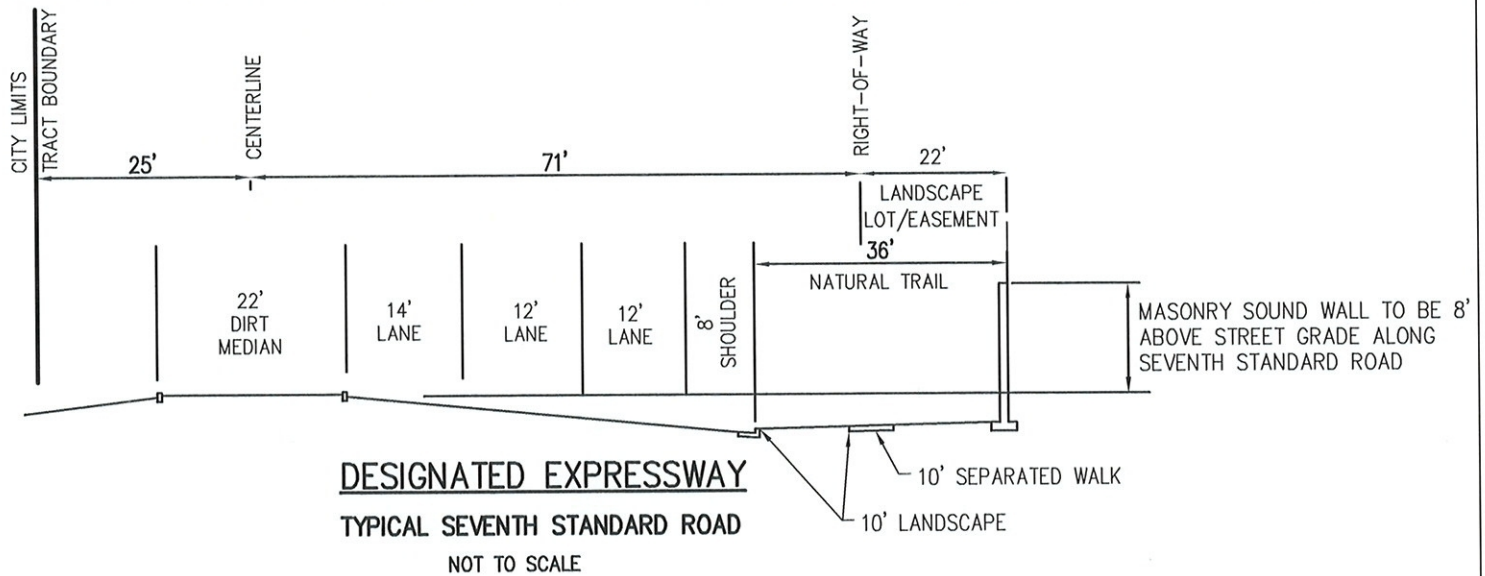
F. PARKS AND RECREATION PLAN

Park and recreation facilities within the City of Shafter Sphere of Influence are provided by four entities: the City of Shafter, the Shafter Recreation and Park District, the Kern County Park and Recreation Department, and the North of the River Recreation and Park District. The North of the River Recreation and Park District covers the southeastern portion of the planning area.

The following parks in the City core are operated and maintained by the City of Shafter: Mannel Park (4.5 acres, within the Shafter “core area”), Rodriguez Park (6.1 acres, located within the southeast portion of the City of Shafter), Stringham Park (1.2 acre, located downtown Shafter), Veteran’s Park (15.7 acres, located in the southeast portion of the City of Shafter) and Kirschenmann Park (6.2 acres, at the intersection of Birch Street and Euclid Avenue). The City also operates Flight Park (3.2 acres) located within the Gossamer Grove Specific Plan.

Recreational facilities within the City of Shafter Sphere of Influence include tennis courts and athletic fields at Shafter High School, and the Shafter Aquatic Center at 269 Poso Street. The Community Action Partnership of Kern operates a youth facility west of SR-43, south of East Euclid Avenue, and north of East Ash Street. This facility includes an 18,000-square foot gym, a computer training room, a day care center with playground, and food service facilities. The Shafter Recreation and Park District operates the Walker Senior Center at 505 Sunset Avenue. Just south of the youth facility, the City of Shafter has constructed a skate park.

The Parks and Recreation Plan, shown in Exhibit 3-6, is an important element of the Marcona Preserve Specific Plan. The Parks and Recreation Plan provides adequate recreational/open space facilities to address the needs of the Specific Plan community.



MARCONA PRESERVE
 A PLANNED COMMUNITY

EXHIBIT 3.4 Marcona Preserve Specific Plan Typical Street Cross-Sections

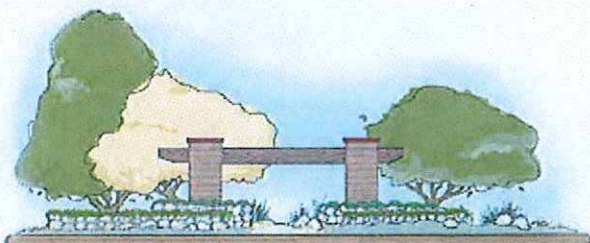
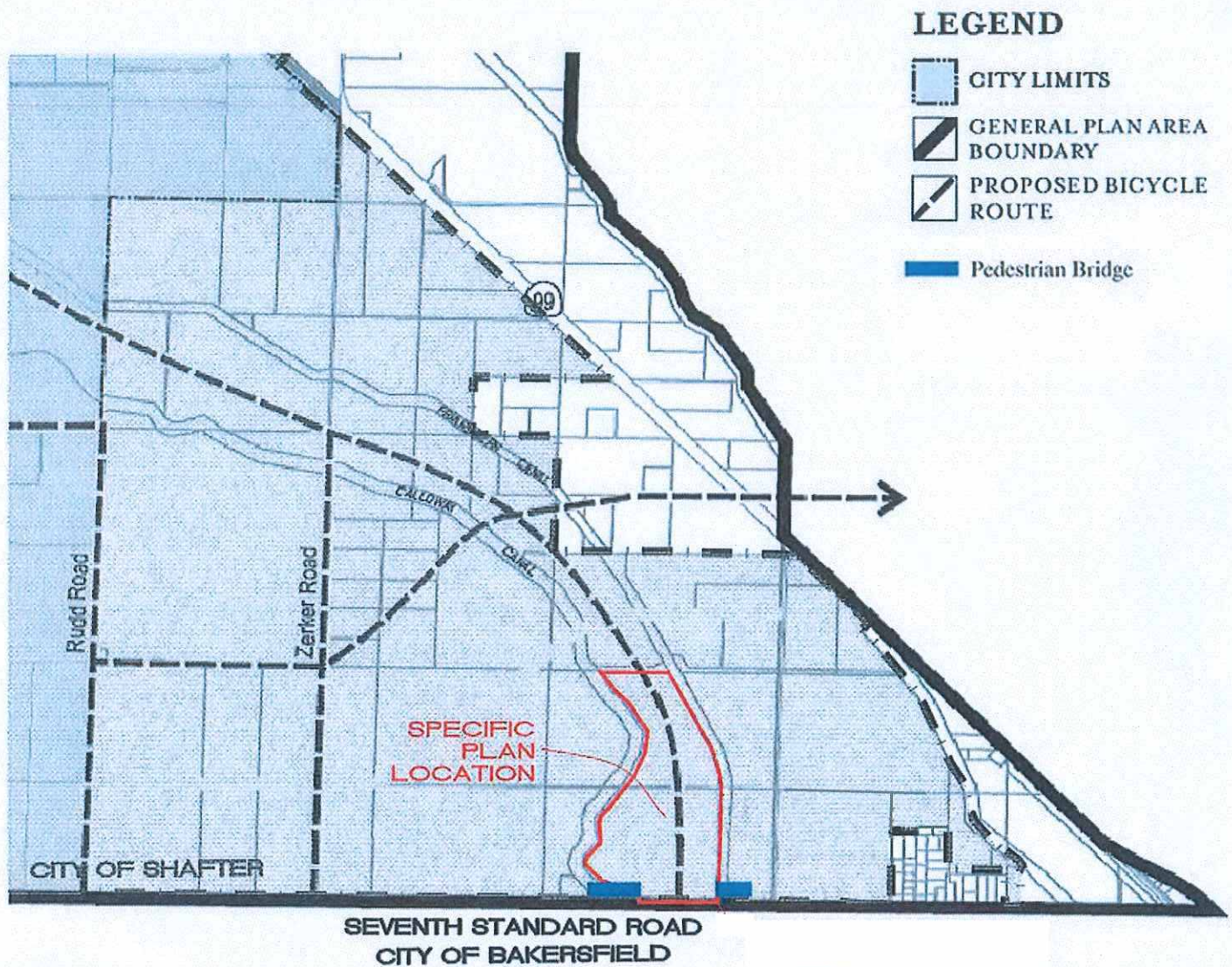


EXHIBIT 3.5
Marcona Preserve Specific Plan
City of Shafter Conceptual Bicycle Plan

The Parks and Recreation Plan features a 3.8-acre public park on the western side of Jewetta Avenue North, a 4.3-acre park on the eastern side of Jewetta Avenue North, north of the school. One approximately 1.01-acre park and one approximately 1.75-acre park are located on each side of Jewetta Avenue North, south of the school site. In addition, the Specific Plan will develop a multi-use walkway along Jewetta Avenue North, the Specific Plan's main road. Sidewalks will also connect Jewetta Avenue North to the parks and Natural Trail and pedestrian bridges across both the Friant-Kern Canal and the Calloway Canal along Seventh Standard Road are also planned, as additional amenities that will further increase connectivity of the area's trail system, expected to be developed as part of the Gossamer Grove and Mission Lakes Specific Plan areas (east and west of the Marcona Preserve property). Sidewalks will connect the parks and the school area east and west of Jewetta Avenue North. A Class II bike lane will also be implemented along Jewetta Avenue North and the development will provide multiple access points to a bicycle trail, originating in the City of Bakersfield.

The public parks are envisioned as gathering places for the community, and may accommodate small neighborhood events. These areas, together with the multi-use walkway, will be focal points of the Marcona Preserve community. The parks will be primarily passive recreation areas, and may include amenities such as children's play area with adjacent seating and paths, multipurpose turf, bike racks, picnic tables, and other park furniture. Lighting within the parks will be consistent with street lighting along Jewetta Avenue North. Landscaping will also be consistent with the landscape design along Jewetta Avenue North. The 1.01-acre and 1.75-acre public parks will be maintained by the City of Shafter and the larger parks in Planning Area-5 may be maintained by Shafter.

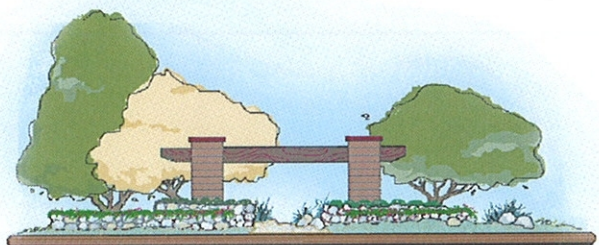
The multi-use walkway along Jewetta Avenue North will be a meandering path that will accommodate pedestrians and bicyclists, as well as other non-motorized users. The multi-use walkway will provide residents with an alternative mode of transportation throughout the community, and may enhance social interaction within the Specific Plan area. In addition, Class II bike lanes will be implemented along both sides of Jewetta Avenue North. Sidewalks will be developed to connect the parks and the school to Jewetta Avenue North.

A minimum 36-foot wide Natural Trail will be implemented along the entire frontage along Seventh Standard Road, which will tie into the trails planned as part of the Mission Lakes and Gossamer Grove Specific Plans. The Natural Trail will include a 10-foot wide landscaped sidewalk separated from Seventh Standard Road by at least 10 feet of landscaping. The Natural Trail will be a major recreational amenity within the Specific Plan area and will also enhance community connectivity, since it will link residential uses to the neighboring residential developments.

The City of Shafter has established a park-to-population ratio of 2.5 acres of park space for every 1,000 residents. The number of persons per dwelling unit per 2010 US Census, rounded to 4.0 pp/du x 880 dwelling units x 2.5 = 8,800 for a required 8.8 acres of

LEGEND

LOW DENSITY RESIDENTIAL	
DRILL ISLAND	
SCHOOL	
MULTI-USE WALKWAY	
NATURAL TRAIL	
RECREATION/OPEN SPACE	



MARCONA PRESERVE
A PLANNED COMMUNITY

EXHIBIT 3.6 Marcona Preserve Specific Plan Conceptual Parks & Recreation Plan

required parkland. The proposed total park acreage of 10.86 acres exceeds the City requirement and addresses the Specific Plan area residents' recreation and open space needs adequately.

G. LANDSCAPE PLAN

The landscaping and signage will contribute greatly to define the Marcona Preserve community character. Exhibit 3-7: Landscape Plan with Signs includes conceptual locations for landscaping, and for primary tract, school and park signs. Distinctive landscape and streetscape features contribute to integrate the diverse elements of the built environment. These features help unify the street aesthetics, provide orientation to residents and visitors, and create a powerful, memorable view.

The purpose of the Landscape Plan with Signs is to establish a cohesive landscape framework that permeates the community, contributing towards an aesthetic continuity in the Specific Plan area. Elements of the Plan are as follows:

Primary Entry Signs: these signs will be designed to identify the main entrance to the Marcona Preserve community and will be located on both sides of Jewetta Avenue North, near the intersection with Seventh Standard Road. The signs will create a visual gateway to the Specific Plan area and will contribute to establish a strong community identity (see Exhibits 5-1: Primary Entry Sign Plan; 5-2: Primary Entry Sign Elevation; and 5-3: Primary Entry Sign Elevation-Detail).

Major Roadway Streetscape: this type of landscaping shall be used along Jewetta Avenue North and Seventh Standard Road and shall clearly identify the roadway hierarchy within the Specific Plan area. The streetscape will accommodate bike lanes and multi-use walkways, and a Natural Trail in some portions of these roadways. Tree species will include a mixture of evergreen and deciduous species, for added visual interest. Please refer to Chapter 5, Section C for detailed streetscape design guidelines.

Local Roadways Streetscape: this type of landscaping shall be used along local roadways. A unifying plant palette in similar patterns that reflect the community's design theme will be used to create the local roadway streetscapes. Please refer to Chapter 5, Section C for detailed streetscape design guidelines.

Primary entry signs-and school/park signs will follow standards shown in this Specific Plan (Exhibits 5.1, 5.2, 5.3, and 5.4).

H. WALL PLAN

A sample wall plan was developed for the Marcona Preserve Specific Plan and is shown in Exhibit 3-8. A block wall with pilasters will be built along Jewetta Avenue North and along the residential property lines adjacent to parks (please refer to Chapter 5, Exhibit 5.10 for an illustration of the proposed wall). A block wall with slumpstone cap and color compatible with the theme wall will be implemented along the northern, eastern, and western boundaries of the school site, as a buffer to residential properties and the canal. The Wall Plan objective is to shield residential uses while being consistent with the community theme.

Distinct pilasters will be spaced along the block wall. Decorative accents will be applied to it, to create a wall design consistent with the Specific Plan architecture theme.

An 8-foot tall block wall is to be constructed along the frontage of Seventh Standard Road and 300 feet north of Seventh Standard Road along the eastern and western project boundaries. The wall will be stepped down to 6 feet and extended along the east and west project boundaries to separate the residential parcels from the Friant-Kern Canal and the Calloway Canal. Cross-section drawings are depicted in Exhibit 3.8. The block wall will be maintained at 8 feet in height above the grade of Seventh Standard Road, as measured from the median, to top of wall at all points of construction.

I. GRADING CONCEPT

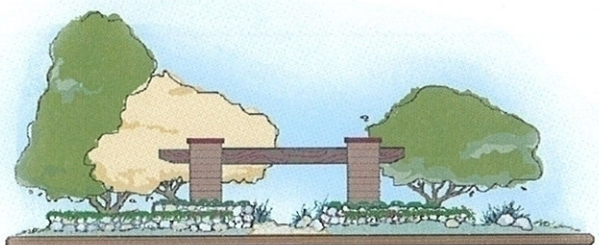
Grading for the Marcona Preserve Specific Plan is tailored to the existing topography of the project site. The project site is on a flat to gently sloping terrain. Soil and geologic conditions present no known significant constraints to grading. The primary objectives of the grading concept are to:

- Establish road grades that are consistent with those of the existing City streets around the site.
- Provide stable development pads for residential, educational, or recreational structures or amenities.
- Balance the cut and fill grading quantities on-site.

The grading plans shall be designed to accommodate drainage and a street system that meets the City of Shafter standards.

LEGEND

PRIMARY ENTRY SIGN	
SCHOOL & PARK SIGN	
TREE GROVES	
LOW DENSITY RESIDENTIAL	
DRILL ISLAND	
SCHOOL	
RECREATION/OPEN SPACE	



MARCONA PRESERVE
A PLANNED COMMUNITY

EXHIBIT 3.7

Marcona Preserve Specific Plan
Conceptual Landscape Plan With Signs

J. PUBLIC FACILITIES

WATER DISTRIBUTION

The City of Shafter and the Oildale Mutual Water company are the only municipal and industrial water purveyors in and adjacent to the City and the Specific Plan area. The City of Shafter owns and operates its own public water system. Four major canals affect water resources in the Shafter area. These include: Friant-Kern Canal (also known as the Federal Central Valley Project), the California Aqueduct (also known as the State Water Project), Lerdo or Beardsley Canal, and the Calloway Canal. These canals are vital to agricultural fields throughout the County and State.

Oildale Mutual Water Company currently provides water to residential and commercial development north of Seventh Standard Road and west of Highway 99. Oildale Mutual's existing water supply is a combination of groundwater and treated surface water.

Oildale Mutual Water Company will provide water services to the Specific Plan area with a dual water supply system. This system includes a domestic water supply and a landscape irrigation water supply. The water supply and distribution system will comply with all Oildale Mutual Water Company standards.

The primary connection points available for the Marcona Preserve Specific Plan area will be from the Gossamer Grove and Mission Lakes Specific Plan areas through Street "D", as shown in the Mission Lakes Specific Plan, and additionally along Seventh Standard Road to the east to form a looped system (Exhibit 3-9: Utility Concept Plan - Water).

The proposed water system will include a water line along Jewetta Avenue North, extending from the 12-inch minimum water line at Seventh Standard Road to the 12-inch minimum water line at Street "D" between the Gossamer Grove and Mission Lakes Specific Plan areas, and 6-inch and 8-inch lines within the internal roadways to provide domestic service to each proposed residence and the school, as well as supply sufficient fire flows to fire hydrants placed in accordance with the Kern County Fire Department standards.

SEWER SERVICES

Wastewater (effluent) treatment involves cleaning used water and sewage so that it can be returned safely to the environment or reused in place of other resources. The City of Shafter Department of Public Works is responsible for the operation and maintenance of the City's public sewer system. Wastewater treatment service provided to the City is accomplished through a co-ownership of the Shafter/North of River Sanitation District No. 1 (NORS) regional treatment plant that guarantees a set share of its capacity. The City of Shafter owns one-third of the wastewater treatment plant capacity and NORS owns two thirds of the plant. According to the *Municipal Services Review* prepared for the

LEGEND

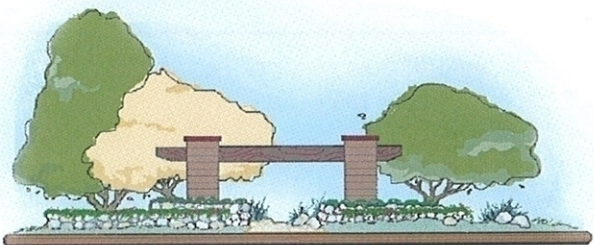
STANDARD BLOCK WALL
WITH PILASTERS



8' HIGH BLOCK WALL WITH
PILASTERS (THEME WALL)



STANDARD 8' HIGH BLOCK WALL



MARCONA PRESERVE
A PLANNED COMMUNITY

EXHIBIT 3.8

Marcona Preserve Specific Plan
Conceptual Wall Plan

City of Shafter in September 2014, both the City sewer mains and the regional wastewater treatment plant have plenty of capacity for the long-term future.

The proposed sewer plan for this Specific Plan consists of an extension of the already existing facilities west of the project. A gravity sewer line ranging in size from 18 to 30 inches has been constructed along Seventh Standard Road and provides sewer service to the project. A 10-inch gravity main will connect to the gravity main in Seventh Standard Road as depicted in Exhibit 3-10. The sewer system will also include 6-inch and 8-inch lines within the internal roadways to provide domestic service to each proposed residence. Sewage disposal facilities shall be installed in accordance with requirements and specifications of the State Department of Health Services and the Kern County Department of Public Health.

DRAINAGE PLAN

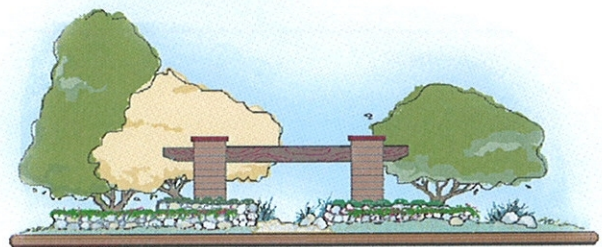
A preliminary on-site hydrology study will be performed to analyze the project's approximate 263 acres and determine an approximation of flows generated by the current undeveloped conditions and build-out conditions. The preliminary on-site hydrology study will be based on conceptual grading plans.

The Marcona Preserve Specific Plan site is classified by the USGS as Quaternary alluvium in the southern Joaquin Valley. The southwesterly flowing Kern River is approximately 6 miles south of the site. Existing topographic relief consists of relatively flat contours, with the existing site drainage generally sheet flowing in a northeasterly direction. The site is not located within the 500-year Kern River floodplain zone. No 100-year floodplains are located onsite. Calloway Canal and the Friant-Kern Canal delineate the western and eastern borders of the Specific Plan area, respectively. The drainage plan for Marcona Preserve Specific Plan will be consistent with common practice in the area and City of Shafter standards.

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

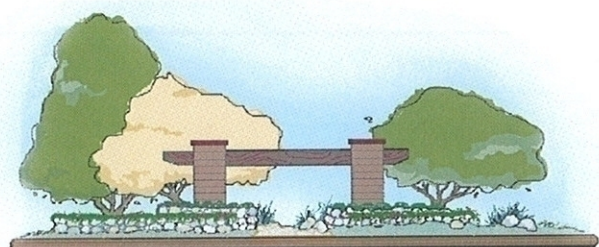
K. PUBLIC SERVICES

The following information is a brief summary of services to be provided to the Marcona Preserve Specific Plan community.



MARCONA PRESERVE
A PLANNED COMMUNITY

EXHIBIT 3.9 Marcona Preserve Specific Plan Utility Concept Plan - Water



MARCONA PRESERVE
A PLANNED COMMUNITY

EXHIBIT 3.10
Marcona Preserve Specific Plan
Utility Concept Plan - Sewer

FIRE AND POLICE PROTECTION

Fire Protection Services

The City of Shafter contracts with the Kern County Fire Department (KCFD) for fire protection services. The KCFD provides response to all fire and life safety emergencies. Within the City core and areas in the northern portion of the City, fire prevention services are provided from Station 32, located in the downtown area. Station 61, located at 6400 Fruitvale Avenue currently is and would continue to be the station serving the southeast Shafter area. This station contains both an Engine Company and a Ladder Company, each with a full-time captain, engineer, and firefighter. Station 61 operates three shifts (48 hours on-duty) and has one Type I engine and one ladder truck. KCFD is planning for a new fire station (Station 68) near the intersection of Seventh Standard Road and Allen Road. Currently, the new station has no construction date. Depending on the severity of the fire emergency, additional units from Bakersfield, Oildale, or other locations may respond (City of Shafter Municipal Service Review, September 2014).

While the Insurance Services Office (ISO) considers the ideal travel distance for a fire engine to be 1.5 miles, for planning purposes, the Kern County Fire Department (KCFD) uses a travel distance of 2 miles for a fire engine as the standard response distance. For ladder trucks, the ideal ISO travel distance is 2.5 miles. The KCFD uses a standard response distance of 3 miles. KCFD's staff and equipment will have to increase in order to respond adequately to the Marcona Preserve, Mission Lakes, and Gossamer Grove Specific Plan developments. The Mission Lakes and Gossamer Grove Specific Plans state that acreage for fire facilities will be provided within those Specific Plan areas as required by the City of Shafter/Kern County. No additional acreage for those uses will be necessary within the Marcona Preserve Specific Plan boundaries.

Police Protection Services

Law enforcement services in the City of Shafter and surrounding area are provided by three agencies: the Shafter Police Department, the Kern County Sheriff's Department, and the California Highway Patrol. These three agencies coordinate their efforts to ensure adequate police protection services are provided to residents and businesses.

The City of Shafter Police Department provides police protection services within the incorporated limits of the City. The Department employs 26 uniformed officers and 13 civilian support personnel. The Department maintains 2 uniformed officers and 1 police supervisor per shift, 24 hours per day, 7 days per week. The Department's desired police officer to population ratio is 1.1 sworn officers per 1,000 residents. The 2010 US Census has established the City of Shafter's population at 16,988 persons. Based on the Department's preferred ratio, 26 sworn officers meet desired staffing goals.

The California Department of Finance has estimated the population in the City of Shafter in 2017, to be 18,868. Based on the current population, the City needs a total of 21 sworn officers to service the residential areas and one to service the industrial development. As the population grows in the southeast portion of the City, additional police personnel, equipment, and facilities will be needed.

Police protection services for the unincorporated areas surrounding the City of Shafter are provided by the Kern County Sheriff's Department. The Buttonwillow Substation provides service to the unincorporated areas surrounding the City.

The California Highway Patrol (CHP) provides traffic enforcement on major roads, State Highways, and Freeways within the City of Shafter and City's Sphere of Influence.

The Gossamer Grove Specific Plan identifies areas for police facilities within the Specific Plan areas as required by the City of Shafter/Kern County. No additional acreage for those uses will be necessary within the Marcona Preserve Specific Plan boundaries.

SCHOOLS

The Marcona Preserve Specific Plan is within the Norris Elementary School District. The Marcona Preserve Specific Plan proposes the construction of a middle school on a 16.88-acre site to meet the future Specific Plan area residents' educational needs. The middle school is anticipated to join the Norris Elementary School District. The Kern High School District will serve high school students of the Marcona Preserve community.

PUBLIC LIBRARY

The Shafter Library and Learning Center is operated by the Shafter Education Partnership. The library, located at 236 James Street, maintains a collection of over 30,000 books, videos, DVDs, audio books, and other media in their facility. The Shafter Education Partnership operates the Shafter Learning Center out of the same building. The Learning Center hosts classes that challenge advanced students and enriches education in Shafter. The Shafter Learning Center also has computers available to the public.

UTILITIES

The Marcona Preserve Specific Plan will be served with telephone, cable, internet, electricity, natural gas and solid waste collection services from public and private companies as detailed below:

Utility	Provider
Electricity	PG&E
Gas	Southern California Gas Co.
Water	Oildale Mutual Water District
Sewer	City of Shafter
Solid Waste	Varner Brothers
Telephone	AT&T and Shafter Connect
Cable	AT&T, Spectrum, and Shafter Connect

CHAPTER 4

DEVELOPMENT STANDARDS AND REGULATIONS

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

A. GENERAL PROVISIONS

DEFINITION OF TERMS

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

- ***Abutting, Adjoining, Adjacent.*** Having district boundaries or lot lines in common. Where properties would have had lot line in common except for the existence of an alley, the lot lines of those properties are considered to be abutting, adjoining, or adjacent.
- ***Accessory Structure.*** Any subordinate structure or portions of the main structure, the use of which is incidental to that of the main structure on the same lot or premises, and which is used exclusively by the occupants of the main structure. An accessory structure may be erected only after the principal structure is established.
- ***Acreage, Gross.*** The total fee ownership of a parcel or land area including any easements.
- ***Acreage, Net.*** The land area which remains after dedication of ultimate rights-of-ways for 1) exterior boundary streets, 2) flood control rights-of-way, and 3) easements.

- ***Architectural Features.*** Any portion of the outer surface of a structure, including, but not limited to, the kind, color and texture of the building material, the type and style of windows, doors, lights, signs, walls, fences, awnings, canopies, screens, sculptures, decoration, roof shape and materials, and other fixtures appurtenant to a structure.
- ***Architectural Projections.*** A marquee, fireplace, chimney, porch, canopy, or similar projection of a building.
- ***Builder.*** The person or entities who acquire Planning Areas (as defined below) in the Marcona Preserve Specific Plan from the Master Developer.
- ***Building Height.*** The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the highest point of the highest gable of a pitch or hip roof, but exclusive of vents, air conditioners, chimneys, or other such incidental appurtenances.
- ***Coverage, Lot or Site.*** “Lot or Site Coverage” shall mean the ratio between the ground floor area of the habitable buildings (or buildings as defined by the Uniform Building Code) and the lot area.
- ***Density.*** The number of permanent dwelling units per planning area based on net acreage.
- ***Developers.*** The person or entities who acquire Planning Areas (as defined below) in the Marcona Preserve Specific Plan Area from the Owner for the purpose of developing said Planning Areas.
- ***Dwelling, Single-Family.*** A building containing one dwelling unit on one lot.
- ***Easement.*** The right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies may have easements on private properties to be able to install and maintain utility facilities.
- ***Floor Area, Gross.*** The total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms, and basement or attic areas having a height of more than 7 feet, but excluding area used exclusively for vehicle parking or loading.
- ***Floor Area, Net.*** The total building floor area excluding garages, hallways, lobbies, elevators, and other common spaces.
- ***Frontage, Building.*** The side or face of the building which is parallel to or is at an angle of 45 degrees or less to a public street or a public parking area.
- ***Frontage, Road.*** A minor street which is parallel to, and adjacent to an arterial street or freeway, and which provides access to abutting properties and protection from through and fast traffic.
- ***Frontage, Street or Highway.*** That portion of a lot or parcel of land which borders and has access to a public street, highway, or parkway. The frontage shall be measured

along the common lot line separating the lot or parcel of land from the public street, highway, or parkway.

- **Garage.** A permanently roofed structure with 3 enclosed sides and a garage door which is used for automobile shelter and storage.
- **Lot.** A site or parcel of land under one ownership having frontage upon a street, other than an alley, or a private easement determined by the Public Works Manager to be adequate for purposes of access.
- **Lot Area.** The horizontal area within the property lines excluding area to be included in future street right-of-way as established by dedication.
- **Lot, Corner.** A site bounded by 2 or more adjacent street lines that have an angle of intersection of not more than 135 degrees.
- **Lot Depth.** The average horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.
- **Lot, Double Frontage.** An interior lot having frontage on more than one street.
- **Lot, Interior.** A lot other than a corner lot.
- **Lot Line.** A line of record that divides one lot from another lot or from a public or private street or any other public space.
- **Lot Width.** The average horizontal distance between the side lot lines, measured at right angles to the lot depth as a point midway between the front and rear lot lines.
- **Open Space.** Any area of land, essentially left undeveloped and not occupied by structures that is set aside, dedicated, or reserved in perpetuity for public or private enjoyment as a preservation or conservation area. Open space areas may include developed areas for passive recreation. Facilities within open space areas may include nature trails, exercise trails, seating areas, picnic tables, grills, and children's playground equipment.
- **Open Space, Usable.** Outdoor space which serves a recreational function or provides visual relief from the building mass, the minimum dimension of which shall be 6 feet excluding required front yards.
- **Passive Recreation.** Recreational activities which can be done in natural open space areas without extensive development of the area, i.e., hiking, walking, day picnicking.
- **Planning Area.** A designated sub-area of the Specific Plan with specified permitted uses and regulations covering the development of those uses.
- **Project.** Any proposal for new or changed use, or for new construction, alteration or enlargement of any structure, that is subject to the provisions of this Specific Plan.
- **Property Line, Front.** The shortest boundary line of a lot which is coterminous with a street line. Boundary lines of a double frontage lot which are coterminous with street lines shall be front lines and shall both meet minimum front yard set back requirements. When the boundary lines of a corner lot, which are coterminous with

street lines, are of equal or substantially equal lengths, the front line shall be determined by the Planning Director. In determining the front line, the City of Shafter Planning Director shall take into consideration the character of the improvements in the neighborhood of the lot, the relative impact to abutting property owners from the establishment of either of such boundaries as a front line, the character of the building proposed to be constructed and the distance that the buildings are set back from the lines of the two streets on which the lot in question abuts.

- ***Property Line, Interior.*** A lot line not abutting a street.
- ***Property Line, Rear.*** A lot line that is parallel or approximately parallel to the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, shall be deemed the rear lot line for the purpose of measuring rear yard depth.
- ***Property Line, Side.*** Any lot line that is not a front lot line or a rear lot line.
- ***Property Line, Streetside.*** A side lot line abutting a street.
- ***Recreational Area.*** Any private or public land use which relates to the pursuit of active or passive movement to refresh body or mind, such as tennis, golf, baseball, soccer, swimming, walking, jogging, etc.
- ***Residential.*** Any land designated for the establishment of structures in which to live.
- ***Setback.*** The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.
- ***Specific Plan.*** A plan as defined in California Government Code 65450.
- ***Structure.*** Anything constructed or erected that requires a location on the ground, including a building, but not including a fence or a wall used as a fence if the height does not exceed 6 feet, or access drives, or walks, or swimming pools.
- ***Yard or Court.*** An open space on the same site as a structure, unoccupied, and unobstructed by structures from the ground upward or from the floor level of the structure requiring the yard or court upward except as otherwise provided in this title, including a front yard, side yard, rear yard, or court between structures.
- ***Yard, Front.*** A yard extending the full width of a site, the depth of which is the minimum horizontal distance between the front property line and a line parallel thereto on the site. The front yard of a corner lot is the yard adjacent to the shorter street frontage.
- ***Yard, Rear.*** A yard extending across the full width of a site, the depth of which is the minimum horizontal distance between the rear property line and a line parallel thereto on the site, except that on a corner lot the rear yard shall extend only to the side yard abutting a street.

- ***Yard, Side.*** A yard extending from the rear line of the required front yard, or the front property line of the site where no front yard is required, to the front of the line of the required rear yard, or the rear property line if the site where no rear yard is required, the width of which is the horizontal distance between the side property line and line parallel thereto on the site, except that the side yard on the street side of a corner lot shall extend to the rear lot line.

GENERAL NOTES

1. The Marcona Preserve Specific Plan Development Regulations shall be applied only to the Marcona Preserve Specific Plan area.
2. Any reference to Development Regulations shall mean the Marcona Preserve Specific Plan Development Regulations.
3. Whenever a use has not specifically been listed as being a permitted use in a particular zone classification within the Specific Plan, the City of Shafter Planning Director may determine said use is similar in nature to allowable uses and consistent with the goals and objectives of the Specific Plan and therefore an allowable use.
4. The maximum number of residential dwelling units permitted by the Marcona Preserve Specific Plan shall be 880.
5. Development standards contained in Chapters 10 through 14 of the Zoning Ordinance (Title 17 of the City of Shafter Municipal Code) shall be applicable to performance standards, parking, signage, swimming pools and other specific uses, accessory structures and other general development in the Specific Plan area. Where a discrepancy occurs, the standards and regulations contained in this section of the Specific Plan document shall supersede Chapters 10 through 14 of the Zoning Ordinance.
6. Specific development standards contained in Chapter 4 of the Zoning Ordinance (Title 17 of the City of Shafter Municipal Code) shall be applicable to the Specific Plan area except as noted herein. Specific development standards include parking requirements, landscaping, open space, private open space, pedestrian circulation, security fencing, laundry facilities, lighting, trash collection areas, and security devices. Where a discrepancy occurs, the standards and regulations contained in this section of the Specific Plan document shall supersede Chapter 4 of the Zoning Ordinance.
7. Minor boundary, density, and acreage variations (up to 15%) in the Planning Areas may be permitted, subject to approval of the City of Shafter Planning Director, without an Amendment to the Specific Plan. Requests for variance and modification may be approved by the City of Shafter Planning Director during the tentative tract map process.

8. The setback requirements are as specified within the development standards for each planning unit. If not otherwise specified, all setbacks shall be determined as the perpendicular distance from the existing or planned street right-of-way, or property line, to the foundation point of the closest structure, except covered patios, whichever is most restrictive.
9. Setbacks for all permitted accessory structures shall be the same as those required by the Shafter Zoning Ordinance.
10. The Marcona Preserve Specific Plan identifies only those uses and development regulations unique to the project. These Development Regulations modify or supersede those found in the Shafter Zoning Ordinance and General Plan.
11. If any provisions (or portions of any provision) of these Specific Plan Development Regulations or their application to any person or circumstance is held to be invalid, the remainder of the Specific Plan Development Regulations and the application of that provision to other persons or circumstances shall not be affected.
12. All construction within the Marcona Preserve Specific Plan shall comply with the provisions outlined herein, and relevant City of Shafter provisions. Building and other construction permits shall be issued only after the City of Shafter Planning Director or designee has determined that said permit applications are consistent with the applicable provisions of the Specific Plan and Development Regulations outlined herein.
13. The hierarchy of applicability shall be first to the Marcona Preserve Specific Plan and these Specific Plan Development Regulations, and then to the applicable provisions of the City of Shafter Zoning Ordinance, and other City codes and ordinances.
14. The site plan approval process for all developments requiring site plan review shall be in accordance with the City of Shafter Development Code.
15. Any persons, firm, or corporation, whether a principal, agent, employee or otherwise, violating any provisions of these regulations shall be made to comply with the City of Shafter ordinances pertaining to zoning violations.

B. DEVELOPMENT STANDARDS AND REGULATIONS

The following Section sets forth development standards for all land uses within the Marcona Preserve Specific Plan community. This Section has been prepared in accordance with California Government Code Section 65450 and all applicable development and design standards of the City of Shafter Zoning Ordinance, with some modification to accommodate the Marcona Preserve Specific Plan land use plan.

All setbacks established in this Chapter, unless otherwise noted below, shall be measured from the property line.

RESIDENTIAL PLANNING AREAS

Permitted and conditionally permitted uses in the Residential Planning Areas (PA-1, PA-2, PA-3, PA-4, and PA-5) shall be all those allowed under the City of Shafter Zoning Ordinance R-1 Zone. There is no maximum lot coverage being proposed. The Marcona Preserve Specific Plan Residential Planning Areas will comply with the *Use Regulations for Residential Districts* included in Section 4.3 of Title 17 of the City of Shafter Municipal Code. The following standards are applicable to the Residential Planning Areas (Exhibit 4-1 Development Standards – Residential Planning Area):

TABLE 4-1 RESIDENTIAL PLANNING AREA STANDARDS

	All Residential Planning Areas
Maximum Density (dwelling units per gross acre) for entire Specific Plan Area ¹	4.25
Minimum Lot Area (net area in square feet)	
a. interior lot	5,500
b. corner lot	5,500
Minimum lot width ²	
a. interior lot	50'
b. corner lot	55'
Minimum lot depth ³	100'
Minimum front yard setback	
a. Lot adjacent to a straight street to habitable space	15'
b. Cul-de-sac lot or knuckle lot to habitable space	15'
c. Lot adjacent to a straight street to garage	18'
d. Cul-de-sac lot or knuckle lot to garage	18'
Minimum interior side yard setback ⁴	
a. Single- and multi-story structures	5'
Minimum street side yard setback	
a. corner lot	10'
b. reverse corner lot	10'
Minimum rear yard setback	5'
Maximum height for buildings and structures	35'
Minimum distance between buildings ⁵	10'
Minimum dwelling unit size (square feet)	1,400

¹ Per the City of Shafter General Plan update, Section 2.8, Policy 4, the maximum allowable residential density for the entire Specific Plan area is 4.25 dwelling units per gross acre, excluding acreage within the rights-of-way of Seventh Standard Road and existing canals. Residential development products with higher densities than 4.25 d.u./acre may be permitted, provided that sufficient usable open space or non-residential uses are provided so as not to exceed the maximum overall allowable density of the project.

² Minimum lot width along the arc of the front property line shall be 35 feet for cul-de-sac lots and 40 feet for knuckle lots.

- ³ 100' average lot depth does not apply to lots in the southeast corner specifically Lots 117 & 118 of RTM 7244.
- ⁴ All lot types except street side yards.
- ⁵ A one-hour fire wall, approved by the Building Official, reduces the minimum distance between buildings to 5 feet.

▪ ***RESIDENTIAL PLANNING AREA PA-1***

A Drill Island is permitted in the Residential Planning Area PA-1.

▪ ***RESIDENTIAL PLANNING AREA PA-2***

Common recreation areas are permitted in the Residential Planning Area PA-2. Residential Planning Area PA-2 will accommodate a 1.01-acre public recreational/open space facility. This park will be centrally located within the Specific Plan area and will be surrounded by residential land uses. This area is planned primarily for passive recreational uses, but may also include amenities such as:

- Picnic/Barbecue Facilities
- Playground Furniture
- Shade Tree Plantings and Turf Areas

PA-2 standard building setbacks do not apply to the park area. Parking for each use shall comply with Chapter 13 of the City of Shafter Municipal Code, Title 17 (Zoning Ordinance).

▪ ***RESIDENTIAL PLANNING AREA PA-3***

Common recreation areas and public school uses are permitted in the Residential Planning Area PA-3. Residential Planning Area PA-3 will accommodate a 16.88-acre educational facility. Final educational facility location, construction, and design will be determined in conjunction with the School District. PA-3 standard building setbacks do not apply to the school area.

Residential Planning Area PA-3 will also accommodate a 1.75-acre public recreational/open space facility. The park will be surrounded by residential land uses. The area is planned primarily for passive recreational uses, but may also include amenities such as:

- Recreational Facility
- Picnic/Barbecue Facilities
- Playground Furniture
- Shade Tree Plantings and Turf Areas

PA-3 standard setbacks do not apply to the park area. Parking for each use shall comply with Chapter 13 of the City of Shafter Municipal Code, Title 17 (Zoning Ordinance). Deviations from these standards may be approved by the Planning Commission at the time of site plan review.

▪ ***RESIDENTIAL PLANNING AREA PA-4***

A neighborhood consisting of no more than 92 single-family residential lots is permitted in Residential Planning Area PA-4. Minimum lot widths of 50 feet will be allowed within Residential Planning Area PA-4.

▪ ***RESIDENTIAL PLANNING AREA PA-5***

Common recreation areas are permitted in the Residential Planning Area PA-5. Residential Planning Area PA-5 will consist of access to the Natural Trail and future pedestrian bridge by means of a 10-foot wide pedestrian access through the eastern wall. PA-5 will also accommodate 3.8-acre and 4.3-acre public recreational/open space facilities. These parks will be surrounded by residential land uses. These areas are planned primarily for passive recreational uses, but may also include amenities such as:

- Picnic/Barbecue Facilities
- Playground Furniture
- Shade Tree Plantings and Turf Areas

PA-5 standard setbacks do not apply to the park areas. Parking for each use shall comply with Chapter 13 of the City of Shafter Municipal Code, Title 17 (Zoning Ordinance). Deviations from these standards may be approved by the Planning Director at the time of site plan review.

CHAPTER 5

DESIGN GUIDELINES

A. PURPOSE AND INTENT

The Marcona Preserve Specific Plan Design Guidelines provide general criteria for architecture, landscaping, entry signs, lighting, and wall design in order to ensure high-quality development, unique community character, and land use compatibility within the Specific Plan area. They are also presented to give guidance to City staff, the Planning Commission and the City Council in their review of development projects within the Marcona Preserve Specific Plan area.

These guidelines are intended to provide criteria for design, while allowing flexibility for architects, landscape architects, developers, builders, and others involved in the design of community elements. The Design Guidelines are intended to work in concert with the Development Standards contained in Section 4.0 of this document.

B. ARCHITECTURAL DESIGN GUIDELINES

The goal of the architectural design guidelines is to allow for a diversification of architecture styles while ensuring visual compatibility. These guidelines are not intended to limit designs, but to provide a flexible framework to accomplish a cohesive design concept and to promote high quality construction.

Architecture, or building design, contributes significantly to create a visual and spatial expression of special design considerations and solutions. All architecture is intended to appear to be an integrated part of an overall site design concept.

Architectural styles should reflect a variety of compatible elements to avoid monotonous neighborhoods. This can be accomplished efficiently through the use of compatible materials, color combinations, setback variations, and articulated wall surfaces and rooflines.

ARCHITECTURAL THEME

The architectural theme for the Marcona Preserve Specific Plan area is based on the history and tradition associated with the City of Shafter and general Specific Plan region. The Marcona Preserve Specific Plan architecture shall reflect the traditional agricultural and ranching practices in the area and the values of the regional community. The historic and cultural inspiration translates into a modern interpretation of a rustic, ranch-style

architecture. Conceptual renderings that illustrate the design of residential structures are included in Appendix C.

The unifying architectural theme will not only promote the physical integration of structures within the overall community, but will also contribute to create a “sense of place” among community residents, which also ties into the historic Shafter core area. Neo-traditional design elements will be incorporated to encourage social interaction among residents, resulting in a welcoming community to the new homeowners.

ARCHITECTURAL STYLES

The Marcona Preserve Specific Plan recommends that architectural styles that have historical precedence in Central California be used as design inspiration. Contemporary interpretation and variation of styles such as “Spanish Colonial”, “Colonial”, “Craftsman”, “Bungalow”, “Monterey”, and “Cottage” shall be encouraged. Additional architectural styles that are consistent with the community theme may be incorporated into the Marcona Preserve Specific Plan.

The Specific Plan architectural themes shall address today’s market conditions, economics, and building industry standards.

COLORS AND BUILDING MATERIALS

The colors and building materials used in the Specific Plan structures shall be complementary, and when considered together, shall reflect a distinct community character, keeping with the overall Marcona Preserve Specific Plan theme, and exterior building materials shall be consistent with said theme. A variety of natural materials and earth tone-based colors will provide the diversity required for visual interest while unifying the building with their settings and creating a timeless appeal.

The primary purpose of the color palette is to avoid monotony, provide a variety of color schemes, and promote visual diversity. Recommended major colors are subdued earth tone colors such as browns, tans, and grays with additional accent colors.

Coordinated use of external building materials can contribute greatly to create a unifying architectural theme. Building materials add texture and color variety to architectural design and complement the use of a color palette. Recommended building materials are:

- Masonry (including brickwork and stonework)
- Stucco
- Concrete (including salt finished and concrete with decorative impressions)
- Cast iron
- Wrought iron

The use of river rock, river cobble, and decomposed granite for stonework.

Ranch-style architecture and rustic design traditionally calls for the use of wood. However, to increase durability, the use of metal or plastic molded and colored to imitate wood is recommended.

Color and building material recommendations are as follows:

- Incorporate a minimum of three colors within each elevation, such as one body, one trim, and one accent color.
- Select individual color schemes that are appropriate to each of the architectural styles, with a harmonious selection of accent materials and roof profile and colors.
- Avoid the use of the same exterior color scheme on two adjacent homes with the same floor plan. A scheme of color on exterior elements should be distinct on adjacent homes, with deeper tones encouraged to promote variation.
- If balconies are provided, match or complement those materials on the main portion of the building.

BUILDING MASS, FORM, AND SCALE

Creating an aesthetically pleasing street scene with visual variety is one of the Marcona Preserve Specific Plan design guidelines' objective. The following recommendations are intended to develop variation in appearance and a sense of individuality for each home:

1. Single-story components such as porches, reduced heights of living spaces, and/or garage areas may be used to create a sense of variety within the street scene and to break up building massing.
2. Homes with entries, windows, front porches, and living areas closer to the street and with recessed garages are encouraged.
3. The fenestration for each structure should vary according to the architectural style chosen.
4. Garage doors shall be integrated into the design of the architecture and complement the building elevation. Accent colors may be considered to complement the architecture and to provide visual variety along streetscapes.

RESIDENTIAL

Residential architecture shall be oriented to the street so that interactive elements reinforce the human scale and are inviting to the street scene. Interactive elements include porches, porticos, trellises, arbors, and courtyards. The quality design and orientation of interactive elements contribute to pedestrian safety, a sense of place, activity, and neighborhood socialization.

The roofs' pitch and form are major visible community features. A varied range of roof forms and roof pitches can add an appealing visual impact to the community and to the streetscape. Roof overhangs are allowed and shall be designed as an integral part of the roof form. The roofing material shall be constructed of non-reflective, non-combustible materials and exhibit muted earth tones. Concrete tile, tile, or architectural style composition shingle with dimensional color variation is allowed per City Zoning Ordinance. Wood, metal, and standard "flat" composition roofing materials will not be permitted.

All walls and fences used within the residential area shall be of material compatible with the architectural design of the structure. Walls shall not exceed six feet in height except for retaining walls. If the fence or wall connects two separate units they shall be of the same color and material, and be compatible with the color and material of the architecture.

Rectangular plans and variations of the rectangle can assure compatibility and variation. Variety and interest can be created by varying dimensions and positions of structures.

All parking structures, either free-standing or attached garages, shall incorporate the same design element as the dwelling unit. In order to de-emphasize the role of the garage in front elevations, "neo-traditional" treatments such as staggered setbacks, recessed garages, detached garages, among others, are encouraged. Garages shall be constructed of materials compatible with the architectural style of the primary structure.

Recessed door, window and wall openings are characteristic elements of the intended architectural theme and convey the appearance of thick protective exterior walls. Fully recessed openings are encouraged, although plaster projections and projecting windows may be used to add articulation to wall surfaces. Buildings may have a shadow relief. Offsets, pop-outs, overhangs and recesses, all may be used to produce effective shadow interest areas.

SCHOOL BUILDINGS

Architectural styles for the school component of the project shall complement the community theme. The placement and design of structures should facilitate and encourage pedestrian activity and convey a physical and visual link to the adjacent residential developments, streets, and sidewalks, including the multi-use walkway along Jewetta Avenue North. Long linear vistas and building edges should be avoided by varying and articulating building facades, heights and rooflines.

Roof projections over windows are encouraged. Roofs may be constructed of clay tile, slate, concrete or asphaltic compound shingles. No mechanical equipment of any kind is permitted on roofs. All vents and other projections shall be colored to blend with the roof.

Flat roofs with parapet walls to screen rooftop equipment are appropriate, although building with angular forms and changes in roof planes are encouraged.

Perimeter walls shall not exceed a height of 8 feet above finished grade except for retaining walls. Refer to Section E of this Chapter for more detail on neighborhood walls. Walls shall match primary buildings with respect to color, texture and overall design.

Decorative paving may be incorporated into parking lot design, driveway entries, pedestrian walkways, and crosswalks. Parking lots and driveway lighting shall provide uniform illumination with accent illumination at key points, such as entrances, exits, and loading zones. Parking lots shall be landscaped with a minimum of one shade tree per 10 stalls.

The architectural design standards and requirements of the school buildings within Planning Area PA-3 shall be consistent with the applicable sections of the City of Shafter Zoning and Development Code at the time of development.

C. LANDSCAPE DESIGN GUIDELINES

The Marcona Preserve Specific Plan Design Guidelines determines a landscape theme for the project and sets forth general criteria for landscaping of the residential community, school site, and recreational areas.

Landscape elements contribute significantly to the development of the community identity, as well as to the overall aesthetic character of a project area. Community character is reinforced through the coordinated design and choice of landscape materials. To achieve uniformity, guidelines are presented for the following categories:

- Entries and Signs
- Streetscapes
- Project Edges
- Multi-Use Walkway
- Public Park
- Landscape Buffering or Screening
- Natural Trail

Water conservation shall be taken into account during development of the plant palette. The plant palette shall be composed of species that require low to medium water use and are compatible with year-round weather of the proposed project area.

Selected plant material and design will be similar to the palette used at Gossamer Grove along Seventh Standard and the Natural Trail.

The landscape design for the Marcona Preserve Specific Plan shall include one or more “theme” trees for the community, which will be planted at the main entrances to the project, as well as accompany signs, and permeate the project area. This repetition of one or more types of trees will reinforce the community identity.

Once a particular plant or plant combination is used for a particular application, it is recommended that its use be repeated in similar areas of the community to reinforce a sense of neighborhood cohesion. For example, flowering tree species may be used at major intersections and along traffic calming devices.

The landscape design for the Marcona Preserve community shall be detailed at the time of site development plan.

ENTRIES AND SIGNS

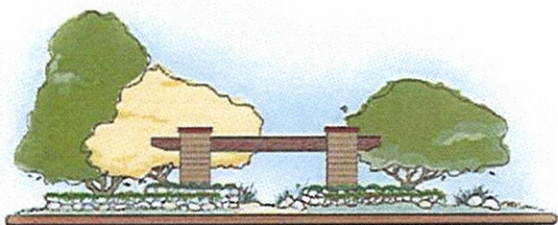
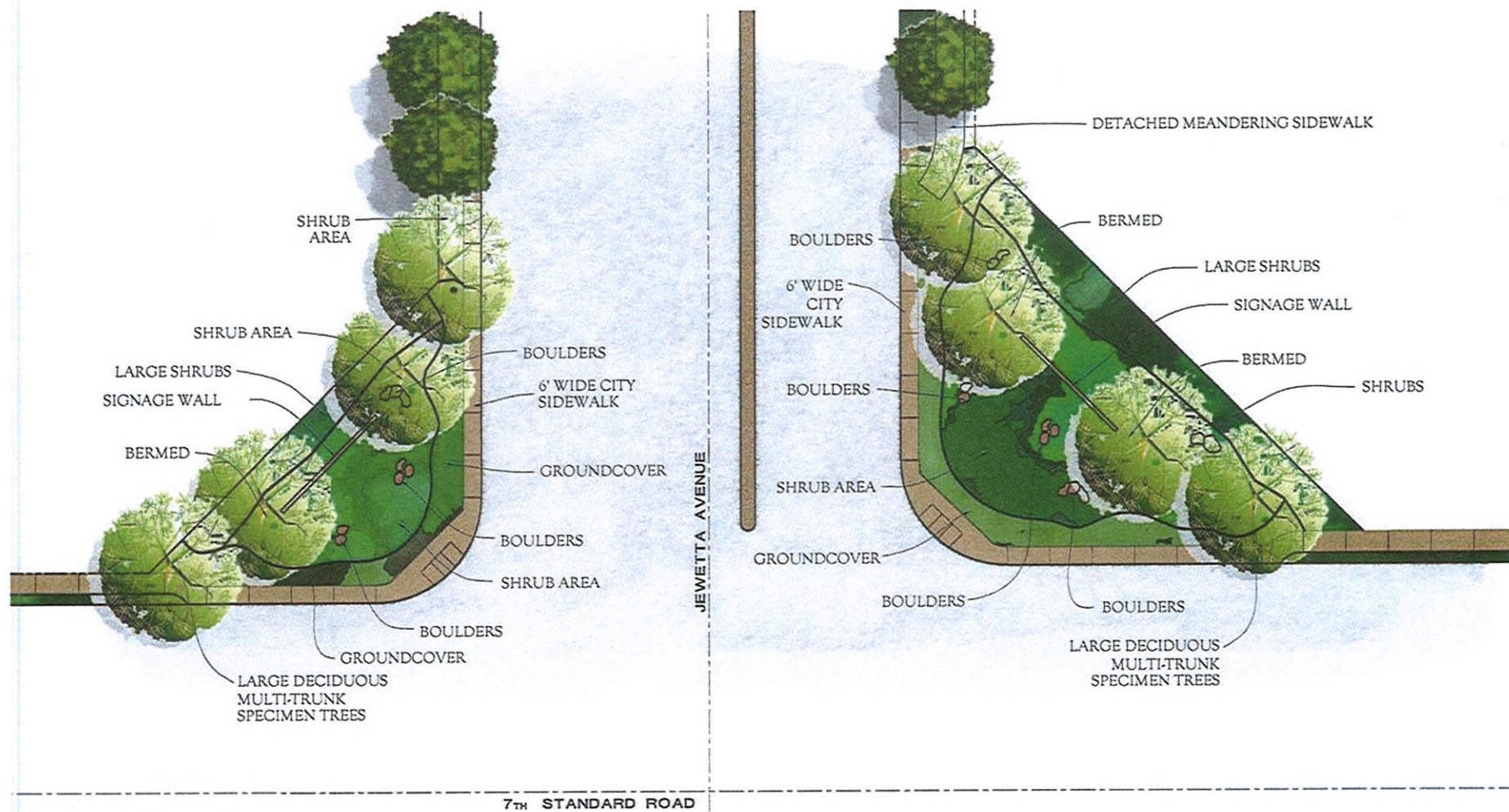
The Marcona Preserve Landscape Plan with Signs is shown in Exhibit 3.7. Landscape and streetscape elements will be used to create visual continuity throughout the Marcona Preserve Specific Plan area.

The design of the primary entry (intersection of Seventh Standard Road and Jewetta Avenue North) into the project shall symbolically form a gateway and clearly identify the transition to the Marcona Preserve community. Special landscape treatments with specialty paving, lush plantings, signage, and primary entry signs shall be used to emphasize and contrast the entryway with the rest of the environment. Clear views for traffic safety and project signage must be maintained. Primary entry signs and school/park signs will follow standards shown in this Specific Plan (Exhibits 5.1, 5.2, 5.3, and 5.4).

Exhibits 5-1: Primary Entry Sign - Plan, 5.2: Primary Entry Sign - Elevation, and 5.3: Conceptual Primary Entry Sign illustrate the sign that will occupy the northern corners of the intersection of Seventh Standard Road and Jewetta Avenue North. The sign will be located over an 18-inch high decorative wall. Groundcover such as grass or flowers may be planted on the high wall base. Whenever possible, the theme tree for the Specific Plan area shall be planted behind the structure, in order to visually frame the sign and reinforce the community identity.

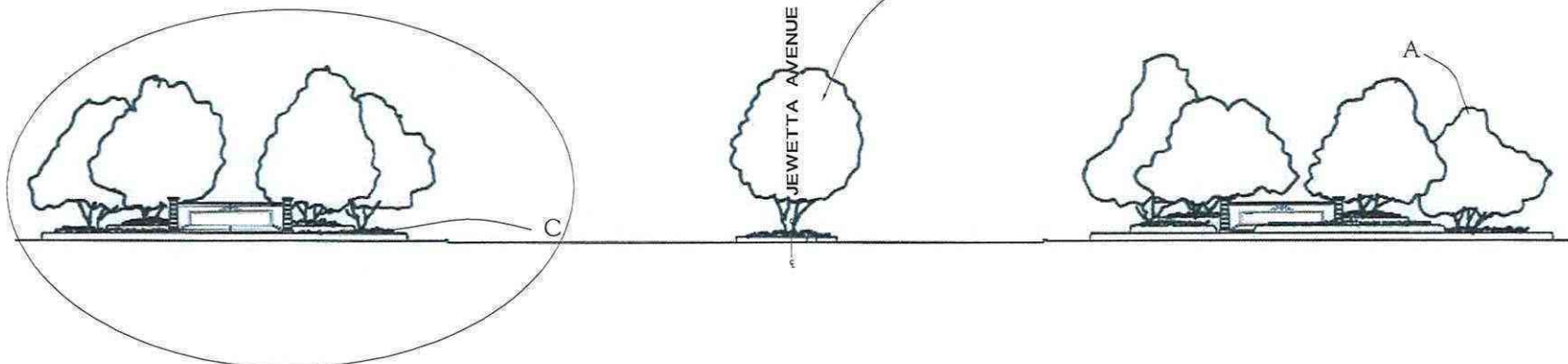
Tract signs will be designed to identify entrances into the public parks and school. This type of sign will be accompanied with the theme tree or accent plant species, such as flowering trees, with specialty paving and plantings, and shall be consistent with the style of the major entrances. Recommended design for these signs is shown in Exhibit 5.4: School/Park Sign.

A 20-foot minimum building- and parking-free area shall be maintained at the entry intersection to provide adequate visual access to entry signs.



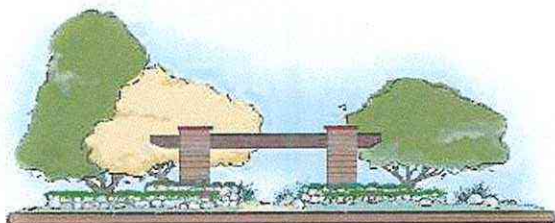
MARCONA PRESERVE
A PLANNED COMMUNITY

EXHIBIT 5.1
Primary Entry Sign Plan



Detail-Exhibit 5.3

- A Large canopy deciduous multi-trunk specimen accent tree.
- B Medium canopy evergreen multi-trunk specimen tree on shrubbed median
- C Shrubs to be drought tolerant, low water usage plant material with a range from fine to coarse textures and colors that vary from dark green to soft gray. Flowering shrubs should be mixed based on color and different flowering seasons to maintain some flowering accent throughout the year with the monument feature.

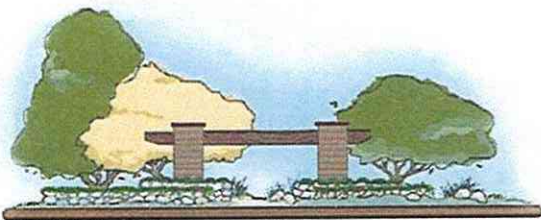
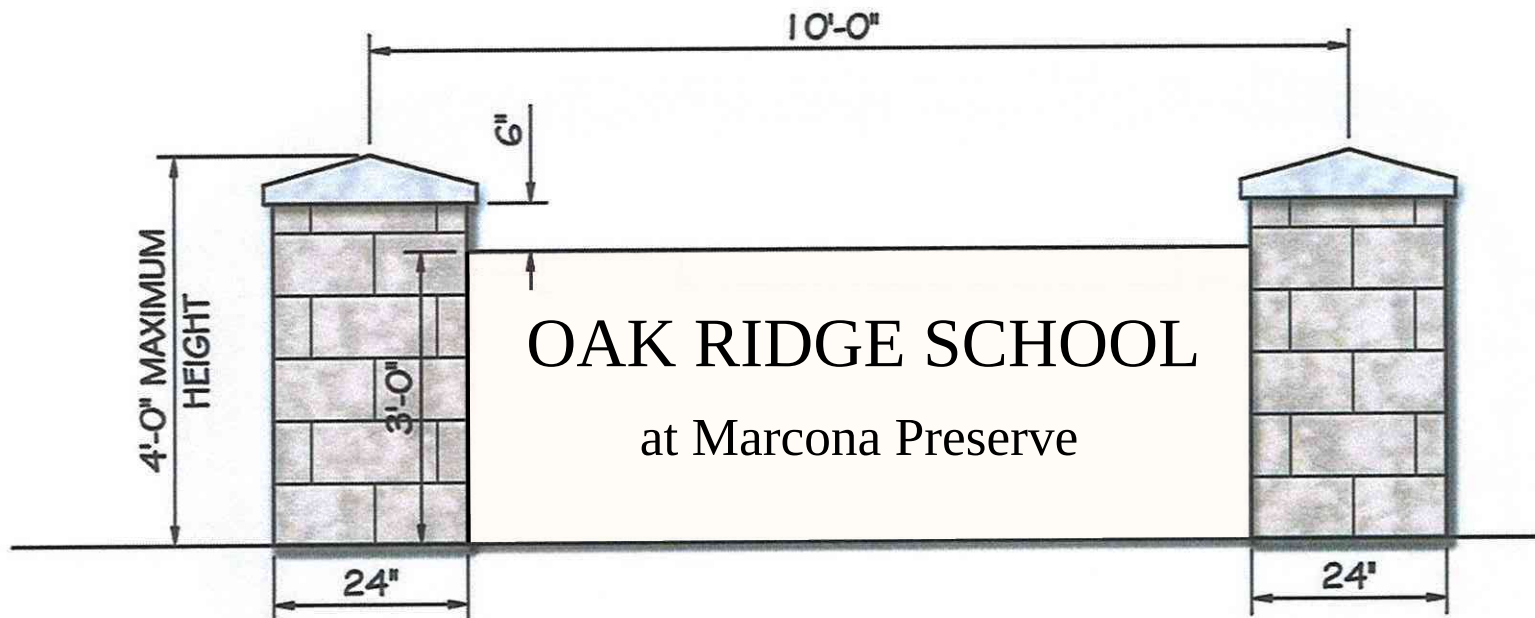


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EXHIBIT 5.2
Primary Entry Sign Elevation



EXHIBIT 5.3
Conceptual Primary Entry Sign



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EXHIBIT 5.4
School/Park Sign

STREETSCAPE

Landscaping of perimeter and internal streets will provide continuity throughout the community and create an appropriate link with adjacent areas. Street trees within the Marcona Preserve Specific Plan area will reflect the community's design theme, as well as provide shade, colorful ground plane treatment, and enhanced views. The use of a unifying plant palette in similar patterns will reinforce the community identity. In addition, a unifying paving theme may be utilized throughout the project site to complement the use of landscaping and signage.

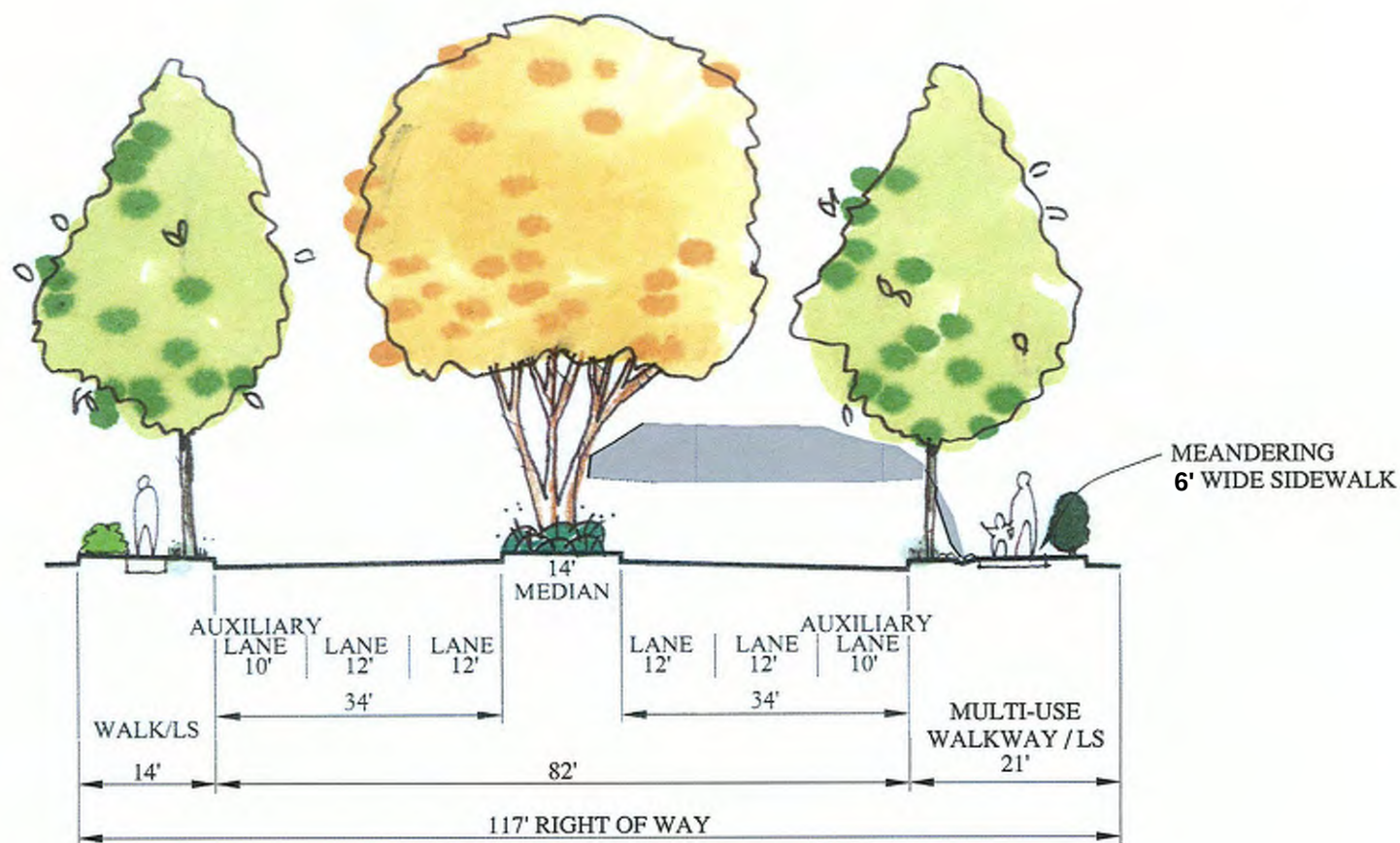
Landscaping along roadways will contribute to identify Jewetta Avenue North as the primary circulation feature within the Specific Plan area. Street trees along Seventh Standard Road will be consistent with the landscape treatment implemented along Mission Lakes and Gossamer Grove Specific Plan frontages. The remaining roadways will receive landscape treatment that will establish continuity within the Specific Plan area.

The different streetscapes for the Marcona Preserve Specific Plan as described below.

Jewetta Avenue North – Jewetta Avenue North will be an arterial street (refer to Exhibit 3-3 – Circulation Plan and 3-4 – Typical Street Cross-Sections) and will have a median that may receive medium canopy evergreen multi-trunk tree species, such as olive trees (Exhibit 5.5 – Streetscape: Jewetta Avenue North Cross Section and Exhibit 5.6: Streetscape – Jewetta Avenue North Plan).

A 6-foot wide multi-use walkway, with planting areas along both sides, will follow the eastern side of Jewetta Avenue North within the Specific Plan area (Exhibit 5.7 – Multi-Purpose Trail - Elevation and Exhibit 5.8 – Multi-Purpose Walkway-Perspective). A sidewalk and landscaping will follow the entire western side of Jewetta Avenue North. Medium canopy evergreen trees and groupings of large shrub hedges may be implemented along this side of the street to counterbalance the landscape treatment along the eastern site of the roadway. Landscaping will separate the pedestrian walkway from the roadway (Exhibit 5.6: Streetscape – Jewetta Avenue North Plan).

Seventh Standard Road – Exhibit 5.9 – Streetscape – Natural Trail at Seventh Standard Road – Frontage illustrates the conceptual pedestrian facility and landscaping along the Marcona Preserve Specific Plan frontage. A 10-foot wide concrete sidewalk will be implemented along the north side of Seventh Standard Road, with planting areas along both sides of the sidewalk. Medium canopy trees may be planted along the planting area adjacent to Seventh Standard Road within drought tolerant ground covers and low flowering shrubs (less than 3 feet). The landscaping treatment shall create a relatively natural feel to the project frontage, with varying elements and pleasant aesthetics.



NOTES: LS=LANDSCAPE

REFER TO EXHIBIT 3.4 FOR JEWETTA AVENUE NORTH
CROSS SECTION FROM SEVENTH STANDARD ROAD
TO A POINT 1,000 FEET NORTH OF THE SEVENTH
STANDARD ROW



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EXHIBIT 5.5 Streetscape - Jewetta Avenue North Cross Section

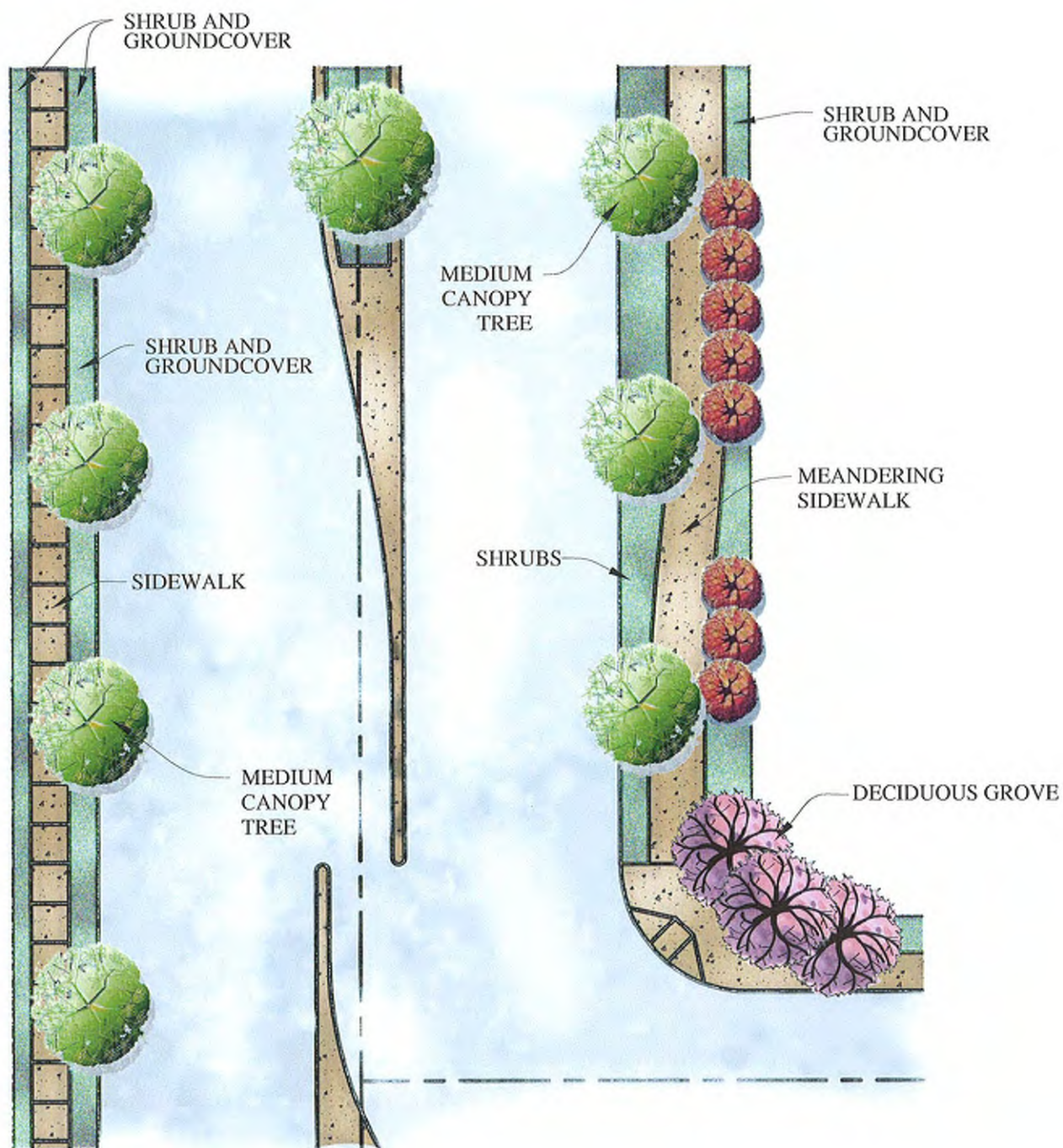


EXHIBIT 5.6
Streetscape: Jewetta Avenue North Plan

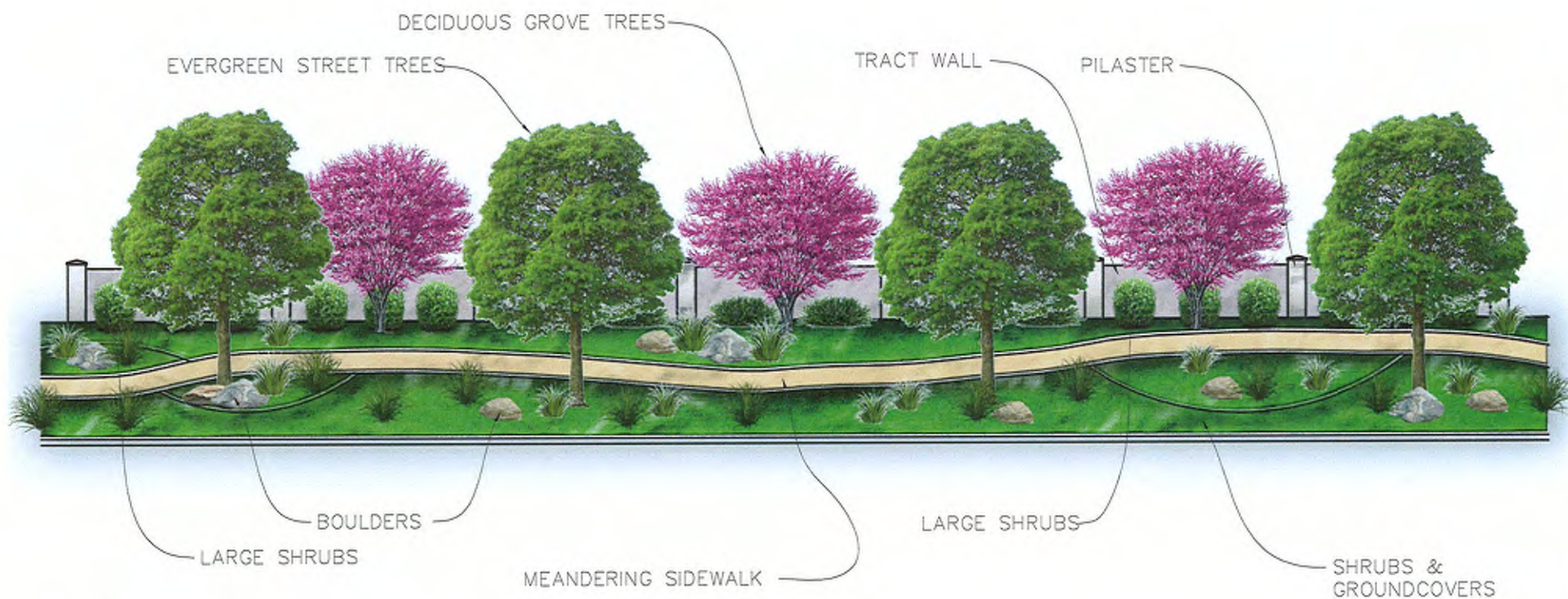
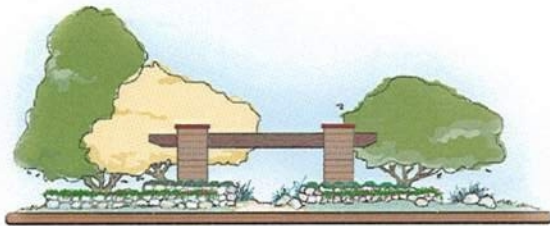


EXHIBIT 5.7
Multi-Use Walkway Elevation



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EXHIBIT 5.8
Conceptual Sidewalk/LS

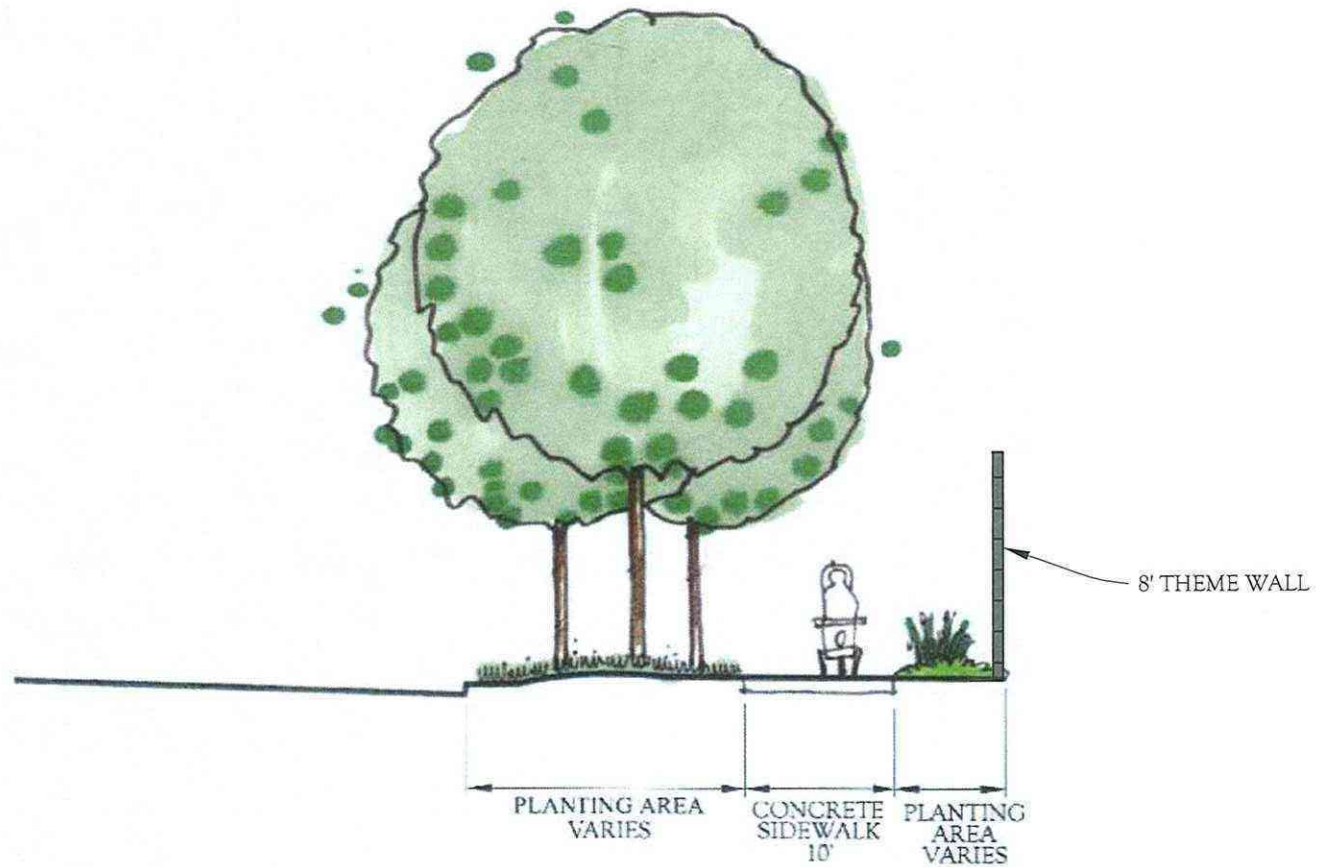


EXHIBIT 5.9
Natural Trail at 7th Standard Road

Sidewalks will connect the parks to Jewetta Avenue North. These sidewalks will contribute to a pedestrian-friendly environment within the Specific Plan area.

MULTI-USE WALKWAY AND PUBLIC PARKS

The multi-use walkway along the east side of Jewetta Avenue North will be landscaped to provide shade for walkway users and to create an aesthetically pleasant and pedestrian friendly recreation area along the Specific Plan's main avenue. The multi-use walkway will have a sequence of the Specific Plan "theme tree", which will contribute to reinforce the community identity (Exhibits 5.6, 5.7, and 5.8).

The multi-purpose walkway will be cleared to 6 feet. A landscape buffer will separate the trail from the wall and may include large shrub hedges (less than 5 feet high) and small deciduous tree groupings. These tree groupings will be alternated with medium canopy evergreen trees spaced approximately 40 feet. The tree distribution will follow a harmonic cadence, without the rigidity of formal landscaping. Decorative grass will line the area close to the curb and boulders may be scattered in this area for added interest. The meandering sidewalk trail and landscape planting scheme will lend an organic feel to the path.

The multi-use walkway landscape treatment will be drought-tolerant and follow water-wise landscape design principles. Water-wise landscape design and management focus on working with nature and natural forces (such as rainfall) to create an aesthetically pleasing, livable landscape, while using less water from the local supply.

The multi-use walkway will connect to a natural trail along Seventh Standard Road, which will offer continuity to the natural trails planned as part of the Gossamer Grove and Mission Lakes Specific Plan.

The public parks will be centrally located in the Specific Plan development and will be connected to Jewetta Avenue North and the meandering sidewalk by separated sidewalks. Open turf areas should be provided to allow for passive recreation activities.

LANDSCAPE BUFFERING OR SCREENING

Areas that may need to be screened from view from the streets and adjacent parcels of dissimilar use include all parking areas, loading areas, and refuse collection. Screening shall consist of walls or earth berming and landscaping.

Large areas of asphalt or concrete parking lots are unattractive and deflect heat into nearby buildings. The use of groundcovers and shade trees will reduce the amount of paving, softening the appearance of the parking area while reducing the solar heat gain.

All graded areas shall be revegetated, prior to seasonal rains, for erosion control.

PROJECT EDGES

The perimeter edge of the project along Seventh Standard Road will be landscaped with the same landscape plant palette used internally in the project area. The intersection of Seventh Standard Road and Jewetta Avenue North is the major entrance to the Specific Plan area and shall have high quality landscaping to convey the community theme to drivers approaching the Specific Plan area. Walls will shield residential properties from the Designated Express Way (refer to Exhibit 3.8 – Wall Plan and Section E of this Chapter).

D. NEIGHBORHOOD WALLS

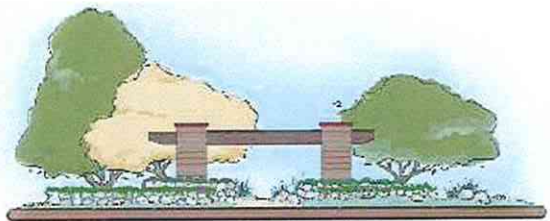
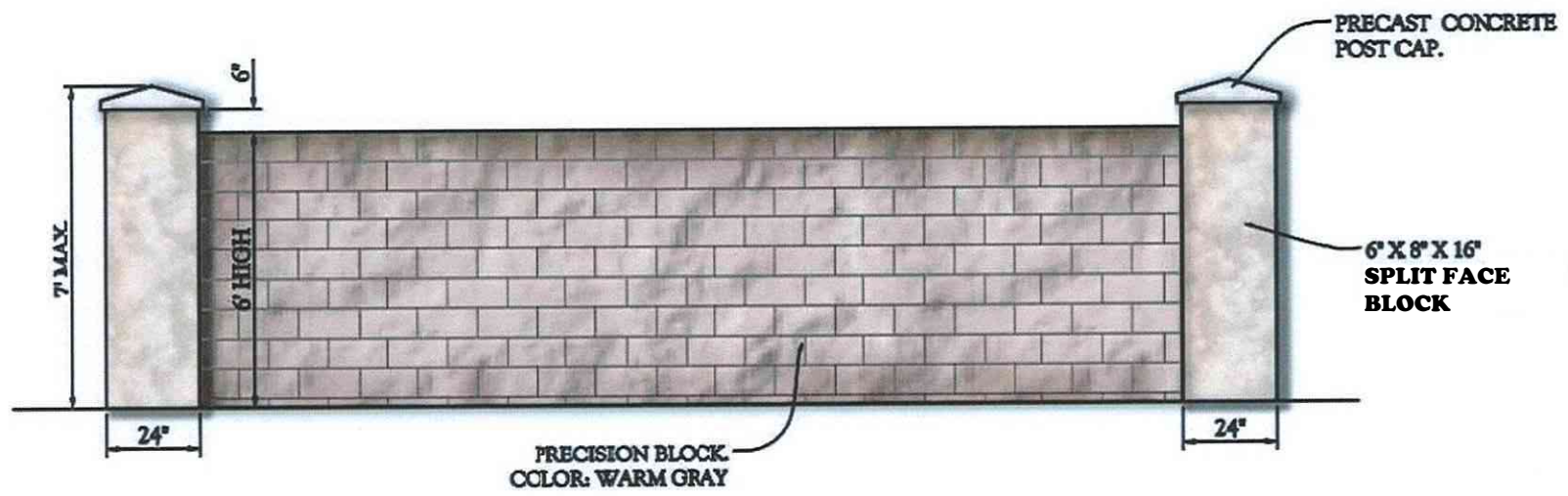
All walls and fences used within the residential communities shall be of a material compatible with the architectural design of the structures. Exhibit 3.8 identifies the location of walls to shield residential uses from major roadways and different land uses. Exhibit 5.10 Wall & Pilaster Elevation (Theme Wall) shows the recommended design for the block walls with pilasters identified in Exhibit 3.8. These shall be block walls with a thematic design consistent with the Specific Plan architecture. Wall systems along major streets shall respect the designated setback requirement and have a stepped, varied, or non-linear appearance.

All walls shall be a visual extension of the architecture of the main residential or school structure. The texture and color of walls shall conform to the same standards as the main structure. Exterior building colors will follow a varied color palette consistent with the overall community character. Walls shall not exceed six feet in height except when constructed along the Seventh Standard Road frontage, separating residential uses from the Drill Island, constructed as perimeter walls, or approved by the Director of Planning or designee.

The following materials are allowed for walls and fences:

- Wrought iron
- Concrete masonry: integral color (consistent with building color)
- Brick
- Concrete: textured, brushed, hammered, rock salt, sandblasted, integral color (consistent with building color)
- Stucco: integral or painted color (consistent with building color)

All swimming pools shall be enclosed by a fence, wall or other structure in conformance with the provisions of the Uniform Building Code.



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EXHIBIT 5.10
Wall & Pilaster Elevation
(Theme Wall)

E. LIGHTING DESIGN GUIDELINES

Lighting is an architectural component; it contributes to the creation and dramatization of nighttime visual appeal of structures. It is also necessary for safety, security and identification. Lighting location and design must complement community design elements such as landscaping and signage, as well as enhance safety.

The Marcona Preserve Specific Plan shall have a unique street lighting system, to be implemented along Jewetta Avenue North and local streets. The project will install street lighting in accordance with the City of Shafter Development Code standards and will dedicate them to the City of Shafter. Street lights within public right-of-way will be maintained and operated by the City.

Specific lighting design and standards will embody the following design concepts:

- Street lighting within the Specific Plan area will be thematic and consistent with the overall Marcona Preserve theme. The lighting for the roadway shall reflect simplicity of the rustic theme with the flare of the modern industrial. Their style reflects traces of the Spanish influenced Mission style.
- Street lighting is to be in scale with adjoining uses, emphasizing human scale as well as public safety.
- Street lighting is to be consistent throughout the project area on all arterial and collector roadways. The maximum height for streetlights will be 30 feet.
- Street lighting within individual neighborhoods will be consistent throughout the project area.
- All project lighting is to minimize the projects' contribution to ambient light production and will take into account the effect upon surrounding and adjacent land uses.
- Site development lighting shall be designed to minimize direct light rays from going offsite. Lighting shall be directed downward onto the pavement/property and not onto neighboring areas. Screening will be used as necessary to reduce spill over onto residential property and road right-of-way.
- Landscape lighting shall be used to highlight features such as specimen trees, signage, and pedestrian paths. Such lighting will be privately maintained and operated, unless the lighting is located within public right-of-way in which case it will be maintained and operated by the City of Shafter with City approval.
- Pathway lighting is to be architecturally compatible with other lighting used throughout the site.
- Use of light emitting diode (LED) lights is required.

CHAPTER 6

SPECIFIC PLAN ADMINISTRATION

A. ADMINISTRATION

OVERVIEW

The Marcona Preserve Specific Plan provides a framework for residential and commercial development within the project area. Implementation of the project will require the approval of numerous additional discretionary entitlements over the life of project build-out.

This section sets forth the procedures needed to implement the approved Specific Plan and the procedures to amend the Specific Plan, if necessary.

The methods and procedures for implementation and administration of this Specific Plan document are contained in this Chapter.

ENVIRONMENTAL REVIEW AND IMPLEMENTATION

Section 65457 of the California Government Code provides that once an Environmental Impact Report (EIR) is certified and a specific plan adopted, any residential development project, including any subdivision or zone change that is undertaken to implement it and that is consistent with the specific plan, is exempt from further California Environmental Quality Act (CEQA) review. This exemption does not apply if, after the adoption of the specific plan, any of the events which would trigger preparation of a subsequent or supplemental EIR occur, including substantial changes in the project or circumstances under which the project is being undertaken requiring major revisions in the project, or new information that becomes available which was not known at the time the EIR was certified. However, if a supplemental EIR is prepared covering the changes, new circumstances, or new information, and is certified, the exemption will apply to the projects that then follow the specific plan.

APPROVAL AUTHORITY

The Planning Director's responsibilities include the administration, interpretation, and enforcement of the Marcona Preserve Specific Plan requirements and development standards, including the acceptance and processing of all land use permit applications. The Planning Director or his/her designee may approve development permits that meet the requirements of this Specific Plan and may approve, conditionally approve, or deny minor requests for waiver of Specific Plan standards. The Planning Director may impose

conditions of approval or make interpretations of the Specific Plan (City of Shafter Development Code, Section 1.70, Clarification of Ambiguities), which may be appealed to the Planning Commission. The Planning Director may refer matters involving development issues to the Project Assistance Committee, or the Planning Commission, and may consult with the City Attorney on questions of interpretation.

The following policies guide the administration of this plan:

1. The title of this plan shall be Marcona Preserve Specific Plan and shall be designated on the City's Zoning Map for this property as SP.
2. The Marcona Preserve Specific Plan shall be adopted in accordance with Title 17, Chapter 15 of the City of Shafter Development Code.
3. Permitted, conditionally permitted, and prohibited land uses shall be as indicated in Chapter 4 of this document. The development standards and design regulations, as specified in Chapters 4 and 5 of this Specific Plan are adopted by ordinance as zoning regulations for the property located within the Specific Plan boundaries.
4. Administrative procedures are provided in this Chapter. The City of Shafter Development Code shall be referred to for any topics that are not presented here, specially the Development Agreement (Section 17.2.70), Non-Conforming (Section 17.2.120), and Specific Plan (Chapter 15) sections of the Shafter Development Code.
5. Administrative interpretation of proposed plans may be made for the following:
 - a. Adequacy of application submissions and documentation;
 - b. Residential unit counts and mix within the designated density ranges;
 - c. Compliance with design requirements;
 - d. Variations in landscape concept for location of landscape features, but not the total amount of landscaping;
 - e. Variations in setback that do not exceed 10% of the prescribed dimension;
 - f. Land use designation boundary modifications not to exceed a 10% change in area.
6. The Planning Director has the authority to make interpretations and approve modifications to this Specific Plan, including the determination that a proposed project exceeds the flexibility rules and intent of the Specific Plan. In the latter case, an amendment to the Specific Plan would be necessary. The Director's determination shall be rendered within 15 working days of a request for interpretation. This determination may be appealed to the Planning Commission and, subsequently, the City Council. However, under no circumstance shall a modification under this provision be allowed that cannot substantiate the required Specific Plan findings.

B. REQUIRED FINDINGS

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

1. The project is consistent with the Marcona Preserve Specific Plan and the Shafter General Plan;
2. The project can provide the appropriate infrastructure and resources for water, sewer and electrical service; and
3. The project has demonstrated compliance with the Mitigation Measures identified within the General Plan Update Environmental Impact Report.

C. IMPLEMENTATION

The Marcona Preserve Specific Plan will be implemented through the processing of tract maps, parcel maps, and site plans. The implementation process provides the mechanism for reviewing development plans and ensuring consistency with the Specific Plan objectives. The processes for the amendment of this Specific Plan and for findings of Substantial Conformance to this Specific Plan are also provided in this Chapter. All development within the Marcona Preserve Specific Plan is subject to the implementation procedures described herein.

DEVELOPMENT PLAN REVIEW

PURPOSE

The purpose of this section is to provide a process for the implementation and review of all site plans that will be required to implement the development and construction of this Specific Plan.

An application for design review is required prior to the issuance of any residential building permit within the Specific Plan area.

TIME LIMITATIONS

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

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

PRE-APPLICATION CONFERENCE

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

APPLICATION

An application for Development Plan Review shall be filed with the Planning Department in compliance with Chapter 2 of the City of Shafter Development Code. Submittals will include, but are not limited to, site plans and elevations. Further, any improvements that are depicted on any colored rendering, elevation, or drawing which is presented to the Planning Director, or Project Assistance Team for review and approval in conjunction with a development application, shall be installed pursuant to their appearance in that colored rendering, elevation, or drawing.

DESIGN REVIEW

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

SPECIFIC PLAN AMENDMENTS

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

The first category, "Substantial Conformance," as defined below, allows for minor changes to the Specific Plan without a public hearing and may be approved by the Planning Director.

All other proposed changes are considered Formal Amendments and are required to be reviewed for approval by the Planning Commission and the City Council. In all cases amendments must be found to be in substantial conformance with the goals and standards of the Marcona Preserve Specific Plan.

Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code.

If the Amendment is deemed major by the Planning Director, it will be processed in the same manner as the original Specific Plan. Proposed amendments deemed to be minor modifications by the Planning Director, as defined below, will be processed administratively by the Administrative Review process.

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

Substantial Conformance

Upon determination by the Planning Director, the following minor modifications to the Specific Plan text, graphics, and/or project design will not require a Specific Plan Amendment and are subject to review and approval by the Planning Director or designee.

- Expansions or reductions of the net acreage covered by a given Planning Area by 10 percent or less.
- Decrease in project density.
- Transfer of up to 10 percent of dwelling units from one Residential Planning Area to another, as long as the maximum unit count does not exceed 880 units.
- Realignment or modifications of streets serving the project, lot lines, easement locations, and grading adjustments, if also approved by City Engineer.
- Modification of design criteria such as paving treatments, sidewalks, fencing, walls, lighting, and entry treatments.
- Final facility sizing and precise location of water, sewer, and storm drainage improvements when directed by the City Engineer.
- Change in utility and/or infrastructure servicing agency.
- Collector or public road alignment revisions when the centerline moves by less than 10 feet.
- Landscape, wall material, wall alignment, and streetscape design modification that is consistent with the design guidelines contained in this document, as determined by the Planning Director.
- Modifications to wall type, including decorative walls.
- Minor changes to recreation facilities so long as they are consistent with the overall intent of the Specific Plan.
- Modifications to Architectural Design Guidelines, such as variations of materials within the particular architectural style and minor variations in colors.
- Revisions to project graphics that do not substantially change the intent of the Marcona Preserve Specific Plan.
- Specific modifications of a similar nature that are deemed minor by the Planning Director, keep the overall objectives of the Marcona Preserve Specific Plan, and are in conformance with the City of Shafter General Plan.

Formal Amendments

All Specific Plan modifications that do not meet the criteria of a Substantial Conformance as defined above shall be deemed to require a Formal Amendment. This Specific Plan was

prepared pursuant to the California Government Code 65450, et. seq., and amendments to the Specific Plan shall be processed in accordance with applicable requirements of the same Code.

IMPLEMENTATION ACTIONS

The following actions must be taken to facilitate implementation of the Marcona Preserve Specific Plan Amendment:

Condition projects within the Marcona Preserve Specific Plan to comply with the mitigation measures specified in the General Plan Update Environmental Impact Report.

D. PHASING PLAN

Construction of the Marcona Preserve Specific Plan will be phased in a logical sequence, in response to market demands. Ultimate phasing by recordation of phased final tract maps will be finalized at time of sale to merchant builders based on market demands.

Phasing for the Marcona Preserve Specific Plan will allow initial development to take place near Seventh Standard Road and gradually reach the northern portions of the Specific Plan area. Adjustments to the phasing sequence and sizes are permitted provided that utilities and public facilities are available to service the phase in question.

The multi-use walkway shall be implemented in conjunction with construction of Jewetta Avenue North and the Natural Trail and pedestrian bridges shall be implemented in conjunction with the widening of Seventh Standard Road.

APPENDIX A

MARCONA PRESERVE SPECIFIC PLAN LEGAL DESCRIPTION

APPENDIX A

LOTS 1, 2, 3, 4, AND 5 OF TRACT NO. 7333, IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER MAP FILED DECEMBER 11, 2018 IN BOOK 63 OF MAPS, AT PAGE 9 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 536-020-01, 536-020-03, 536-020-04, 536-020-06, AND 536-020-07

APPENDIX B

CONSISTENCY WITH THE CITY OF SHAFTER GENERAL PLAN

APPENDIX B

A. CITY OF SHAFTER GENERAL PLAN CONSISTENCY

The Marcona Preserve Specific Plan provides a site specific, detailed description of regulations, standards, and guidelines for implementing the City of Shafter General Plan goals and policies. According to the California Government Code, a specific plan may not be adopted or amended unless the proposed plan or amendment is consistent with the general plan pursuant to §65454. Based on the language contained in the statutes and various legal interpretations by the courts, a general rule for consistency determinations can be stated as follows:

An action, program, or project is consistent with the general plan if, considering all its aspects, it will further the objectives and policies of the general plan and not obstruct their attainment.

In addition, the California Government Code states that the specific plan shall include a statement of the relationship of the specific plan to the general plan pursuant to § 65451. This section presents the Goals included in the City of Shafter General Plan and findings of Specific Plan consistency with each Goal.

B. LAND USE

GOAL: *To achieve and maintain a pattern of land uses that meets the needs of a diverse and growing population, while reinforcing those characteristics of a rural community that make Shafter a desirable place to live.*

Findings: The City of Shafter General Plan update recognizes the opportunity to create an amenity-rich, large-scale planned community in close proximity to existing and future employment opportunities within the ITTC along Seventh Standard Road, south of the expanding industrial area along Lerdo Highway. The General Plan states that “the City’s vision is to provide a wide range of housing, including move-up housing opportunities, focusing new residential development to areas immediately adjacent to the existing community center, as well within a planned community to be created in the southeast portion of the Planning Area” (City of Shafter General Plan, page 2-2). The Marcona Preserve Specific Plan is part of the effort to create this planned community and will include residential products that will address the needs of first time home buyers as well as provide move-up opportunities for local residents. The General Plan also states that “new commercial development is to be provided in close proximity to existing and future residential areas” (City of Shafter General Plan, page 2-2). The Marcona Preserve community will include commercial and recreational opportunities, as well as a school, to accommodate future residents.

The Marcona Preserve Specific Plan is consistent with the Land Use designation (Specific Plan) included in the City of Shafter General Plan. The Specific Plan defines the amount,

location, and distribution of land uses within the proposed project area and intends to organize the physical environment into a logical, functional, and visually pleasing pattern.

The Marcona Preserve Specific Plan community will offer a residential environment that enhances residents' quality of life and reinforces those characteristics of a rural, small town that make Shafter a desirable place to live. As the General Plan recommends, the Specific Plan promotes suburban densities. The Marcona Preserve community includes move-up housing opportunities and housing for those desiring amenities not typically found in small town subdivisions (e.g., common open space and recreational areas). Moreover, the Specific Plan establishes design guidelines to create new residential development with identifiable neighborhood units. Street design will route through traffic around, rather than through new neighborhoods. Neighborhood streets will be designed to encourage a quiet, safe environment that is amenable to bicyclist and pedestrian use.

The Marcona Preserve Specific Plan will ensure coordination with area service agencies to define their needs and guarantee an adequate inventory of land for schools, parks and recreational facilities, and other public and quasi-public services. The Specific Plan will also ensure that the location, intensity, and timing of new urban development are coordinated with the provision of infrastructure.

Specific Plan (Seventh Standard Road)

The City of Shafter General Plan's Land Use Program includes recommendations regarding the Specific Plan area along Seventh Standard Road. The General Plan Objective for that area is *"To provide an amenity-rich, master-planned urban enclave with a broad range of housing opportunities, including move-up housing, south and east of Shafter's existing industrial areas whose visual character is defined principally by suburban density residential and low-rise commercial uses, along with industrial uses which provide a transition between the Specific Plan area's residential neighborhoods and industrial areas to the north and west"* (City of Shafter General Plan, page 2-9). The following are applicable Policies included in the General Plan concerning this Objective. The Marcona Preserve Specific Plan is consistent with each of these Policies.

"1. Prior to approvals of development applications for all or any portion of this area [the area designated Specific Plan], a Specific Plan or planned development is to be prepared and approved. Such Specific Plan or planned development shall provide detailed guidance for project-related land use, provision and financing of required public services and facilities, protection of agricultural lands, community design, recreational amenities, and community improvements. Development within the Specific Plan area shall be predicated upon the availability of adequate infrastructure and other public services and facilities for each phase of the project." The Marcona Preserve Specific Plan provides regulation and guidance to development within the proposed project area. Implementation of the Marcona Preserve Specific Plan ensures that development will occur in a planned, orderly manner, and will be accompanied of all necessary infrastructure.

"2. Urban development shall not be permitted on any parcel for which there is a valid land conservation contract in effect. Where urban development is to be located adjacent to an agricultural

use, adequate buffers shall be provided.” The Marcona Preserve Specific Plan site will be bordered by the Mission Lakes and Gossamer Specific Plan developments to the west, north, and east. The site will be bordered by Seventh Standard Road to the south. Therefore, the Marcona Preserve community will not be adjacent to agricultural uses and no buffers will be required. In addition, development of the Specific Plan area will be subject to cancellation of the existing Land Conservation Contracts for the property.

“4. The maximum allowable residential density for development within the Seventh Standard Road Specific Plan area shall be 4.25 dwelling units per gross acre within each Specific Plan, excluding acreage within the rights-of-way for Seventh Standard Road and the existing canals. Residential development products with higher densities than 4.25 dwelling units per acre may be permitted, provided that sufficient usable open space or non-residential uses (e.g., commercial and office development) are provided so as not to exceed the maximum overall allowable density of the project.” The maximum number of dwelling units within the Marcona Preserve Specific Plan shall not exceed 800, which shows that the Specific Plan will not exceed the maximum density of 4.25 dwelling units per gross acre for the Specific Plan area.

“6. Residential neighborhoods within the Specific Plan area should be designed to provide high quality housing that is attractive to a broad spectrum of buyers, including housing that provides “move-up” opportunities for local residents. Multifamily, for rent housing should be limited to key, central locations, adjacent to commercial uses.” The Marcona Preserve Specific Plan will include residential products that will address the needs of first time home buyers as well as provide move-up opportunities for local residents.

“7. Residential development should incorporate residential “village” themes, providing identifiable neighborhood areas within the area. The identity of individual neighborhoods should be reinforced with differing architectural styles and locations.” The portion of the residential development east of Jewetta Avenue will generally include smaller single-family residential lots. The portion of the Specific Plan west of Jewetta Avenue will generally include larger single-family lots. There are four product types with multiple elevations that will be used throughout the community. The Specific Plan establishes design guidelines to create a community that encourages pedestrian and bicycle traffic and fosters social interaction. The implementation of different residential products will result in different architectural design for this neighborhood.

“8. Residential communities within the Seventh Standard Road Specific Plan area shall provide a strong package of project amenities, which may include, but is not limited to the following:

- Trails and paseos;*
- Fountains and water features;*
- Amphitheaters and public gathering places;*
- Public facilities/parks”*

The Marcona Preserve Specific Plan will include a multi-use trail along Jewetta Avenue, and paseos connecting Jewetta Avenue and the parks and school site. In addition, a natural trail along Seventh Standard Road will connect to the natural trail that will be

constructed as part of the Mission Lakes and Gossamer Specific Plans. The public parks will be designed as gathering areas, where small community events may take place.

“14. d. Development of an appropriate level of pedestrian and bicycle circulation throughout the Specific Plan is to be provided, including pathways connecting residential neighborhoods with each other, as well as with nonresidential and recreational components of the area. Specific Plan development should also provide recreational trail systems for jogging and bicycling.” The Marcona Preserve Specific Plan includes a multi-use trail and Class II bike lanes along Jewetta Avenue. The multi-use trail will connect residential uses with the public parks, school site, and commercial area. The Class II bike lanes will be consistent with the Circulation Element of the City of Shafter General Plan.

“15. Development of the Specific Plan area shall provide such on- and off-site road improvements on City of Shafter streets as needed to ensure that applicable roadway performance standards are met.” The roadway within the Specific Plan area will be built in conjunction with construction of each phase of the development. The City of Shafter will implement roadway improvements for Seventh Standard Road.

“16. Public services and facilities, including needed on-site and off-site facilities, shall be provided and financed by the project as needed to meet applicable public services performance standards.” Public services and facilities within the Specific Plan area will be built in conjunction with construction of each phase of the development. The City of Shafter development regulations will ensure that off-site facilities adequately address the needs of the residents.

“17. Project development shall provide full mitigation of impacts on school facilities to affected school districts.” The Marcona Preserve Specific Plan plans for development of an elementary school within the proposed project site. This will fully mitigate the proposed project impacts to elementary schools. The Mission Lakes Specific Plan includes a middle school, which will further mitigate impacts to school facilities in the area.

“18. The timing of new development shall be correlated with the installation of water, sewer, electrical, and natural gas utility systems, provision of municipal services (including emergency services), and project open space and amenities with land development in a manner that is economically feasible and that ensures adequate service to uses within the site.” Utilities, public services and facilities within the Specific Plan area will be built in conjunction with construction of each phase of the development. Construction of the Marcona Preserve Specific Plan will be phased in a logical sequence, in response to market demands. Completion of these amenities on a parallel track with proposed residential development would help improve the quality of life of the residents during the implementation of the Specific Plan. The multi-purpose trail shall be implemented in conjunction with construction of Jewetta Avenue North.

“19. Project entry, streetscape, and landscape design elements are to be designed to create and maintain a strong community identity.” Signage and landscaping within the Specific Plan area are planned to clearly identify community areas and boundaries, so as to efficiently guide residents and visitors through the Specific Plan area and contribute to the creation of a strong community identity. Landscape, entry signs, and streetscape elements will be used to create visual continuity throughout the Marcona Preserve Specific Plan area.

“20. Development of an attractive, but natural appearing landscape at community entries and along arterials and collector roadways is to be provided with groves of trees, earth tone wall colors, and drifts of flowering shrub materials.” A 10-foot wide concrete sidewalk will be implemented along the north side of Seventh Standard Road, with planting areas along both sides of the sidewalk. Medium canopy trees may be planted along the planting area adjacent to Seventh Standard Road within drought tolerant ground covers and low flowering shrubs (less than 3 feet). The landscaping treatment shall create a relatively natural feel to the project frontage, with varying elements and pleasant aesthetics.

Jewetta Avenue North will have a median that may receive medium canopy evergreen multi-trunk tree species, such as olive trees. A 6-foot wide meandering multi-use trail, with planting areas along both sides, will follow the eastern side of Jewetta Avenue North within the Specific Plan area. A sidewalk and landscaping will follow the entire western side of Jewetta Avenue North. Medium canopy evergreen trees and groupings of large shrub hedges may be implemented along this side of the street to counterbalance the landscape treatment along the eastern site of the roadway. Landscaping will separate the pedestrian walkway from the roadway.

C. TRANSPORTATION

GOAL: *To achieve and maintain a well-balanced transportation system that maximizes freedom of movement; provides for the efficient and safe transportation of goods within and through the City of Shafter; and which balances concerns for mobility with concerns for safety and the quality of life in Shafter.*

Findings: The Marcona Preserve Specific Plan will contribute to facilitate meeting the City’s roadway performance objective through implementation of a portion of the circulation plan set forth in the General Plan.

The Specific Plan roadway design will contribute to improve circulation within residential areas. The Specific Plan includes appropriate measures to mitigate speeding and other traffic impacts in residential areas. Roadway patterns that limit through traffic on local residential streets will also be implemented. The Specific Plan locates commercial uses adjacent to Seventh Standard Road, since this land use is expected to generate heavier traffic than residential areas.

The Specific Plan establishes guidelines for implementation of landscaping along right-of-way of arterials and major collectors. Landscaping along Seventh Standard Road shall be compatible with the landscaping along the Mission Lakes and Gossamer Specific Plan frontages.

As recommended by the General Plan, parking will be permitted along collector streets, with restrictions as needed to accommodate transit stops, pedestrian crosswalks, added lanes at intersections, or other operational requirements. On-street parking along arterials and principal arterials will be prohibited.

The Marcona Preserve Specific Plan supports and encourages the transit of pedestrians and bicyclists, which provide an alternative to travel by private automobile for short distances. A multi-use path will be integrated along Jewetta Avenue North, connecting the different land uses within the Specific Plan area. The design guidelines contained in the Specific Plan will contribute to create a pedestrian-friendly community that allows for safe and convenient pedestrian and bicycle access to residential, commercial, and recreation areas.

C. PUBLIC SERVICES AND FACILITIES

GOAL: *To provide for the ongoing provision and timely expansion of high quality public services and infrastructure for existing and future residents and businesses.*

Findings: The developer will provide for infrastructure improvements, including streets, utilities, water, sewer, and storm drain facilities, as well as sidewalks and the multi-purpose path. All facilities shall be constructed and maintained in accordance with applicable standards.

The school will be developed in coordination with the School District. Recreational facilities in the Specific Plan include the multi-use trail and a public park. These amenities will adequately address the recreational needs of the Marcona Preserve community.

C. HOUSING

GOAL: *To provide adequate affordable housing for existing and future Shafter residents, regardless of their economic level or special housing needs.*

Findings: The Marcona Preserve Specific Plan will provide different residential products that will address the needs of first time home buyers and provide move-up opportunities for area residents. The Marcona Preserve community, in conjunction with the Mission Lakes and Gossamer communities, will contribute to develop a wide range of housing products in southeast Shafter.

D. ENVIRONMENTAL MANAGEMENT

GOAL: *To identify limits on the natural resources needed to support existing and future development within the City and its study area, and ensure that these resources are managed and protected.*

Findings:

Open Space: The Specific Plan's multi-use trail and public park will form a system of recreation and open space within the Marcona Preserve community that will be linked to the park and recreation systems of the Mission Lakes and Gossamer Specific Plan areas. These recreation areas are available to the public, and will support active informal play; passive recreation; and enjoyment of the natural environment.

Water Conservation: The Specific Plan will promote water conservation through application of appropriate landscaping and site planning techniques which include the use of drought-tolerant vegetation in the streetscape. Other techniques that may be employed are the use of reclaimed water for large-scale irrigation and for dust control during grading where such water can be economically delivered; and installation of computerized irrigation controllers and drip irrigation systems. Oildale Mutual Water Company will provide water services to the Specific Plan area with a dual water supply system. This system includes a domestic water supply and a landscape irrigation water supply.

In addition, all development will comply with discharge permit requirements established by the Regional Water Quality Control Board (RWQCB). The drainage plan will ensure that surface waters be protected from the potentially adverse impacts associated with urban runoff.

Biological Habitats and Wildlife Resources: The southern half of the Specific Plan property is within the Metropolitan Bakersfield Habitat Conservation Plan (HCP). The Specific Plan will also be within the Kern County Valley Floor HCP, when the latter is finalized and approved. A Biota Report will be prepared for the subject property and the proposed project will be analyzed for short- and long-term impacts to biological resources.

Mineral Resources: The Marcona Preserve Specific Plan will provide for the proper management of mineral resources within the proposed project area.

Cultural Resources: If cultural or paleontological resources are unearthed during grading, alteration of earth materials in the vicinity of the find will be halted until a qualified expert has evaluated the find and recorded identified cultural resources.

Air Quality: The Marcona Preserve Specific Plan will provide bicycle and pedestrian facilities, including the multi-use path along Jewetta Avenue, which will connect residential areas with neighborhood commercial centers, recreational facilities, the elementary school, and surrounding areas. This will encourage a reduction in the number of vehicle trips. In addition, development of the Marcona Preserve Specific Plan will comply with all applicable construction dust abatement requirements.

Energy Resources: The Specific Plan encourages the use of energy-efficient design and implementation of the California Code of Regulations, Title 24 (California Building Standards Code).

E. ENVIRONMENTAL HAZARDS

GOAL: *Minimize the potential for loss of life, injury, property damage, and economic disruption resulting from natural and man-made hazards, and ensure the ability of emergency services to respond rapidly and effectively following a disaster.*

Findings: The City of Shafter General Plan states the need to minimize the potential for loss of life, physical injury, property damage, and economic or social disruption resulting from an earthquake and other geologic events or from a 100-year flood.

The closest known faults to the subject site are subsurface faults located at the Fruitvale Oil Field. These faults are not thought to be active for the last two million years. The proposed project will comply with the most recent Uniform Building Code's seismic design standards.

The Specific Plan area has been studied by the Federal Emergency Management Agency (FEMA). The Specific Plan area is contained within Flood Insurance Rate Map (FIRM) Panel 060075 0750 B (Kern County, CA, effective September 29, 1986). The FIRM Map depicts the Specific Plan site as Zone C (areas of minimal flooding, outside the 100-year flood zone). Prior to approval of any final map associated with the Marcona Preserve Specific Plan, detailed drainage/hydrological studies shall be required to address on-site drainage conditions and increased runoff flows associated with proposed land uses on a subdivision-level basis.

APPENDIX C

CONCEPTUAL RENDERINGS RESIDENTIAL

SOLANA SERIES

ARROYO (2012)

A

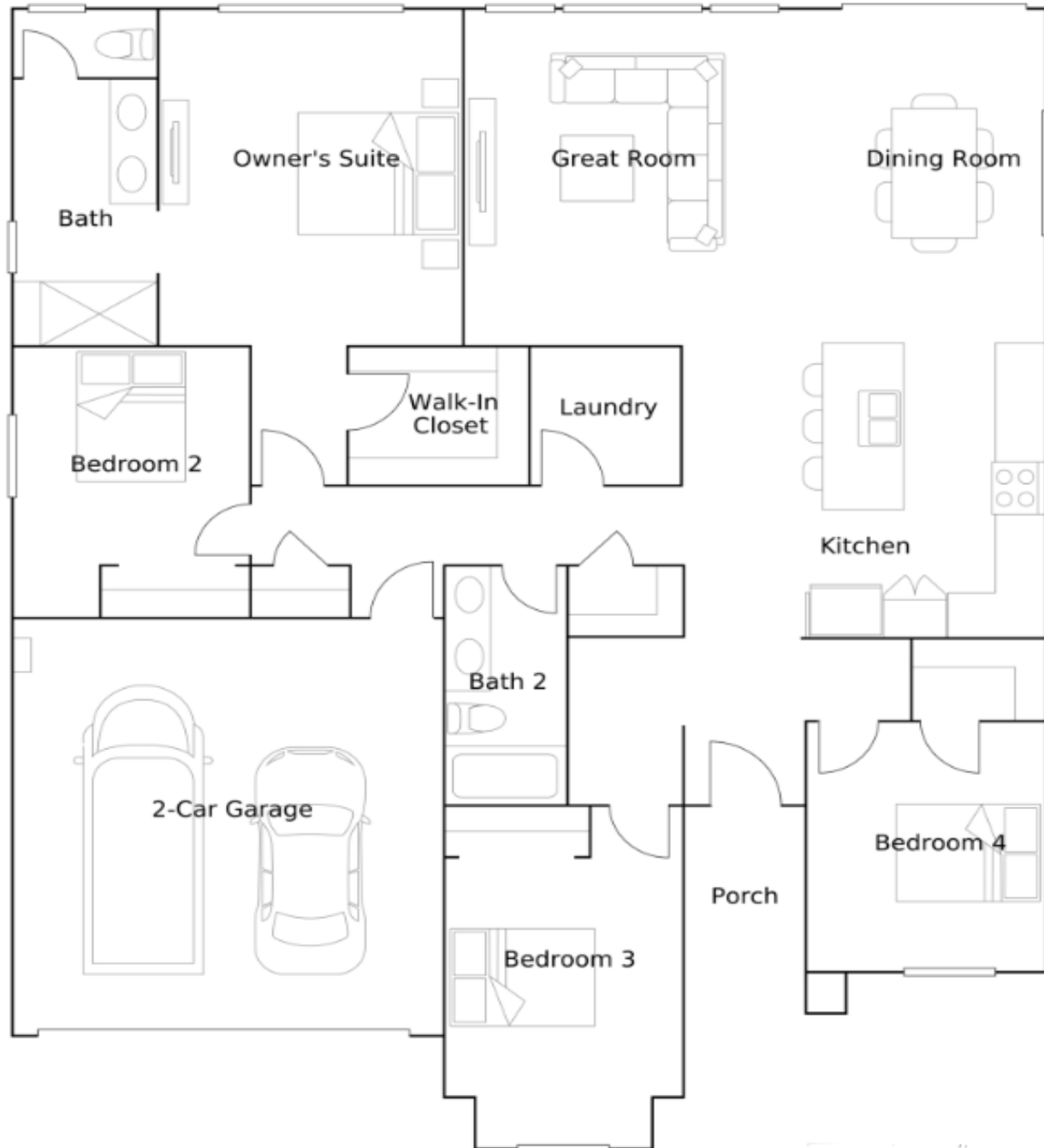


B



SOLANA SERIES

ARROYO (2012)



LENNAR

SOLANA SERIES

BODEGA (2014)

A

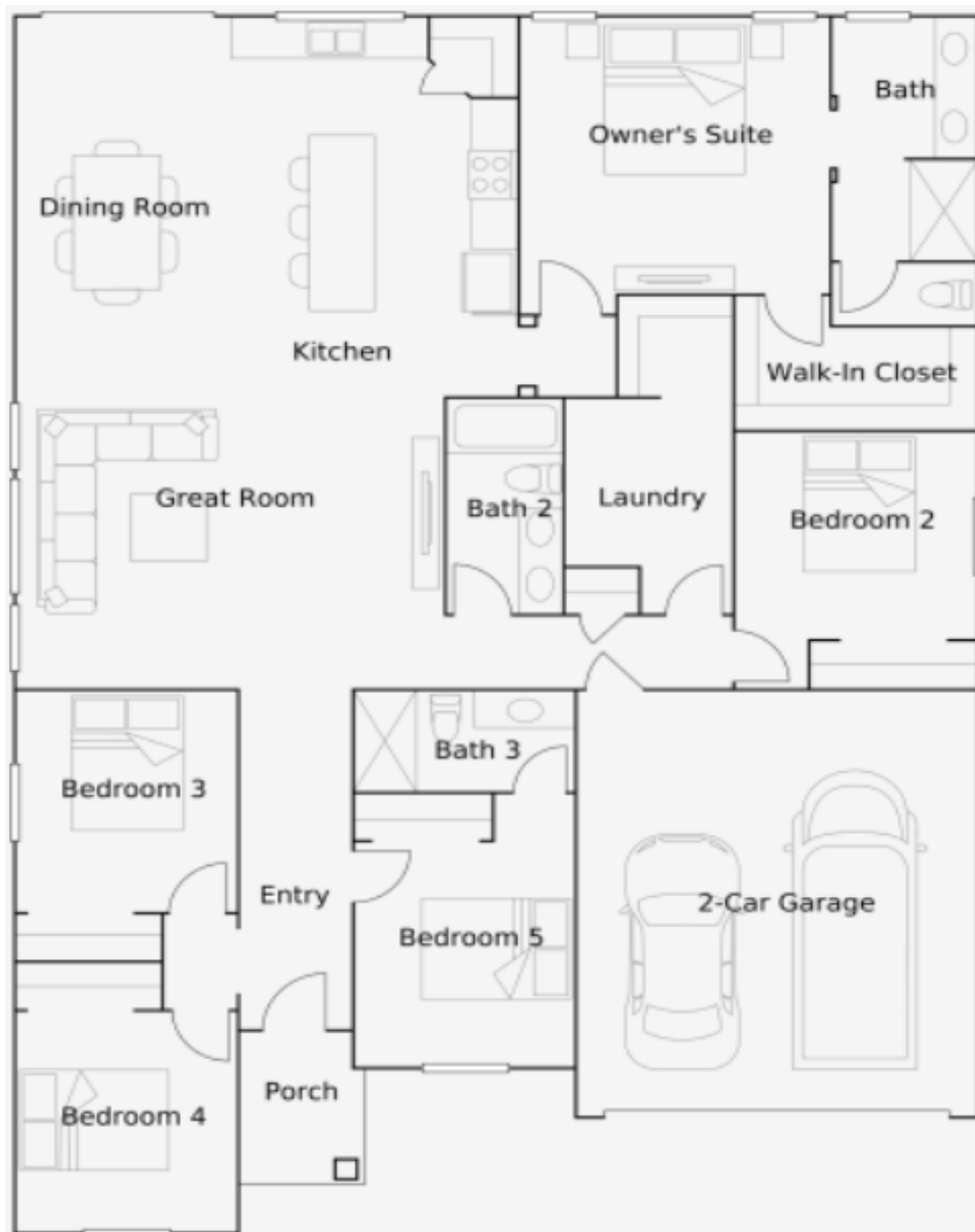


B



SOLANA SERIES

BODEGA (2014)



LENNAR

SOLANA SERIES

CABRILLO (2015)

A

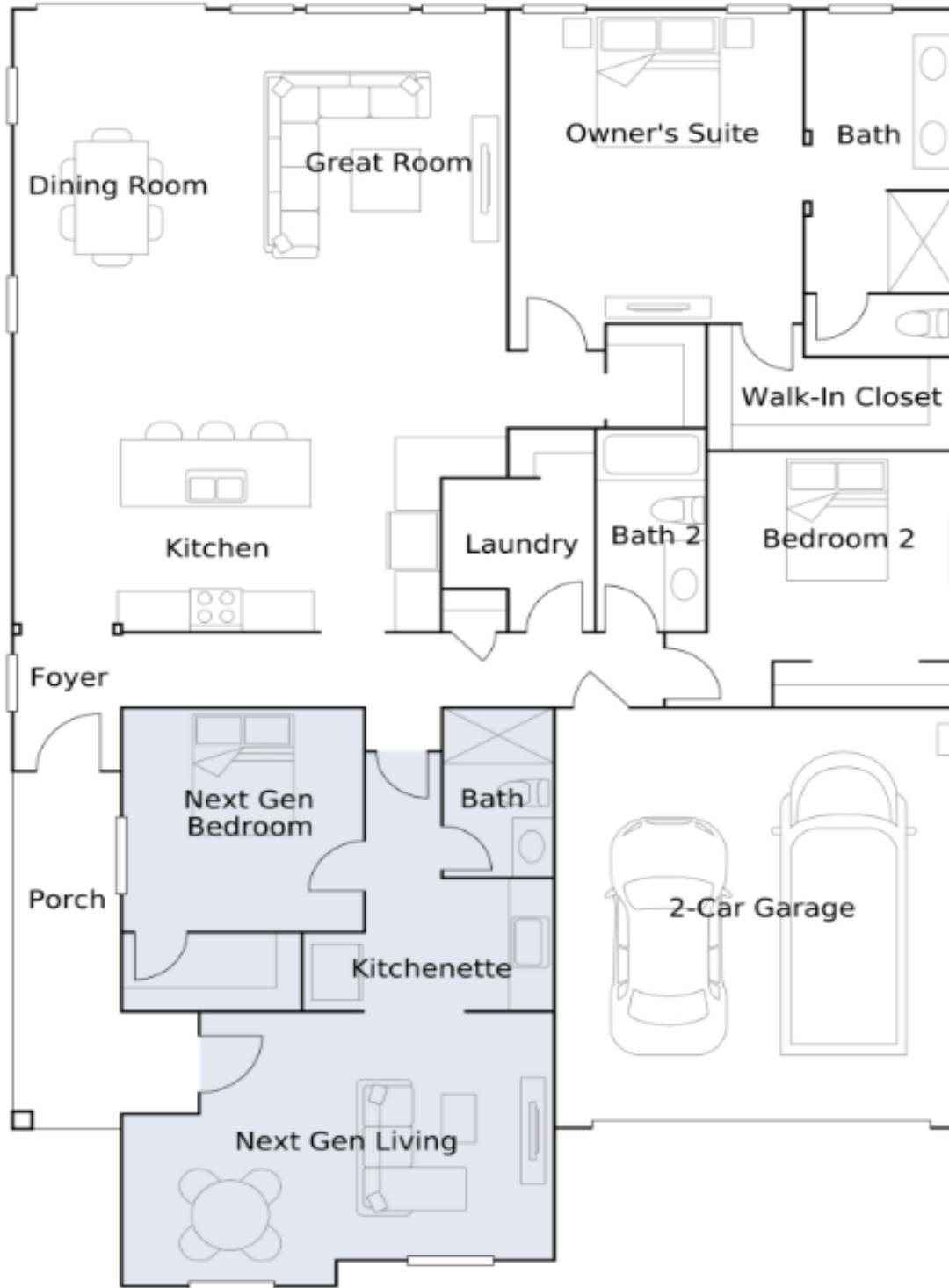


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SOLANA SERIES

CABRILLO (2015)



LENNAR

SOLANA SERIES

ESPLANADE (2006)

A

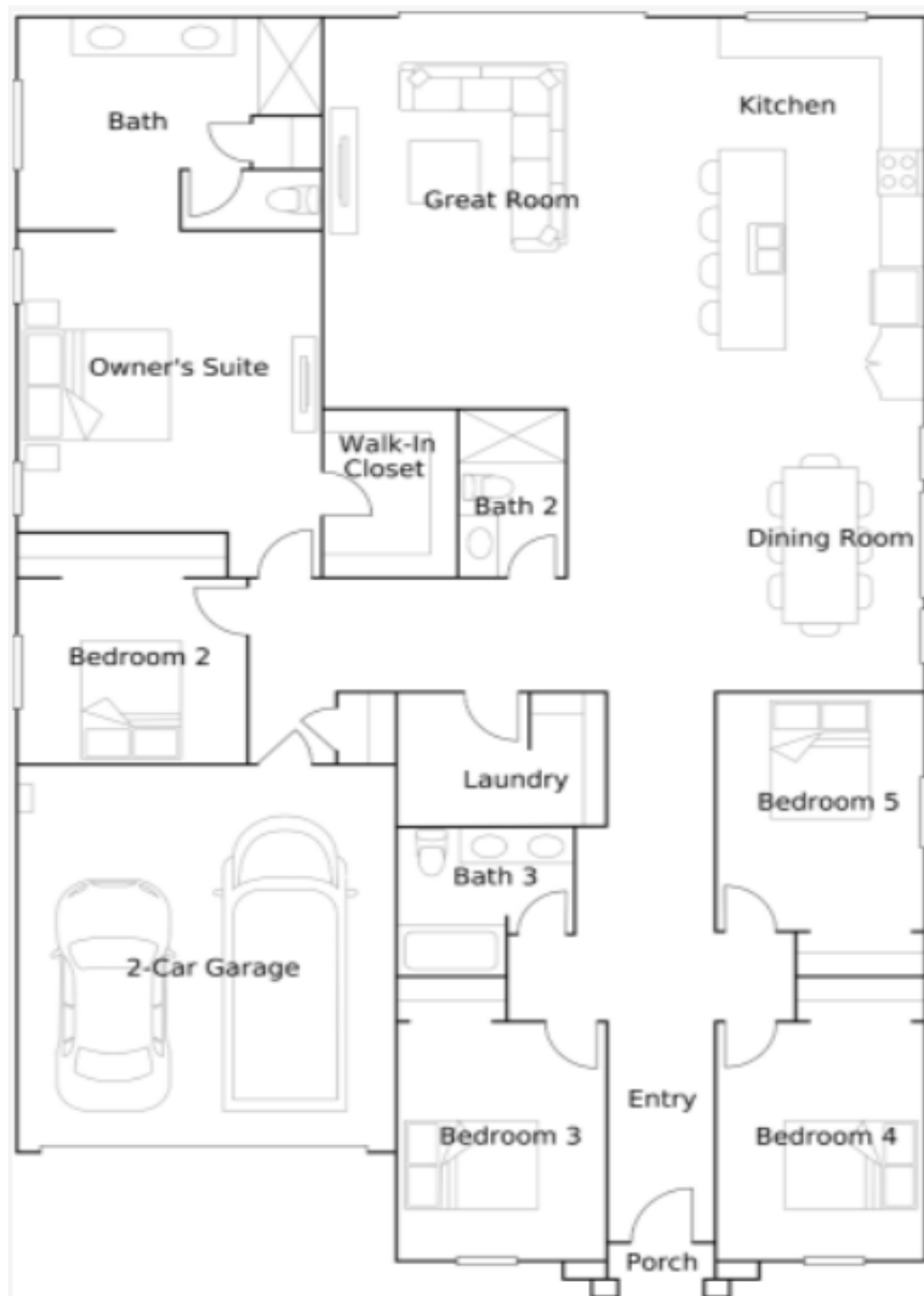


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SOLANA SERIES

ESPLANADE (2006)



LENNAR

CORONET SERIES

ARIA (4031)

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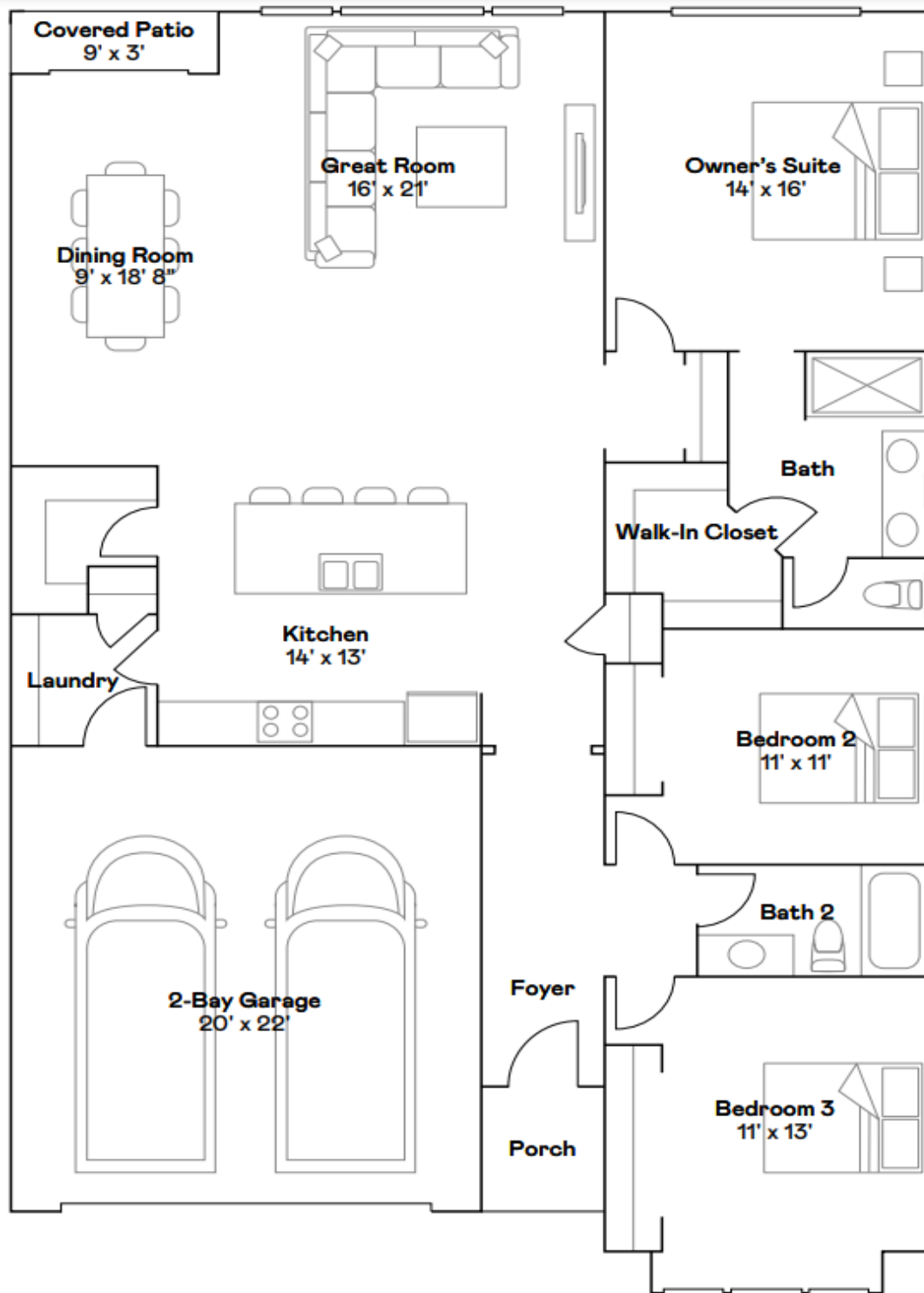


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CORONET

ARIA (4031)



LENNAR

CORONET SERIES

OPUS (4023)

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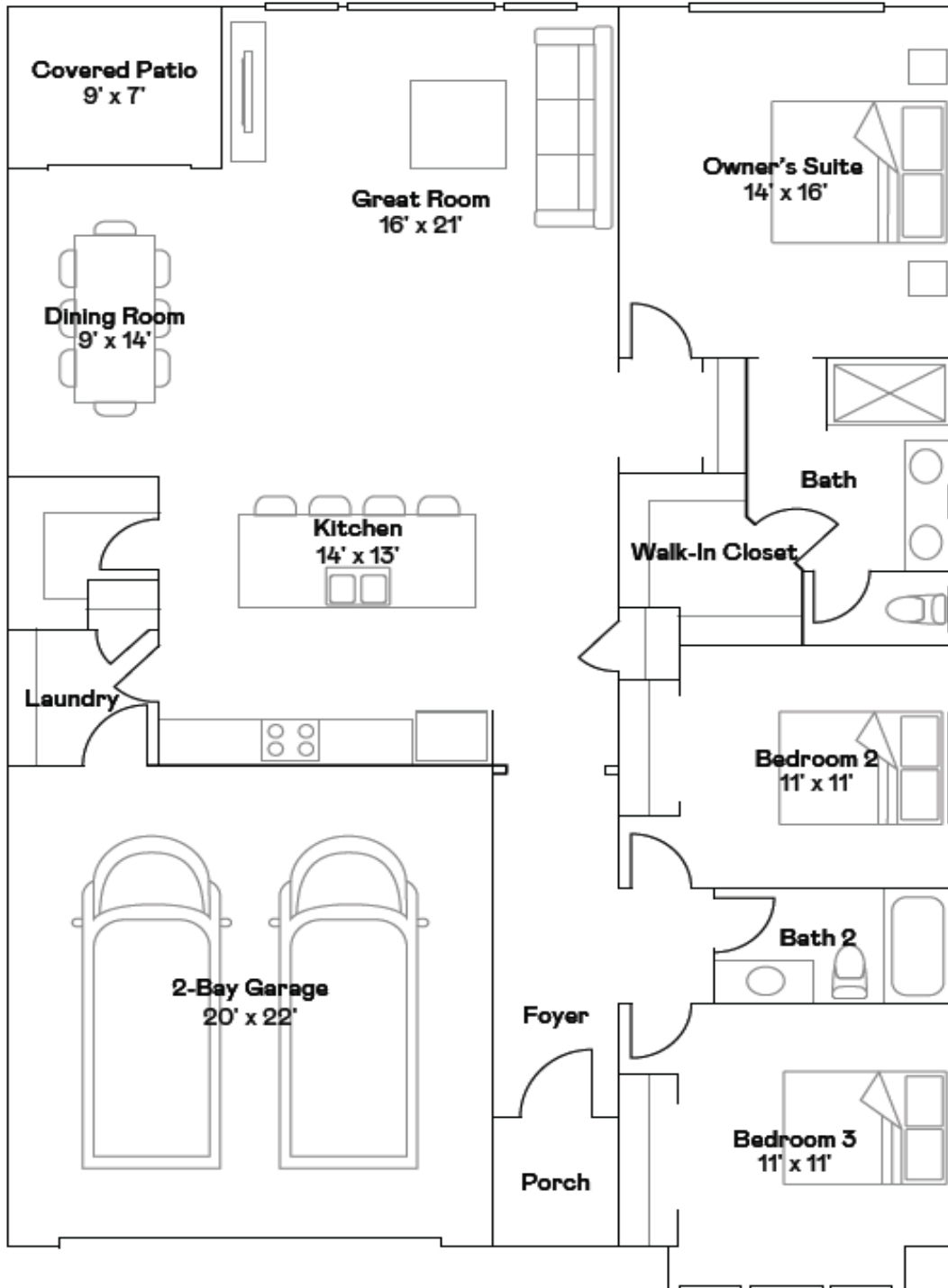


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CORONET

OPUS (4023)



LENNAR

CORONET SERIES

HARMONY (4034)

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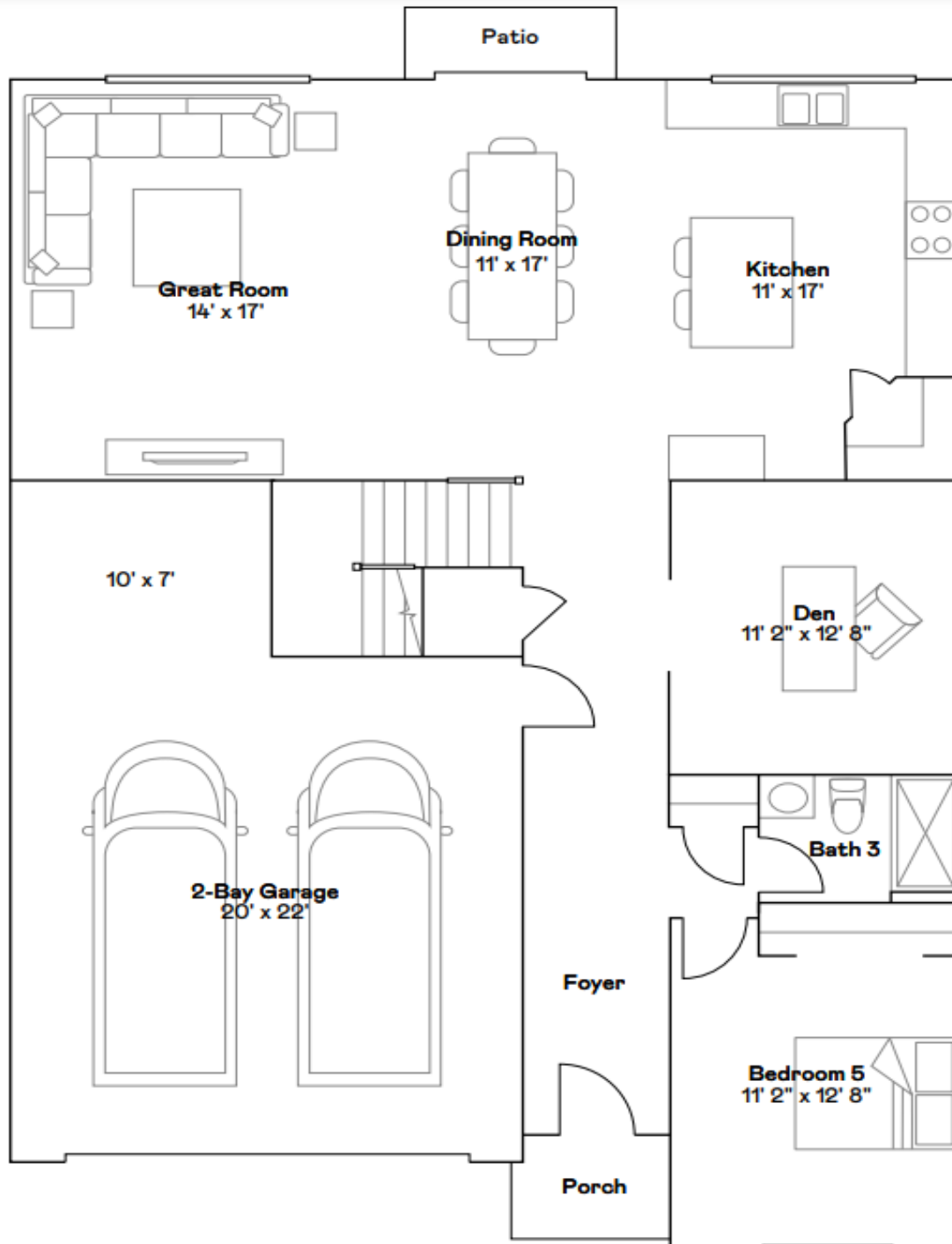


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CORONET

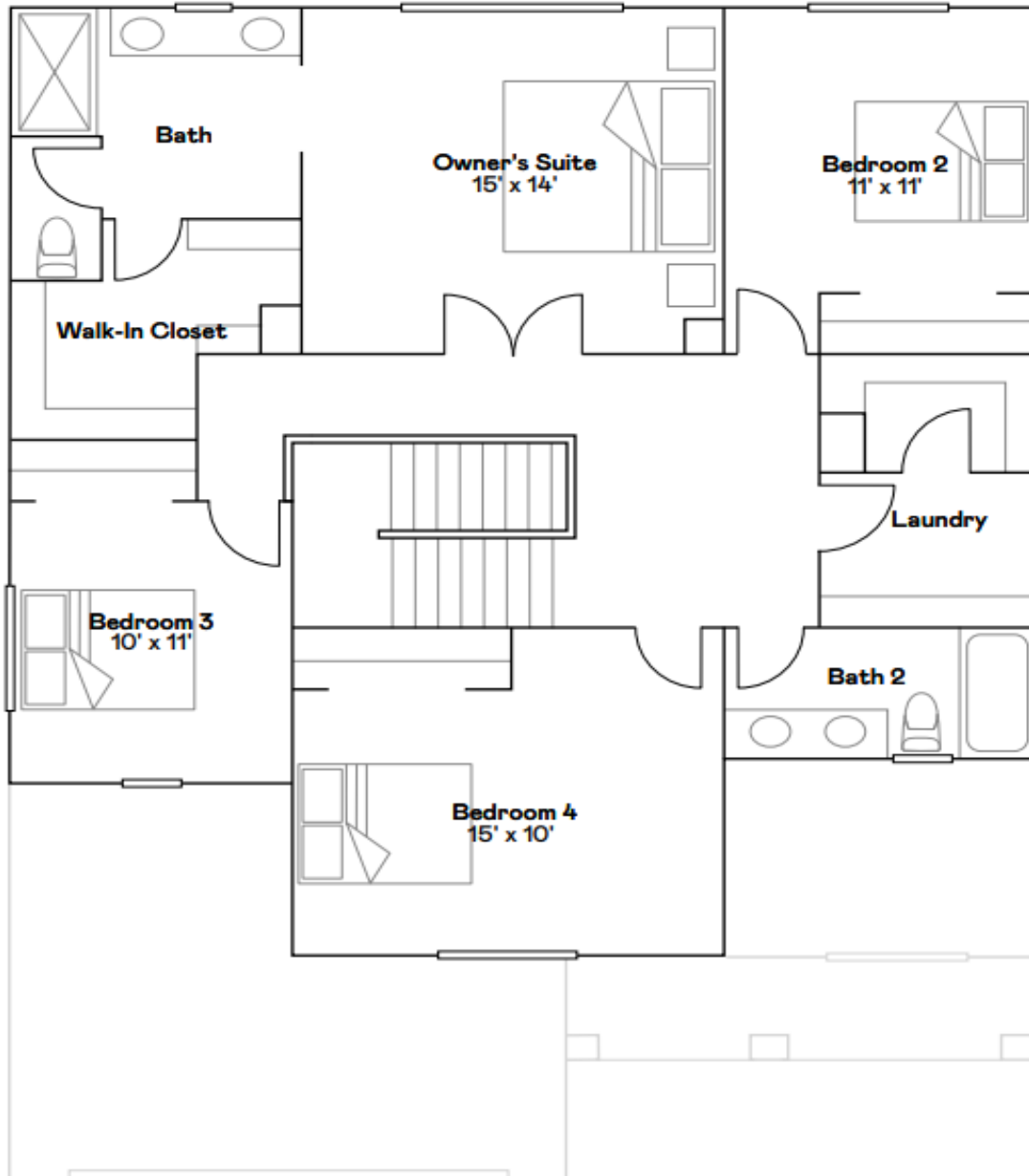
HARMONY (4034)



LENNAR

CORONET

HARMONY (4034)



LENNAR

CORONET SERIES

OVERTURE (4035)

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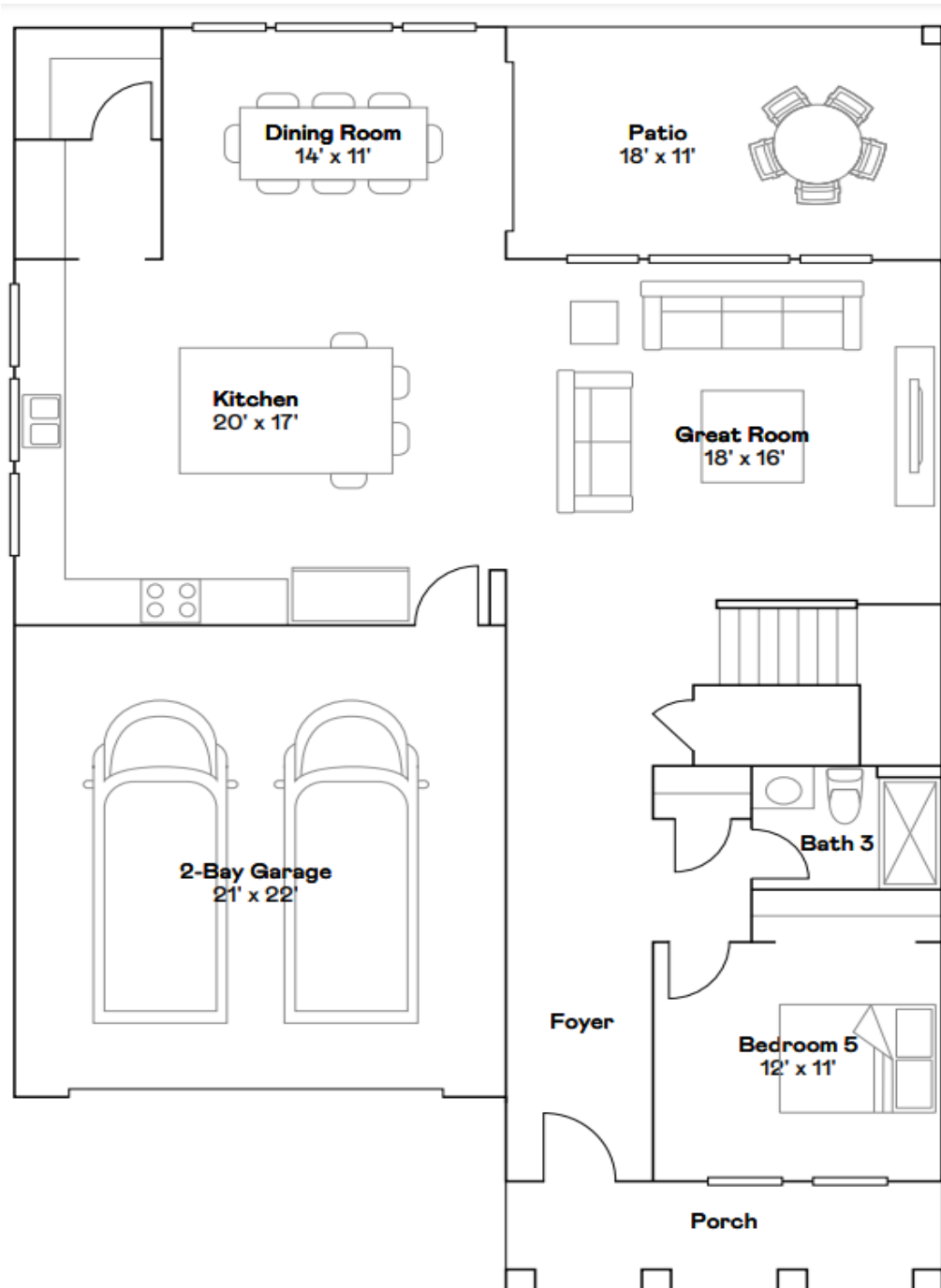


B



CORONET SERIES

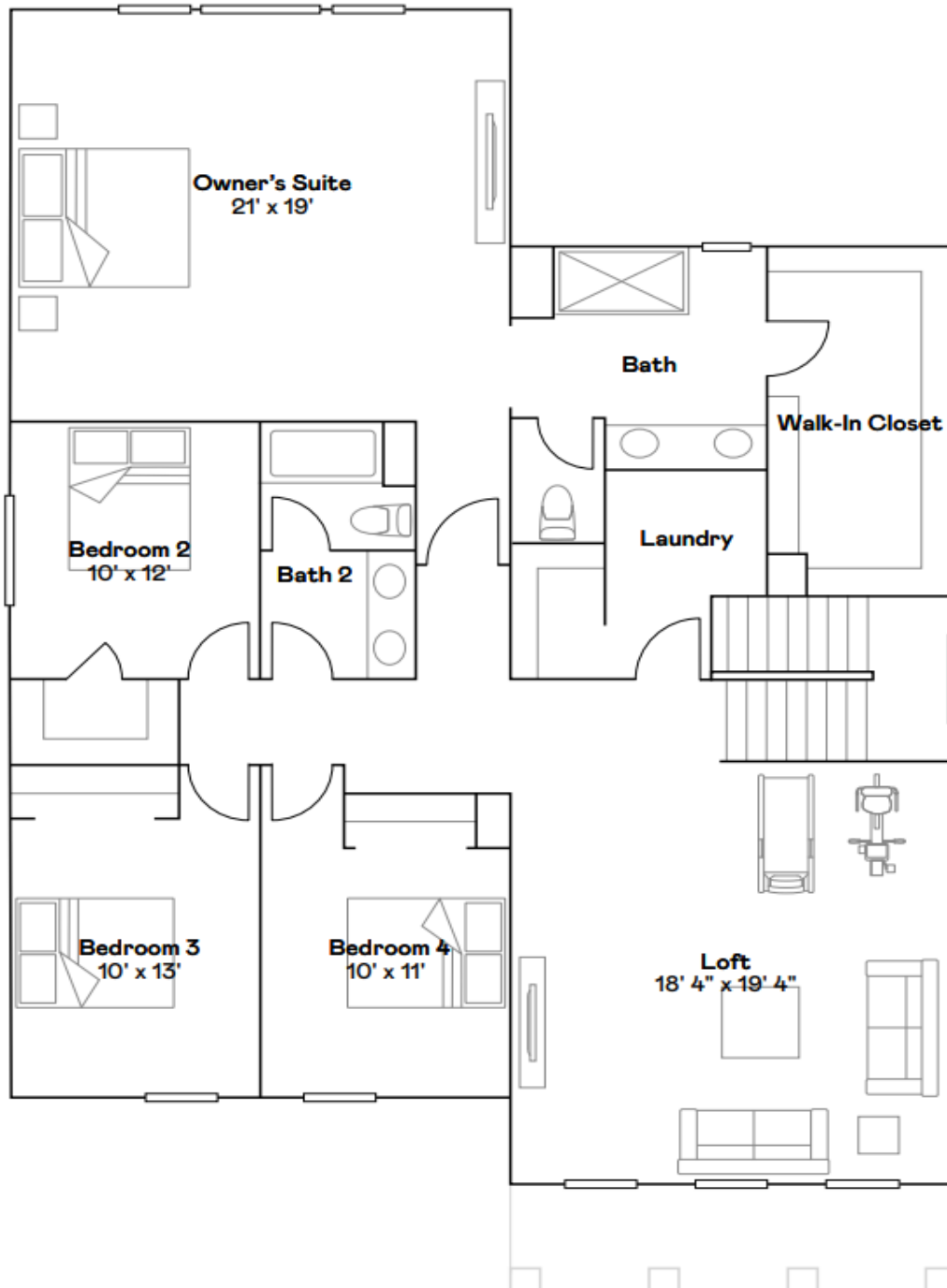
OVERTURE (4035)



LENNAR

CORONET SERIES

OVERTURE (4035)



LENNAR

CORONET SERIES

RHAPSODY (4037)

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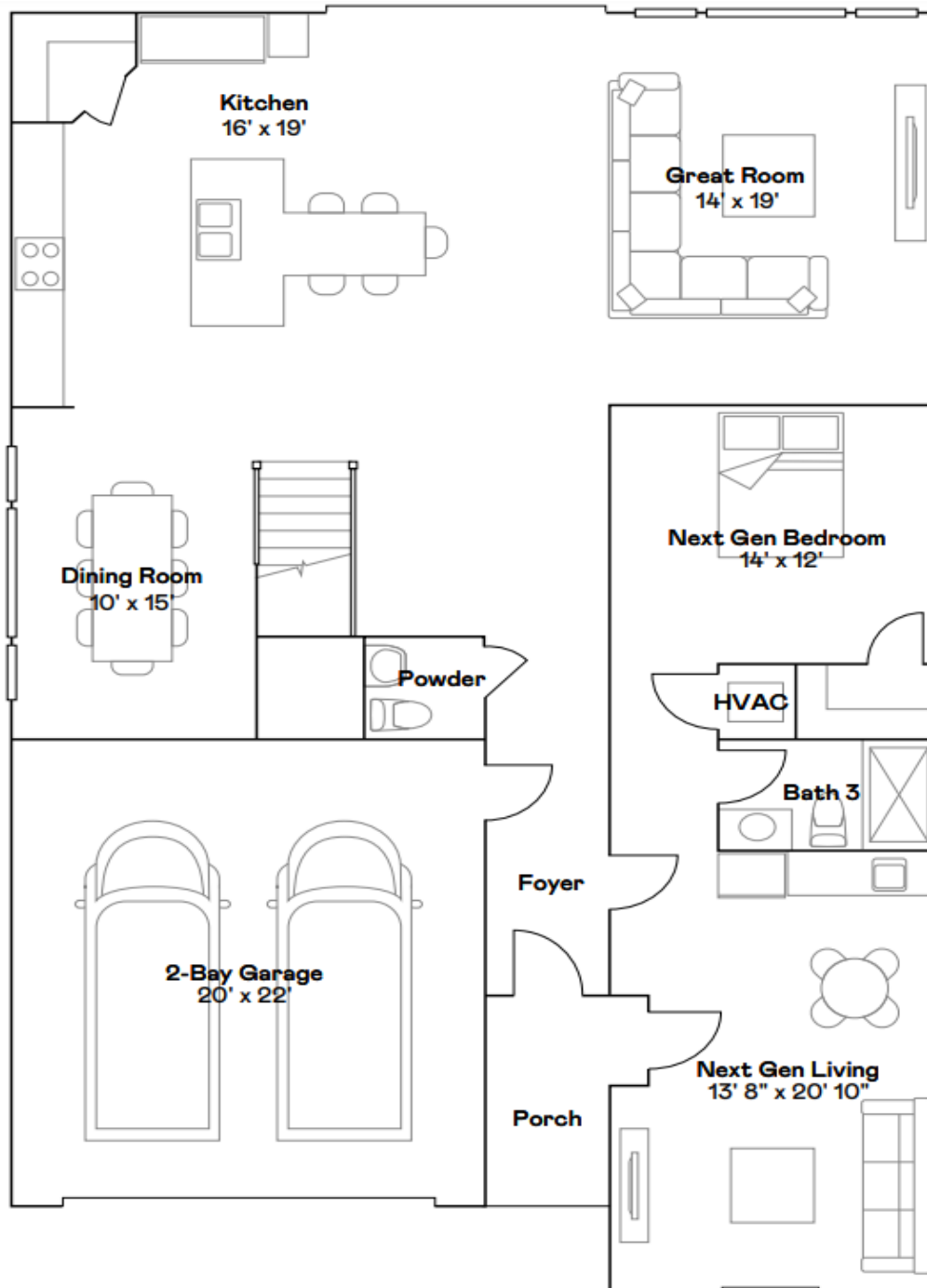


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CORONET SERIES

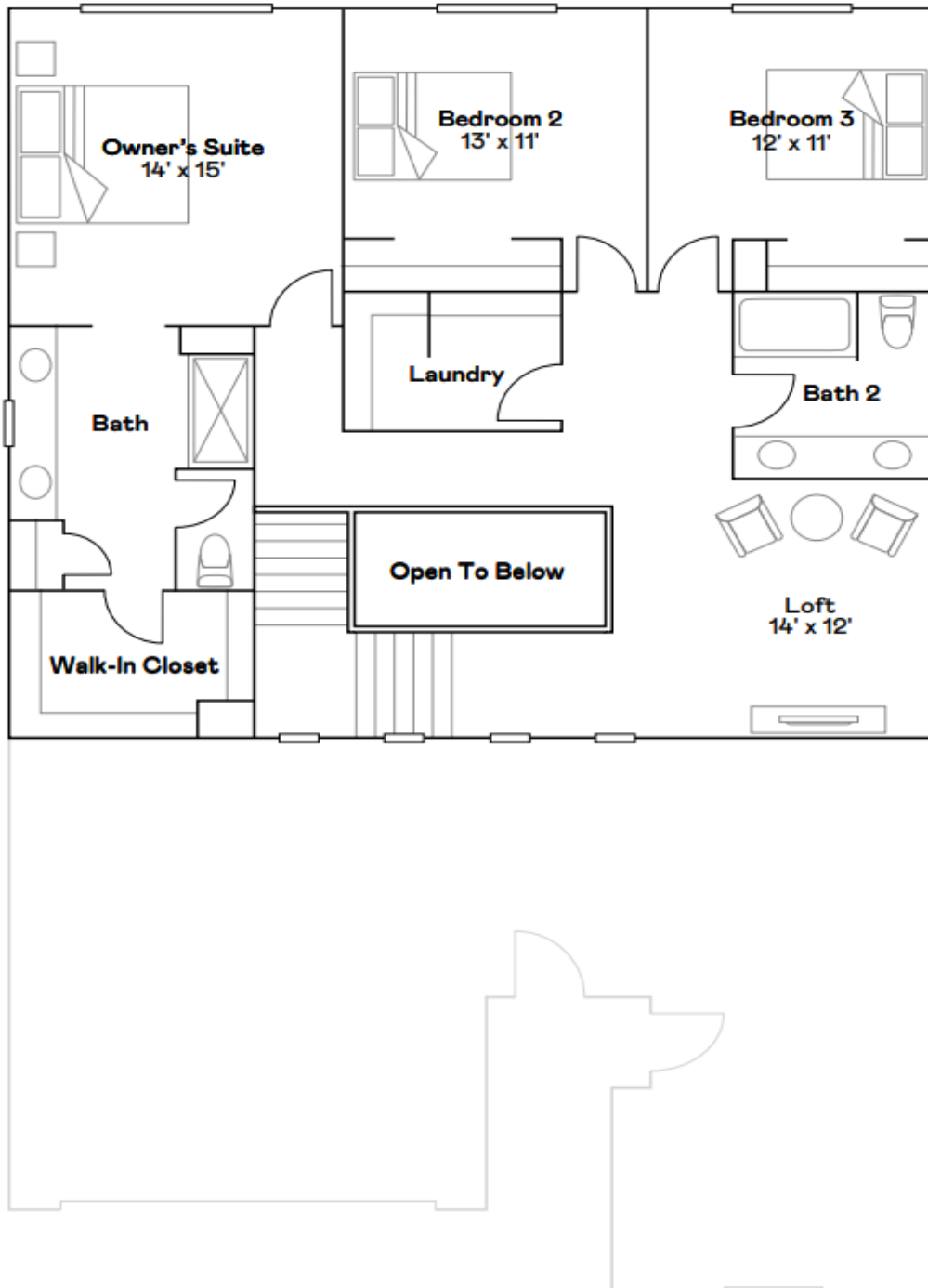
RHAPSODY (4037)



LENNAR

CORONET SERIES

RHAPSODY (4037)



LENNAR

SKYE SERIES

ALPENGLOW (5013)

A



B

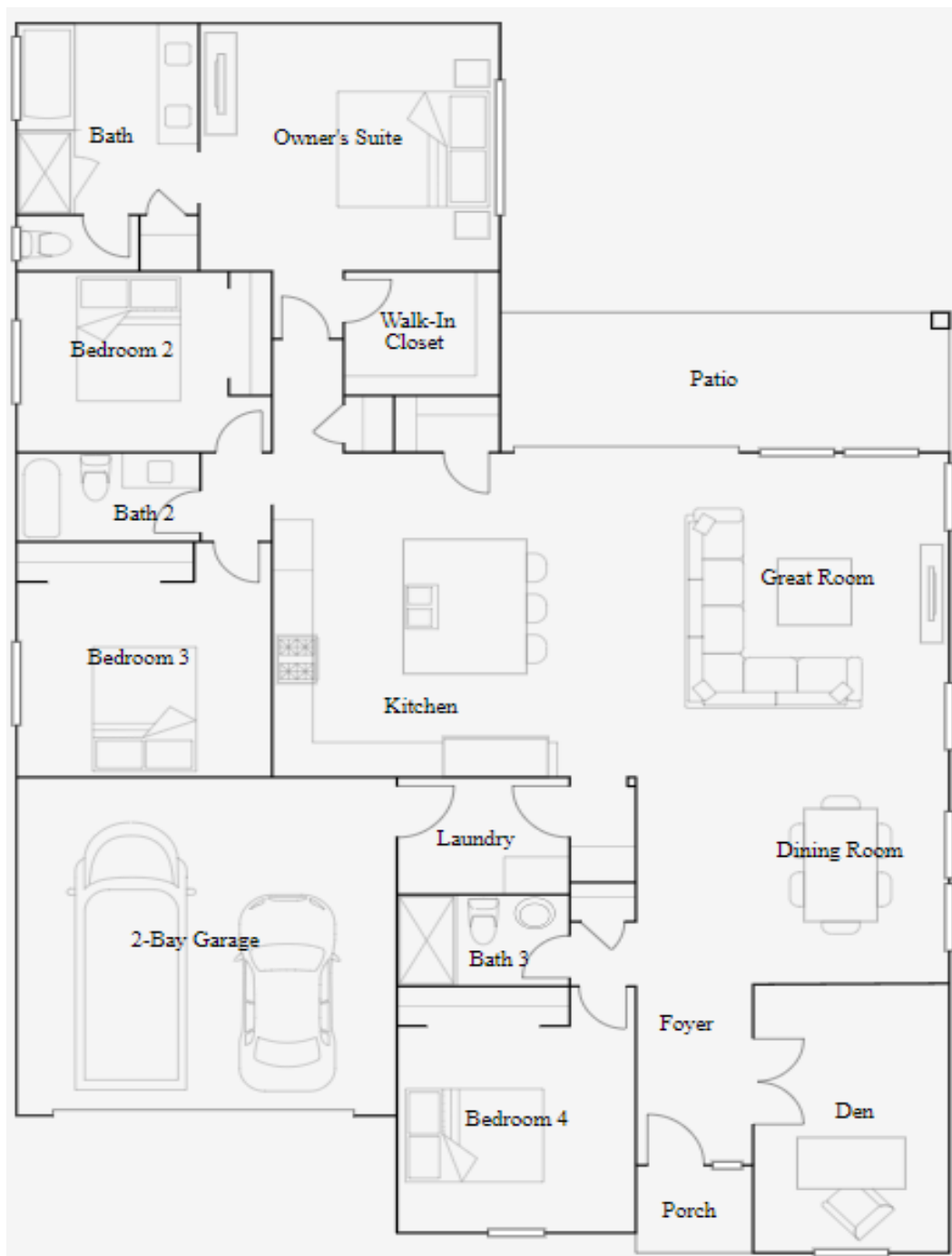


C



SKYE SERIES

ALPENGLOW (5013)



LENNAR

SKYE SERIES

BOREALES (5155)

A



B

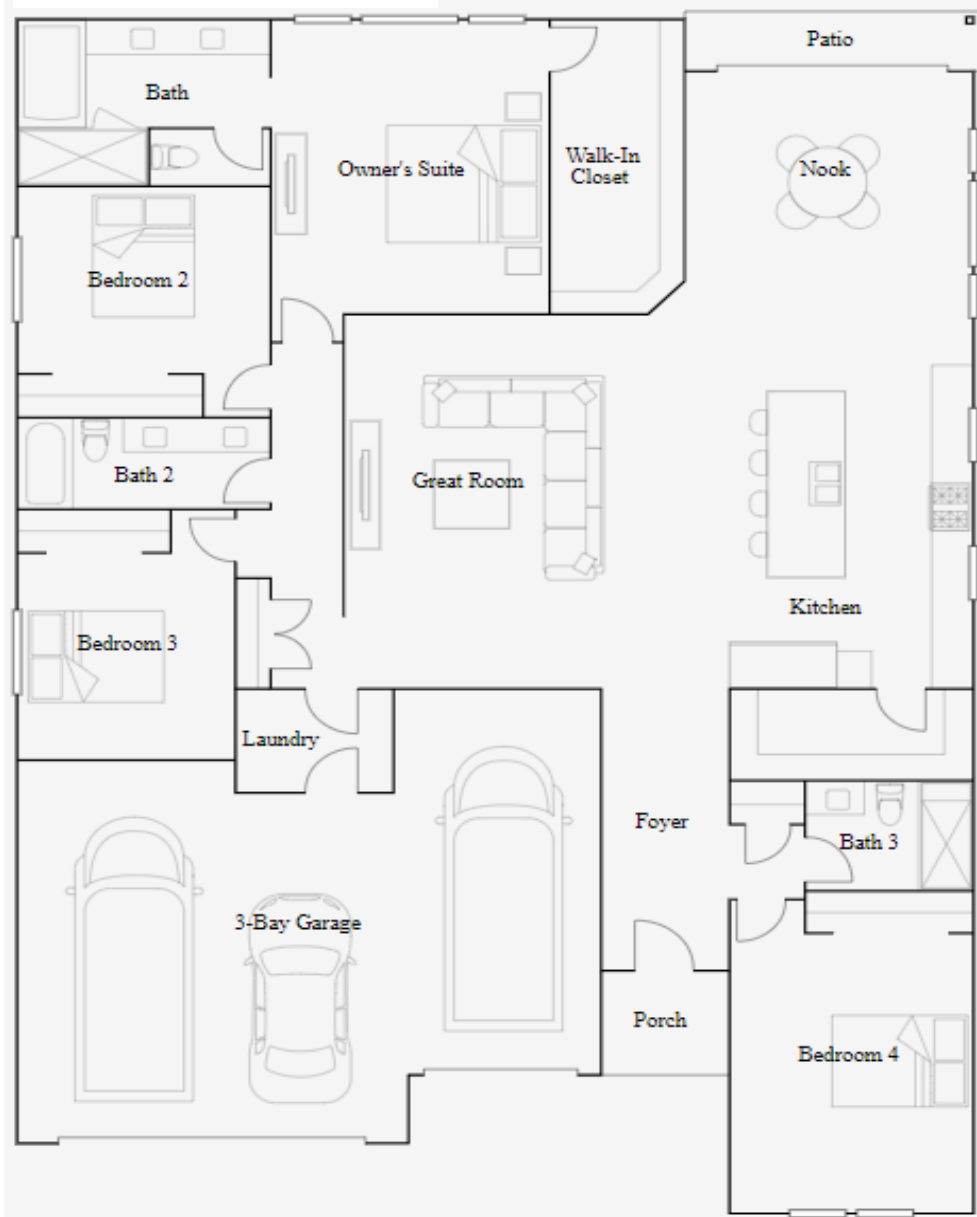


C



SKYE SERIES

BOREALES (5155)



LENNAR

SKYE SERIES

MOONLIGHT (5012)

A



B

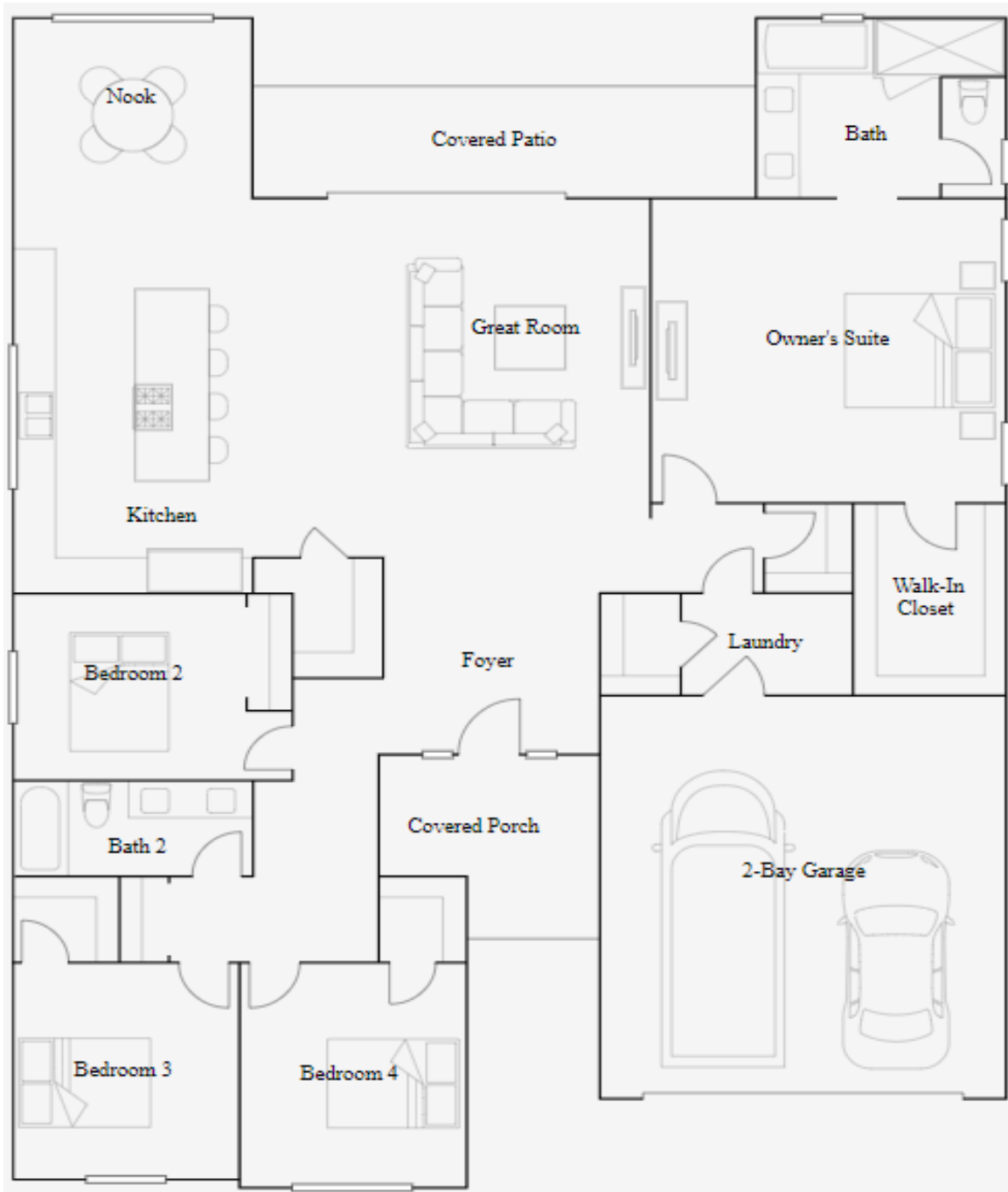


C



SKYE SERIES

MOONLIGHT (5012)



LENNAR

SKYE SERIES

SOLSTICE (5014)

A



B



C



SKYE SERIES

SOLSTICE (5014)



LENNAR

SKYE SERIES

MOONLIGHT (5012+ ADD ON GARAGE)

A



B

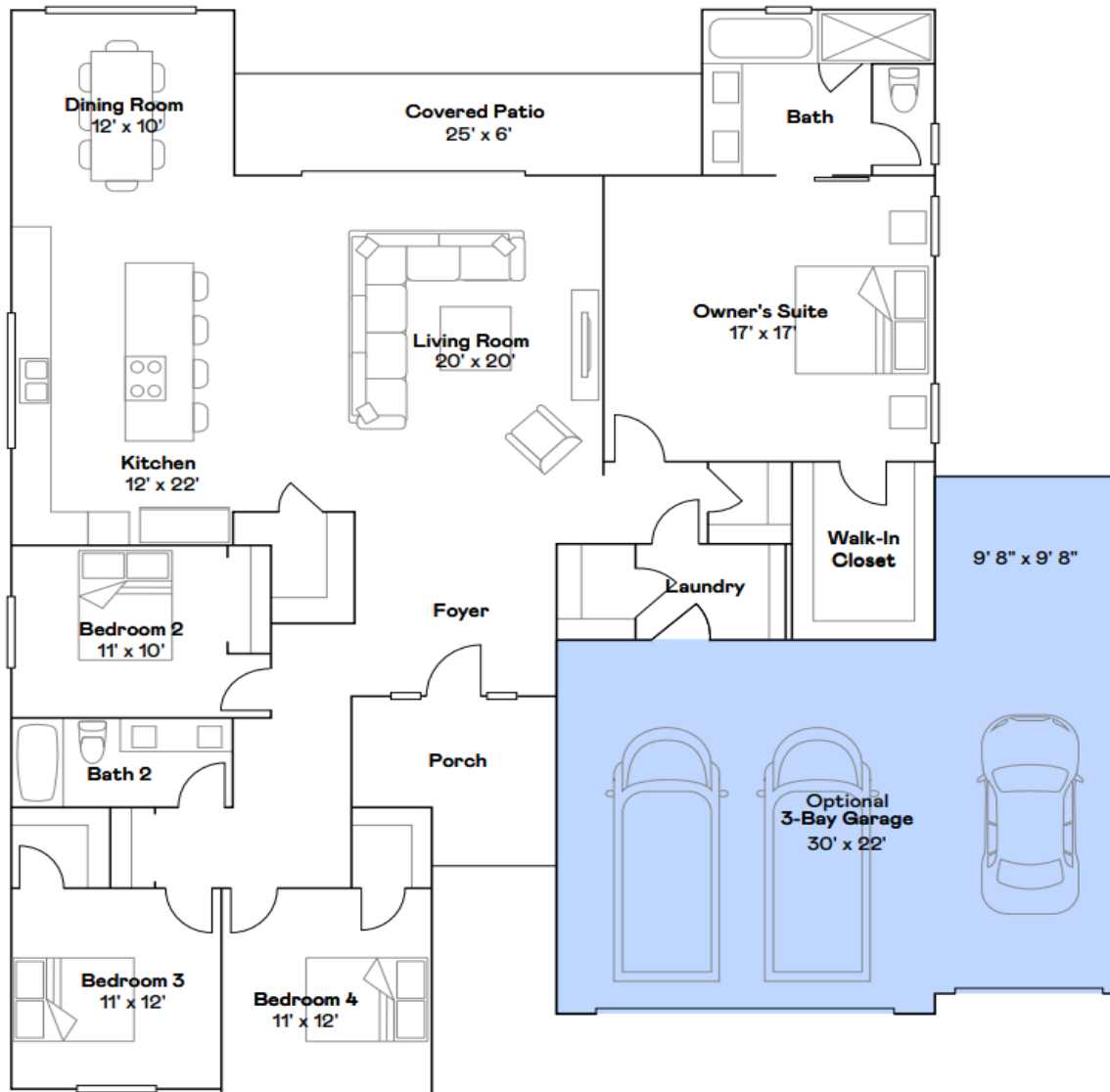


C



SKYE SERIES

MOONLIGHT (5012)



LENNAR®

SKYE SERIES

ALPENGLOW (5013 + ADD ON GARAGE)

A



B

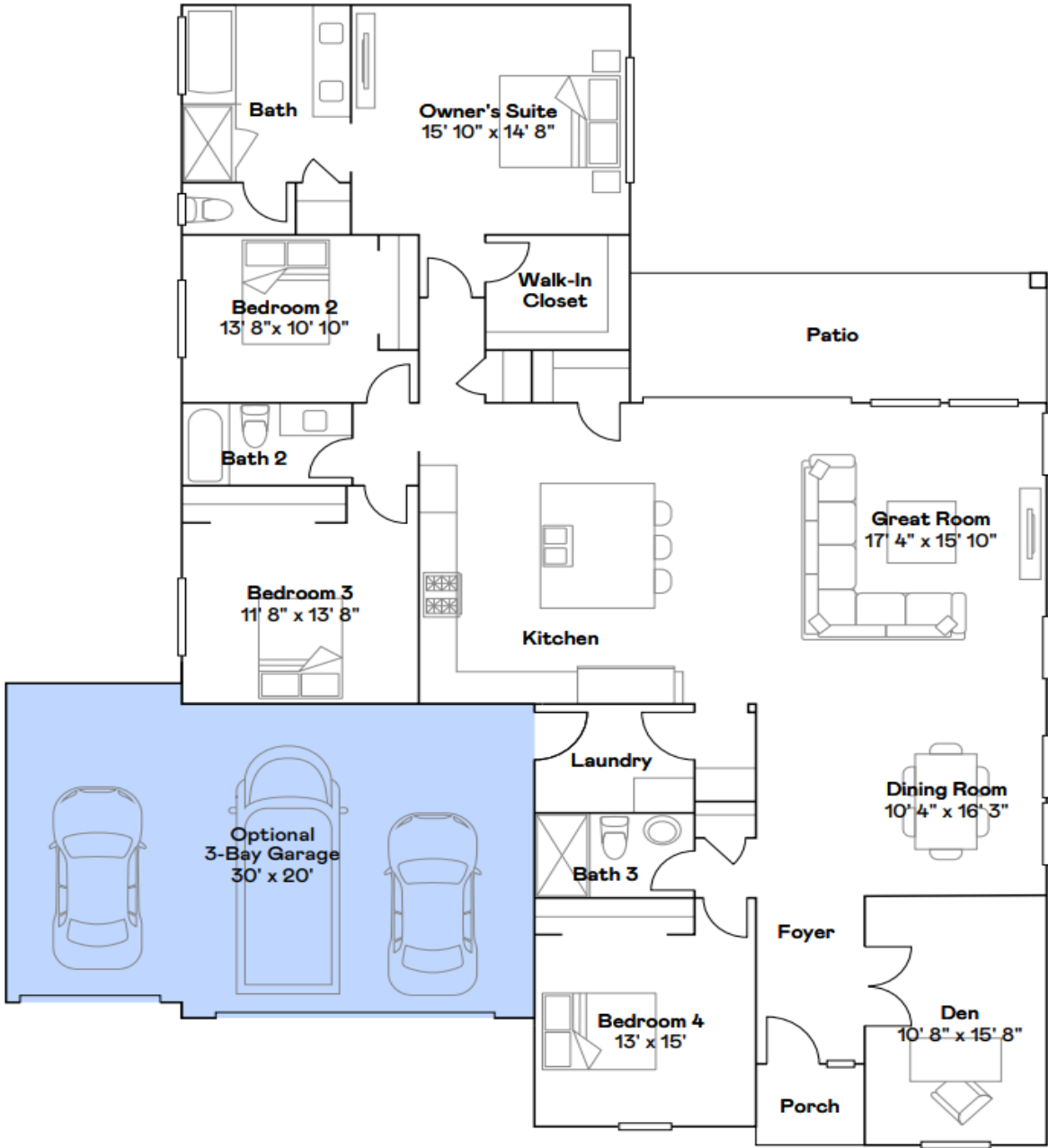


C



SKYE SERIES

ALPENGLOW (5013)



LENNAR

SKYE SERIES

BOREALES (5155 + ADD ON GARAGE)

A



B

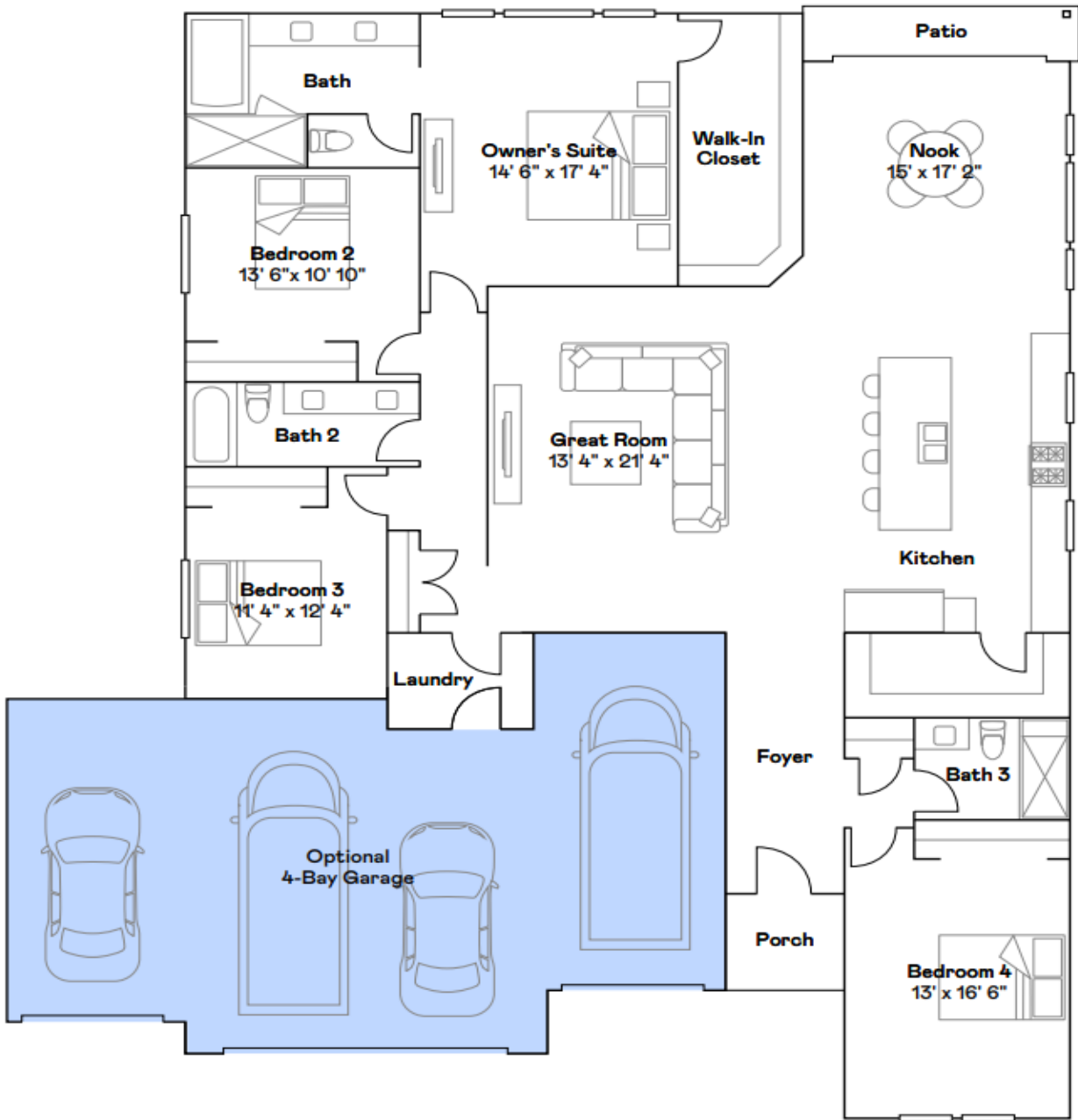


C



SKYE SERIES

BOREALES (5155)



LENNAR

SKYE SERIES

SOLSTICE (5014)

A



B

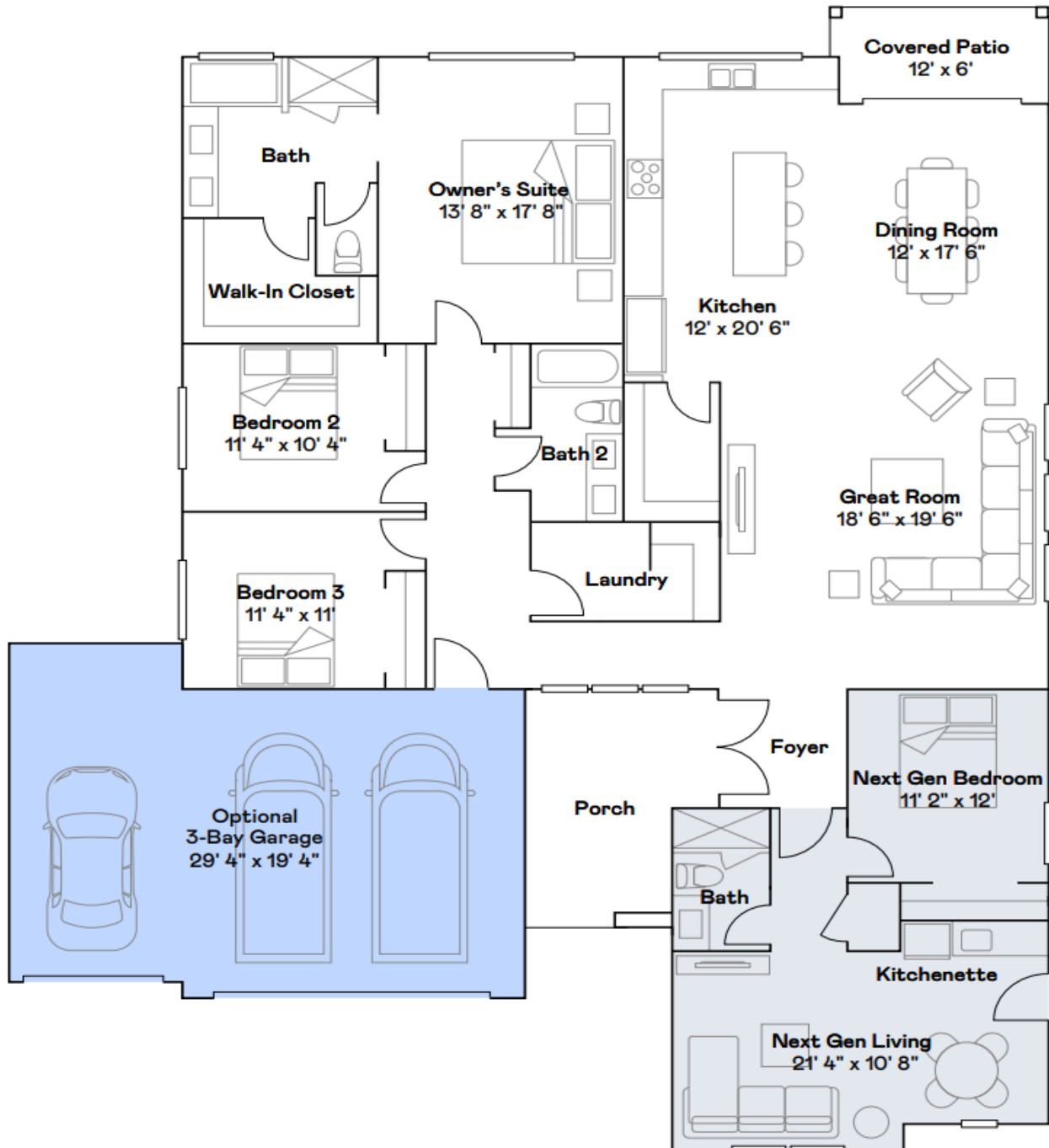


C



SKYE SERIES

SOLSTICE (5014)



LENNAR

EXHIBIT B

FINDINGS OF FACT FOR THE CITY OF SHAFTER 2005 GENERAL PLAN UPDATE AND RELATED ACTIONS ENVIRONMENTAL IMPACT REPORT

1.0 INTRODUCTION

Section 15091 of the Guidelines for the California Environmental Quality Act (CEQA) provides that:

“No public agency shall approve or carry out a project for which an Environmental Impact Report has been completed and which identified one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding.”

The Shafter General Plan Environmental Impact Report (State Clearinghouse No. 2004101029) identified significant or potential significant environmental impacts which, prior to mitigation, may occur as the result of the proposed project. Thus, in accordance with the provisions of CEQA Guidelines, findings are enumerated in Section 3.0, below.

1.1 Project Description

The Shafter General Plan study area encompasses all of the City of Shafter, its sphere of influence, and additional lands that the City has determined are integral to the planning of Shafter's future. The total Planning Area covers approximately 46,583 acres. Of this area, approximately 11,401 acres are currently within the City limits. State law permits the inclusion of sphere of influence and other lands within a community's General Plan. However, the Shafter General Plan asserts land use control only over lands actually within the corporate limits of the City. Until such time, if ever, that land currently outside of the City of Shafter is incorporated into the City, the Kern County General Plan will remain the lead land use planning document for unincorporated territories.

The primary goal of the City of Shafter General Plan Update is to provide the residents of the City with a “blueprint” for public and private development. The General Plan will function as Shafter's “Constitution” for development and environmental management, and serve as the foundation upon which City leaders make all land use and new development-related decisions. The proposed General Plan is an attempt to promote a more focused and balanced pattern of growth that accommodates the demand for housing, employment opportunities, and public facilities and services while minimizing the potential adverse impacts that may result from increased urban development. The proposed

project is a comprehensive revision and update of the 1993 Shafter General Plan. The proposed General Plan update encompasses several changes in the existing General Plan. The primary changes set forth in the General Plan Update include:

- Update of existing conditions, with 2002/2003 serving as base year.
- Update of development projections to the year 2030, corresponding to the anticipated build out year of the updated General Plan. These projections include population, employment, residential development, and non-residential development.
- Expansion of the General Plan study area to reflect an expanded sphere of influence and areas of interest.
- Amendment of the General Plan Elements to reflect update of conditions, projections, and land use changes.
- Modifications to the Land Use Element, including:
 - Establishment of building intensities for all land use categories including commercial, industrial, and residential.
 - Creation of a new Land Use Map reflecting expansion of urban development at the periphery of the City's original townsite, proposed expansion of Minter field, and development along the north side of 7th Standard Road, west of State Route 99.
- Amendment of the Circulation Element, including:
 - Creation of a new Circulation Map to better manage local and regional traffic flow, including potential routes for the proposed relocation of State Route 58 and the "West Beltway."
 - Inclusion of a Bicycle Route Map.
- Amendment of the Noise Standards to reflect a 65 dBA standard for residential development.
- Revisions to the Housing Element to reflect current and projected housing needs and provide a detailed program to meet those needs.
- Incorporation of an explicit Statement of Community Vision.
- Modification to General Plan Elements to reflect Shafter's emergence as a major industrial employment center.
- Modifications of General Plan goals, objectives, policies, implementation programs, and other provisions to reflect current conditions and Shafter's vision for its future.

The General Plan addresses immediate and long-term issues including traffic, expansion of the local employment base, provision of public services, and environmental constraints. The goal of the General Plan is to provide a consistent policy guide, which incorporates public health, safety, environmental and "quality of life" considerations.

The DEIR also covers the adoption of two Specific Plans located along the 7th Standard Road Corridor (Coberly West and Mission Lakes), annexation of lands within the southeastern portion of the General Plan Study area, pre-zoning of the proposed annexation area, cancellation of certain Williamson Act contracts within lands proposed to be annexed to the City, and expansion of the North of the River Municipal Water District.

The Coberly West Specific Plan area encompasses approximately 830 acres, 764.8 of which are to be devoted to the development of 3,432 dwelling units. A total of 5,334 residential dwelling units is proposed in the Mission Lakes Specific Plan on 1,347 acres. The City of Shafter proposes to annex approximately 5,000 acres of land in the southeastern portion of the General Plan area. All of the acreage proposed to be annexed is currently within the City's sphere of influence, as adopted by the Kern County Local Agency Formation Commission (LAFCO). Concurrent with adoption of the City's General Plan update, Shafter proposes to pre-zone parcels within the proposed annexation area. Pre-zoning of lands is a prerequisite for LAFCO review and action on the proposed Annexation 77. The entire Annexation 77 area will be pre-zoned consistent with the proposed General Plan land use designations for the area. Two landowners have sent letters to the City of Shafter requesting cancellation of Williamson Act contracts pursuant to Section 51280 et seq. of the Government Code. Both of these applications affect lands within the proposed Annexation 77 area, which will be designated "Specific Plan" by the proposed General Plan and pre-zoning. In addition, the North of the River Municipal Water District is proposing to expand its service area to include the proposed Annexation 77 area.

2.0 BACKGROUND FINDINGS

2.1 Initial Study/Notice of Preparation

To further the basic purposes of CEQA, the environmental review process requires the preparation and public circulation of a Notice of Preparation (NOP) and an Initial Study (IS) in addition to the General Plan Program EIR. An NOP is a brief notice that the Lead Agency (in this case, City of Shafter) plans to prepare an EIR for a project. The purpose of the NOP is to solicit guidance from agencies and individuals as to the scope and content of the environmental information to be included in the EIR. The City of Shafter formally initiated the environmental process with circulation of an NOP, which was sent to responsible agencies and interested individuals for a 30-day review period from October 8 to November 8, 2004. An IS for the proposed General Plan was presented to the public on October 8, 2004, and was circulated with the NOP. If, as here, it is known that an EIR will be prepared, an IS, although not required, is helpful in identifying the likely potential environmental impacts that should be studied in the EIR. The full range of potential environmental effects associated with the implementation of the General Plan, as identified in the IS, is contained in Appendix A to the Final EIR for the Shafter General Plan.

The Initial Study prepared for the proposed Shafter General Plan addressed potential environmental impacts related to the General Plan and found that those indicated below would result in potentially significant impacts that needed to be evaluated in an EIR:

- Aesthetics;
- Air Quality;
- Biology;
- Cultural Resources;
- Flooding Hazards;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Water Resources;
- Land Use and Agriculture;
- Noise;
- Population and Housing;
- Public Services and Utilities;
- Transportation/Traffic; and
- Mineral and Energy Resources.

Based on the IS, it was determined that potential impacts associated with the aforementioned issues required further evaluation in the Program EIR for the proposed General Plan and Related Actions. Additionally, the IS determined that an evaluation of potential cumulative impacts resulting from implementation of the proposed General Plan and related actions be included in the EIR. In compliance with CEQA Guidelines, the City of Shafter has taken steps to optimize opportunities to participate in the environmental process. During the preparation of the Draft EIR, various Federal, State, regional and local government agencies, and other interested parties were contacted to solicit comments on potential environmental impacts and to inform the public of the proposed General Plan. Public meetings were held to solicit public comment on the General Plan and its EIR. Additionally, several individuals and agencies sent written comments in response to the NOP. Those comments are presented in Appendix A to the Draft EIR for the General Plan and Related Actions.

2.2 Draft EIR

A Notice of Completion for the Draft EIR was filed with the State Clearinghouse along with the required number of copies of the document for circulation to various State agencies. Copies of the Draft EIR were also mailed directly to local agencies, groups, and individuals for the required 45-day public review period (April 13 through May 27, 2005).

2.3 Final EIR

For the purposes of CEQA, and the findings herein set forth, the administrative record for the Final EIR Project includes but is not limited to the following documents:

- The Draft Environmental Impact Report for the Shafter General Plan and Technical Appendices (April 2005);
- All comments submitted by agencies or members of the public during the 45-day comment period on the Draft EIR (April 13 through May 27, 2005) and responses to those comments (June 2005);
- Draft General Plan (April 2005) as recommended by the Planning Commission and adopted by the City Council;
- Coberly West Specific Plan (March 2005) as recommended by the Planning Commission and adopted by the City Council;
- Mission Lakes Specific Plan as recommended by the Planning Commission and adopted by the City Council;
- All records related to Annexation 77 and the related proposed Pre-Zoning;
- All records related to cancellation of Williamson Act contracts within the Mission Lakes Specific Plan area;
- All records related to the Expansion of North of the River Municipal Water District;
- All records relating to the study sessions and public hearings of the Planning Commission from October 2004 through May 2005; and

- All records related to the study sessions and public hearings of the City Council from October 2004 through June 2005.

The official custodian of the Final EIR is the Shafter Community Development Department:

City of Shafter City Hall
Community Development Department
336 Pacific Avenue
Shafter, California 93263

2.4 Mitigation Monitoring and Reporting Program

According to CEQA Guidelines Section 15097(a), "...the public agency shall adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects." The Final EIR for the Shafter General Plan and Related Actions contains mitigations measures to avoid significant environmental effects. The mitigation measures contained in the Final EIR for the Shafter General Plan and Related Actions each require actions not covered in the policies contained in the General Plan. Therefore, the mitigation measures are included in a Mitigation Monitoring and Reporting Program included with the Final EIR. Pursuant to Public Resources Code Section 21081.6, the Shafter City Council hereby adopts the Mitigation Monitoring and Reporting Program for the Shafter General Plan, attached as Exhibit A. In the event of any inconsistencies between the mitigation measures as set forth herein and the Mitigation Monitoring and Reporting Plan, the Mitigation Monitoring and Reporting Plan shall control.

2.5 Program EIR

Program EIRs are typically prepared for an agency plan program, or series of actions that can be characterized as one large project, such as a general plan. Tiering refers to the concept of a multilevel approach to preparing environmental documents (CEQA Guidelines, § 15152).

A General Plan EIR, addressing the impacts of citywide policy decisions, can be thought of as a "first tier" document. It evaluates the large-scale impacts on the environment that can be expected to result from the adoption of the General Plan, but does not necessarily address the site-specific impacts that each of the individual development projects that will follow and implement the General Plan may have. CEQA requires each of those subsequent development projects be evaluated for their particular site-specific impacts. These site-specific analyses are typically encompassed in second-tier documents, such as Project EIRs, Focused EIRs, or Negative Declarations on individual development projects subject to the General Plan, which typically evaluate the impacts of a single activity undertaken to implement the overall plan.

According to the CEQA Guidelines, a State or local agency should prepare a "Program" EIR, rather than a "Project" EIR, when the lead agency proposes the following:

- Series of related actions that are linked geographically;

- Logical parts of a chain of contemplated events, rules, regulations, or plans that govern the conduct of a continuing program; or
- Individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects that can be mitigated in similar ways (CEQA Guidelines, § 15168(a)).

In this case, the Program EIR addresses the General Plan and Related Actions. The Final EIR anticipates a series of actions that will be undertaken over time to implement the proposed General Plan and Related Actions. Further actions or procedures required to allow implementation of the proposed General Plan and Related Actions include the processing of zone changes, specific plans, tentative tract maps, development plans, building permits, and grading permits.

In a Program EIR, CEQA allows the general analysis of broad environmental effects of the program with the acknowledgment that subsequent site-specific environmental review may be required for particular aspects of portions of the program at the time of project implementation. The Program EIR serves a valuable purpose as a first-tier environmental analysis. The Program EIR can be incorporated by reference into subsequently prepared environmental documents to address issues, such as cumulative impacts and growth inducing impacts, allowing the subsequent documents to focus on new or site-specific impacts (CEQA Guidelines, § 151168(d)).

Although the legally required contents of a Program EIR are the same as those of a Project EIR, in practice there are considerable differences in level of detail. Program EIRs are typically more conceptual and abstract. They contain a more general discussion of impacts, alternatives, and mitigation measures. The analysis in the General Plan and Related Actions EIR is not intended to be a substitute for site-specific environmental analysis for future development projects (e.g., determining the level of service for intersections within the City or specific biological impacts for future development projects).¹ The EIR for the Shafter General Plan and Related Actions provides a macro-scale analysis that can be used to focus environmental review for future development projects on site-specific, project-related issues. The parameters by which a lead agency can determine the need for additional environmental documentation are contained in the CEQA Guidelines (§§ 15160 to 15170).

2.6 Growth Inducement

CEQA requires a discussion of the ways in which the proposed General Plan and Related Actions could be growth inducing. CEQA Guidelines Section 15126.2(d) identifies a project as growth inducing if it fosters economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. New employees from commercial and industrial development and new population from residential development represent direct forms of growth. These direct forms of growth have a secondary effect of expanding the size of local markets and inducing additional economic activity in the area. Examples of development that would indirectly facilitate growth include the installation of new roadways or the construction or expansion of water delivery/treatment facilities. Section 5.1 of the Draft EIR provides a discussion of growth inducing impacts of the General Plan and Related Actions. Based on the definition of growth inducement, a

¹ Where site-specific information is available that provides insight into cumulative citywide impacts, such information was incorporated into the General Plan EIR. An example of the incorporation of site-specific information is the land use plans for the Coberly West and Mission Lakes Specific Plans.

General Plan is inherently growth inducing, leading to certain significant unavoidable impacts; it is the indirect impacts of the growth that the General Plan will induce that are addressed in the detailed impacts sections of the Final EIR.

2.7 Cumulative Impacts

“Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time” (CEQA Guidelines, § 15355(b)). Section 15130 of the CEQA Guidelines requires that an EIR include a discussion of the potential cumulative impacts of a proposed project. Cumulative impacts are defined as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts” (CEQA Guidelines, § 15355). “The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable or probable future projects” (CEQA Guidelines, § 15355(b)).

Due to the broad project objectives associated with the implementation of the proposed General Plan and Related Actions; the cumulative analysis presented in this Program EIR does not evaluate the site-specific impacts of individual projects. Project-level analysis will be prepared on a project-by-project basis. The proposed General Plan addresses cumulative growth anticipated to occur in Shafter and its General Plan study area resulting from build out of the proposed General Plan in combination with growth throughout Kern County. The cumulative impact analysis is based on the anticipated population growth within Kern County. Population growth is a major factor contributing to direct impacts on habitat, housing, job markets, transportation, and development. Additionally, these direct impacts can cause secondary impacts to biological resources, air quality, density, and the overall quality of life within Shafter. For this reason, using population growth as a measure to determine cumulative impacts is applicable when examining a large-scale policy action such as a General Plan.

2.8 Significant Irreversible Effects

Section 5.3 of the DEIR examined “significant irreversible environmental effects.” Approval and implementation of actions related to the proposed General Plan and Related Actions would result in an irretrievable commitment of nonrenewable resources such as energy supplies and other construction-related materials. The energy resource demands would be used for construction, heating and cooling of buildings, transportation of people and goods, heating and refrigeration, lighting, and other associated energy needs. Environmental changes with implementation of the proposed General Plan and Related Actions would occur as the physical environment is altered through continued commitments of land and construction materials to urban development. There would be an irretrievable commitment of labor, capital, and materials used in construction and a permanent loss of open space. Nonrenewable resources would be committed primarily in the form of fossil fuels and would include fuel, oil, natural gas, and gasoline used by vehicles and equipment associated with implementation of the proposed General Plan and Related Actions. The consumption of other non-renewable or slowly renewable resources would result from the development of the proposed General Plan and Related Actions, including, but not limited to, lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, and water. Because alternative energy sources such as solar, geothermal, or wind energy are not currently in widespread local use, it is unlikely that real savings in nonrenewable energy supplies (e.g., oil and gas) could be realized in the immediate future.

Development within Shafter, as envisioned by the proposed General Plan and Related Actions, would result in the construction of structures, facilities, and/or infrastructure on lands that are currently undeveloped, resulting in their future and permanent commitment to urban uses.

2.9 Consistency with Regional Plans

CEQA Guidelines Section 15125(d) requires that any inconsistencies between a regionally significant project (e.g., General Plan) and regional plans be discussed. Kern Council of Governments (Kern COG) and San Joaquin Valley Air Pollution Control District (SJVAPCD) regional plans cover the proposed General Plan study area. The proposed General Plan is consistent with the SJVAPCD's air quality management plan, as discussed in Section 4.3 of the General Plan EIR.

As shown in Table 4.12.G of the General Plan EIR, build out of the proposed General Plan in 2030 would result in a much larger population and a much larger employment base than KERN COG has projected. The population projections of KERN COG, as shown in Table 4.12.B of the General Plan EIR, show the City growing by approximately 215 persons annually or 1.2 percent through 2030. Between 1990 and 2000, the population of Shafter increased from 8,409 to 12,757, an average of 435 persons per year (5.1% annually), according to the California Department of Finance. The Kern COG data indicate that the area's population is going to grow at a rate that is slower than occurred between 1990 and 2000. Even without the proposed General Plan, however, the projected growth rate for 2003 and 2004 is higher than 215 persons annually as projected by KERN COG. Therefore, projections for 2030 may be exceeded whether or not the proposed General Plan is implemented. The General Plan and EIR both explicitly acknowledge that the General Plan would result in a substantially greater population base than KERN COG projects. Additionally, the KERN COG projections do not cover the newly adopted Shafter Sphere of Influence Area in the southeastern portion of the Planning Area.

One of the objectives of the Shafter General Plan is to create a larger local employment base, thereby providing a balance between local employment and housing opportunities. This balance is sought to reduce the long home-to-work commutes and traffic congestion along major commute routes, such as State Route 99, and resulting air quality impacts. Because KERN COG projections are based on an area smaller than the Shafter General Plan area, the proposed Shafter General Plan provides for considerably more local employment than is reflected in KERN COG projections. Increasing local the employment base in relation to the local population provides greater opportunities for residents to live closer to their places of employment and may lessen future impacts related to air quality and traffic within the region.

3.0 FINDINGS OF THE SHAFTER GENERAL PLAN AND RELATED ACTIONS ENVIRONMENTAL IMPACT REPORT

3.1 Aesthetics and Visual Resources

Potential Impacts. Implementation of the Shafter General Plan and Related Actions will increase development of urban and rural residential uses resulting in the conversion of open space areas and agricultural lands to urban and rural residential land uses, thus changing the visual character of the land within areas designated for urban development on the General Plan's land use map. The existing and future public views will be altered. Expansion of areas developed for urban and rural residential

use may also conflict with the City's existing small town visual character and qualities. In addition, new development within the General Plan study area will introduce new sources of light and glare.

Findings. While the City of Shafter has no officially designated scenic vista or views, the proposed General Plan policies recognize the importance of open space and public views and provide for the protection of land designated for agricultural use and open space. While the proposed General Plan policies address the aesthetic impact of new development, they do not reduce the impacts of converting open space and agricultural lands to urban land uses to a less than significant level and significant unavoidable impacts would remain. The Coberly West and Mission Lakes Specific Plans set forth landscaping plans and design guidelines aimed at ensuring the visual quality of new development. These provisions will not reduce the loss of views of open space and agriculture that will result from the development of the two Specific Plans. It is anticipated that future development within Annexation 77 outside of the Coberly West and Mission Lakes Specific Plans will include provisions for landscaping plans and design guidelines. While such provisions will address the visual quality of the built environment, they will not mitigate loss of views of existing open space and agricultural land.

The General Plan retains a large permanent agricultural buffer around Shafter's central core area, maintaining the small town size and character of that area. In addition, development policies in the proposed General Plan are specifically directed toward maintaining and enhancing the downtown's visual environment and character. With the implementation of the General Plan policies, the visual impacts of new development would be less than significant. Both the proposed Coberly West and Mission Lakes Specific Plans propose large-scale urban development; however, the proposed General Plan preserves a large buffer between these Specific Plan areas and Shafter's core area. Thus, development of these Specific Plan areas will not affect the small town visual character of Shafter's existing core area. It is anticipated that future development within Annexation 77 outside of the Coberly West and Mission Lakes Specific Plans will also encompass large-scale urban development; however, the proposed General Plan preserves a large buffer between the area of Annexation 77 and Shafter's core area. Thus, development within the area of Annexation 77 will not affect the small town visual character of Shafter's existing core area.

The proposed General Plan recognizes the impact of light and glare on sensitive receptors and provides guidance to reduce impacts of light and glare; however, it does not provide development design standards which would ensure that aesthetic impacts related to light and glare would be less than significant. Because these policies do not provide performance standards to address light and glare, Mitigation Measures 4.2.3A, 4.2.3B, 4.2.3C, 4.2.3D, and 4.2.3E were proposed to provide performance standards to reduce the impacts of light and glare. Therefore, the Council hereby directs that these mitigation measures be adopted. Both the proposed Coberly West and Mission Lakes Specific Plans propose large-scale urban development which will create light and glare sources. It is also anticipated that future development within Annexation 77 outside of Coberly West and Mission Lakes Specific Plans will create lightning sources. The performance standards found in the above mitigation measures will be applied to all development within Coberly West and Mission Lakes Specific Plans and within Annexation 77. The Council finds that changes or alterations have been required in or incorporated into the project which mitigate or avoid the significant effects of light and glare on the environment will reduce this impact to a less than significant level.

Facts in Support of Findings. New development can alter surrounding visual qualities through increased densities and intensities and loss of open vistas and views of agricultural activities within portions of the Planning Area. Any new development that may cause the loss of natural resources, agricultural, and open space areas would alter the existing quality and sense of open space that the Planning Area now exhibits as the result of large expanses of agricultural land use. No feasible mitigation measures exist to address the loss of open vistas that will result from conversion of open space and agricultural lands to urban and rural residential uses, other than those that are included in the General Plan. The Council therefore finds that changes or alterations which mitigate or avoid the significant effects on the environment have been required in or incorporated into the project; however, the loss of open space remains significant and unavoidable. The Council further finds that there are no additional feasible mitigation measures or alternatives that the Council could adopt at this time which would reduce this impact of the loss of open space to a less than significant level. To the extent that this adverse impact will not be eliminated or lessened to a less than significant level, the Council finds that specific economic, legal, social, technological, and other considerations identified in the Statement of Overriding Considerations support approval of the project as modified, despite unavoidable residual impacts. For additional discussion regarding the project's impacts to open space and aesthetics, see DEIR, Section 4.2.

The General Plan impacts to small town visual character and qualities have been substantially reduced to a less than significant level by virtue of General Plan policies addressing a buffer around Shafter's central core area and policies providing development guidance to the downtown area (Policies 2.3.1-3, 2.3.5, 2.3.9-10, 2.5.1, 2.5.4-5, 2.6.1, 2.8.7, 2.8.10, 2.8.19, 2.9.8, 4.6.6, 4.7.6, 4.7.6-7, and 6.6.7). In addition, all of the development in both the Coberly West and Mission Lakes Specific Plans and the development outside these plans within Annexation 77 is separated from the downtown core by not only agricultural buffers but also by distance so as not to affect the small town visual character. Therefore, the General Plan policies provide guidance to reduce impacts to small town visual character and qualities, particularly with regard to agricultural buffers and compatible new development in the downtown core, including development design standards that would ensure that aesthetic impacts relating to small town visual character and qualities would be less than significant. Specifically, the General Plan states in Policy 6.2.3 that the City will maintain a permanent agricultural/open space buffer around central Shafter, including a broad buffer between central Shafter and lands within the southeastern portion of the Planning Area. In Policy 2.8.20, the City will develop an attractive, but natural-appearing landscape at community entries and along arterials and collector roadways planted with groves of trees, earth tone walls, and drifts of flowering shrub materials.

General Plan Policy 2.7.3 related to mitigation of light and glare impacts was found in the Draft EIR to not provide development design standards that would ensure that aesthetic impacts relating to light and glare would be less than significant. Therefore, Mitigation Measures 4.2.3A through E were proposed to further reduce this impact. These measures provide additional performance standards related to mitigation of light and glare impacts to be incorporated into the proposed General Plan. The mitigation measures required that the City provide the minimum lighting required to ensure safe circulation and visibility; limit street lighting to intersections and other locations that are needed to maintain safe access; limit exterior lighting of buildings to low-profile intensity; and require that lighting in new development be confined to the areas to be lighted with no spillover lighting. The Council hereby directs that these mitigation measures be adopted. The implementation of General

Plan policies and the mitigation measures identified above will reduce this impact to a less than significant level.

For further discussion of the impacts to Aesthetics and Visual Resources, see DEIR Section 4.2 beginning on page 4.2.1.

3.2 Air Quality

Potential Impacts. Air pollutant emissions including fugitive dust and gases which could affect air quality would occur during construction-related activities associated with individual projects permitted by the General Plan and Related Actions. Fugitive dust emissions are generally associated with demolition, land clearing, exposure of soils to the air and wind, and cut and fill grading operations. Dust generated during construction varies substantially on a project-by-project basis, depending on the level of activity, the specific operations, and weather conditions at the time of construction. Because the number, sizes, and locations of individual construction projects that might be undertaken concurrently at any given time following implementation of the General Plan and Related Actions cannot be known, it is not feasible to quantify accurately the proposed daily fugitive dust emissions that will result from the proposed project; however, there are a number of feasible control measures that can be reasonably implemented to significantly reduce PM_{10} emissions from construction. The SJVAPCD approach to CEQA analyses of construction PM_{10} impacts is to require implementation of effective and comprehensive control measures rather than to require detailed quantification of emissions. These control measures are generally grouped together under Regulation VIII of the SJVAPCD. Therefore, as determined by the SJVAPCD, compliance with Regulation VIII for all sites and implementation of related control measures (as appropriate, depending on the size and location of the project site) will constitute sufficient mitigation to reduce PM_{10} impacts to a level considered less than significant. The proposed General Plan provides Policy 6.7.1, which is directly related to mitigation of particulate emissions and, through this policy, all development projects are required to minimize the generation of particulate emissions during construction by implementing appropriate dust abatement actions.

As the result of new development that will occur consistent with the Shafter General Plan, stationary and mobile source air pollutant emissions associated with land uses within the City will occur. Although some of the future pollutant emissions will occur as the result of previously approved development projects, there will also be pollutant emissions occurring as the result of additional development allowed by the General Plan and Related Actions beyond those which currently exist or are approved. The use of electricity by new homes, businesses, institutions, and other uses within the Shafter Planning Area will result in area source emissions from increased demand for electrical energy that will be generated at power plants utilizing fossil fuels. Industrial water heaters, fireplaces, wood heaters, lawn maintenance equipment, and application of paints at individual sites within the Shafter Planning Area will each emit small quantities of air emissions, which, depending upon the number of industrial users and residences, are generally the main stationary pollution sources in Shafter. Based on the latest URBEMIS 2002 model, emission factors for future build out year (2030) were determined. The proposed General Plan and Related Actions would generate ROG and NO_x emissions that would exceed the project level operations threshold established by the SJVAPCD.

Additionally, the rate of increase in VMT and annual growth percentages resulting from the implementation of the proposed General Plan would result in significant impacts. It is anticipated that

the total new vehicular trips and associated VMT of the General Plan and Related Actions would result in criteria pollutant emissions which exceed the daily emissions thresholds established by the SJVAPCD. Implementation of the proposed General Plan policies would reduce long-term increase in air pollutants due to vehicle emissions; however, significant unavoidable impacts would remain.

Findings. During construction of the projects permitted under the General Plan and Related Actions, fugitive dust (PM_{10}) will occur. The proposed daily fugitive dust emissions that will result from the proposed project cannot be quantified; however, the SJVAPCD has determined that compliance with Regulation VIII for all sites and implementation of all other control measures indicated in Tables 4.3.F and 4.3.G (as appropriate, depending on the size and location of the project site) will constitute sufficient mitigation to reduce PM_{10} impacts to a level considered less than significant.

Implementation of the proposed General Plan and Related Actions would generate ROG and NO_x emissions that would exceed the project level operations threshold established by the SJVAOCD. Additionally, the rate of increase in VMT and annual growth percentages resulting from the implementation of the proposed General Plan would result in significant impacts. Implementation of the proposed General Plan policies would reduce impacts associated with the proposed General Plan; however, significant unavoidable impacts would remain.

An analysis has been conducted of the consistency of the proposed Shafter General Plan and Related Actions with the San Joaquin Valley Air Pollution Control Plan (SJVACP) and has concluded that the General Plan and Related Actions would not conflict or obstruct the SJVACP. With the addition of a mitigation measure requiring the City's support of the revised SJVAPCD Plan, implementation of the General Plan and Related Actions would have a less than significant impact on the SJVACP.

Facts in Support of Findings. The proposed General Plan covers the City, its sphere of influence and an area extending beyond these boundaries, encompassing a total of approximately 46,583 acres. The impacts of build out of the General Plan are thus actually a summary of the individual actions and development permits that will be undertaken throughout the Shafter Planning Area, as opposed to an individual project with project-specific construction information occurring in a single location. PM_{10} emitted during construction can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors, making quantification difficult. Despite this variability in emissions, experience has shown that there are a number of feasible control measures that can be reasonably implemented to significantly reduce PM_{10} emissions from construction. The SJVAPCD has determined that compliance with Regulation VIII (as detailed in the DEIR on page 4.3-15) for all sites and implementation of all other control measures indicated in Tables 4.3.F and 4.3.G (as appropriate, depending on the size and location of the project site and as presented on page 4.3-16 of the DEIR) will constitute sufficient mitigation to reduce PM_{10} impacts to a level considered less than significant. As an example, Regulation VIII includes watering before and during grading. The PM_{10} emission generation of a 50 acres of graded area, with a six-month grading cycle and an estimated two-year construction period would result in an average estimate of 184 pounds of PM_{10} per day and a daily peak estimate of 735 pounds of PM_{10} which would double without watering before and during grading. Compliance with these rules would also reduce impacts on nearby sensitive receptors to below a level of significance as all appropriate mitigation would be applied and, under the SJVAPCD,

compliance with these regulations mitigates the impacts to a less than significant level. For additional discussion regarding the short-term construction impacts to air quality, see DEIR, Section 4.3. As discussed in this section, the impacts to air quality during short-term construction, with the control measures included in Regulation VIII, and as determined by the SJVAPCD, would reduce short-term construction impacts to less than significant.

Long-term air emission impacts are those associated with stationary sources and mobile sources involving any growth-related change. The proposed General Plan would result in both stationary and mobile source increases. The stationary source emissions from the various uses would come from the consumption of natural gas. Table 4.3.H in the DEIR shows that build out of the General Plan and Related Actions would produce 2,423 tons/year of ROG and 830 tons/year of NO_x. These emissions would significantly exceed the operational 10 tons/year threshold for ROG and NO_x established by SJVAPCD. An estimate of the increase in vehicle usage within the Shafter Planning Area was undertaken by comparing average daily traffic volumes at General Plan and Related Actions build out, as modeled, with the existing average daily traffic volumes contained in the Kern COG model. Based on a comparison of future traffic volumes, it is estimated that existing land uses account for 27.5 percent of the emissions in Table 4.3.H, and that future land uses will account for 72.5 percent of total emissions, exceeding SVACPD thresholds for ROG and NO_x (the only two criteria air pollutants with operational thresholds). Thus, air quality impacts of the proposed General Plan are considered to be significant. The proposed General Plan provides policies to reduce the effects of vehicle emissions in General Plan Policies 6.7.1-7, 6.8.6, 2.3.1-4, 2.5.7, 2.8.11, 2.8.14d, 3.2.1, 3.2.7-9., 3.3.3-4, 3.4.1-4, 3.3.6-13, 3.5.2-7, and 3.6.1-3. Implementation of the policies provided in the proposed General Plan will reduce the projected long-term increase in mobile air pollutants; however, significant impacts would remain. The proposed General Plan does not contain policies which would reduce stationary air quality impacts caused by residential uses or other possible stationary sources. Therefore, Mitigation Measures 4.3.4.3A-E were proposed to reduce this impact. In addition, general approaches from SJVAPCD's *Guide for Assessing and Mitigating Air Quality Impacts*, January 10, 2002, Sections 6.5.2 and 6.5.3 were recommended. However, even with implementation of the best available mitigation measures, stationary and vehicular emissions would remain significant and unavoidable.

The Council further finds that there are no additional feasible mitigation measures or feasible alternatives that the Council could adopt at this time which would reduce this impact to a less than significant level. To the extent that this adverse impact will not be eliminated or lessened to an acceptable (less than significant) level, the Council finds that specific economic, legal, social, technological, and other considerations identified in the Statement of Overriding Considerations support approval of the Project as modified, despite unavoidable residual impacts. For additional discussion regarding the project's impacts to air quality resulting from stationary sources and increased vehicular emissions, see DEIR, Section 4.3.

3.3 Biological Resources

Potential Impacts. Future development consistent with the Shafter General Plan will result in the alteration of existing biological habitats and, in some portions of the study area, the loss of some natural habitat areas. As a result, there could be a decrease in biological diversity, including loss of species identified as a candidate, sensitive, or special status species, as well as riparian, wetland or other sensitive natural communities. Implementation of the proposed General Plan could also

constrict, inhibit, or eliminate wildlife movement within portions of the Planning Area. Implementation of the General Plan and Related Actions could affect existing and proposed Habitat Conservation Plans. Implementation of the General Plan would not result in the direct loss of oak trees as oak trees are not found in the Planning Area.

Findings. Implementation of the proposed General Plan and Related Actions will expand urban and rural development into lands that are currently natural or in agricultural production. Listed species known to occur within the Planning Area could be impacted by the development into ruderal and agricultural areas. Currently, biological impacts and applicable mitigation measures are determined on a project-by-project basis in consultation with natural resource agencies. General Plan policies focus on avoidance or minimization of impacts to biological resources and habitats. Additionally, the policies ensure that when biological surveys are undertaken, established USFWS and CDFG protocols, specific to the species in question, are followed. To further reduce the impacts to biological resources, additional mitigation measures are proposed. With the implementation of the General Plan policies and compliance with the mitigation measures and applicable State and Federal laws, impacts related to the loss of candidate or listed species would be less than significant.

According to the DEIR on page 4.4-15, implementation of the proposed General Plan may result in the direct loss of sensitive habitat. The potential for such impacts to be significant would depend upon various factors including, but not limited to, site conditions at the time of project evaluation, the extent of the area potentially affected, quality of the habitat being affected, and the value of the affected habitat at local and regional scales. The General Plan policies focus on avoidance, preservation, and minimization of impacts to biological resources and habitats. Additionally, the policies ensure that when biological surveys are undertaken, established protocols, specific to the species in question, are observed. However, the policies do not specify parameters for compensating for the loss of habitats when avoidance or minimization of impacts is considered to be infeasible. Therefore, the policies do not fully mitigate for the loss of sensitive habitat. In conjunction with the proposed General Plan policies, additional mitigation measures are recommended which when combined with the implementation of the General Plan policies reduce the impacts related to the loss of plant and wildlife habitat to a less than significant level.

There are no natural corridors in which wildlife can move freely through the Planning Area, although common and listed wildlife is known to utilize and move through agricultural lands and cross highways within the Planning Area. Within the eastern half of the Planning Area, east-west wildlife movement is restricted by the BNSF rail line, Calloway and Friant-Kern Canals, UP rail line, and State Route 99. The substantial development planned north of 7th Standard Road within the Shafter Planning Area and also south of 7th Standard Road within the Metropolitan Bakersfield General Plan will further restrict wildlife movement. However, broad areas will remain in open space and agricultural use to the west of Shafter's core area, providing for regional wildlife movement. Because there are no natural corridors in which wildlife can freely move through the Planning Area, there are no specific policies regarding natural corridors. Also, because sensitive wildlife is known to move through agricultural lands and cross highways within the Planning Area and the proposed Land Use Program proposes a permanent agricultural/open space buffer around central Shafter, the proposed policies will reduce impacts to a less than significant level.

The Shafter Planning Area covers the portion of the Metropolitan Bakersfield Habitat Conservation Plan (MBHCP) located north of 7th Standard Road. The portion of the MBHCP within the Planning Area is generally in existing agricultural use and will be converted to urban use under the Coberly West and Mission Lakes Specific Plans. This future urban area is not designated as an area to be preserved within the MBHCP. The City of Shafter is not a signatory to the MBHCP and, therefore, is not technically bound by the MBHCP. Implementation of the proposed project could, however, impact the MBHCP. Development in the Planning Area does not affect the ability of the Kern Water Bank Authority to sell mitigation credits for its conservation bank. The Valley Floor Habitat Conservation Plan (VFHCP) is in the planning process and the City would participate in the VFHCP when it is adopted. The General Plan policies are directed toward establishing a comprehensive system of open space and thereby creating areas for habitat conservation. However, the policies do not address existing Conservation Plans within the City's Planning Area. Therefore, a mitigation measure covering existing Conservation Plans is recommended. With the implementation of the proposed General Plan policies and the mitigation measure, the General Plan will have a less than significant impact on Conservation Plans.

Facts in Support of Findings. According to the DEIR on page 4.4-13, build out of the proposed General Plan will result in the conversion of approximately 35 percent (14,024 acres of development) of the existing open space and agricultural land within the Shafter Planning Area to urban and rural use. Five species which are listed, proposed, or candidates for listing under the California and/or the Federal Endangered Species Act were identified as having a moderate to high likelihood of being present within the Planning Area. Because each potential habitat type identified within the Planning Area would be impacted to some degree by implementation of the proposed General Plan, its implementation could result in the direct mortality of listed, proposed, or candidate species or loss of habitat occupied by such species. Currently, undisturbed habitat remains due to habitat loss as a result of agricultural operations and petroleum production uses. The Environmental Management Program of the proposed General Plan includes Policies 6.4.1-4, which address effects of prospective development on biological resources. These General Plan policies will directly or indirectly address the listed, proposed, or candidate species or the loss of habitat occupied by such species. Additionally Mitigation Measures 4.4.4.1A and B are recommended to further reduce impacts to sensitive species and their habitats. The Council hereby directs that these mitigation measures be adopted. The implementation of General Plan policies and the mitigation measures identified above will reduce this impact to a less than significant level.

Development permitted under the proposed General Plan and Related Actions may result in the direct loss of sensitive habitat. Determining if the impact to sensitive habitat is significant at the current level of planning would require site-specific surveys and analysis that would normally be undertaken as part of the subsequent evaluation of such specific development projects as would be proposed to implement the General Plan. In the absence of such on-site analysis, impacts of the proposed project are considered to be significant, subject to the implementation of any measures contained in the General Plan, Coberly West Specific Plan, and Mission Lakes Specific Plan that would require avoidance or provide mitigation of impacts. The Rio Bravo North Oil Field is designated as resource management zone in the Proposed General Plan Land Use. The salt scrub habitat may be impacted by construction of new facilities in the oilfield, but the land would most likely remain undisturbed as it has been in the past. Policies 6.4.1-4 related to loss of habitat are located in the Environmental Management Program of the proposed General Plan and ensure that when biological surveys are

undertaken, established protocols, specific to the species in question, are observed. However, the policies do not specify parameters for compensating for the loss of habitats when avoidance or minimization of impacts is considered to be infeasible. Therefore, the policies do not fully mitigate for the loss of sensitive habitat. In conjunction with the proposed General Plan policies, an additional mitigation measure, 4.4.4.2.A, is recommended which establishes baseline ratios for the loss of habitat. The Council hereby directs that this mitigation measure be adopted. The implementation of General Plan policies and the mitigation measure identified above will reduce this impact to a less than significant level.

As stated in the DEIR on page 4.4-16, certain species, including many plants and birds, are able to pass over, around, or through urban barriers, and may be somewhat less restricted by habitat fragmentation. Other species, such as deer, small mammals, and larger carnivores are more restricted by urban barriers, and require corridors of usable habitat between habitat patches in order to thrive. There are no natural corridors which wildlife can use to move freely through the Planning Area, although common and listed wildlife is known to utilize and move through agricultural lands and cross highways within the Planning Area. Wildlife known to traverse agricultural lands includes the burrowing owl (*Athene cunicularia hypugea*), San Joaquin kit fox (*Vulpes macrotis*), badger (*Taxidea taxus*), and spadefoot toad (*Spea hammondi*). As land use development proceeds under the proposed General Plan, wildlife movement would be increasingly inhibited and funneled through the remaining agricultural and open space lands. As proposed, there is a band of agricultural land that will be preserved around the City of Shafter which will allow for wildlife movement. Within the area east of State Route 43, wildlife movement would be restricted south and east of Shafter's core area. However, broad areas will remain in open space and agricultural use to the west of Shafter's core area, providing for regional wildlife movement. General Plan Policies 6.2.3 and 6.4.1-4 indirectly address impacts to wildlife movement. Because there are no natural corridors in which wildlife can freely move through the Planning Area, there are no specific policies regarding natural corridors. Also, because sensitive wildlife is known to move through agricultural lands and cross highways within the Planning Area and the proposed Land Use Program proposes a permanent agricultural/open space buffer around central Shafter, the proposed policies will reduce impacts to a less than significant level.

Based on a review of available documents (MBHCP, August 29, 1994), lands that are now within the Shafter Planning Area were never contemplated as preserve lands, but were identified as available for continued agricultural use or for development and subject to the payment of mitigation fees. There are two permittees under the MBHCP, the City of Bakersfield and Kern County. Since the City of Shafter is not a permittee under the MBHCP, Shafter could not collect the required mitigation fees under the MBHCP. As developers' needs to compensate for the loss of certain species and their habitats increase with the implementation of the General Plan and Related Actions, the ability of the Kern Water Bank Authority to sell mitigation credits may increase. The DEIR policies related to preservation of open space areas are 6.2.1 and 6.2.3-4. The policies are directed toward establishing a comprehensive system of open space and thereby creating areas for habitat conservation. As there is no existing approved Countywide Conservation Plan, the City has shown through policies its willingness to participate in such plans, should they be created. However, the policies do not address existing Conservation Plans within the City's Planning Area. Therefore, a mitigation measure, 4.4.4.4.A, covering existing Conservation Plans is recommended. Under this mitigation, if an agreement is reached with the City of Bakersfield and Kern County, the City would collect fees and pass them on to the appropriate agency for the Planning Area within the MBHCP. If no agreement is

reached, then the area within the MBHCP would follow the City's adopted habitat preservation replacement ratio of 1:1. With this mitigation measure, compensation would be made for the loss of biological species and habitats. The Council hereby directs that this mitigation measure be adopted. The implementation of General Plan policies and the mitigation measure identified above will reduce this impact to a less than significant level.

Further discussion of impacts to Biological Resources is located in the DEIR beginning on page 4.4-1.

3.4 Cultural Resources

Potential Impacts. As determined in the DEIR on page 4.5-9, build out on vacant or open areas permitted by the General Plan and Related Actions would require disturbance of vacant lands and open lands and could cause the destruction or loss of significant paleontological resources, disturbance to buried human remains, buried archaeological resources, and the possible conversion of existing structures to new uses (e.g., historic homes into office space). Development allowed by implementation of the proposed General Plan could cause the destruction of or loss of an historical resource, as defined in CEQA Guidelines, Section 15064.5.

Findings. The proposed General Plan would allow development of structures within areas that contain high sensitivity for paleontological resources and this includes the area within Annexation 77 and Pre-Zoning Area, Coberly West Specific Plan, Mission Lakes Specific Plan, and the properties within the proposed Williamson Act contract cancellations. Although no reports of fossils from within Planning Area were identified during a records search conducted through the LACM and the University of California, Berkeley (see Appendix A of the Paleontological Resources Technical Study), significant vertebrate fossils have been found in the same sediments outside of the Planning Area and are, therefore, likely to occur within the Planning Area when exposed by excavation. The proposed General Plan includes Policy 6.6.3 that requires, as a standard condition of development, that if paleontological resources are encountered during site grading that grading is to be halted until a qualified paleontologist evaluates and records the find. This policy applies to development within the Planning Area which includes the Annexation 77 and Pre-Zoning Area, Coberly West Specific Plan, Mission Lakes Specific Plan, and the properties in the Williamson Act contract cancellations. With adherence to the proposed General Plan policies, impacts to paleontological resources would be reduced to a less than significant level.

While only two prehistoric resources have been discovered within the Planning Area, less than one-fifth of the Planning Area has been surveyed for cultural resources (LSA Associates, Inc. 2005). Due to the small percentage of the Planning Area which has been surveyed for prehistoric resources, pending a cultural resources survey of the balance, the majority of the Planning Area should be considered sensitive for the presence of prehistoric resources. The proposed General Plan includes policies which require developments to analyze archaeological resources in accordance to CEQA guidelines. However, the policies do not determine what should be done should human remains be encountered and Mitigation Measure 4.5.4.2A was recommended to cover that situation. Mitigation Measure 4.5.4.2A requires that if human remains are found, no further disturbance shall occur until the Kern County Coroner has been notified and has made a determination of origin and disposition of the human remains. If the coroner determines that the burial is not historic, but prehistoric, the Native

American Heritage Commission must be contacted to determine the most likely descendant for the area. This process establishes a procedure to handle human remains and document any historic significance. With the proposed General Plan policies and mitigation measure, impacts to archaeological resources and disturbance to buried human remains would be less than significant.

Implementation of the proposed General Plan may disturb or destroy existing historic structures and resources through the construction of new residential, commercial, institutional or industrial buildings, and/or new infrastructure such as roadways and utilities. Research conducted as part of the Cultural Resource Assessment (LSA Associates, Inc. 2005) indicates more than 100 residences and other buildings were constructed prior to 1954 within the Planning Area (USGS 1953, 1954). The City of Shafter has had a long-term interest in historical preservation and is committed to historical preservation as evidenced by the inclusion of historical preservation policies in the proposed General Plan which reduce the impacts of implementation of the General Plan and Related Actions to less than significant.

Facts in Support of Findings. Significant paleontological resources are fossils or assemblages of fossils that are unique, unusual, rare, uncommon, diagnostically or stratigraphically important, and those that add to an existing body of knowledge in specific areas, stratigraphically, taxonomically, or regionally. Two fossil mammoths have been located in Pleistocene sediments similar to those within the Planning Area at six feet of depth. The concept of reducing impacts to levels below significant involves removal of nonrenewable paleontological resources from the field of excavation as they are exposed and, if possible, prior to damage by excavation. Although not all fossils present will be recovered by the program of excavation monitoring and salvage, it is important to recover a significant fossil assemblage that would not have been recovered if the monitoring and recovery program had not been in place. The proposed General Plan Policies 6.6.1-3 require new development to provide a paleontological monitoring and recovery program thus reducing the impacts of implementation of the General Plan and Related Actions to a less than significant level.

As determined in the DEIR on page 4.5-11, the two recorded isolated prehistoric artifacts mentioned above are not considered representative samples of prehistoric resources. Given the amount of undisturbed land or agricultural land that remains available for development, there remains the possibility that cultural resources may be disturbed through grading activities. General Plan Policies 6.6.1-3 provide guidance regarding archaeological resources and, as a standard condition of development, indicate that if archaeological resources are encountered during site grading, that grading is to be halted until a qualified archaeologist evaluates and records the find. In accordance with State law regarding the discovery of human remains, Mitigation Measure 4.5.4.2A is recommended. The Council hereby directs that this mitigation measure be adopted. The implementation of General Plan policies and the mitigation measure identified above will reduce this impact to a less than significant level.

While many of the historic buildings and structures identified from research have likely been removed, some remaining historical structures may still exist within the Planning Area. The proposed General Plan provides policies which protect historic resources in Policies 6.6.4-7. Implementation of the proposed General Plan policies will require evaluation of new development in relationship to existing historical structures as well as the identification and preservation of existing significant historical structures with various alternatives to demolition of these structures considered, including

adaptive reuse of historic buildings for contemporary uses. With new development required to adhere to these policies and the focus on preservation of existing historical structures, future development in the Planning Area, the City, the Annexation 77 and Pre-Zoning Area, Coberly West Specific Plan, Mission Lakes Specific Plan, and the area in the Williamson Act contract cancellations will have a less than significant impact on historical structures or resources.

For additional discussion regarding the project's impact to cultural and paleontological resources, see DEIR, Section 4.5.

3.5 Geology and Soils

Potential Impacts. The City of Shafter has and will continue to be subject to ground shaking resulting from activity on local and regional faults. As stated in the DEIR page 4.6-12, future development permitted by the proposed General Plan may increase the potential for property loss, injury, or death resulting from this ground shaking hazard. Soils susceptible to subsidence may be affected by a variety of natural or human activities, including earthquakes and the withdrawal of subsurface fluids. Future proposed General Plan development within the City would increase the potential for the placement of structures and facilities in areas susceptible to subsidence. Areas exposed during development activities would be prone to erosion and/or the loss of topsoil. Future development within the Planning Area would increase potential placement of residential and non-residential structures within areas susceptible to damage resulting from collapsible and expansive soils. Impacts to these issues are potentially significant with the implementation of the General Plan and Related Actions.

Although the Planning Area is located within a seismically active region of the State, it does not contain any active faults. Some older, inactive faults run through the western and southwestern portions of the Planning Area; however, because these faults are inactive (they have not moved within the last 3 million years), they are not considered a source of potential hazard for rupturing. Future development permitted by the General Plan will not result in the exposure of people or structures to fault rupture hazards. Likewise, development permitted within the Annexation 77 and Pre-Zoning Area—which includes the Coberly West and Mission Lakes Specific Plans and the Williamson Act contract cancellation properties—will not result in the exposure of people or structures to fault rupture hazards as no known active faults are located within the boundaries of the Annexation Area 77. Therefore, impacts associated with the rupture of a known earthquake fault in the Planning Area, which includes the Annexation Area, are less than significant.

Liquefaction is a destructive secondary effect of strong seismic shaking, which occurs primarily in saturated, loose, fine-to-medium-grained soils in areas where the groundwater table is within 50 feet of the surface. Shaking suddenly increases pore water pressure, causing the soils to lose strength and behave as a liquid. Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. Although soil conditions exist that might be conducive to liquefaction, groundwater is deep enough that liquefaction potential does not occur in the Planning Area, which includes the Annexation 77 and Pre-Zoning Area of which Coberly West Specific Plan, Mission Lakes Specific Plan, and the properties considered for Williamson Act cancellation are a part. Therefore, impacts associated with this issue are less than significant.

Landslides and slope stability are a relatively minor hazard within the Planning Area, which includes the Annexation 77 and Pre-Zoning Area boundaries of which Coberly West and Mission Lakes Specific Plans and the proposed Williamson Act contract cancellation properties are a part. The slope hazards are minor since there are only minor changes in topography and no steep slopes. Future proposed General Plan development within the Planning Area would not increase the potential for the placement of structures and facilities in areas susceptible to slope failure. Therefore, impacts associated with this issue are less than significant.

Findings. As stated in the DEIR on page 4.6-12, the Shafter General Plan Area will be subject to moderate to severe ground shaking associated with earthquakes on the nearby regional fault system throughout the study area. This ground shaking can be expected to result in substantial damage to individual buildings within Shafter, even though earthquake epicenters may be located outside of the study area. The City of Shafter has identified minimizing the risk of property damage and personal injury resulting from seismic and geologic hazards as one of its guiding policies in the Environmental Hazards Program of the proposed General Plan. With the implementation of the proposed General Plan policies, the impacts related to ground shaking will be reduced to less than significant.

Due to the thick sedimentary deposits, the Planning Area—which includes the Annexation 77 and Pre-Zoning Area where Coberly West and Mission Lakes Specific Plans plus the properties under consideration for removal from Williamson Act contract—is susceptible to ground subsidence. Additionally, the area is susceptible to subsidence due to the pumping out of water and oil. The Environmental Hazards Program of the proposed General Plan includes Policies 7.2.1 through 7.2.8 to reduce the potential impacts associated with development in areas where soils susceptible to subsidence are present to a less than significant level.

Soil erosion and loss of topsoil can be associated with groundbreaking excavation activities, such as grading or cut and fill for new development and plowing of agricultural fields. An increase in population anticipated by the City's proposed General Plan would cause an increase in residential and non-residential structures, and allow new and continued agricultural activities resulting in alteration to and loss of existing topsoil. Proposed General Plan Policy 7.2.4 covers the strength, expansion, and settlement of soil; however, it does not specifically address soil erosion or topsoil. Additional mitigation measures covering soil erosion are recommended. With implementation of the proposed General Plan policy, the California Building Code, and the mitigation measures, the impacts from soil erosion will be reduced to a less than significant level in the General Plan Planning Area which includes Annexation 77 and Pre-Zoning Area, Coberly West Specific Plan, Mission Lakes Specific Plan, and the properties covered by the proposed Williamson Act contract cancellations.

Implementation of the proposed General Plan may result in the construction and occupation of structures within areas underlain by expansive soils. Expansive soil conditions (as defined in Table 18-1-B of the UBC, 1994), if not properly mitigated by site preparation and/or foundation design, can cause substantial damage to structures and other improvements over time. Most of the Planning Area is made up of soils that have a low shrink-swell potential, with the exception of an area in the western portion of the Planning Area. Build out of proposed General Plan will increase the number of persons, residential units, and non-residential development that would occur on these soils; therefore, policies are identified in the General Plan to ensure that potentially significant impacts associated with future development within the Planning Area remain less than significant.

Facts in Support of Findings. The City of Shafter Planning Area—which encompasses the Annexation 77 and Pre-Zoning Area along with the Coberly West Specific Plan, Mission Lakes Specific Plan, and proposed Williamson Act contract cancellation properties—is located in Seismic Zone Classification 4, an area that is subject to moderate to severe ground shaking as a result of its proximity to several active faults and the alluvial soils that underlie the Planning Area. Development within the Planning Area must conform to design and construction requirements set forth in the Uniform Building Code (UBC) for development within Seismic Zone 4 and City or State seismic safety requirements. The General Plan includes Policies 7.2.1 through 7.2.8 which reduce or minimize the effects associated with ground shaking and on residences and habitable structures. The policies minimize the effects of ground shaking by requiring all new development to comply with the most recent Uniform Building Code's seismic design standards, encouraging retrofitting of high-occupancy structures to meet existing code requirements, and requiring geologic and soils reports with appropriate project development standards for all development. The General Plan policies listed above ensure that new developments adhere to the UBC, ensure that the proper studies take place prior to development, and encourage safeguards from fault hazards. With the implementation of the proposed General Plan policies, the impacts related to ground shaking will be reduced to less than significant.

The Planning Area is located in the San Joaquin Valley where water users have been pumping large amounts of groundwater for irrigation at much greater rates than the water is replaced by rainfall and percolation according to the DEIR on page 4.6-14. With the construction of irrigation canals for farming use and the creation of the water spreading grounds to replenish the aquifer, the rate of subsidence appears to have slowed. The San Joaquin Valley is also a large producer of oil and the Planning Area contains an oilfield. Although most of the oilfields extract oil from fields too deep to cause subsidence, pumping out oil from shallow reservoirs can also cause subsidence. Proposed General Plan Policies 7.2.1 through 7.2.8 provide requirements to identify, evaluate, and mitigate potential impacts associated with ground subsidence within the Planning Area, which includes Annexation 77 and Pre-Zoning Area, Coberly West Specific Plan, Mission Lakes Specific Plan, and the properties under consideration for Williamson Act contract cancellation. Therefore, implementation of the aforementioned policies would reduce significant adverse impacts resulting from this issue to a less than significant level.

As stated in the DEIR on page 4.6-15, an increase in population anticipated by the City's proposed General Plan would cause an increase in residential and non-residential structures, and allow new and continued agricultural activities resulting in alteration to and loss of existing topsoil. In addition, exposure of underlying soils during landform modifications substantially increases the potential for soil erosion. The General Plan includes Policy 7.2.4 which covers the strength, expansion, and settlement of soil; however, it does not specifically address soil erosion or topsoil. Additional mitigation measures are necessary with regard to soil erosion and are recommended and provided in Mitigation Measures 4.6.4.3.A and B. These mitigation measures provide that new development follow erosion and sedimentation control measures to maintain the capacity of area storm drains, reduce erosion and the loss of topsoil, and protect water quality. The control measures used to minimize erosion and sedimentation are the BMPs. The Council hereby directs that these mitigation measures be adopted. The implementation of these mitigation measures and the General Plan policy will reduce impacts to a less than significant level. The Council therefore finds that changes or

alterations have been required in, or incorporated into, the project, which mitigate or avoid the significant effects on the environment.

Expansive soils are those soils with a significant amount of clay particles that have the ability to give up water (shrink) or take on water (swell). When these soils shrink or swell, the change in volume exerts significant pressures on loads (such as buildings) that are placed on them. Implementation of the proposed General Plan may result in the construction and occupation of structures within areas underlain by expansive soils. The proposed General Plan requires, in Policy 7.2.4, soil reports within areas suspected of having problems with collapsible and expansive soil conditions. The findings of these reports will be incorporated into the project development standards to ensure that structures designed for human occupancy will not be in danger of collapse or significant structural damage. In addition to the requirement for a soil report, project development requirements of the UBC will be enforced as stated in General Plan Policy 7.2.1. With implementation of the proposed General Plan policies, the impacts related to collapsible and expansive soils will be reduced to a less than significant level.

Additional information on geology and soils is located in the DEIR beginning on page 4.6-1.

3.6 Hazardous and Hazardous Materials

Potential Impacts. As was analyzed in the DEIR for the General Plan on page 4.7-11, implementation of the proposed General Plan may result in uncovering previously unknown hazardous materials contaminated from historical use of property and exposure of persons to agricultural chemicals. As new commercial and industrial uses locate within Shafter and as new residential uses are constructed pursuant to the General Plan, the potential for storage, use, generation, and transportation of hazardous materials will increase, with associated increases in health and safety hazards. Build out of the proposed General Plan may also impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. In addition, implementation of the proposed General Plan may be incompatible with the Shafter/Minter Field Airport Safety Zones and thereby expose persons to unsafe conditions.

Findings. Many properties in the Planning Area were developed prior to the existing hazardous materials standards. As these properties are redeveloped, there is the likelihood that hazardous materials such as asbestos-containing materials and/or lead-based paint could be encountered, particularly in buildings constructed prior to 1978. The improper handling and disposal of asbestos and/or lead-based paint associated with demolition could pose a potential health risk to people, as stated in the DEIR on page 4.7-12. There are many vacant parcels within the Planning Area which could be sites of earlier development or unknown dumping of potentially hazardous materials. Many acres in the Planning Area which are designated for development in the General Plan—including Annexation 77 and Pre-zoning Area, Coberly West Specific Plan, Mission Lakes Specific Plan, and the properties proposed for Williamson Act contract cancellations—are currently or were previously used for agriculture and, as a result, have the potential to contain concentrations of agricultural chemicals due to long-term application of pesticides. These agricultural chemicals may contaminate the soils; however, it is unlikely that any such contamination or disturbance would be extensive beyond the capabilities of typical remediation measures which are covered in the Kern County and Incorporated Cities Hazardous Waste Management Plan or the City's Source Reduction and

Recycling Element. The potential risks to human health due to urban development near agricultural uses have been reduced by the requirement for buffers between the uses in the General Plan policies. In addition, mitigation measures have been identified to reduce potential impacts to a less than significant level.

As stated in the DEIR on page 4.1-14, generally, the largest users and generators of hazardous wastes are industrial businesses. Also, industrial uses are commonly the largest transporters of hazardous materials. Therefore, the greatest risk of exposure to hazardous materials, wastes, or emissions is in the industrial areas and the areas immediately adjacent to them. The proposed land uses in the General Plan generally separate the industrial uses from the sensitive land uses, such as residences and schools, with a street, railroad tracks, or intervening land use. The sensitive land uses (residential and schools) within Annexation 77 and Pre-zoning Area, Coberly West Specific Plan, and Mission Lakes Specific Plan are separated from proposed industrial uses by intervening land uses and/or streets. These buffers lessen the risks of exposure to hazardous materials by increasing the distance from the possible sources. Recognizing the importance of protecting public safety relating to the handling and exposure of the community to hazardous materials, the proposed General Plan policies address this issue through monitoring compliance with local, State, and Federal regulations. The policies also seek a reduction in hazardous materials users and generators through the encouragement and assistance in the reduction of hazardous waste from businesses and homes in the City. With the implementation of the proposed General Plan policies, the impacts to the community of new hazardous users would be reduced to less than significant levels.

The new residential and non-residential structures which would be constructed with the implementation of the General Plan—which includes Annexation 77 and Pre-zoning Area, Coberly West Specific Plan, Mission Lakes Specific Plan, and the properties within in the proposed Williamson Act contract cancellation area—are not currently included in adopted emergency response plans. The increase in population and resulting potential traffic congestion could cause emergency response delays. As stated in the DEIR on page 4.7-17, as the new structures and roadways are constructed in the area covered by Kern County, the County emergency plans would be updated to reflect the new developments. Adopted emergency response plans and emergency evacuation procedures within the Shafter City limits are also regularly updated to reflect new and existing development. The proposed General Plan policies ensure that emergency preparedness programs are maintained and properly coordinated throughout the Planning Area. With the implementation of these policies, the impact of new development on emergency plans would be less than significant.

As stated in the DEIR on page 4.7-19, the Shafter Airport/Minter Field Master Plan Update provides compatibility zones for the one-mile radius around the airfield. Uses within the various zones are limited by the Airport Plan to developments compatible with airport operations. The Shafter General Plan proposes industrial, commercial, or agricultural land uses within these compatibility zones, which are land uses compatible with the Airport Master Plan. The proposed General Plan policies ensure that airport compatibility is managed to ensure the safety of both the airport and surrounding area. With the implementation of the General Plan land uses and these policies, the impact of development on airport safety would be less than significant in the Planning Area, which includes the Annexation and Pre-zoning Area, Coberly West and Mission Lakes Specific Plans, and the properties within the proposed Williamson Act contract cancellations.

Facts in Support of Findings. General Plan Policies 2.4.2, 2.4.5, 2.4.6, 2.4.10, 7.5.1, and 7.5.13 cover the monitoring of hazardous materials in existing development which would assist in the discovery of hazardous materials should redevelopment or new developments occur. In addition, should contamination be found or disturbed, existing Federal, State, and local regulations and procedures would require the delineation and remediation of sites containing hazardous substances to the satisfaction of the designated local enforcement agency. Moreover, it is unlikely that any such contamination or disturbance would be extensive beyond the capabilities of typical remediation measures which are covered in the Kern County and Incorporated Cities Hazardous Waste Management Plan or the City's Source Reduction and Recycling Element. The reason that extensive contamination is unlikely is because agriculture is generally the existing and former use of the areas to be developed under the General Plan and agriculturally induced contamination responds to typical remediation measures. In addition, Mitigation Measures 4.7.4.1A through C will further reduce the impacts of potential hazardous materials associated with development. In these mitigation measures, all new discretionary projects are subject to site assessments for hazardous materials as required by the County Department of Environmental Services; soils will be tested for concentrations of agricultural chemicals and treated according to local, State and Federal standards; and fugitive dust will be controlled as set forth by the SJVAPCP. These measures further ensure that potential hazardous materials contamination is identified and remediated before it creates a health risk. The Council hereby directs that these mitigation measures be adopted. The implementation of General Plan policies and the mitigation measures identified above will reduce this impact to a less than significant level.

Hazardous materials are commonly used by all segments of society including manufacturing and service industries, commercial enterprises, agriculture, military bases, hospitals, schools, and households. If improperly handled, stored, or disposed of, these materials can have substantial health and environmental consequences. While the risk of exposure to hazardous materials cannot be eliminated, adherence to General Plan Policies 7.5.2 through 7.5.13 plus compliance with regulations, standards, and guidelines relating to storage, use, and disposal of hazardous materials established by the Environmental Protection Agency, State, County, and local agencies will reduce the potential risk of hazardous materials exposure to a less than significant level within the Planning Area, which includes Annexation 77 and Pre-zoning Area, Coberly West Specific Plan, Mission Lakes Specific Plan, and the properties under consideration for Williamson Act contract cancellations.

Proposed General Plan Policies 7.6.1 through 7.6.5 ensure that emergency preparedness programs are maintained and properly coordinated throughout the Planning Area. The policies also address the regular review of these programs to further ensure the safety of the City and areas within the General Plan Planning Area—which includes Annexation 77 and Pre-zoning Area, Coberly West Specific Plan, Mission Lakes Specific Plan, and properties within the Williamson Act contract cancellation area—during and after disasters. With the implementation of these policies, the impact of new development on emergency plans would be less than significant.

The safety of people and property near an airport is the fundamental objective of airport/land use compatibility. Proposed General Plan Policies 7.4.1 through 7.4.3 ensure that airport compatibility is managed to ensure the safety of both the airport and surrounding area. The policies require the City to manage the uses surrounding airport facilities at Shafter Airport/Minter Field and Meadows Field/Kern County consistent with the airport compatibility zones surrounding the airports. The

policies also address the regular notification of area businesses and residents regarding aircraft activities in overflight areas and adherence to State regulations regarding airport land issues. With the implementation of the General Plan land uses and these policies, the impact of development on airport safety would be less than significant in the Planning Area, which includes the Annexation and Pre-zoning Area, Coberly West and Mission Lakes Specific Plans, and the properties within the proposed Williamson Act contract cancellations.

Additional discussion of hazards and hazardous materials is located in the DEIR beginning on page 4.7-1.

3.7 Water Resources

Potential Impacts. Implementation of the Shafter General Plan may increase the demand for water and may contribute to the depletion of groundwater supplies. New development permitted pursuant to the General Plan will increase the amount of impervious surfaces and result in the loss of water recharge areas. Build out of the proposed General Plan may increase the demand for water services such that it exceeds the existing and planned facilities. During future construction activities and post-construction uses associated with build out of the General Plan, water quality or waste discharge requirements may be violated. The increase in demand for water due to General Plan permitted uses may affect water availability for emergency fire flow.

Findings. Urban water services will be provided within the Planning Area by two water purveyors: the City of Shafter and Oildale Mutual Water Company. The City of Shafter will be the water purveyor for the area within the existing 1993 General Plan Study area. Water uses and sources are not anticipated to change substantially within the City of Shafter Water Purveyor area over those provided in the 1993 General Plan. Shafter's proposed General Plan land uses will result in a 59 percent reduction in groundwater demand. This positive change is made possible through the reuse of 70 percent of all wastewater and the reduced demand that industrial uses have over agricultural uses. A dual water system will be used in the Oildale Mutual Water Company Service Area. One system will provide irrigation water while the other will provide water for all potable uses attached to each building unit (residential, industrial, commercial, etc.). The total demand for groundwater in the Oildale Mutual Water Company Service Area will be less than current demands for agricultural purposes. The potable water supply to be delivered to structures within the Oildale Mutual Water Company Service Area will come from naturally recharged sources and replenished groundwater within the service area of Oildale Mutual Water Company. The existing capacity of both the City of Shafter Water Service and Oildale Mutual Water Company, including Oildale Mutual's use of a dual water system, ensures a sufficient water supply for the land use proposed under the General Plan Update. The impacts to water resources from development within the Shafter sphere of influence will be less than significant with implementation of the General Plan Update. Because availability of water for urban areas outside of the Shafter sphere of influence—but within the Shafter Planning Area—has not been demonstrated, urban development outside of the City's sphere of influence would result in a significant unavoidable impact on water resources.

The groundwater pumped by the City comes from the Kern County Water Basin, which is replenished mainly from outside surface supplies and rainfall. Efficient groundwater recharge depends on a variety of conditions including permeable surfaces. Increased development reduces the amount of

permeable surfaces suitable for recharge, increases the rate and volume of runoff and the subsequent flow of water in streams, and increases the amount of oil and grease and other non-point source pollutants that enter streambeds and recharge areas. The proposed General Plan policies protect existing water recharge and promote the use of surface water resources, thereby reducing the potential impacts of the proposed General Plan below a level of significance.

New development within the Planning Area pursuant to implementation of the proposed General Plan will require the installation of additional water transmission and distribution lines. Much of the proposed new development is located outside of existing public water service areas and, therefore, water transmission and distribution lines have not been installed. New pipelines required for new development will be installed and/or financed by the developer which includes the developers of the Coberly West and Mission Lakes Specific Plans. The City may also levy impact fees in accordance with Government Code Section 66000 for the development of water facilities. With the General Plan policies in place, the impacts associated with the distribution of water would be reduced to less than a significant level.

Future construction, grading, and excavation would cause temporary disturbance of surface soils which would likely produce silt and debris during runoff, resulting in a short-term increase in the sediment load of the storm drain system serving the City. Federal law requires the City of Shafter to implement the provisions of the National Pollutant Discharge Elimination System (NPDES) for municipal and private projects to protect groundwater recharge areas from construction runoff and other potential sources of pollutant runoff. Therefore, adherence to the General Plan policies and implementation of Federal law will reduce impacts related to water quality to less than significant.

The volume of water allocated for emergency uses is typically determined based on the historical record of emergencies experienced and on the amount of time expected to lapse before an anticipated emergency can be corrected. The City of Shafter recognizes the importance of maintaining adequate fire flow in a General Plan policy. With the General Plan policy in place, the impacts on fire flow from the implementation of the proposed General Plan would be reduced to a less than significant level.

Facts in Support of Findings. As stated in the DEIR on page 4.8-15, the City of Shafter will be the water purveyor for the area within the existing 1993 General Plan Study Area. This is a large area comprising 17,468 acres, of which a major portion is currently in agricultural use and is proposed to remain so. Of the 17,468 total acres, over 6,000 acres will remain in agricultural use and 5,598 acres are proposed for industrial uses. Well over 50 percent of the total water demand in the area will remain agricultural. According to the DEIR on page 4.8-11, the total demand for groundwater in the Oildale Mutual Water Company Service Area will be less than current demands for agricultural purposes. Currently, total agricultural demand is estimated at 15,678 acre-feet of which approximately 10,269 acre-feet are provided by North Kern Water Storage District through replenished groundwater. Total demand for proposed land uses in this portion of the Shafter Planning Area is estimated at 12,329 acre-feet of which 8,840 acre-feet are for irrigation purposes and 3,489 are for potable domestic purposes. Approximately 4,799 acre-feet of replenished groundwater will be pumped from within the North Kern Water Storage District area to meet irrigation needs, which is substantially less than the estimated 10,269 acre-feet of replenished groundwater currently being pumped for agriculture. The above analysis demonstrates that Oildale Mutual Water Company, with

its dual water system, will adequately provide water service to the entire southeast Plan Area or proposed North of the River Municipal Water District expansion area. The City of Shafter has existing capacity for its service area. The General Plan policies identified provide provisions that will adequately protect water resources throughout the Planning Area. Based on the above analysis, the General Plan Update as proposed with Policies 4.2.1 through 4.2.3, 4.2.5, 4.2.6, 6.3.1-5, 6.3.7, and 6.3.9 would not have a significant impact on water resources. Because availability of water for urban areas outside of the Shafter sphere of influence—but within the Shafter Planning Area—has not been demonstrated, urban development outside of the City's sphere would result in a significant unavoidable impact on water resources. The Council further finds that there are no additional feasible mitigation measures or alternatives that the Council could adopt at this time which would reduce this impact to a less than significant level. To the extent that this adverse impact will not be eliminated or lessened to an acceptable (less than significant) level, the Council finds that specific economic, legal, social, technological, and other considerations identified in the Statement of Overriding Considerations support approval of the project as modified, despite unavoidable residual impacts.

The groundwater pumped by the City comes from the Kern County Water Basin, which is replenished mainly from outside surface supplies and rainfall. Typical groundwater recharge programs artificially replenish groundwater in wet years with surplus imported water. Water is withdrawn from groundwater reserves during periods of drought or during emergency situations. Proposed General Plan Policies 6.3.8 and 6.3.11 protect existing water recharge and promote the use of surface water resources, thereby reducing the potential impacts of the proposed General Plan below a level of significance.

The sphere of influence is generally currently served by agricultural water services which use canals for distribution. Therefore, the current water users do not require water transmission or distribution lines. New pipelines required for new development will be installed and/or financed by the developer which includes the developers of the Coberly West and Mission Lakes Specific Plans. Policies 2.10.6, 2.10.7, and 4.2.1 through 4.2.6 in the proposed General Plan address the issue of Shafter's water distribution in the Planning Area. With these policies in place, the impacts associated with the distribution of water would be reduced to less than a significant level.

Pursuant to Kern County requirements, new development would be required to provide for its own on-site retention or show that existing facilities have sufficient capacity to carry the additional runoff. In addition, source-control Best Management Practices are required by the Regional Water Quality Control Board in its water discharge permits. All new development, including the development proposed in the Coberly West and Mission Lakes Specific Plans, would be required to comply with these legal/regulatory requirements. Adherence to General Plan Policies 4.5.4, 6.3.6, and 6.3.10 and implementation of Federal law will reduce impacts related to water quality to less than significant.

Because the occurrence and magnitude of an emergency situation is not subject to accurate evaluation, the volume of emergency storage is generally based upon engineering judgment and/or utility policy. Through implementation of General Plan Policy 4.8.5, adequate fire flow will be ensured for all new and existing developments which include the Coberly West and Mission Lakes Specific Plans. Under General Plan Policy 4.8.5, provisions to provide for adequate fire flow must be demonstrated in the development review process. With the General Plan policy in place, the impacts on fire flow from the implementation of the proposed General Plan would be reduced to a less than significant level.

Further discussion of the impacts to Water Resources can be found in the DEIR beginning on page 4.8-1.

3.8 Land Use and Agricultural Resources

Potential Impacts. According to the DEIR for the General Plan on page 4.9-10, implementation of the proposed General Plan would result in changes to existing land use designations in certain areas which could negatively affect the existing pattern of development as well as the surrounding uses. These land use designations would result in conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses, as stated in the DEIR on page 4.9-17. Implementation of the proposed General Plan could conflict with existing zoning for agricultural use, or a Williamson Act contract.

Findings. One of the primary purposes of land use planning in the General Plan is the generation of a land use plan which represents the City's vision of its future. The City is proposing to expand the urban core with mainly residential land uses in the western section of the City limits and create two large industrial areas: one in the southeast section and one around the Shafter/Minter Field. The character of the sphere of influence will also change. The predominant pattern in the sphere of influence north of 7th Standard Road will be residential communities with commercial services created through the implementation of Specific Plans. These proposed land uses are shown in Figure 4.9.4 in the DEIR. Currently, that area is predominantly agricultural and, with General Plan build out, the existing agricultural pattern would change to a large residential community. Agricultural land use patterns will still predominate in the remaining Planning Area of the General Plan. The proposed General Plan policies provide for growth while protecting the existing land uses. In addition, the General Plan policies further the vision of the City as the location of diverse employment and housing opportunities through the expansion of the industrial areas and through the designation of Specific Plan areas for new residential communities. The proposed General Plan recognizes the City's unique economy through designation of large areas for agricultural and industrial land uses. The proposed policies in the General Plan cover possible land use conflicts while addressing standards for new development. With the implementation of the General Plan policies, the impacts to land use changes will be reduced to less than significant.

The majority of the land within the Planning Area is either Prime Farmland or Farmland of Statewide Importance. The lands that are planned to be converted to urban uses in the proposed General Plan are directly adjacent to developed areas. Additionally, there are lands in the southeast section of the Planning Area that were recently annexed to the City of Shafter and under the jurisdiction of Kern County were approved by the County for residential development. The proposed General Plan designates approximately 25,916 acres for agricultural use by build out; a reduction of 14,024 acres. The Planning Area's land use designations are anticipated to result in the direct removal of a substantial amount of prime agricultural land from production. The proposed General Plan includes policies that will encourage the conservation of productive agricultural lands and maintain the viability of commercial agricultural operations. However, these policies do not set specific requirements that will limit the conversion of agricultural lands to non-agricultural uses. Impacts resulting from the conversion of agricultural land to urban land uses would remain significant and unavoidable after implementation of the proposed General Plan policies.

The majority of the farmlands in the Planning Area are under either a Williamson Act or Farmland Security contract. Implementation of the proposed General Plan would convert both agricultural land under a Williamson Act contract and agricultural land under a Farmland Security contract to urban uses. The designation of new areas for development within the Planning Area almost could not occur without the conversion of Williamson Act land. Although the policies in the General Plan specifically prohibit the conversion of agricultural land subject to a Williamson Act contract, the designation of such land for uses other than agricultural encourages the non-renewal of Williamson Act contracts. Even with the implementation of a right-to-farm ordinance and the policies in the General Plan, the impact to farmland under a Williamson Act contract or a Farmland Security contract would remain significant and unavoidable.

Facts in Support of Findings. As stated in the DEIR on page 4.9-12, the proposed General Plan land uses change noticeably from the existing land uses in three categories. Land designated for agricultural uses decreases by about 30 percent from existing uses although agriculture remains the largest land use in the proposed General Plan with over half of the Planning Area designated agriculture/open space. The proposed General Plan increases by 12 percent the land designated for industrial uses. A new land designation, Specific Plan, accounts for an increase of 10 percent and is not one of the existing land uses. The percentage of change in the remaining land uses is very small with the existing land use categories basically continuing in the proposed General Plan. Policies 2.3.1 through 2.3.9, 2.3.11, 2.3.12, 2.5.1 through 2.4.4, 2.6.1 through 2.6.4, 2.7.1, 2.7.3, 2.8.1, 2.8.2, 2.8.5, 2.8.12 through 2.8.14, and 2.10.1 of the proposed General Plan support the vision of the City to retain its small rural community roots with agriculture as the main land use. The policies provide for growth while protecting the existing land uses. In addition, the General Plan policies further the vision of the City as the location of diverse employment and housing opportunities through the expansion of the industrial areas and through the designation of Specific Plan areas for new residential communities. The proposed General Plan recognizes the City's unique economy through designation of large areas for agricultural and industrial land uses. The proposed policies in the General Plan cover possible land use conflicts while addressing standards for new development. With the implementation of the General Plan policies, the impacts to land use changes will be reduced to less than significant.

As a mitigation for the loss of agricultural land, the City could require developers to purchase agricultural easements and/or replacement agricultural land either within (on-site) or outside (off-site) the Planning Area; however both of these options are infeasible for several reasons. First of all, on-site agricultural land use designations within the Planning Area are already protected under General Plan Policy 2.4.1, which states that the General Plan land use map is a plan for the ultimate build out of the City and the agricultural land use designation is not a temporary "holding zone." Therefore, "replacement" agricultural land is not available within the Planning Area as the ultimate acreage of agriculture has already been determined. In addition, purchasing land presently designated for uses other than agriculture within the Planning Area and converting it to agricultural uses is not economically viable as reducing the Planning Area's ability to develop would impede the City's General Plan goals of providing an appropriate range of housing opportunities and expanding local employment. Furthermore, the loss of residentially designated land to agriculture would limit the City's ability to meet its fair-share housing needs. In addition, the designated land uses in the General Plan were determined to achieve "fiscal balance" as the City builds out. Changing these land uses would affect the ability of the City to provide infrastructure and services to achieve and maintain the

General Plan goal of a vibrant community in which all residents enjoy a wide range of employment, shopping and recreational opportunities. Off-site mitigation is infeasible in the long run because of increasing land prices due to growing urbanization. Also, the City does not have any control over the land use designations outside its corporate limits or sphere of influence. Therefore, agricultural land purchased outside the City's jurisdictional area could be at some date be changed to another land use without input from the City.

Assuming all land designated for agricultural use under the proposed General Plan was actively farmed at build out and all lands proposed for conversion to other uses were converted, the loss of 14,024 acres represents a 35 percent reduction in agricultural lands. Because most of the Planning Area consists of Prime Farmland or Farmland of Statewide Importance, it is apparent that implementation of the proposed General Plan would result in significant loss of this farmland; however, Policies 2.3.3, 2.4.1 through 2.4.11, 2.5.6, 2.8.2, 6.2.2, and 6.2.3 included in the proposed General Plan help reduce impacts related to implementation of the Plan. Impacts resulting from the conversion of agricultural land to urban land uses would remain significant and unavoidable after implementation of the proposed General Plan policies. The Council further finds that there are no additional feasible mitigation measures or alternatives that the Council could adopt at this time which would reduce this impact to a less than significant level. To the extent that this adverse impact will not be eliminated or lessened to an acceptable (less than significant) level, the Council finds that specific economic, legal, social, technological, and other considerations identified in the Statement of Overriding Considerations support approval of the project as modified, despite unavoidable residual impacts.

Approximately 9,246 acres of farmland presently under a Williamson Act of Farmland Security contract will be converted to urban uses at build out of the General Plan as shown in Table 4.9.F on page 4.9-21 of the DEIR. Property may be converted to urban uses either at the conclusion and non-renewal of a Williamson Act contract or upon early cancellation of a contract. Removal of land from either Williamson or Farmland Security contracts lifts the restrictions specifically aimed at avoiding the conversion of agricultural lands to other uses. With this barrier removed, the pressure to develop placed upon neighboring farmland contract lands is further increased. An example of this pressure is evident in the southeast area of the Planning Area, where farmland under contract is adjacent to farmland not under contract and the farmland under contract has applied for non-renewal of the contracts. Although Policies 2.4.5, 2.4.6, 2.4.8, 2.4.10, and 2.8.2 in the General Plan specifically prohibit the conversion of agricultural land subject to a Williamson Act contract, the designation of such land for uses other than agricultural encourages the non-renewal of a Williamson Act contract. With adherence to the General Plan policies, impacts to land zoned for agricultural uses and land under a Williamson Act contract would remain significant and unavoidable. The Council further finds that there are no additional feasible mitigation measures or alternatives that the Council could adopt at this time which would reduce this impact to a less than significant level. To the extent that this adverse impact will not be eliminated or lessened to an acceptable (less than significant) level, the Council finds that specific economic, legal, social, technological, and other considerations identified in the Statement of Overriding Considerations support approval of the project as modified, despite unavoidable residual impacts.

Further discussion of the impacts to Land Uses and Agricultural Resources is located in the DEIR beginning on page 4.9-1.

3.9 Flood Hazards

Potential Impacts. As stated in the DEIR on page 4.10-4, implementation of the proposed General Plan may result in exposure of people or structures to the impacts of flooding through the placement of structures in the 100-500 year floodplain. Future development under the proposed General Plan would likely result in a net increase in impervious surfaces (i.e., roads, parking lots, buildings). An increase in impervious surfaces reduces the amount of rainfall that can infiltrate into the subsurface. Increases in runoff can amplify drainage volumes and velocities causing storm drainage facilities that are at or near capacity to fail during peak events. This excess runoff may result in localized ponding and/or flooding. Therefore, the implementation of development in accordance with the proposed General Plan may result in significant impacts related to existing drainage facilities.

Findings. Flooding represents a potential hazard within the Planning Area. The majority of the area potentially subject to flood hazards is located along Santa Fe Way both in downtown and in the south of the Planning Area, as shown in Figure 4.10.1 in the DEIR. Implementation of the proposed General Plan would increase the City's population and total acreage of development. While the potential for flood hazards is minimal, new development in the flood zones could be affected by flood hazards during storm events. The implementation of the proposed General Plan policies would require new projects to not only evaluate stormwater runoff from their project sites but also require construction of needed drainage and flood control facilities. Implementation of the proposed General Plan policies will reduce potential flooding impacts that may result from the build out of the Planning Area (as envisioned in the proposed General Plan) to less than significant levels.

Build out of the proposed General Plan will increase the number of impervious surfaces throughout the Planning Area. Currently, the majority of the Planning Area is covered with permeable surfaces. Therefore, new development would increase the volume and rate of stormwater entering the current drainage system, which may exceed the capacity of the system. Development will increase and concentrate runoff, which, if not controlled, may accelerate the rates of erosion of unprotected surfaces. The implementation of the proposed General Plan policies would require new projects to not only evaluate stormwater runoff from their project sites, but also to control the surface waste runoff created by the project. With the implementation of the proposed General Plan policies, the impacts related to flood hazards would be reduced to a less than significant level.

Facts in Support of Findings. Flood hazards are limited within the Planning Area due to the absence of streams, creeks, and lakes. The Annexation 77 and Pre-Zoning Area, which includes Coberly West and Mission Lakes Specific Plans, is not located within a flood hazard zone as it is located in the southeastern portion of the Planning Area. General Plan Policies 4.5.1 and 7.3.1 through 7.3.4 require evaluation of human-habitable structures within the 100-year floodplain to ensure their safety as well as construction and dedication of needed drainage and flood control facilities and the construction and maintenance of necessary retention basins. With the implementation of the proposed General Plan policies, the impacts related to flood hazards would be reduced to a less than significant level.

The natural materials in the Planning Area are relatively susceptible to erosion. Development within the Planning Area will increase the potential for soil erosion. Increased rates of erosion will likely accelerate sedimentation of drainage channels and flood control features, which may impact the

effectiveness of these features. Development which encompasses 1.0 acre or more is required to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES), which regulates the pollutant discharges from developed sites. The City will continue to require existing and new development to adhere to the applicable provisions required by existing permits. With implementation of General Plan Policy 4.5.1—which requires dedication and improvement of stormwater detention, retention, and conveyance facilities as a condition of approval for new development where needed to protect on-site and downstream development from flooding—and General Plan Policies 7.3.2 through 7.3.4—which require construction, dedication, and maintenance of drainage and flood control facilities and existing stormwater discharge requirements, potential stormwater drainage impacts resulting from build out of the Planning Area (including Annexation 77 and the Pre-Zoning Area along with the Coberly West and Mission Lakes Specific Plans, and the Suburban Williamson Act contract cancellation property)—will be reduced to a less than significant level.

3.10 Noise

Potential Impacts. As stated on page 4.11-14 in the DEIR, noise levels from grading and other construction activities would potentially result in noise levels reaching 91 dBA L_{max} at off-site locations 50 feet from the site boundary, potentially impacting off-site sensitive receptors adjacent to individual construction sites. Implementation of the proposed General Plan would result in potential long-term vehicular noise that would affect sensitive land uses along the roads. New development, particularly residential uses along and adjacent to major transit corridors, could be exposed to excessive traffic-related noise levels. New development associated with the proposed General Plan and Related Actions could expose existing and/or new sensitive uses to stationary noise sources, such as those generated by industrial and/or commercial uses. Noise generated by existing and proposed operations at Shafter Airport/Minter Field Airport could create noise impacts to the new development proposed by the General Plan. This is a potentially significant impact.

Findings. As stated on page 4.11-14 in the DEIR, implementation of projects allowed by the proposed General Plan and Related Actions would result in construction at various sites throughout the Shafter Planning Area. The transport of workers and construction equipment and materials to these project sites would incrementally increase noise levels on access roads leading to these sites. Noise generated during excavation, grading, and building construction on development sites would result in potential noise impacts to off-site uses while construction occurs. While the proposed General Plan policies provide guidance and standards for reducing noise impacts due to construction, additional measures are necessary to further ensure that the impacts are reduced to less than significant levels. The impacts of noise during construction would be short-term in duration and the policies in the proposed General Plan and the mitigation measures would reduce the impacts from construction noise to less than significant level.

As stated on page 4.11-17 of the DEIR for the General Plan, new developments within the Shafter Planning Area and regional growth will result in an increase in traffic in the Planning Area. Existing sensitive receptors in the Planning Area would be potentially affected by noise associated with these new traffic trips. The projected future build out traffic noise in the City ranges from moderate to high, with the 70 dBA CNEL confined within the roadway right-of-way for about half of the surface street

segments analyzed. Implementation of the proposed General Plan policies and the stated mitigation will reduce potential traffic-related noise impacts to a less than significant level.

The development of new industrial and commercial uses pursuant to the proposed General Plan and related actions may increase noise levels in their vicinity due to the establishment of new stationary noise sources. Although vehicular noise is exempt from local regulation when operating on public streets, cities can regulate vehicular noise while operating on private property. New projects developed under the proposed General Plan would be subject to the City's noise ordinance and the provisions of the proposed General Plan. Implementation of the proposed General Plan policies will reduce potential stationary impacts to a less than significant level.

As stated on page 4.11-26 of the DEIR, historically, the isolated location of the Shafter Airport/Minter Field has protected it from concerns regarding noise incompatibility. The mixture of agricultural and industrial uses in the airport's vicinity has provided a high level of noise compatibility. The principal concern in regard to airport noise is generally created outside the typical noise contours in the overflight area of the airport environs. The ideal strategy for limiting overflight noise impacts is to avoid residential or other noise-sensitive development in the affected locations. The policies in the proposed General Plan guarantee that the proposed General Plan land uses and the Airport land uses will be compatible, thus ensuring noise impacts that are less than significant.

Facts in Support of Findings. Short-term noise impacts would be associated with excavation, grading, and erecting buildings during construction of individual projects allowed through the implementation of the proposed General Plan. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area today, but would cease once construction of the project is completed. While the proposed General Plan policies provide guidance and standards for reducing noise impacts due to construction, additional measures are necessary to further ensure that the impacts are reduced to less than significant levels. Construction impacts associated with the implementation of the proposed General Plan would still occur with the implementation of the General Plan policies and proposed mitigation measures. However, the impacts would be short-term in duration and General Plan Policies 7.7.3 through 7.7.5 and 7.7.10 and Mitigation Measures 4.11.3.1A through E would reduce the impacts from construction noise to less than significant level. The proposed mitigation measures provide performance standards related to noise which must be followed at all construction sites. These performance standards regulate the hours of construction, the timing of pile-driving, the location of stationary noise sources, the use of best available noise control techniques for equipment and trucks, and a method of tracking and responding to noise complaints. The Council hereby directs that these mitigation measures be adopted.

Long-term noise impacts would be associated with mobile and vehicular noise sources, as well as stationary industrial and commercial noise sources. The 65 dBA CNEL contour is confined within the roadway rights-of-way along Tulare Avenue, Poplar Avenue, Shafter Avenue, and portions of Riverside Street, Snow Road, and Zerker Road. The 60 dBA CNEL contour is confined within the roadway rights-of-way along portions of Poplar Avenue, Snow Road, and Shafter Avenue. State Route 99 generates higher traffic noise due to higher traffic volumes and higher truck percentages than the surface streets. The 70 dBA CNEL contour extends to 311 to 355 feet from the freeway centerline. The 65 dBA CNEL contour extends to 666 to 762 feet from the freeway centerline. Proposed General Plan Policies 7.7.1 through 7.7.9 provide guidance and standards for reducing

traffic-related noise impacts, Mitigation Measures 4.11.3.2A through C are necessary to further reduce noise impacts. These mitigation measures require buildings associated with noise-sensitive uses and exposed to significant traffic noises be equipped with air conditioning and incorporate upgraded building facades. Additionally, outdoor active use areas would need to be protected by sound walls. The Council hereby directs that these mitigation measures be adopted. Implementation of the proposed General Plan policies and the stated mitigation measures will reduce potential traffic-related noise impacts to a less than significant level.

The use of heavy trucks on private properties (e.g., making deliveries to commercial and industrial uses) will result in noise levels of 73 dBA at 50 feet from the source of the noise (e.g., truck's engine). The use of multiple trucks on a site, such as might occur at a warehouse, could generate noise levels of about 80 dBA L_{eq} as measured at a distance of 50 feet. Industrial processing equipment and conducting outdoor industrial activities could also generate increased noise levels. New projects developed under the proposed General Plan would be subject to the City's noise ordinance and Policies 2.8.12, 2.8.13, and 7.7.2 through 7.7.9 of the proposed General Plan. Implementation of the proposed General Plan policies will reduce potential stationary noise impacts to a less than significant level.

Aircraft overflight impacts are potentially a concern anywhere along the standard aircraft traffic pattern tracks. The proposed land uses identified in the Shafter General Plan for the area surrounding the airport includes agricultural, industrial, business park, and commercial uses. No sensitive noise receptors, such as residences or schools, are proposed to be located in that area. Even with the proposed future configuration of the airport runway system, sensitive noise receptors will not be in the overflight pathway. Policies 2.9.5 and 7.4.1 through 7.4.3 in the proposed General Plan guarantee that the proposed General Plan land uses and the Airport land uses will be compatible, thus ensuring noise impacts that are less than significant.

3.11 Population and Housing

Potential Impacts. Build out of the Shafter General Plan will increase the study area's population, both directly as the result of residential development, and indirectly through commercial/industrial development. This growth will exceed the housing and population projections for the Planning Area, as shown in Table 4.12F on page 4.12-5 of the DEIR.

As stated on page 4.12-4 of the DEIR, implementation of the proposed General Plan would not result in the displacement of a substantial number of residential units and persons. Upon build out of the proposed General Plan, approximately 28,548 residential units are projected to exist within the Planning Area. Development will occur on vacant or agricultural land and would not displace residential units or persons; therefore, no impact would occur.

As stated on page 4.12-5 of the DEIR, implementation of the proposed General Plan will result in an increase in employment growth within the City exacerbating the jobs-to-housing balance. Even though the City of Shafter is expected to have many more jobs than households by 2030, other cities within Kern County are expected to have a much lower jobs-to-household ratio. Because Shafter's numerous jobs will help to balance the numerous households in surrounding cities, a balance between the number of jobs and households will exist within the region by 2030, and the jobs within Shafter will have a beneficial effect on the region. Therefore, the implementation of the proposed General

Plan will help to balance land uses regionally and no adverse impact associated with this issue would occur.

Findings. Projections for population, employment, and residential dwellings were identified to reflect the *theoretical* build out of the Shafter General Plan Planning Area, utilizing land use designations and assumptions detailed in the proposed General Plan. A General Plan is, by definition, growth inducing in that it provides a plan for accommodating future increases in population, housing, and employment. The proposed General Plan includes areas outside the Shafter City limits and the land uses proposed permit extensive development within the southeast portion of Shafter's sphere of influence. The General Plan policies limit the number of units and, therefore, the potential population growth within the Specific Plan areas in the Annexation 77 and Pre-Zoning Area, which includes the Coberly West and Mission Lakes Specific Plans and the Specific Plan designated area south of Lerdo Highway; however, no limitations are placed on dwelling units other than the general land use categories in the remainder of the Planning Area. Because the proposed General Plan assumes build out in 2030 that exceeds the currently adopted regional projections for 2030 and there are no feasible mitigation measures to reduce the General Plan population build out, exceeding the regional population and housing projections would be considered a significant unavoidable impact.

Facts in Support of Findings. The proposed General Plan includes areas outside the Shafter City limits and the land uses proposed permit extensive development within the southeast portion of Shafter's sphere of influence. This southeast area includes Annexation 77 and Pre-Zoning Area, the Coberly West Specific Plan, Mission Lakes Specific Plan, and the properties included in the Williamson Act cancellation. Kern COG's projections do not include this area in Shafter's projections or anticipate the cancellation of Williamson Act contracts and the development of this area. Therefore, Kern COG's projections do not anticipate this growth and show much lower numbers at 2030 than the General Plan build out estimates. The proposed General Plan and the EIR use the build out year of 2030 as an assumption for analysis purposes. Build out of the proposed General Plan by 2030 would be a worst-case scenario. Regional economics and the marketplace will dictate the build out of the General Plan and dictate how accurate projections are. Because the proposed General Plan assumes build out in 2030 that exceeds the currently adopted regional projections for 2030 and there are no feasible mitigation measures to reduce the General Plan population build out, exceeding the regional population and housing projections would be considered a significant unavoidable impact. The Council further finds that there are no additional feasible mitigation measures or alternatives that the Council could adopt at this time which would reduce this impact to a less than significant level. To the extent that this adverse impact will not be eliminated or lessened to an acceptable (less than significant) level, the Council finds that specific economic, legal, social, technological, and other considerations identified in the Statement of Overriding Considerations support approval of the project as modified, despite unavoidable residual impacts.

3.12 Public Services and Utilities

Potential Impacts. The future development envisioned by the Shafter Planning Area will increase the demand for public services and facilities. Demands on fire and police protection will increase as the result of residential, commercial, business park, and industrial development proposed in the General Plan and Related Actions. In locations where new development occurs, additional fire protection services would be needed.

At build out, there could be an increase in student enrollment within the Richland Union School District, Norris School District, and Rosedale Union School District, Rio Bravo-Greeley Union Elementary School District, Maple School District, Kern High School District, and Wasco Union High School District.

Implementation of the proposed General Plan would result in increased demand for sewer services within the Planning Area. The increase in development would result in increased demand for solid waste services and an increase in the demand for landfill capacity.

Build out of the proposed Shafter General Plan will result in a substantial increase in population, requiring additional parkland and recreational facilities. The increased demand for recreational facilities may result in the need for increased park maintenance and recreational programs and services.

Findings. According to the DEIR on page 4.13-4, based on increased population figures and current staffing levels, development associated with the proposed General Plan would require additional on-duty firefighters and a new fire station facility. The Kern County Fire District's ability to provide fire protection services to support the needs of future growth is dependent upon its ability to construct, staff, and equip this new fire station as the need for fire protection services increases with development. Implementation of the proposed General Plan policies and City requirements would reduce potential impacts related to the effects of future development on fire protection services by reducing the threat of fire, improving firefighting infrastructure, and ensuring that future growth does not exceed acceptable levels of service.

The Planning Area is served by the Shafter Police Department, Kern County Sheriff's Department, and the California Highway Patrol. With the increase in businesses and industries, the daytime population would also increase and require new police services. The use of community arterial roadways, including 7th Standard Road, Lerdo Highway, and Santa Fe Way would also increase, which would impact enforcement of traffic laws. The proposed General Plan includes goals that address the level of police services to be maintained to accommodate long-term growth and a requirement to continuously evaluate the provision of police services provided. With implementation of these policies, potential impacts to police protection services would be reduced to a less than significant impact.

For additional discussion of the impacts to police protection, see DEIR Section 4.13.2.

Implementation of the proposed General Plan would increase the number of dwelling units in the Planning Area and, therefore, the number of students attending local schools would also increase. The greatest residential growth in the Planning Area is projected to occur in the southeastern corner of the Planning Area, north of 7th Standard Road. The Richland Union School District, Norris Elementary School District, and Kern High School District would all need to build new schools with build out of the General Plan. The General Plan is not anticipated to affect the Maple School District, Rio-Bravo-Greeley School District, Wasco Union High School District, or Rosedale Union School District. The proposed General Plan includes policies to address the need for school facilities and provide the maximum mitigation allowable under State law. The maximum mitigation is a development fee based

on the particular school district's need and this fee will be imposed on all new development. Because the Government Code states that compliance with Senate Bill 50 will provide full and complete mitigation, no significant impacts will occur.

Future wastewater flows are based on ultimate build out of the City based on land uses identified in the General Plan. The City of Shafter's capacity is based upon yearly contracts with North of the River Sanitation District and Shafter's capacity will increase as demand increases and as the wastewater treatment plant expands. The City is a co-owner of the NORSD and thereby is guaranteed a share of the facility and future capacity. The proposed General Plan policies ensure that new development provides adequate infrastructure for average and peak wastewater conditions through Policy 4.3.1 which states that the City will ensure that adequate infrastructure is in place and operational prior to occupancy of new development, such that new development will not negatively impact the performance of sewer facilities serving existing developed areas. Implementation of these policies and the continual updating of the Master Plan for sewer facilities would ensure that adequate wastewater facilities are in place to accommodate existing and future development, thereby reducing effects associated with future development to a less than significant level.

Implementation of the proposed General Plan will increase the number of commercial, industrial, and residential land uses within the City and, therefore, the demand for solid waste services will increase. The ability to dispose of solid waste in Shafter is tied to available landfill capacity and compliance with the California Integrated Waste Management Board (CIWMB) diversion rate of 50 percent. The General Plan policies recognize both the need to reduce solid waste and the need to limit the locations of solid waste transfer stations. Implementation of the proposed General Plan policies, in addition to continued compliance with the State-mandated 50 percent reduction in solid waste, would reduce solid waste impacts to less than significant.

As stated in the DEIR on page 4.13-26, implementation of the General Plan is forecast to generate a population of 89,173 at General Plan build out. Based on the City's parkland ratio of 2.5 acres per 1,000 people, the population increase would create a total demand of approximately 222.93 acres of parkland within the Planning Area. As specified in the General Plan policies, new development shall be required to meet the City standard of 2.5 acres of parkland per 1,000 population. Implementation of the performance standards contained within the proposed General Plan policies related to parks and recreational facilities would minimize the impact of growth and development on parkland.

The City of Shafter currently provides only park maintenance services and no recreational programs are offered. As the City population grows with the implementation of the General Plan, the demand for recreational services would increase. Also, as more parks are constructed, the demand for park maintenance will also increase. The proposed General Plan policies anticipate and address the need for increased park maintenance and recreational services in the future. General Plan Policy 4.7.6 requires the City to recognize that high quality maintenance and upkeep of park facilities is necessary for the economic health of the community and to place appropriate priority on park maintenance. General Plan Policy 4.7.4 requires the City to develop athletic fields and specialized recreation areas to accommodate the growing community needs for such facilities. With the policies covering recreational services and the maintenance of parklands and facilities, the impact to these recreational resources will be reduced to less than significant.

Facts in Support of Findings. The Kern County Fire Department is planning for a new fire station (Station 68) near the intersection of 7th Standard Road and Allen Road. The KCFD's ability to provide fire protection services to support the needs of future growth is dependent upon its ability to construct, staff, and equip this new fire station as the need for fire protection services increases with development. The Coberly West Specific Plan allocates 9.8 acres for police and/or fire facilities. The funding for the construction of the necessary facilities, as specified in the policies of the General Plan, will be provided by development served by the facilities which include the Coberly West and Mission Lakes projects in the short term and potentially projects in the Annexation 77 and Pre-Zoning area in the long term, including properties under consideration for Williamson Act contract cancellation. Implementation of proposed General Plan Policies 2.8.16, 2.10.3, 4.8.1 through 4.8.8, 4.10.1 through 4.10.6, 4.11.1, 4.11.2, and City requirements would reduce potential impacts related to the effects of future development on fire protection services by reducing the threat of fire, improving firefighting infrastructure, and ensuring that future growth does not exceed acceptable levels of service. The aforementioned General Plan policies also provide for timely assessment of emergency services to ensure the levels of service are being met and provide for funding of the necessary services by requiring new development to pay its fair share. Therefore, potential impacts related to fire protection services will be reduced to a less than significant level.

The City of Shafter's Police Department's desired police officer to population ratio is 1.5 sworn officers per 1,000 residents. The population within the City limits at build out is anticipated to be 33,781. Based on this population, the City would need a total of 51 sworn officers to service the City at build out. Currently, the City employs 19 sworn officers. The Kern County Sheriff's Department and California Highway Patrol would also need new sworn officers and equipment to serve growth occurring in areas under their jurisdictions. The City of Shafter has identified protection from crime as one of its goals. The proposed General Plan includes Policies 2.8.16, 2.10.3, 4.9.1 through 4.9.4, 4.10.1, 4.10.2, 4.10.4, 4.10.5, 4.11.1, and 4.11.2 that address the level of police services to be maintained to accommodate long-term growth and a requirement to continuously evaluate the provision of police services provided. These policies also require new development to fund the facilities and services necessary to maintain General Plan goals pertaining to level of service which includes Annexation 77 and Pre-Zoning Area within which the Coberly West and Mission Lakes Specific Plans are located. With implementation of these policies, potential impacts to police protection services would be reduced to a less than significant level.

Implementation of the proposed General Plan would increase the number of dwelling units in the Planning Area and, therefore, the number of students attending local schools would also increase. The greatest residential growth in the Planning Area is projected to occur in the southeastern corner of the Planning Area, north of 7th Standard Road. This area, which is generally designated as Specific Plan in the General Plan, is projected to contain 11,410 new residential homes at General Plan build out. Both the Norris School District and the Richland School District serve this area for elementary and middle schools. The Kern High School District provides high school education. The dwelling units forecast at General Plan build out in the remaining Planning Area (outside the proposed Annexation area) total approximately 15,510. This total includes both existing and proposed housing units. The growth in dwelling units will occur mainly in the Richland School District service area and the Kern High School Service Area.

State law limits the power of the City to impose mitigation for development impacts on schools. The proposed General Plan includes Policies 2.8.17, 2.10.3, 2.10.4, 4.6.1 through 4.6.7, 4.10.5, 4.11.1,

and 4.11.2 to address the need for school facilities and provide the maximum mitigation allowable under State law. The proposed General Plan policies require mitigation of impacts on school facilities and services be provided as development occurs. Because Government Code 65996(a) and (b) state that compliance with payment of maximum school fees provides full and complete mitigation, no significant impacts will occur.

For additional discussion regarding the project's impacts to schools, see DEIR Section 4.13.3 and revisions to DEIR provided on page 3-4 of the FEIR.

The projected wastewater flow at build out of the proposed General Plan is 14.41 mgd. With a current treatment capacity of 6.2 mgd and plans for build out of the NORSD wastewater treatment facility capacity at 12.9 mgd, General Plan projected build out wastewater demand would be greater than NORSD capacity by 1.51 mgd. However, NORSD is considering expansion beyond the 12.9 mgd, according to the City of Shafter, and further expansion to a maximum of 24 mgd can be implemented. The City of Shafter's capacity is based upon yearly contracts with NORSD and Shafter's capacity will increase as demand increases and as the wastewater treatment plant expands. As the Annexation 77 and Pre-Zoning Area—which includes Coberly West and Mission Lakes Specific Plans—is included in the General Plan Planning Area, the projected demand for wastewater services at build out of the Annexation 77 Area can be met. Proposed General Plan Policies 2.7.9, 2.8.16, 2.8.18, 2.9.1, 2.10.2, 4.3.1 through 4.3.8, 4.10.1 through 4.10.6, and 4.11.1 through 4.11.2 ensure that new development provides adequate infrastructure for average and peak wastewater conditions. Implementation of these policies and the continual updating of the Master Plan for sewer facilities would ensure that adequate wastewater facilities are in place to accommodate existing and future development, thereby reducing effects associated with future development to a less than significant level.

The ability to dispose of solid waste in Shafter is tied to available landfill capacity and compliance with the CIWMB diversion rate of 50 percent. As stated previously, the Shafter/Wasco Landfill is planned to accept a 3 to 4 percent increase per year of solid waste. As shown, the Shafter Wasco Landfill will remain open until 2030, which includes the yearly increases in solid waste. The Bena Landfill's phases 1 and 2 are planned to remain open until 2039, and additional phases of this landfill are planned. Therefore, the capacity of the Bena Landfill will be able to accommodate solid waste disposal needs for the Planning Area through build out of the General Plan. General Plan Policies 2.8.16, 2.10.2, 4.4.1 through 4.4.5, 4.10.1 through 4.10.4, 4.11.1, and 4.11.2 recognize both the need to reduce solid waste and the need to limit the locations of solid waste transfer stations. Implementation of the proposed General Plan policies, in addition to continued compliance with the State-mandated 50 percent reduction in solid waste, would reduce solid waste impacts to less than significant.

With approximately 18 acres of parkland, the City of Shafter has an existing park ratio of 1.41 acres per 1,000 residents (based on 2000 Census population of 12,757). This is less than the standard of 2.5 acres of parkland per 1,000 residents set forth in current City ordinance and contained in the proposed General Plan. Currently, the City is in the process of designing a 20-acre park, as indicated in previously referenced Table 4.13.L, which will increase the park ratio within the City limits to above 2.5 acres per 1,000 residents. Implementation of the General Plan is forecast to generate a population of 89,173 at General Plan build out. Based on the City's parkland ratio of 2.5 acres per 1,000 people,

the population increase would create a total demand of approximately 222.93 acres of parkland within the Planning Area.

Developers will be required to comply with the City's parkland acreage requirement (2.5 acres per 1,000 residents), pursuant to Section 10.200 of the Municipal Code, by one of following three methods: (1) dedication of 2.5 acres of parkland per 1,000 persons; (2) payment of in-lieu fees if the amount of land to be dedicated is less than the amount required to be dedicated; or (3) obtaining credit for privately maintained parkland that is open to the public up to a maximum of 50 percent of the required land dedication.

The Mission Lakes Specific Plan proposes a public park consisting of 24.1 acres constructed to City standards that will provide multi-use courts, ball fields, and a children's play area among other amenities. The proposed Mission Lakes Specific Plan also provides a total of 43.1 acres of privately maintained recreation areas. With an anticipated population at build out of 16,224, the Specific Plan would need to provide approximately 40 acres of parkland to meet the City of Shafter required parkland ratio. With 24.1 acres of public parkland provided, the Mission Lakes Specific Plan has a shortfall of 15.9 acres of parkland to meet the City's park standard. By ordinance, the 15.9-acre shortfall of public parkland must be made up by either designing privately maintained parks within the Specific Plan to be accessible to the general public, payment of in-lieu fees, or a combination of the two. With the neighborhood parks and the small pocket parks, the Coberly West Specific Plan provides 13.1 acres of public parkland. At build out, Coberly West Specific Plan is anticipated to generate a population of 10,432 persons which would require 26 acres of parkland. Existing City ordinance requires that the proposed Coberly West Specific Plan make up for this shortfall of 12.9 acres of parkland by designing private recreational facilities to provide for public access, payment of in-lieu fees, or a combination of the two. Thus, compliance by Mission Lakes Specific Plan and Coberly West Specific Plan with existing City ordinance will avoid significant impacts with regard to the provision of parkland.

As more parks are constructed, the demand for park maintenance will also increase. North Bakersfield Recreation and Park District and the County of Kern also provide park maintenance and recreational programs to portions of the Planning Area. The Mission Lakes and Coberly West Specific Plans will be providing privately maintained parks as well as publicly maintained parks within their respective boundaries. Proposed General Plan Policies 4.7.1 through 4.7.6, 4.7.8, 4.10.2, 4.10.4, 4.10.5, 4.11.1, and 4.11.2 anticipate and address the need for increased park maintenance and recreational services in the future. Ways to fund these necessary programs are also covered. The performance standards for maintenance of the parkland and facilities are established within the proposed policies. With the policies covering recreational services and the maintenance of parklands and facilities, the impact to these recreational resources will be reduced to less than significant.

For additional discussion regarding impacts to parks and recreational resources, see DEIR Section 4.13.6.

3.13 Transportation/Traffic

Potential Impacts. Implementation of the proposed General Plan will facilitate the development of residential, commercial, industrial, institutional, and other types of projects that will result in

increased traffic volumes. This increase in traffic volumes could, in turn, result in congestion along area roadways and highways.

As stated in the DEIR on page 4.14-6, the General Plan and related actions are not expected to result in an inadequate parking supply because the General Plan and related actions do not modify current parking standards. Future developments will continue to supply parking according to City code requirements.

The General Plan and related actions are not expected to result in inadequate emergency vehicle access. The General Plan Circulation map (Figure 4.14.4) provides for alternative access, and the existing City requirements for the provision of emergency access to development projects will continue to be implemented. In addition to the Circulation Program map, implementation of the following Circulation Program policies would avoid impacts to the emergency access system: Streets and Highways Policies 3.2.5 and 3.2.6 would require the management and development of the area's local roadway system to support the Land Use Program; Streets and Highways Policies 3.2.10, 3.2.11, as well as Commodities Movement Policy 3.2.3 would minimize local cut-through traffic in residential neighborhoods; Streets and Highways Policies 3.2.1 through 3.2.3 would maintain adequate levels of service for all areas of the City. Implementation of these policies will maintain the City's level of service standard throughout the City, ensuring the adequacy of access routes for emergency vehicles. It is not expected that future congestion will significantly affect emergency vehicle access due to the availability of alternate routes and improvements to key roadways to maintain standards. Also, the City will implement traffic signal system upgrades that help to facilitate more efficient emergency vehicle access and give priority to emergency vehicles.

As stated on page 4.14-6 of the DEIR, the General Plan and related actions are not expected to result in unsafe conditions for pedestrians and bicyclists. Implementation of existing City requirements and the provisions of Section 3.4 (Alternative Modes of Transportation) of the proposed General Plan would avoid significant impacts to pedestrian and bicycle travel by providing for a bicycle and trails network and supporting the safe and convenient movement of pedestrians. The City will continue to require development projects to provide bicycle and pedestrian facilities and amenities according to City codes, and as a result of the development review process.

The General Plan and related actions are not expected to result in conflicts with regional transportation policies on alternative transportation, since Section 3.4 of the proposed General Plan objectives and policies support alternative transportation and increased use of transit services.

Findings. Future growth associated with the implementation of the proposed General Plan and related actions will result in a substantial increase in the traffic that is generated throughout the Shafter Planning Area. This traffic will affect not only Shafter, but also surrounding lands within unincorporated areas. Future traffic conditions at the anticipated maximum build out of the City of Shafter, including a cumulative analysis of future development throughout Kern County, were analyzed by through traffic model runs undertaken by Kern COG, who maintains a regional traffic model. The analysis of cumulative future traffic that will be generated at build out of the General Plan and following implementation of related actions indicates that level of service standards will be met. Thus, the General Plan will reduce traffic impacts to a less than significant level.

Facts in Support of Findings. The analysis conducted by Kern COG evaluates the impacts of the proposed Shafter General Plan, including the Coberly West and Mission Lakes Specific Plans and build out of lands within Annexation 77 and lands subject to proposed Williamson Act contract cancellations. Land use input to the traffic model for the Shafter Planning Area was consistent with the proposed General Plan Land Use Program, as well as the proposed Coberly West and Mission Lakes Specific Plans. The roadway network within the Shafter Planning Area that was ultimately used for the traffic analysis encompasses build out of the City's planned roadway network as shown in the proposed General Plan Circulation Map. The results of the technical traffic modeling showed that roadways and highways in Shafter will operate at acceptable levels of service at General Plan build out with the exception of State Route 99. The roadway network included a variety of roadway infrastructure improvements in the City to enable the network to accommodate travel demand produced by the City's land use plans. Improvements to State Route 99 are planned and controlled by the State. The analysis of cumulative future traffic impacts that will be generated at build out of the General Plan demonstrated that, following implementation of General Plan Policies 3.2.1 through 3.2.19, 3.5.1, 3.5.2, 3.5.6, and 3.5.7, the General Plan will reduce traffic impacts to a less than significant level. The policies in the Transportation Program set City roadway performance standards to implement the Circulation Plan shown in Figure 4.14.4. This planned roadway network was used in the Traffic Analysis conducted by Kern COG. The roadway network included a variety of roadway infrastructure improvements in the City to enable the network to accommodate travel demand produced by the City's General Plan land use plan build out. The results of the technical traffic modeling of the Circulation Plan showed that the roadways and highways will operate at an acceptable level of service at General Plan build out with the exception of State Route 99, which is under State control, as stated on page 4.14-8 of the DEIR. With the implementation of the Circulation Plan through the performance policies in the General Plan, the necessary infrastructure improvements for General Plan build out will be provided and, thus, impacts to traffic will be less than significant.

For additional discussion of the project's impacts to transportation and circulation, see DEIR Section 4.14.

3.14 Mineral and Energy Resources

Potential Impacts. Build out of the General Plan may result in the loss of petroleum, natural gas, sand, or gravel resources that would be of value to the residents of the Planning Area and the residents of the State. Build out of the General Plan will increase the population in the area and this growth increase would result in an expanded need for electricity and gas.

Findings. The proposed General Plan designates about 710 acres within the Planning Area as Resource Management. Other oilfields within the Planning Area are protected through proposed General Plan policies which provide for their continued operation and the operation of any other mineral resources which may be discovered. As stated on page 4.15-1 of the DEIR, there are no known sand and gravel resources within the Planning Area. With the implementation of the General Plan policies and the mitigation measures, the impacts to mineral resources are reduced to less than significant. PG&E provides both electrical and gas services to the Planning Area. A small substation facility is located within the Planning Area. According to the DEIR on page 4.15-6, the additional growth anticipated with the proposed General Plan will require that natural gas and electrical services

expand existing facilities or increase supply. According to a comment letter received from PG&E, (see Comment Letter I in the FEIR), service to the southwestern portion of the Planning Area will require a new substation.

Facts in Support of Findings. The designation of 710 acres as Resource Management provides for the continued extraction of oil at the Rio Bravo North Oil Field, one of the largest oil reserves in the County. Designation of this area for Resource Management ensures that this large productive petroleum field, which is valuable both locally and Statewide, will continue to provide this resource. Oil resources are known to exist within the Annexation and Pre-Zoning Area, the Mission Lakes Specific Plan as detailed in each Specific Plan, and the Williamson Act contract cancellation properties. California Division of Oil Gas and Geothermal Resources records reveal the presence of nine abandoned exploratory oil wells and nine producing oil wells on the Mission Lakes property. The Coberly West property contains a small oilfield consisting of three wells and three small aboveground tanks located on the eastern side of the property approximately one-half mile north of 7th Standard Road. General Plan Policies 6.5.1 through 6.5.4 protect the mineral resources within the Planning Area and provide for the protection of the environment around these resources. The policies do not address the compatibility of new development around existing or abandoned oil well sites. To further reduce the impacts to mineral resources and nearby development, Mitigation Measures 4.15.5.1A through C are proposed. These mitigation measures provide performance standards for development located near abandoned wells by requiring well access, requiring leak tests with repairs according to California Division of Oil and Gas and Geothermal Resources standards, and a well vent in any building constructed over a well site. The Council hereby directs that these mitigation measures be adopted. With these policies in place, the mineral resources can continue to be produced and impacts would be less than significant.

In response to the comment letter received from PG&E, a new policy (Policy 6.8.7) was added to the General Plan which states the City will facilitate the installation of new utility infrastructure as needed to serve the Planning Area and ensure that an electrical substation is located in the vicinity of 7th Standard Road. Furthermore, the City in the FEIR on pages 2-64 through 2-72 determined that construction of the necessary new substation will be less than significant with the standard protection and avoidance measures as detailed on the aforementioned pages. Furthermore, the DEIR on page 4.15-9 determined that implementation of General Plan Policies 5.1.3 and 6.8.1 through 6 would assist in reducing the effects of new development on energy resources. However, additional mitigation measures were recommended to minimize the additional demand for and consumption of energy resources. Mitigation Measures 4.15.6.1A and B require the City to review all development proposals prior to the approval of development plans to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses. In addition, the measures require review of all development proposals by the City to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of future development. With the General Plan policies, which, among other requirements, encourage the installation of energy-efficient lighting, facilitate the installation of environmentally acceptable forms of small-scale electrical generation, provide incentives to new development to exceed its energy efficiency standards, and facilitate the installation of new utility infrastructure including an electrical substation plus the aforementioned mitigation measures, impacts to energy supplies and facilities would be less than significant.

3.1.5 Summary of Environmental Impact Findings

Table A (following page) presents a summary of the environmental impact findings of the Shafter General Plan and Related Actions. The table displays the impacts according to three categories: less than significant impacts, less than significant impacts with mitigation, and significant unavoidable impacts after mitigation.

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Table A – Summary of Environmental Findings

Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
4.2 AESTHETICS AND VISUAL RESOURCES		
<u>Visual Character</u> Impact 4.2.3.2. Expansion of areas developed for urban and rural residential use, increased residential densities, and industrial and business park development may conflict with the City's existing small town visual character and qualities. Land Use Program Policies 2.3.1, 2.3.2, 2.3.3 2.3.5, 2.3.9, 2.3.10, 2.5.1, 2.5.4, 2.5.5, 2.6.1, 2.8.7, 2.8.10, 2.8.19, 2.9.8 Environmental Management Program Policies: 6.6.7 Public Services Program Policies: 4.6.6, 4.7.6, 4.7.7	<u>Light and Glare</u> Impact 4.2.3.3. Implementation of the proposed General Plan would increase the effects of light and glare upon existing residential uses and upon wildlife (especially nocturnal species) within the Planning Area. New light and glare would be created by the addition of residences, commercial establishments, industrial uses, and public facilities within the proposed General Plan Planning Area. Land Use Program Policy: 2.7.3 <u>Mitigation Measures</u> 4.2.3A. The City shall require that sources of lighting provide the minimum lighting required to ensure safe circulation and visibility. 4.2.3B. The City shall require street lighting to be limited to intersections and other locations that are needed to maintain safe access (e.g., sharp curves). 4.2.3C. The City shall require exterior lighting for buildings to be of a low profile and intensity. 4.2.3D. Require that lighting provided for new development be designed so as to be confined to the areas that are intended to be lit. 4.2.3E. Require that access to non-residential uses adjacent to residential neighborhoods be designed so as to provide adequate separation and prevent spillover of night lighting from the non-residential use into the adjacent residential neighborhood.	<u>Affected Views to Scenic Vistas and Scenic Resources</u> Impact 4.2.3.1. Build out of the proposed General Plan would increase development of urban and rural residential uses within the Planning Area, resulting in the conversion of open space areas and agricultural lands within certain areas to urban and rural residential land uses. This would cause a substantial loss of open space and scenic resources within the City, substantially altering existing and future public views. Land Use Program Policies: 2.4.9, 2.8.20 Environmental Management Program Policies: 6.2.1, 6.2.2, 6.2.3 <u>Mitigation Measures</u> No feasible mitigation measures exist to address the loss of open vistas that will result from conversion of open space and agricultural lands to urban and rural residential uses, other than those that are included in the General Plan.
4.3 AIR QUALITY		
<u>Odors and Toxic Air Contaminants</u> The proposed General Plan, Specific Plans, annexation and pre-zoning, and agricultural preserved contract cancellations will not, in and of themselves, generate odor or toxic air contaminants; however, the specific uses and activities that may be	<u>Conflict with Regional Air Quality Plans</u> Impact 4.3.4.4 Implementation of the proposed General Plan may conflict or obstruct implementation of the San Joaquin Valley Air Pollution Control Plan (SJVACP) or the Regional Comprehensive Plan (RCP) of the Kern Council of Governments.	<u>Stationary Source and Vehicular Emissions</u> Impact 4.3.4.2. Development associated with implementation of the proposed General Plan will result in an overall increase in stationary and mobile source emissions within the City which may exceed SJVAPCD Air Quality Standards.

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Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
permitted pursuant to these actions can result in air emissions that would raise odor concerns on the part of nearby uses. Major potential sources of odors include restaurants, manufacturing plants, and agricultural operations. While sources that generate objectionable odors must comply with applicable air quality regulations, the public's sensitivity to locally produced odors can exceed regulatory thresholds. Though offensive odors from stationary sources rarely cause any physical harm, they remain unpleasant and can lead to public distress, generating citizen complaints to local governments. The occurrence and severity of odor impacts depends on the nature, frequency and intensity of the source; wind speed and direction; and the sensitivity of receptors. Individual developments that have the potential to generate odors or air contaminants will be evaluated when project-specific information is available. Impacts to sensitive receptors are considered for any proposed new odor source located near existing receptors, as well as any new sensitive receptors located near existing odor sources. Generally, increasing the distance between a receptor and the source to an acceptable level will mitigate odor impacts. Implementation of the proposed General Plan would ensure that sensitive receptors (e.g., residences, schools, and hospitals) were adequately buffered from industries that generate toxic emissions by not allowing the construction of residences near heavy industrial uses or, conversely, the construction near sensitive receptors of heavy industries that may emit toxins. Implementation of these policies would reduce potential impacts associated with odors and toxic emissions to a less than significant level and ensure consistency with the regional air quality plan. <u>Construction-Related Particulate (PM₁₀) Emissions</u> Impact 4.3.4.1. Air pollutant emissions, including fugitive dust and gases, could occur during	The proposed General Plan contains policies in the Land Use Program, the Transportation and Circulation Program, and the Environmental Management Program and these policies have been listed under Impact 4.3.4.2. <i>Mitigation Measures</i> 4.3.4.4A. The City of Shafter shall cooperate in the preparation of a revised SJVAPCD Plan and support regional, State, and Federal agencies to improve air quality throughout the San Joaquin Valley Basin.	Land Use Program Policies: 2.3.1, 2.3.2, 2.3.4, 2.5.7, 2.8.11, 2.8.14d Environmental Management Program Policies: 6.7.1, 6.7.2, 6.7.3, 6.7.4, 6.7.5, 6.7.6, 6.7.7, 6.8.6 Transportation/Traffic Program Policies: 3.2.1, 3.2.7, 3.2.8, 3.2.9, 3.3.3, 3.3.4, 3.4.1, 3.4.2, 3.4.3, 3.4.4, 3.4.6, 3.4.7, 3.4.8, 3.4.9, 3.4.10, 3.4.11, 3.4.12, 3.4.13, 3.5.2, 3.5.3, 3.5.4, 3.5.5, 3.5.6, 3.5.7, 3.6.1, 3.6.2, 3.6.3 <i>Mitigation Measures</i> 4.3.4.3A. Encourage the use of building materials/methods, which reduce emissions. 4.3.4.3B. Encourage the use of efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, and boiler units. 4.3.4.3C. Encourage centrally heated facilities to utilize automated time clocks or occupant sensors to control heating. 4.3.4.3D. Require residential building construction to comply with energy use guidelines detailed in Title 24 of the California Administrative Code. 4.3.4.3E. Adopt incentives and/or regulations to enact energy conservation requirements for private and public developments. The following general approaches from SJVAPCD (see <i>Guide for Assessing and Mitigating Air Quality Impacts</i>, January 10, 2002, Section 6.5.2 for the details), as appropriate, are necessary: • Reduce vehicle trips. These measures reduce air pollution emissions by entirely eliminating some of the vehicle trips associated with a project. An example is the provision of bicycle facilities to encourage bicycle use instead of driving. • Reduce vehicle miles traveled. These measures reduce emissions by reducing the length of vehicle trips associated with a project. An example is

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Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
<i>construction-related activities associated with individual projects permitted by the General Plan, Coberly West Specific Plan, and Mission Lakes Specific Plan, as well as by future development within Annexation Area 77. Impacts from fugitive dust and emissions generated by construction vehicles and equipment traveling over exposed surfaces, as well as by disturbances from grading could affect air quality.</i> Environmental Management Program Policy: 6.7.1 <i>Mitigation Measures</i> No mitigation measures beyond the policy identified in the proposed General Plan and implementation of SJVAPCD Regulation VIII are necessary.		satellite offices/telecommuting centers provided to reduce the length of employee commute trips. • Use of low emission vehicles. These measures do not aim to reduce trips or VMT, but rather promote the use of fuels that are less polluting than gasoline or diesel. Examples are the conversion of a vehicle fleet to operate on compressed natural gas and the purchase of an electric vehicle. • Improve traffic flows/reduce congestion. These measures reduce emissions by reducing traffic congestion and/or reducing stops and starts. This allows vehicles to operate at steady and moderate speeds, and thus lowers pollution per mile traveled. An example is timing the traffic signals on an arterial to facilitate uninterrupted travel. Support measures. These measures may not directly reduce emissions, but rather support and facilitate other emission reduction strategies. An example is a guaranteed ride home program implemented at a worksite in order to encourage employees to use commute alternatives by allaying concerns over being without a vehicle in case of emergency.
4.4 BIOLOGICAL RESOURCES		
<u>Direct Loss of Oak Trees</u> Implementation of the proposed General Plan would not result in the direct loss of oak trees. This is considered a less than significant impact. <u>Wildlife Movement</u> Impact 4.4.4.3. <i>Implementation of the proposed General Plan would cause fragmentation of habitat that constricts, inhibits, or eliminates wildlife movement within portions of the Planning Area, but would not impact a regional natural corridor.</i> Environmental Management Program Policies: 6.2.3, 6.4.1, 6.4.2, 6.4.3, 6.4.4	<u>Impacts to Sensitive Species and Sensitive Natural Communities</u> Impact 4.4.4.1. <i>Implementation of the proposed General Plan could have an adverse impact on listed, proposed, or candidate species and other sensitive or special status species or the loss of habitat occupied by such species.</i> Environmental Management Program Policies: 6.4.1, 6.4.2, 6.4.3, 6.4.4 Mitigation Measures 4.4.4.1A. At a minimum, a wildlife/plant habitat suitability assessment shall be part of the impact analysis for any development project located within the Planning Area. If a covered species has been observed in the vicinity of the	

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Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
<i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan.	project area or the site has suitable habitat conditions, then a focused species survey shall be completed. If a covered species is found to be present, then appropriate mitigation measures will be determined by the applicable lead agency. A “covered” species is any plant or animal listed as threatened or endangered by CDFG or USFWS, a non-listed species that requires mitigation under Migratory Bird Treaty Act, or a species that is protected under local ordinances. 4.4.4.1B. In the event that the Valley Floor Habitat Conservation Plan (VFHCP) is adopted, then any project within the Planning Area will be a VFHCP participant and would comply with FESA Section 10A permit conditions and mitigation measures adopted in the Plan. <u>Loss of Critical Habitat</u> Impact 4.4.4.2. <i>Implementation of the proposed General Plan may cause direct loss of sensitive plant communities, but no loss of federally designated critical habitat. Direct loss of sensitive habitat and open space occupied by covered species is considered a significant impact.</i> Environmental Management Program Policies: 6.4.1, 6.4.2, 6.4.3, 6.4.4 <i>Mitigation Measures</i> 4.4.4.2.A. The City establishes baseline ratios for mitigating the impacts of development related uses to rare, threatened and endangered species and their associated habitats as the following: Preserve habitat occupied by covered species at minimum of 1:1 replacement ratio in locations that provide long-term conservation value for impacted resources. Habitat is defined as where a plant or animal completes its life cycle. Habitat in the Planning Area can include native plant communities, annual grasslands, oilfields, and agricultural land. Habitat mitigation could involve dedication of conservation easement on the occupied on-site habitat, acquisition of off-site habitat occupied by the affected species, acquiring a key parcel that fills in a missing link or gap in an HCP reserve that provides conservation for the	

Table A – Summary of Environmental Findings

Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
	species, or acquisition of credits in a mitigation bank (endorsed by the USFWS and/or CDFG) that has been established to provide conservation value for the species. Implementation of the mitigation measure shall include provisions for the preservation of such areas in perpetuity. <u>Conflict with Adopted Habitat Conservation Plan</u> Impact 4.4.4.4. <i>Implementation of the General Plan could affect existing Habitat Conservation Plans and the proposed Kern County VFHCP, which is in the initial planning stage.</i> Environmental Management Program Policies 6.2.1, 6.2.3, 6.4.4 <i>Mitigation Measures</i> 4.4.4.4.A. The City of Shafter shall collect the mitigation fees upon the development of the area within the MBHCP which is located north of 7th Standard Road and within the sphere of influence of the City of Shafter. The City shall forward the MBHCP fees to the County of Kern. Alternatively, development within the MBHCP shall provide equivalent mitigation in the form of habitat acquisition or payment of fees into an established mitigation bank.	
4.5 CULTURAL RESOURCES AND PALEONTOLOGY		
<u>Destruction of a Unique Paleontological Resource or Site</u> Impact 4.5.4.1. <i>Development associated with the proposed General Plan would require disturbance of vacant lands. Therefore, development as a result of implementation of the proposed General Plan could potentially destroy directly or indirectly a unique paleontological resource or site.</i> Environmental Management Program Policies: 6.6.1, 6.6.2, 6.6.3 <i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan.	<u>Unknown Buried Human Remains</u> Impact 4.5.4.2. <i>Development allowed by implementation of the proposed General Plan could have the potential to disturb buried human remains, including those interred outside of formal cemeteries, and buried archaeological resources.</i> Environmental Management Program Policies: 6.6.1, 6.6.2, 6.6.3 <i>Mitigation Measures</i> 4.5.4.2A. If human remains are encountered during a public or private construction activity, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the Kern County Coroner has made a determination of	

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Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
<u>Adverse Change in the Significance of an Historical Resource</u> Impact 4.5.4.3. Development associated with the proposed General Plan would require disturbance of vacant lands and possible conversion of existing structures into various land uses (e.g., historic homes into office space). Development allowed by implementation of the proposed General Plan could cause the destruction of or loss of a historical resource, as defined in CEQA Guidelines, Section 15064.5. Environmental Management Program Policies: 6.6.4, 6.6.5, 6.6.6, 6.6.7 <i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan.	origin and disposition pursuant to Public Resources Code Section 5097.98. The Kern County Coroner must be notified within 24 hours. If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descent (MLD) for this area. The MLD may become involved with the disposition of the burial following scientific analysis.	
4.6 GEOLOGY AND SOILS		
<u>Rupture of a Known Earthquake Fault</u> Although the Planning Area is located within a seismically active region of the State, it does not contain any active faults. Some older, inactive faults run through the western and southwestern portions of the Planning Area; however, because these faults are inactive (they have not moved within the last 3 million years) they are not considered a source of potential hazard for rupturing. Future development permitted by the General Plan will not result in the exposure of people or structures to fault rupture hazards. Likewise, development permitted within the Annexation 77 and Pre-Zoning Area—which includes the Coberly West and Mission Lakes Specific Plans and the Williamson Act contract cancellation properties—will not result in the exposure of people or structures to fault rupture hazards as no known active faults are located within the boundaries of the Annexation Area 77. Therefore, impacts associated	<u>Soil Erosion/Loss of Topsoil</u> Impact 4.6.4.3: Soil Erosion/Loss of Topsoil. Implementation of the General Plan may result in impacts related to soil erosion or the loss of topsoil. Areas exposed during development activities would be prone to soil erosion and loss of topsoil. Environmental Hazards Program Policy: 7.2.4 <i>Mitigation Measures</i> 4.6.4.3.A. New developments shall provide erosion and sedimentation control measures to maintain the capacity of area storm drains, protect water quality, and to reduce erosion and the loss of topsoil. 4.6.4.3.B. New development shall use BMPs to minimize erosion and sedimentation.	

Table A – Summary of Environmental Findings

Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
<i>with the rupture of a known earthquake fault in the Planning Area, which includes the Annexation Area, are less than significant.</i> <u>Liquefaction</u> <i>Liquefaction is a destructive secondary effect of strong seismic shaking, which occurs primarily in saturated, loose, fine-to-medium-grained soils in areas where the groundwater table is within 50 feet of the surface. Shaking suddenly increases pore water pressure, causing the soils to lose strength and behave as a liquid. Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. Although soil conditions exist that might be conducive to liquefaction, groundwater is deep enough that liquefaction potential does not occur in the Planning Area, which includes the Annexation 77 and Pre-Zoning Area of which Coberly West Specific Plan, Mission Lakes Specific Plan, and the properties considered for Williamson Act cancellation are a part. Therefore, impacts associated with this issue are less than significant.</i> <u>Landslides/Slope Failure</u> <i>Landslides and slope stability are a relatively minor hazard within the Planning Area, which includes the Annexation 77 and Pre-Zoning Area boundaries of which Coberly West and Mission Lakes Specific Plans and the proposed Williamson Act contract cancellation properties are a part. The slope hazards are minor since there are only minor changes in topography and no steep slopes. Future proposed General Plan development within the Planning Area would not increase the potential for the placement of structures and facilities in areas susceptible to slope failure. Therefore, impacts associated with this issue are less than significant.</i>		

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Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
<u>Ground Shaking</u> Impact 4.6.4.1: Ground Shaking. <i>The City of Shafter has and will continue to be subject to ground shaking resulting from activity on local and regional faults. Future development permitted by the proposed General Plan may increase the potential for property loss, injury, or death resulting from this ground shaking hazard.</i> Environmental Hazards Program Policies: 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8 Mitigation Measures No mitigation required beyond the policies included in the General Plan. <u>Ground Subsidence</u> Impact 4.6.4.2: Ground Subsidence. <i>Soils susceptible to subsidence may be affected by a variety of natural or human activities, including earthquakes and the withdrawal of subsurface fluids. Future proposed General Plan development within the Planning Area would increase the potential for the placement of structures and facilities in areas susceptible to subsidence.</i> Environmental Hazards Program Policies: 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8 Mitigation Measures No mitigation required beyond the policies included in the General Plan. <u>Collapsible and Expansive Soils</u> Impact 4.6.4.4 Collapsible and Expansive Soils. <i>Future development within the Planning Area would increase potential placement of residential and non-residential structures within areas susceptible to damage resulting from collapsible and expansive soils. This is a potentially significant impact.</i> Environmental Hazards Program Policies: 7.2.1, 7.2.4		

Table A – Summary of Environmental Findings

Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
<i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan.		
4.7 HAZARDS AND HAZARDOUS MATERIALS		
<u>Hazardous Materials Exposure</u> Impact 4.7.4.2. Implementation of the proposed General Plan would introduce new land uses to the Planning Area that may result in additional sources of hazardous materials and potentially increase exposure of residents and employees to hazardous materials and hazardous waste. Environmental Hazards Program Policies: 7.5.1, 7.5.2, 7.5.3, 7.5.4, 7.5.5, 7.5.6, 7.5.7, 7.5.8, 7.5.9, 7.5.10, 7.5.11, 7.5.12, 7.5.13 <i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan. <u>Impair an Emergency Response Plan</u> Impact 4.7.4.3. Implementation of the proposed General Plan could interfere with an adopted emergency response plan or emergency evacuation plan. Environmental Hazards Program Policies: 7.6.1, 7.6.2, 7.6.3, 7.6.4, 7.6.5 <i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan. <u>Airport Safety Zones</u> Impact 4.7.4.4 Implementation of the proposed General Plan may be incompatible with the Shafter/Minter Field Airport Safety Zones and thereby expose persons to unsafe condition. Environmental Hazards Program Policies: 7.4.1, 7.4.2, 7.4.3	<u>Unknown Hazardous Materials</u> Impact 4.7.4.1. Implementation of the proposed General Plan could result, during the development process, in uncovering previously unknown hazardous materials contamination from historical use of property and exposure of persons to agricultural chemicals. Land Use Program Policies: 2.4.2, 2.4.5, 2.4.6, 2.4.10 Environmental Hazards Program Policies: 7.5.1, 7.5.13 <i>Mitigation Measures</i> 4.7.4.1.A. On a site-specific, project-by-project basis, all new discretionary development projects shall be subject to an assessment to determine whether hazardous materials are present as required by the County Department of Environmental Services. 4.7.4.1.B. Soils shall be tested for concentrations of agricultural chemicals prior to grading permit approval where appropriate, as determined by local, State, or Federal agencies. Contaminated soils shall be treated and/or excavated and disposed of at certified hazardous waste facility. 4.7.4.1.C. Fugitive dust on construction sites shall be controlled by irrigation, paving of construction roads, limiting grading activities during periods of high winds, and other applicable methods as set forth by the San Joaquin Valley Unified Air Pollution Control District.	

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Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
<i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan.		
4.8 WATER RESOURCES		
<u>Groundwater Recharge</u> Impact 4.8.4.2: <i>Implementation of the proposed General Plan may result in the loss of water recharge areas due to increased impervious surfaces caused by new development.</i> Environmental Management Program Policies: 6.3.8, 6.3.11 <i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan. <u>Demand for Water Services</u> Impact 4.8.4.3: <i>Implementation of the proposed General Plan will increase the demand for water services such that it exceeds the existing and planned facilities.</i> Land Use Program Policies: 2.10.6, 2.10.7 Public Services and Facilities Program Policies: 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6 <i>Mitigation Measure</i> No mitigation required beyond the policies included in the General Plan. <u>Impacts to Water Quality</u> Impact 4.8.4.4: <i>Implementation of the proposed General Plan may, during future construction activities and post-construction uses, violate water quality standards or waste discharge requirements.</i> Environmental Management Program Policy: 4.5.4. Public Services and Facilities Program Policy: 6.3.6, 6.3.10		<u>Impacts to Groundwater Supplies</u> Impact 4.8.4.1: <i>Build out of the General Plan may increase the existing demand for water and may contribute to the depletion of groundwater supplies.</i> Public Services and Facilities Program Policies: 4.2.1, 4.2.2, 4.2.3, 4.2.5, 4.2.6 Environmental Management Program Policies: 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.7, 6.3.9 <i>Mitigation Measures</i> No mitigation measures are proposed.

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Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
<i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan. <u>Water Availability for Fire Flow</u> Impact 4.8.4.5: <i>The new demand for water may affect the water available for emergency fire flow. This is a potentially significant impact.</i> Public Services and Facilities Program Policy: 4.8.5 <i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan.		
4.9 LAND USE		
<u>Changes in the Pattern of Land Use</u> Impact 4.9.4.1. <i>Implementation of the proposed General Plan would result in changes to the existing land use designations in certain areas which could negatively affect the existing pattern of development as well as the surrounding uses.</i> Land Use Program Policies: 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.5, 2.3.6, 2.3.7, 2.3.8, 2.3.9, 2.3.11, 2.3.12, 2.5.1, 2.5.2, 2.5.3, 2.5.4, 2.6.1, 2.6.2, 2.6.3, 2.6.4, 2.7.1, 2.7.3, 2.8.1, 2.8.2, 2.8.5, 2.8.12, 2.8.13, 2.8.14, 2.10.1 <i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan.		<u>Affect Existing Farmland</u> Impact 4.9.4.2. <i>Implementation of the proposed General Plan would result in conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural uses.</i> Land Use Program Policies: 2.3.3, 2.4.1, 2.4.2, 2.4.3, 2.4.4, 2.4.5, 2.4.6, 2.4.7, 2.4.8, 2.4.9, 2.4.10, 2.4.11, 2.5.6, 2.8.2 Environmental Management Program Policies: 6.2.2, 6.2.3 <i>Mitigation Measures</i> No feasible mitigation measures have been identified. <u>Affect Williamson Act Contracts</u> Impact 4.9.4.3. <i>Implementation of the proposed General Plan would conflict with existing zoning for agricultural use, or a Williamson Act contract.</i> Land Use Program Policies: 2.4.5, 2.4.6, 2.4.8, 2.4.10, 2.8.2. <i>Mitigation Measures</i> No feasible mitigation measures have been identified.

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Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
4.10 FLOOD HAZARDS		
<u>Exposure of Structures to Flood Hazards</u> Impact 4.10.4.1. Implementation of the proposed General Plan may result in exposure of people or structures to the impacts of flooding through the placement of structures in the 100-500 year floodplain. Public Services and Facilities Program Policy: 4.5.1 Environmental Hazards Program Policies: 7.3.1, 7.3.2, 7.3.3, 7.3.4 <u>Mitigation Measures</u> No mitigation is required beyond the policies included in the General Plan. <u>Increased Stormwater Runoff</u> Impact 4.10.4.2. Future development under the proposed General Plan would likely result in a net increase in impervious surfaces (i.e., roads, parking lots, buildings). An increase in impervious surfaces reduces the amount of rainfall that can infiltrate into the subsurface. Increases in runoff can amplify drainage volumes and velocities causing storm drainage facilities that are at or near capacity to fail during peak events. This excess runoff may result in localized ponding and/or flooding. Public Services and Facilities Program Policy: 4.5.1 Environmental Hazards Program Policies: 7.3.2, 7.3.3, 7.3.4 <u>Mitigation Measures</u> No mitigation required beyond the policies included in the General Plan.		
4.11 NOISE		
<u>Long-Term Stationary Noise Impacts</u> Impact 4.11.3.3: Long-Term Stationary Noise Impacts. New development associated with	<u>Short-Term Construction Noise Impacts</u> Impact 4.11.3.1: Noise levels from grading and other construction activities would potentially result in noise	

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Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
<i>implementation of the proposed General Plan could expose existing and/or new sensitive uses to stationary noise sources, such as those generated by industrial and/or commercial uses.</i> Land Use Program Policies: 2.8.12, 2.8.13. Environmental Hazards Program Policies: 7.7.2, 7.7.3, 7.7.4, 7.7.5, 7.7.6, 7.7.7, 7.7.8, 7.7.9 <i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan. <u>Long-Term Airport Noise Impacts</u> Impact 4.11.3.4: <i>Noise generated by existing and proposed operations at the Shafter Airport/Minter Field Airport could create noise impacts to the new development proposed by the General Plan.</i> Land Use Program Policy: 2.9.5 Environmental Hazards Program Policies: 7.4.1, 7.4.2, 7.4.3 <i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan.	<i>levels reaching 91 dBA at site locations 50 feet from an active construction area. This would result in potentially significant noise impacts to off-site sensitive receptors adjacent to the individual construction sites.</i> Environmental Hazards Program Policies: 7.7.3, 7.7.4, 7.7.5, 7.7.10 <i>Mitigation Measures</i> 4.11.3.1A. Standard construction activities shall be limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday. No construction activities shall be allowed on weekends and holidays until after the buildings are enclosed without prior authorization of the City. 4.11.3.1B. To reduce daytime noise impacts due to construction, to the maximum feasible extent, the City shall ask all project applicants to develop a site-specific noise reduction program, subject to the City's approval, which includes the following measures: • Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a day and evening contact number for the City in the event of problems. • An on-site complaint and enforcement manager shall be posted to respond to and track complaints. • A pre-construction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices are completed prior to the issuance of a building permit (including construction hours, neighborhood notification, posted signs, etc.). • Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible).	

Table A – Summary of Environmental Findings

Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
	- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used; this muffler can lower noise levels from pneumatic tools where feasible, which could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible. - Stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers or other measures shall be incorporated to the extent feasible. 4.11.3.1C. If pile-driving occurs as part of the project, it shall be limited to between 8:00 a.m. and 4:00 p.m., Monday through Friday, with no pile driving permitted between 12:30 and 1:30 p.m. No pile driving shall be allowed on Saturdays, Sundays, or holidays. 4.11.3.1D. To further mitigate potential pile-driving and/or other extreme noise generating construction impacts, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. This plan shall be submitted for review and approval by the City to ensure that maximum feasible noise attenuation is achieved. These attenuation measures shall include as many of the following control strategies as feasible and shall be implemented prior to any required pile-driving activities: - Implement “quiet” pile-driving technology, where feasible, in consideration of geotechnical and structural requirements and conditions; - Erect temporary plywood noise barriers around the entire construction site;	

Table A – Summary of Environmental Findings

Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
	- Utilize noise control blankets on the building structure as it is erected to reduce noise emission from the site; - Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings; and - Monitor the effectiveness of noise attenuation measures by taking noise measurements. 4.11.3.1E. A process with the following components shall be established for responding to and tracking complaints pertaining to pile-driving construction noise: - A procedure for notifying City staff and Police Department; - A list of telephone numbers (during regular construction hours and off-hours); - A plan for posting signs on-site pertaining to complaint procedures and who to notify in the event of a problem; - Designation of a construction complaint manager for the project; and - A requirement to notify of neighbors within 300 feet of the project construction area at least 30 days in advance of pile-driving activities. <u>Long-Term Vehicular Noise Impacts</u> Impact 4.11.3.2. <i>Implementation of the proposed General Plan would result in potential long-term vehicular noise that would affect sensitive land uses along the roads. New development, particularly residential uses along and adjacent to major transit corridors, could be exposed to excessive traffic-related noise levels.</i> Environmental Hazards Program Policies: 7.7.1, 7.7.2, 7.7.3, 7.7.4, 7.7.5, 7.7.6, 7.7.7, 7.7.8, 7.7.9 <i>Mitigation Measures</i> 4.11.8.2A. Buildings associated with noise-sensitive uses and directly exposed to traffic noise levels exceeding 57	

Table A – Summary of Environmental Findings

Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
	dBA CNEL should be equipped with air conditioning or mechanical ventilation to allow the windows and doors to remain closed for prolonged periods of time, thus reducing noise levels below the level of significance (45 dBA CNEL). 4.11.8.2B. Buildings associated with noise-sensitive uses and directly exposed to traffic noise levels exceeding 69 dBA CNEL should incorporate mitigation measures such as building façade upgrades. 4.11.8.2C. Outdoor active use areas, such as backyards and school playgrounds, would need to be protected by freestanding sound walls along the property boundaries where exposed to noise levels above 70 dBA.	
4.12 POPULATION AND HOUSING		
<u>Displacement of Residential Units or Persons</u> Implementation of the proposed General Plan would not result in the displacement of a substantial number of residential units and persons. Upon build out of the proposed General Plan, approximately 28,548 residential units are projected to exist within the Planning Area. Development will occur on vacant or agricultural land and would not displace residential units or persons; therefore, no impact would occur. <u>Jobs to Housing Balance</u> Implementation of the proposed General Plan will result in an increase in employment growth within the City exacerbating the jobs-to-housing balance. Even though the City of Shafter is expected to have many more jobs than households by 2030, other cities within Kern County are expected to have a much lower jobs-to-household ratio. Because Shafter's numerous jobs will help to balance the numerous households in surrounding cities, a balance between the number of jobs and households will exist within the region by 2030, and the jobs within Shafter will have a beneficial effect on the region. Therefore, the		<u>Exceed Housing and Population Projections</u> Impact 4.12.4.1 Build out of the City of Shafter due to implementation of the proposed General Plan will result in a substantial increase in population and residential and non-residential which will exceed the housing and population projections for the Planning Area. Land Use Program Policies: 2.8.4, 2.8.5, 2.9.4 <u>Mitigation Measures</u> There are no additional mitigation measures that would reduce the build out estimates below the currently adopted projections for the City.

Table A – Summary of Environmental Findings

Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
implementation of the proposed General Plan will help to balance land uses regionally and no adverse impact associated with this issue would occur.		
4.13 PUBLIC SERVICES AND UTILITIES		
<u>Potentially Significant Impacts</u>		
<u>Fire Protection</u> Impact 4.13.1.1. <i>Build out of the proposed City of Shafter General Plan will result in a substantial increase in population and the development of residential and non-residential structures, thereby increasing the need for fire emergency services and facilities.</i> Land Use Program Policies: 2.8.16, 2.10.3 Public Services and Facilities Program Policies: 4.8.1, 4.8.2, 4.8.3, 4.8.4, 4.8.5, 4.8.6, 4.8.7, 4.8.8, 4.10.1, 4.10.2, 4.10.3, 4.10.4, 4.10.5, 4.10.6, 4.11.1, 4.11.2 Mitigation Measures No mitigation required beyond the policies included in the General Plan. <u>Police Protection</u> Impact 4.13.2.1. <i>Increases in population and employment resulting from implementation of the General Plan would increase the need for police personnel, facilities, and/or support services.</i> Land Use Program Policies: 2.8.16, 2.10.3 Public Services and Facilities Program Policies: 4.9.1, 4.9.2, 4.9.3, 4.9.4, 4.10.1, 4.10.2, 4.10.4, 4.10.5, 4.11.1, 4.11.2 Mitigation Measures No mitigation required beyond the policies included in the General Plan. <u>Public Educational Facilities</u> Impact 4.13.3.1. <i>Implementation of the proposed</i>		

Table A – Summary of Environmental Findings

Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
<i>General Plan Update would result in the need for additional school facilities.</i> Land Use Program Policies: 2.8.17, 2.10.3, 2.10.4 Public Services and Facilities Program Policies: 4.6.1, 4.6.2, 4.6.3, 4.6.4, 4.6.5, 4.6.6, 4.6.7, 4.10.1, 4.10.2, 4.10.3, 4.10.4, 4.10.5, 4.11.1, 4.11.2 <i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan. <u>Wastewater</u> Impact 4.13.4.1. <i>Implementation of the proposed General Plan would result in increased demand for sewer service within the City.</i> Land Use Program Policies: 2.7.9, 2.8.16, 2.8.18, 2.9.1, 2.10.2 Public Services and Facilities Program Policies: 4.3.1, 4.3.2, 4.3.3, 4.3.4, 4.3.5, 4.3.6, 4.3.7, 4.3.8, 4.10.1, 4.10.2, 4.10.3, 4.10.4, 4.10.5, 4.10.6, 4.11.1, 4.11.2 <i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan. <u>Solid Waste</u> Impact 4.13.5.1. <i>Implementation of the General Plan would result in increased demand for solid waste services and landfill capacity.</i> Land Use Program Policies: 2.8.16, 2.10.2 Public Services and Facilities Program Policies: 4.4.1, 4.4.2, 4.4.3, 4.4.4, 4.4.5, 4.10.1, 4.10.2, 4.10.3, 4.10.4, 4.11.1, 4.11.2 <i>Mitigation Measures</i> No mitigation required beyond the policies included in the General Plan.		

Table A – Summary of Environmental Findings

Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
<u>Parks and Recreation</u> Impact 4.13.6.1. <i>Implementation of the proposed General Plan may result in significant impacts to the availability of adequate parkland and/or recreational facilities within the City.</i> Land Use Program Policies: 2.10.2, 2.10.3, 2.10.4 Public Services and Facilities Program Policies: 4.5.3, 4.7.1, 4.7.2, 4.7.3, 4.7.4, 4.7.5, 4.7.6, 4.7.7, 4.7.8, 4.7.9, 4.10.1, 4.10.2, 4.10.3, 4.10.4, 4.10.5, 4.11.1, 4.11.2 Mitigation Measures No mitigation required beyond the policies included in the General Plan. <u>Park Maintenance and Recreation Programs and Services</u> Impact 4.13.6.2. <i>Implementation of the General Plan may result in the need for increased park maintenance and recreational programs and services.</i> Public Services and Facilities Program Policies: 4.7.1, 4.7.2, 4.7.3, 4.7.4, 4.7.5, 4.7.7, 4.7.8, 4.10.2, 4.10.4, 4.10.5, 4.11.1, 4.11.2 Mitigation Measures No mitigation required beyond the policies included in the General Plan.		
4.14 TRANSPORTATION/TRAFFIC		
<u>Parking</u> <i>The General Plan and related actions are not expected to result in an inadequate parking supply because the General Plan and related actions do not modify current parking standards. Future developments will continue to supply parking according to City Code requirements.</i> <u>Emergency Access</u> <i>The General Plan and related actions are not</i>		

Table A – Summary of Environmental Findings

Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
<i>expected to result in inadequate emergency vehicle access. The General Plan Circulation map provides for alternative access, and the existing City requirements for the provision of emergency access to development projects will continue to be implemented. In addition to the Circulation Program map, implementation of the following Circulation Program policies would avoid impacts to the emergency access system: Streets and Highways Policies 3.2.5 and 3.2.6 would require the management and development of the area's local roadway system to support the Land Use Program; Streets and Highways Policies 3.2.10 and 3.2.11, as well as Commodities Movement Policy 3.5.2 would minimize local cut-through traffic in residential neighborhoods; Streets and Highways Policies 3.2.1 through 3.2.3 would maintain adequate levels of service for all areas of the City. Implementation of these policies will maintain the City's level of service standard throughout the City, ensuring the adequacy of access routes for emergency vehicles. It is not expected that future congestion will significantly affect emergency vehicle access due to the availability of alternate routes and improvements to key roadways to maintain standards. Also, the City will implement traffic signal system upgrades that help to facilitate more efficient emergency vehicle access and give priority to emergency vehicles.</i> <u>Pedestrian and Bicyclist Travel</u> <i>The General Plan and related actions are not expected to result in unsafe conditions for pedestrians and bicyclists. Implementation of existing City requirements and the provisions of Section 3.4 (Alternative Modes of Transportation) of the proposed General Plan would avoid significant impacts to pedestrian and bicycle travel by providing for a bicycle and trails network and supporting the safe and convenient movement of pedestrians. The City will continue to require development projects to provide</i>		

Table A – Summary of Environmental Findings

Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
bicycle and pedestrian facilities and amenities according to City codes, and as a result of the development review process. <u>Regional Transportation Policies on Alternative Transportation</u> The General Plan and related actions are not expected to result in conflicts with regional transportation policies on alternative transportation since the Section 3.4 of the proposed General Plan objectives and policies that support alternative transportation and increased use of transit services. <u>Increased Traffic Volumes</u> Impact 4.14.4.1. Implementation of the proposed General Plan will facilitate the development of residential, commercial, industrial, institutional, and other types of projects that will result in increased traffic volumes. This increase in traffic volumes could, in turn, result in congestion along area roadways and State Routes 43 and 99. Land Use Program Policy: 2.8.15 Transportation Program Policies: 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12, 3.2.13, 3.2.14, 3.2.15, 3.2.16, 3.2.17, 3.2.18, 3.2.19, 3.5.1, 3.5.2, 3.5.6, 3.5.7 <u>Mitigation Measures</u> No mitigation required beyond the policies included in the General Plan.		
4.15 MINERAL AND ENERGY RESOURCES		
	<u>Mineral Resources</u> Impact 4.15.5.1. Build out of the General Plan may result in the loss of petroleum, natural gas, sand, or gravel resources that would be of value to the residents of the Planning Area and the residents of the State. Environmental Management Policies: 6.5.1, 6.5.2, 6.5.3, 6.5.4	

Table A – Summary of Environmental Findings

Less than Significant Impacts	Less than Significant Impacts With Mitigation	Significant and Unavoidable Impacts After Mitigation
	<i>Mitigation Measures</i> 4.15.5.1A. Prior to the construction of any structure within ten feet of an abandoned well, a leak test shall be performed in accordance with the standards of the California Division of Oil Gas and Geothermal Resources (CDOGGR) standards. Should a leak be detected, it shall be repaired according to CDOGGR guidelines. 4.15.5.1B. Well access must be provided for all abandoned wells according to CDOGGR standards. 4.15.5.1C. The construction of any structure over an abandoned well site is not recommended; however, should a building be allowed over a well site, a vent system must be constructed as per CDOGGR guidelines. <u>Energy Resources</u> Impact 4.15.6.1. <i>Build out of the General Plan will result in an increase in population, and residential and non-residential structures, potentially increasing the use of and need for electricity and/or natural gas. Due to the growth resulting from implementation of the proposed General Plan, this increase would result in impacts on existing electrical or natural gas generation/transmission facilities</i> Population and Housing Program Policy: 5.1.3 Environmental Management Program Policies: 6.8.1, 6.8.2, 6.8.3, 6.8.4, 6.8.5, 6.8.6 <i>Mitigation Measures</i> 4.15.6.1A. The City shall review all development proposals prior to the approval of development plans to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses. 4.15.6.1B. The City shall review all development proposals prior to approval to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of future development.	

4.0 ALTERNATIVES

CEQA requires that an EIR evaluate a reasonable range of alternatives to a project, or to the location of the project, which: (1) offer substantial environmental advantages over the project proposal, and (2) may be feasibly accomplished in a successful manner within a reasonable period of time considering the economic, environmental, social and technological factors involved. An EIR must only evaluate reasonable alternatives to a project which could feasibly attain most of the project objectives, and evaluate the comparative merits of the alternatives. In all cases, the consideration of alternatives is to be judged against a rule of reason. The lead agency is not required to choose the environmentally superior alternative identified in the EIR if the alternative does not provide substantial advantages over the project and (1) through the imposition of mitigation measures the environmental effects of a project can be reduced to an acceptable level, or (2) there are social economic, technological or other considerations which make the alternative infeasible.

Nearly every significant effect identified in the FEIR has been at least substantially lessened, if not fully avoided, by the provisions of the proposed General Plan and the adoption of feasible mitigation measures. There remain six impacts, however, that were identified as significant and unavoidable and which cannot be substantially lessened. Specifically, the proposed General Plan had significant unavoidable adverse impacts on scenic vistas, stationary and mobile source air pollutant emissions, water resources, farmland, Williamson Act contracts, and housing and population projections. The DEIR examined the project alternatives in detail, exploring their comparative advantages and disadvantages with respect to the proposed General Plan in Section 6.0. As the following discussion demonstrates, however, although some of the alternatives are environmentally superior with respect to certain impacts, none of the alternatives is feasible in light of project objectives and other considerations.

The objectives of the proposed General Plan are to be a city that meets the needs of new families who move into the community, a city attractive to industrial and commercial businesses, a community achieving reasonable growth with intelligent planning to meet the future, a city that retains desirable qualities of a small town while expanding housing stock and employment base, and a city that is a responsible steward of the area's environment. These objectives are set forth in greater detail in each Section of the General Plan EIR and are listed below:

- Organize Shafter's physical environment into a logical, functional, and visually pleasing pattern, defining the amount, location, and distribution of various types of land uses within the City and its General Plan study area.
- Recognize and retain commercial agriculture as a desirable land use and as a major segment of the community's identity and economic base.
- Provide a variety of housing types suitable to a broad range of socioeconomic groups and a residential environment that enhances residents' quality of life and reinforces those characteristics of a rural, small town that make Shafter a desirable place to live.
- Provide conveniently located, efficient, and attractive commercial areas to serve regional, community, and neighborhood functions and meet the retail and commercial service needs of Shafter residents and businesses, as well as those of highway travelers in a manner compatible with Shafter's rural, small town character.

- Expand employment opportunities, increase the personal income of local residents, and strengthen Shafter's economic base through a well-defined pattern of industrial development, including rail-served facilities.
- To provide an amenity-rich, master-planned urban enclave with a broad range of housing opportunities, including move-up housing, south and east of Shafter's existing industrial areas whose visual character is defined principally by suburban density residential and low-rise commercial uses, along with industrial uses which provide a transition between the Specific Plan area's residential neighborhoods and industrial areas to the north and west.
- To provide a master-planned residential community east of Shafter's core area in close proximity to large-scale industrial areas.
- Provide ample area for the conduct of public business and the operation of individual institutions within the community, reinforcing Shafter's vision of a community that values civic involvement.
- Maintain a roadway and highway system that:
 - Operates at Level of Service C on a daily and peak hour basis, except in the vicinity of freeway interchanges where Level of Service D is acceptable; and
 - Balances the need to move vehicles with the need to protect environmental and aesthetic resources, and the City's quality of life.
- Provide a balance between the supply and demand for parking, while recognizing the desirability and availability of alternatives to the use of automobiles.
- Support and encourage the use of transportation modes which provide an alternative to travel by private automobile.
- Accommodate the safe movement of commodities within and through the City of Shafter in such a way as to minimize impacts to adjacent land uses, environmental resources, and quality of life.
- Promote the expansion of air transportation services for both cargo and passengers.
- Maintain a water system capable of providing the daily and peak water needs of existing and future residences, businesses, and other uses, including the provision of adequate fire flows, maintenance of adequate service pressures, and storage for drought and emergency conditions.
- Provide a wastewater collection, treatment, and disposal system capable of meeting the daily and peak sewer service needs of existing and future residences, businesses, and other uses during peak use conditions without exhibiting restricted flow (except for force mains) or exceeding the rated capacity of the Shafter-North of the River Regional Wastewater Treatment Facility.
- Reduce the amount of solid waste requiring disposal at landfills, enhancing the potential for recycling of the City's solid wastes.
- Protect structures for human occupancy and roadways identified as evacuation routes from inundation during the 100-year flood event.
- Provision of schools in locations that are readily accessible to student populations, along with sufficient facilities to provide educational services without overcrowding.
- Maintain a system of parks, specialized recreational facilities, and natural open spaces of sufficient size and variety, and in the appropriate locations, to serve the needs of Shafter residents of all ages, encompassing 2.5 acres of improved public parkland per 1,000 population.

- Maintain competent and efficient fire prevention and emergency fire, medical, and hazardous materials response services with first responder capability in order to minimize risks to life and property by responding to 80 percent of all emergency fire, medical, and hazardous materials calls within five minutes on a citywide basis.
- Reduce the risk of crime and provide security to Shafter residents and businesses through maintenance of an active police force of 1.2 to 1.5 officers per 1,000 population, physical planning strategies, and a high level of public awareness and support for crime prevention.
- To ensure the expansion of public facilities occurs in an equitable manner, and that new development pays for the facilities required to support the development without impacting services provided to existing residents and businesses.
- To maintain coordinated implementation of Shafter's planning and development review programs with the expansion of services and facilities provided by outside agencies within the City.
- Provide a diversity of housing opportunities to enhance the City's living environment and to satisfy the shelter needs of Shafter residents.
- Provide housing that is affordable to all economic segments of the community.
- Provide equal housing opportunities for all residents of Shafter.
- Maintain and preserve a comprehensive open space system and its associated natural resources by protecting agricultural and oil production lands where appropriate; providing parks for active and passive recreation; and by preserving natural, scenic, and other open space resources.
- Provide adequate water supplies to meet present and future needs for domestic consumption and emergencies, while obtaining maximum benefit from limited water resources.
- Protection of remaining important biological resources within the General Plan study area.
- Provide for the proper management of mineral resources within the General Plan study area.
- Preserve archaeological, paleontological, and historic resources within the Shafter Planning Area for the benefit and education of future residents.
- Minimize air pollutant emissions so as to assist in achieving State and Federal air quality standards.
- Reduce reliance on nonrenewable energy sources in existing and new commercial, industrial, and public structures.
- Minimize the potential for loss of life, physical injury, property damage, and economic disruption resulting from an earthquake and other geologic events.
- Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from a 100-year flood.
- Ensure that the land uses surrounding Shafter Airport/Minter Field are compatible with airport operations, and do not pose a safety hazard.
- Minimize the negative impacts associated with the storage, use, generation, transport, and disposal of hazardous materials.
- Maintain a level of preparedness to respond adequately to emergency situations to save lives, protect property, and facilitate recovery with minimal disruption.

- Achieve and maintain exterior noise levels appropriate to planned land uses throughout Shafter, as described below.
 - Residential
 - Single-Family: 60-65 dBA CNEL within rear yards
 - Multifamily: 60-65 dBA CNEL within interior open space areas
 - Schools
 - Classrooms: 60 dBA CNEL
 - Play and sports areas: 70 dBA CNEL
 - Hospitals, Libraries: 60 dBA CNEL
 - Commercial/Industrial: 65-70 dBA CNEL at the front setback.

Where a significant impact can be substantially lessened (i.e., mitigated to an “acceptable level”) solely by the adoption of the project and mitigation measures, the lead agency, in drafting its findings, has no obligation to consider the feasibility of alternatives with respect to that impact, even if the alternative would mitigate the impact to a greater degree than the proposed project (Public Resources Code, § 21002; *Laurel Hills Homeowners Association, supra*, 83 Cal.App.3d at p. 521; see also *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 691, 730-731; and *Laurel Heights Improvement Association v. Regents of the University of California* (1988) 47 Cal.3d 376, 400-403).

The Draft EIR and the Final EIR examined a reasonable range of alternatives to the project to determine whether any of these alternatives could meet most or all of the project’s objectives, while avoiding or substantially lessening its significant, unavoidable impacts (DEIR, p. 6-1).

Four alternatives that could potentially meet the project objectives were considered as part of the environmental review for the project:

- **No Project, No Build Alternative.** With this alternative, the proposed General Plan would not be adopted and no further building would occur within the City of Shafter. This prohibition would compel any subsequent development to occur in the unincorporated areas of the County or in adjacent cities, resulting in any incremental growth in population, housing, or employment opportunities to occur in these areas. The No Build alternative represents a baseline against which the impacts of the proposed General Plan can be measured.
- **No Project, Existing General Plan Alternative.** As required by Section 15126.6(e) of the CEQA Guidelines, Existing General Plan Alternative describes build out of Shafter in accordance with existing zoning and General Plan land use designations under the policies and implementing strategies of the current General Plan. Implementation of this Alternative assumes that ultimate build out of the existing General Plan would occur.
- **No Specific Plan.** Under the No Specific Plan Alternative, the General Plan would be adopted; however, the two areas designated as “Specific Plan” would instead be designated “Agricultural Open Space.” The Coberly West and Mission Lakes Specific Plans, Annexation 77, and cancellation of agricultural preserve contracts would not be approved. Implementation of this Alternative assumes the ultimate build out of the proposed General Plan would occur with the exceptions noted above.

- **Reduced Specific Plan Build Out.** Under this alternative, the proposed General Plan would be adopted; however, the residential build out of the two areas designated as “Specific Plan” would be reduced by 50 percent, as would industrial development within the Specific Plan area along 7th Standard Road. The Coberly West and Mission Lakes Specific Plans would be adopted at lower densities; however, cancellation of agricultural preserve contracts would not occur and the contracts would be permitted to expire pursuant to existing notices of non-renewal. Thus, land use designations under the Reduced Specific Plan Build Out alternative would be the same as for the proposed General Plan.

Of the four project alternatives evaluated, one would result in no physical changes to the environment on the project site (No Build Alternative); one would allow the development according to the density established in existing plans (No Project Alternative); and two would lower the General Plan’s density patterns (No Specific Plan and Reduced Specific Plan Build Out). Relocating the proposed project to an alternative site is not feasible, as the proposed General Plan addresses the City of Shafter and its planning area, and is not transferable to another location. Therefore, no alternative site was considered. Each of the four alternatives would result in a combination of similar, avoided or decreased, and increased environmental impacts as compared to the proposed General Plan, as summarized in Draft EIR Tables 6.A, 6.B, and 6.C.

4.1 No Project, Existing General Plan Alternative

The alternative with the least environmental impact is the No Project, Existing General Plan Alternative, which has fewer or reduced environmental impacts compared to the other alternatives, and, thus, is the Environmentally Superior Alternative. Under the No Project/Existing General Plan Alternative, land uses in the Shafter Planning Area would change consistent with the City’s existing General Plan. The existing General Plan land use designations do not reflect the current goals of the City to provide more very low density residential areas for executive and “move-up housing” in addition to a mix of employment-generating uses. The existing General Plan does not provide land use designations for all areas within the City’s sphere of influence. Although the existing General Plan would retain more agriculturally designated land, it does not provide a mix of uses necessary to help maintain City services. The existing General Plan provides less direction for new development and the General Plan policies are less clear than the policies in the proposed General Plan. Therefore, impacts created by development design would be greater under this alternative because the existing General Plan does not provide as much direction as the proposed General Plan. The proposed General Plan build out would convert more open space/agricultural land to urban development than the existing General Plan, thus eliminating more of the wide-open viewsheds. Because this alternative would not allow urban development on large areas of land located in the southern portion of the Planning Area, impacts associated with aesthetics, biological resources, and cultural resources would be less than the other alternatives.

The proposed General Plan and related actions will result in a total of 3,488,080 daily trips with 41,323,056 vehicle miles traveled at build out. By comparison, the existing No Project, Existing General Plan Alternative would result in a total of 1,160,350 daily trips with 16,995,190 vehicle miles traveled at build out. Thus, vehicle air emissions resulting from the No Project, Existing General Plan Alternative would be approximately 39 percent of the emissions resulting from the proposed General Plan and Related Actions. However, air quality impacts under this alternative would remain significant and unavoidable since the emissions would exceed SJVAPCD thresholds and the

emissions would be emitted into an air basin which is currently designated as “non-attainment” or worse for ozone and particulate matter, constituting a cumulative impact to air quality.

The build out demand for water associated with this alternative would exceed current contracted water supplies; however, the City has identified and planned for future water sources. Although the magnitude of impacts under this alternative would be expected to require fewer water resources than those associated with the proposed General Plan, an adequate water supply has been identified for both plans that would satisfy the projected demands in the urban areas and the sphere of influence of the Planning Areas. Therefore, water supply impacts under this alternative would be the same as the proposed General Plan. Population growth that would occur as part of the No Project, Existing General Plan Alternative would be consistent with existing population patterns in the City and Kern COG projections and would not qualify as unanticipated population growth.

The No Project, Existing General Plan Alternative would not meet the General Plan objectives. The No Project, Existing General Plan Alternative assumes that development would occur as established in the City’s existing General Plan. The existing General Plan does not meet project objectives in that it does not provide clear policy direction for future development within the southern portion of the City’s sphere of influence and proposed Annexation 77 area. The objectives of the proposed General Plan include a broad range of housing that will enable the City to meet its “fair share” of the housing need as determined by Kern COG. Implementation of the No Project, Existing General Plan would result in substantially fewer dwelling units at build out than what would be developed as part of the proposed project. Although development that would occur as part of the No Project, Existing General Plan Alternative could enable the City to meet its “fair share” housing allocation in the near-term (next 5-15 years), the long-term provision of sufficient housing would be less likely due to the lower number of housing units constructed at build out. Another objective of the City is to promote economic vitality, provide local employment and entrepreneurial opportunities, and diverse shopping and commercial services. With the reduction of upper end housing opportunities, an important part of the City’s economic development strategy would be eliminated. Thus, the No Project, Existing General Plan could constrain the City’s ability to achieve the objective of a better balance of housing close to expanding job opportunities.

In rejecting this alternative as infeasible and failing to meet project objectives, the City Council makes the following findings:

- The proposed General Plan provides for a comprehensive and updated plan with policies which are internally consistent and cover the City’s entire sphere of influence. The No Project, Existing General Plan has been amended several times since 1993 and, as a result, there are inconsistencies among the General Plan policies. Furthermore, the General Plan does not cover or provide policies for all of the City’s sphere of influence area.
- The proposed General Plan incorporates a Housing Program which conforms to State Law and is consistent with the remainder of the General Plan. The No Project, Existing General Plan may not be in compliance with State Law.
- The proposed General Plan is based on the most recent data available to the City and reflects the current policy of the City Council. The No Project, Existing General Plan is out of date, is based on old information, and does not reflect current policies of the City Council.

- The No Project alternative will not substantially reduce any remaining significant impacts associated with the Proposed General Plan and will constrain the City's ability to achieve housing and economic objectives.

4.2 No Build Alternative

Because the No Build Alternative would prohibit the construction or expansion of structures and facilities within the City, no new additions to the City's housing would occur and the City would not be able to meet Kern COG housing requirements or provide a fair share of housing for all economic segments of the community. The alternative would not meet the goal of providing housing for new families and attract commercial and industrial businesses as no new development would occur. Additionally, no improvements to City, public, or private facilities, including roadways, flood control features, public safety and service facilities, or utility systems would be permitted. Thus, the No Build Alternative would not accomplish the objectives of the City, which include providing a fair share of housing for all economic segments of the community, promoting economic vitality, providing local employment and entrepreneurial opportunities, and providing diverse shopping and commercial services.

In rejecting this alternative as infeasible and failing to meet project objectives, the City Council makes the following findings:

- The proposed General Plan increases the amount of land designated for residential, commercial, and industrial development, providing additional tax revenues and substantially more housing and employment opportunities than the No Build Alternative.
- The proposed General Plan allows the City to satisfy regional goals for the provision of a fair share of housing to residents of all economic levels which would not be satisfied under the No Build Alternative.
- The proposed General Plan allows the City to improve and maintain public services such as roadways and public safety. The No Build Alternative would not permit the construction of new roadways or public service facilities.

4.3 No Specific Plan Alternative

Under the No Specific Plan Alternative, land uses in the Shafter would change consistent with the City's proposed General Plan, except that the areas designated Specific Plan would remain in agricultural open space. Comparing the No Specific Plan Alternative land uses with the proposed General Plan land uses, the percentage of change is notable in that the No Specific Plan Alternative preserves a larger amount of agricultural land than does the proposed project, cutting the loss of agricultural land in half. This alternative would also avoid cancellations of existing agricultural preserve contracts. Under the No Specific Plan Alternative, land uses in the Shafter would change consistent with the City's proposed General Plan, except that the areas designated Specific Plan would remain in agricultural open space. Development under the No Specific Plan Alternative would not reflect the current goals of the City to provide more low density residential areas for executive and "move-up housing" in close proximity to expanding employment-generating uses. Although the No Specific Plan Alternative would retain more agricultural land, it would not improve economies of

scale for infrastructure and services being provided to urban development in the southern portion of the Shafter's Planning Area. Overall, the No Specific Plan Alternative is considered to be neither environmentally superior nor inferior to the proposed General Plan.

The No Specific Plan Alternative would provide equivalent direction for the protection of visual resources as would be proposed General Plan. Impacts created by development design would be less under this alternative because the proposed General Plan would convert more open space/agricultural land to urban development, thus eliminating more of the wide-open viewsheds. The No Specific Plan Alternative would be environmentally superior to the proposed General Plan as there would be less development and loss of open viewsheds. The No Specific Plan Alternative would result in a total of 1,848,680 daily trips with 21,901,220 vehicle miles traveled at build out. Vehicle air emissions resulting from the No Specific Plan Alternative would be approximately 53 percent of the emissions resulting from the proposed General Plan and related actions. However, air quality impacts under this alternative would remain significant and unavoidable since the emissions would exceed SJVAPCD thresholds and the emissions would be emitted into an air basin which is currently designated as "non-attainment" or worse for ozone and particulate matter, constituting a cumulative impact to air quality.

The build out demand for water associated with the No Specific Plan Alternative would exceed current contracted water supplies. Although the magnitude of impacts under this alternative would be expected to require fewer water resources than those associated with the proposed General Plan, an adequate water supply has been identified for the proposed General Plan that would satisfy the projected demands in the urban areas and the sphere of influence which would exceed the water needs of this alternative. Therefore, water supply impacts under this alternative would be less than the proposed General Plan; however, they would remain significant and unavoidable because availability of water for urban areas outside of the Shafter sphere of influence—but within the Shafter Planning Area—has not been demonstrated, urban development outside of the City's sphere. Both the proposed General Plan and the No Specific Plan Alternative exceed Kern COG projections for growth and provide greater opportunity to meet "fair share" housing requirements, although the No Specific Plan alternative is closer to Kern COG projections. Overall, the No Specific Plan Alternative is considered to be neither superior nor inferior to the proposed General Plan.

In rejecting this alternative as infeasible and failing to meet project objectives, the City Council makes the following findings:

- The proposed General Plan provides for a large Specific Plan area which will assist in the regional need for a more balanced ratio between jobs and housing. Under the No Specific Plan Alternative, the number of housing and employment opportunities would be reduced and the ability of the City to provide housing for all economic levels near employment opportunities would be reduced.
- The proposed General Plan provides for new development in a cohesive manner through Specific Plans (Mission Lakes and Coberly West) which plan for an entire community rather than small individual projects. The No Specific Plan Alternative would allow previously approved projects (Kern County) and would not provide for necessary services.

- The proposed General Plan allows the City to satisfy regional goals for the provision of a fair share of housing to residents of all economic levels. The No Specific Plan Alternative would reduce the potential for residential development in the City and in the region.

4.4 Reduced Specific Plan Alternative

The Reduced Specific Plan Alternative land uses would change consistent with the proposed General Plan except that the areas designated Specific Plan would be developed at a lower intensity, ultimately resulting in the loss of agriculture lands and Williamson Act contracts equivalent to that of the proposed General Plan. Development under the Reduced Specific Plan Alternative would reflect the current goals of the City to provide more low density residential areas for executive and “move-up housing” in close proximity to expanding employment-generating uses, only to a lesser degree than the proposed General Plan. This alternative would provide equivalent direction for the protection of visual resources as the proposed General Plan, and would result in an equivalent loss of open vistas. The Reduced Specific Plan Alternative would result in a total of 2,662,570 daily trips with 31,543,265 vehicle miles traveled at build out. Thus, vehicle air emissions resulting from the Reduced Specific Plan Alternative would be approximately 76 percent of the emissions resulting from the proposed General Plan and Related Actions. However, air quality impacts under this alternative would remain significant and unavoidable since the emissions would exceed SJVAPCD thresholds and the emissions would be emitted into an air basin which is currently designated as “non-attainment” or worse for ozone and particulate matter, constituting a cumulative impact to air quality.

The build out demand for water associated with this alternative would exceed current contracted water supplies. Although the magnitude of impacts under this alternative would be expected to require fewer water resources than those associated with the proposed General Plan, an adequate water supply has been identified for the proposed General Plan that would satisfy the projected demands in the urban areas and the sphere of influence which would exceed the water needs of this alternative. Therefore, water supply impacts under this alternative would be less than the proposed General Plan; however, they would remain significant and unavoidable because availability of water for urban areas outside of the Shafter sphere of influence—but within the Shafter Planning Area—has not been demonstrated. Urban development outside of the City’s sphere would result in a significant unavoidable impact on water resources.

Population growth and employment would be approximately 30 percent less under the Reduced Specific Plan Alternative than under the proposed General Plan. Both the proposed General Plan and the Reduced Specific Plan Alternative exceed Kern COG projections for growth and provide greater opportunity to meet “fair share” housing requirements, although the Reduced Specific Plan Alternative is closer to Kern COG projections. The cost of housing is driven by supply and demand. Therefore, knowing that the demand is increasing and having less supply, the cost of housing will increase. Hence, it would be more difficult for the City of Shafter to meet the needs of all economic segments of the community.

In rejecting this alternative as infeasible and failing to meet project objectives, the City Council makes the following findings:

- The proposed General Plan provides greater opportunities to meet the City’s goal of providing housing for all economic levels close to employment opportunities. Under the Reduced Specific

Plan Alternative, the ability to have all levels of housing opportunities would be reduced, as a smaller number of housing units would lessen the supply and increase the costs to buyers. Furthermore, the Reduced Specific Plan Alternative would provide fewer housing units near employment opportunities.

- The proposed General Plan allows the City to satisfy regional goals for the provision of a fair share of housing to residents of all economic levels. The Reduced Specific Plan Alternative will reduce the potential for residential development in the City and the region.
- The proposed General Plan provides for Specific Plans that would support commercial development and public services. The Reduced Specific Plan Alternative could reduce the ability of the project to support nearby commercial development and public services, thus creating longer trips for necessary goods and services.

EXHIBIT C

STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE CITY OF SHAFTER 2005 GENERAL PLAN UPDATE AND RELATED ACTIONS ENVIRONMENTAL IMPACT REPORT

1.0 INTRODUCTION

The General Plan is the product of a thorough planning and public comment process that involved issues identification, interagency coordination, plan formulation, and multiple public hearings providing for public input and comment. As set forth in the preceding sections, the City Council's approval of the proposed General Plan will result in significant adverse environmental impacts that cannot be avoided even with the adoption of all feasible mitigation measures. All feasible mitigation has been proposed to reduce or avoid potentially significant impacts identified in the EIR, and no additional feasible mitigation is available to further reduce significant impacts without creating new significant adverse impacts. Despite the occurrence of these effects, however, the City Council chooses to approve the proposed General Plan (Project) because, in its view, the economic, social, and other benefits that the Project will produce will render the significant effects acceptable.

The following statement identifies why, in the Council's judgment, the benefits of the Project as approved outweigh its unavoidable significant effects. Any one of these reasons is sufficient to justify approval of the entire Project. The substantial evidence supporting the various benefits can be found in the preceding findings, which are incorporated by reference into this section.

2.0 SOCIAL, ECONOMIC AND OTHER CONSIDERATIONS

The Council finds that the General Plan would have the following economic, social, and environmental benefits:

2.1 Improving the Jobs-Housing Balance in the Region

A jobs-housing ratio is the relationship between the total number of jobs and the total number of employed residents in a region. The lower the jobs/housing ratio, the fewer local jobs available for residents, which results in workers being forced to commute out of the area for work. A higher jobs-housing ratio means a greater number of jobs would exist in the area. A balance of jobs and housing can benefit the environment of an area by reducing commute times and distances between residential areas and employment centers. Longer commutes result in increased vehicle trip length, which creates environmental effects associated with transportation, air quality, and noise. One of the objectives of

the Shafter General Plan is to improve the jobs-housing balance within the region, reducing the need for Kern County residents to travel long distances to work. The City of Shafter is considered a "jobs rich" community and under the existing General Plan, Kern COG projected Shafter's job-to-household ratio would be 5.30 by 2030. At build out, the jobs-housing ratio in the City of Shafter, with the Annexation 77 and Pre-zoning area, would be 2.43 jobs for every household. Even though the City of Shafter is expected to have many more jobs than households by 2030, other cities within Kern County are expected to have a much lower jobs-to-household ratio. For example, Bakersfield is expected to have a 1.05 jobs-to-housing ratio in 2030. Because Shafter's local employment base will help to balance the numerous households in surrounding cities, a closer balance between the number of jobs and households could exist within the region by 2030, and the jobs within Shafter would have a beneficial effect on the region. The land use designations and policies of the proposed General Plan have been tailored to improve the balance between local employment and housing opportunities, thereby reducing commute times and distances between residential developments and employment centers, and associated environmental effects such as noise, air quality, and traffic.

2.2 Diversification and Expansion of the City's Housing Stock

The proposed General Plan contains a number of policies which, when implemented, would serve to diversify and expand the City's housing stock. For example, within the Housing Program, there are policies that encourage both housing affordable to lower income households, seniors, and other special needs groups who often have difficulty obtaining and keeping housing, and housing for moderate and above moderate-income households. A General Plan Land Use Program Policy addresses a special needs group through requiring the City to facilitate the development of adequate housing for farm workers. Shafter is an impacted area with 59 percent of the housing within the Planning Area in the very low- and low-income categories. Thus, over half of Shafter's new housing needs were determined by Kern COG to be needed for moderate- and above moderate-income households. Additional provisions of the Housing Program provide specific action programs to facilitate the provision of housing for all economic segments of the community, aimed at meeting Shafter's fair share of regional housing needs. (See Section 5.5 of the Housing Program for the City's five-year action plan for housing). The General Plan also provides for large-scale planned communities in the Land Use Program which will provide high level amenities and move-up housing (Mission Lakes and Coberly West) in close proximity to jobs in the City and the region. The planned communities will thus assist in reducing travel time which will lower vehicle emissions that cause air pollution.

2.3 Improvement to Roadways

While the region as a whole is expected to grow significantly over the life of the planning period, improving the jobs-housing balance within the City, will improve projected traffic within the City and along the region's roadway system, even as the number of vehicles on the road increases with population growth. Without the policies of the proposed General Plan promoting these benefits, the condition of roadways within the Planning Area could be expected to become much worse as the inevitable population growth occurs. Circulation Program policies, for example, aim to reduce reliance on automobiles, thereby reducing the burden on area roadways, while Land Use policies seek to improve the area's jobs/housing balance. The adoption of a Bicycle Plan is one example of the General Plan policies aimed at reducing reliance on the automobile. Other examples include the

establishment of an inter-modal rail facility which would reduce long-distance truck travel and the City's active participation in regional traffic solutions including the West Beltway and improvements to 7th Standard Road.

2.4 Protection of Significant Environmental Features

The proposed General Plan contains several policies that focus on preserving agriculture as a significant environmental feature. The General Plan identifies the permanent nature of the agricultural land use designation and further emphasizes that agriculture is not a temporary "holding zone." Ensuring these benefits now, before population pressures become even greater, and the political will to avoid developing these areas perhaps weakens, is especially important. The General Plan sets forth policies that will function as environmental performance standards to ensure the protection of significant environmental features, such as open space, biological resources and mineral resources. These policies also address certain specific environmental features such as the need to maintain a permanent agricultural/open space buffer around central Shafter, including a broad buffer between central Shafter and the lands within the southeastern portion of the Planning Area. The General Plan also requires the development projects be directed away from lands with sensitive biological resources to the extent feasible. Additionally, the General Plan provides for the proper management of mineral resources by protecting the environment around mineral processing operations.

2.5 Provision for Public Services and Facilities

The General Plan ensures that the expansion of public facilities will occur in an equitable manner, and that new development provides the on- and off-site facilities needed to support the development in a manner that avoids increased costs for and reductions in the level of public services provided to existing residents and businesses.

2.6 Fiscal and Economic Considerations

The General Plan supports the retention and development of agriculturally related industries and support services to assist in maintaining the long-term economic viability of agriculturally designated land. Additionally, the General Plan promotes regulations that allow farmers to manage their operations in an efficient economic manner. The General Plan also provides for economic growth through encouraging new uses in the downtown by promoting professional office, mixed-use and residential projects, which contribute to the vitality of the area. Other areas where new uses are encouraged include the Shafter Airport, central Shafter, and the ITTC. By encouraging growth in these areas, municipal services can be efficiently provided. As a means of financing infrastructure for future development, the General Plan considers the use of a special assessment or participation in a land-based financing district; both programs are aimed at ensuring new development funds necessary for public infrastructure and public facilities.

3.0 ADDITIONAL OVERRIDING CONSIDERATIONS

Following is a summary of the significant unavoidable impacts of the Project and a description of the overriding considerations for each of the unavoidable, significant impacts.

3.1 Aesthetic and Visual Resources

Significant Unavoidable Adverse Impact. Conversion of open space and agricultural lands to urban uses.

Overriding Considerations. The Planning Area currently contains 39,940 acres of open space and agricultural lands. With the implementation of the proposed General Plan, 14,024 acres of open space and agricultural lands would be converted to various urban and rural residential uses representing a loss of 35 percent of the existing total. The City of Shafter is surrounded by open space/agricultural land and, in order for growth to occur, some of these lands will need to be converted to urban uses. While it is not possible to mitigate this impact to a level of insignificance, approval of the proposed General Plan would assist in protecting and preserving a large portion of the open space/agricultural land through maintaining a permanent agricultural/open space buffer around central Shafter, including a broad buffer between central Shafter and lands within the southeastern portion of the Planning Area. Other benefits of the proposed General Plan related to protecting open space/agricultural land include the following:

- Working with Kern County to protect lands designated for agricultural use, minimizing the influence of speculative land transactions on the price of farmland and providing incentives for long-term agricultural use;
- Developing attractive but natural-appearing landscape at community entries and along arterials and collector roadways, thus improving the visual resources of the community; and
- Establishing a comprehensive system of open space that is available to the public, including facilities for organized recreation; active informal play; passive recreation; and enjoyment of the natural environment.

Conclusion. Based upon the previously described social, economic, and other benefits or considerations of the Project and the additional overriding considerations described above, the benefits of the proposed General Plan outweigh the impact related to the loss of open space/agricultural land and any adverse environmental effects associated with this impact are considered to be acceptable.

3.2 Air Quality

Significant Unavoidable Adverse Impact. Exceeding local and regional air quality standards for stationary and mobile source emissions resulting in a worsening of air quality.

Overriding Considerations. The San Joaquin Valley Air Basin is the second largest basin in the State and has been designated by the Environmental Protection Agency as non-attainment for 8-hour ozone and PM_{2.5}. Thus, a significant air quality problem exists now in Kern County which will persist for a number of years whether or not there is significant growth in the Shafter Planning Area. Also, urban growth will likely occur in communities surrounding the Shafter Planning Area irrespective of

the adoption of the proposed General Plan. Air quality is a regional problem that does not respect jurisdictional or planning area boundaries. Continuing urban growth, whether it occurs in the Shafter Planning Area or in other areas, will contribute to the regional air quality problem in roughly the same manner.

The adoption of the proposed General Plan, which includes policies that provide positive actions toward a comprehensive strategy dealing with air quality and are provided below, will be beneficial to the regional air quality program. These policies incorporate the majority of the goals, policies, and programs identified by the San Joaquin Valley Air Pollution Control District. The beneficial General Plan policies include the following:

- Promoting land use patterns that provide close proximity between residential neighborhoods and employment/shopping areas to reduce vehicular trip lengths and facilitate walking and the use of bicycles;
- Encouraging developers of large residential and non-residential projects to participate in programs and to take measures to improve traffic flow and/or reduce vehicle trips resulting in decreased vehicular emissions;
- Supporting and facilitating employer-based trip reductions programs by recognizing such programs as mitigation for traffic and air quality impacts where their ongoing implementation can be ensured;
- Facilitating the development of an inter-modal rail yard serving both BNSF and UP rail lines as a means of reducing diesel emission from long-haul trucks;
- Cooperating with State and regional agencies to coordinate the provision of parking facilities with regional transportation needs (e.g., park-and-ride lots); and
- Promoting the use of fixed-schedule transit service within the City and encourage transit connections between Shafter and other parts of the region.

Conclusion. Based upon the previously described social, economic, and other benefits or considerations of the Project and the additional overriding considerations described above, the benefits of the of the proposed General Plan outweigh the impact related to air quality and any adverse environmental effects associated with this impact are considered to be acceptable.

3.3 Water Resources

Significant Unavoidable Adverse Impact. Lack of demonstrated availability of water resources for urban development in Planning Area outside city limits and sphere of influence.

Overriding Considerations. A large groundwater basin, covering over 1,500,000 acres underlies most of the southern San Joaquin Valley and has been providing water for the Planning Area since the early 1900s. Build out of the proposed General Plan will result in an increase in the demand for urban water supplies. The potable water supply necessary for build out of the General Plan within the City limits and the sphere of influence has been calculated and will be provided by either the City of

Shafter or Oildale Mutual Water Service Company. The proposed General Plan land use plan and water service by the Oildale Mutual Water Service Company and the City of Shafter will result in a net reduction of water for the City of Shafter and the sphere of influence through the use of reclaimed water for landscaped areas.

The groundwater basin from which Shafter and surrounding communities withdraw water is not adjudicated. Thus, even though it has been demonstrated that water supplies necessary to serve urban development within the Shafter Water service area and the revised Oildale Mutual Water Service area, it has not been demonstrated that water will be available to serve urban development in the remaining Planning Area. Adoption of the proposed General Plan would provide policies to protect the availability of water supplies and encourage water conservation. Even with these policies, which are listed below, the availability of water for the area outside the City limits and sphere of influence would still remain significant and unavoidable. Specific General Plan policies related to water resources include the following:

- Periodically evaluating local water consumption patterns, the adequacy of existing facilities, and the need for new facilities;
- Promoting water conservation through application of appropriate landscaping and site planning techniques;
- Ensuring that land use changes will not adversely affect the groundwater basin by requiring a factual statement from new developers related to water demand and water conservation;
- Requiring new development to be equipped with water conservation devices, including dual water systems where reclaimed wastewater can be economically provided; and
- Working with the North of the River Sanitation District to facilitate the use of reclaimed wastewater.

Conclusion. Based upon the previously described social, economic, and other benefits or considerations of the Project and the additional overriding considerations described above, the benefits of the of the proposed General Plan outweigh the impact related to the availability of water resources in the Planning Area outside of the City limits and the sphere of influence and any adverse environmental effects associated with this impact are considered to be acceptable.

3.4 Agricultural Resources

Significant Unavoidable Adverse Impact. Conversion of Prime Farmland to urban uses. Conversion of farmland under a Williamson Act contract to urban uses.

Overriding Considerations. Projected urban growth will result in the reduction of productive agricultural land. Conversion of agricultural land within the future growth areas will not occur immediately as the General Plan is intended to provide land for development over the next 25 years. Also the development of urban uses will depend on the supply and demand. Therefore, it is likely that a substantial amount of land within the future growth areas will remain in agricultural production for many years.

Williamson Act contracts are for 10 years and are annually automatically renewed for an additional one-year period. The Williamson Act contains limited provisions for cancellation of contracts and there are penalties for early cancellation. Therefore, the development of agricultural land under a Williamson Act contract requires special considerations which may not be attractive to the farmland property owner. Thus, not all development on farmland with Williamson Act contracts may occur in the proposed General Plan.

While it is not possible to mitigate the loss of agricultural land and/or farmland under a Williamson Act contract, adoption of the proposed General Plan provides positive local action in regard to this issue. Specific beneficial General Plan policies associated with retention of agricultural lands include the following:

- Protecting lands designated for agricultural use by providing a distinct boundary between lands intended for urban and rural use and those intended to be preserved in long-term agricultural use;
- Limiting the extension of urban services into or through areas that are designated for agricultural uses, and avoid their inclusion in assessment districts and other financing mechanisms intended for the provision of urban services and facilities;
- Pursuing an Agricultural Conservation Easement program pursuant to the California Farmland Conservancy Program (PRC § 10200 et seq.); and
- Supporting efficient management of local agricultural production activities by encouraging the provision of adequate farm worker and farm family housing within and adjacent to agricultural areas.

Conclusion. Based upon the previously described social, economic, and other benefits or considerations of the Project and the additional overriding considerations described above, the benefits of the of the proposed General Plan outweigh the impact related to the loss of agricultural land and farmland under a Williamson Act contract and any adverse environmental effects associated with this impact are considered to be acceptable.

3.5 Population and Housing

Significant Unavoidable Adverse Impact. Exceed regional housing and population projection.

Overriding Considerations. Projected growth in the Planning Area will exceed the Kern COG projections for housing and employment. Kern COG's projections are based on the existing General Plan and do not include all the land area in the proposed General Plan. In addition, the projections do not reflect the new boundaries of the City of Shafter sphere of influence. Projections for housing and employment in the build out of the proposed General Plan assume that all development that is allowed is built. Regional economics and the marketplace will dictate the build out of the General Plan and also determine the accuracy of the projections.

While it is not possible to mitigate incongruent housing and population projections, adoption of the proposed General Plan would provide policies that limit the number of dwelling units and, therefore, the potential population growth. The specific beneficial General Plan policies are provided below.

- Determining that the maximum allowable residential density for development within the 7th Standard Road Specific Plan area shall be 4.25 dwelling units per gross acre within each Specific Plan, excluding acreage within the rights-of-way for 7th Standard Road and the existing canals, thus limiting population growth; and
- Permitting a maximum of 13,954 dwelling units throughout the Specific Plan area (16.61 persons per acre), which further limits population growth.

Conclusion. Based upon the previously described social, economic, and other benefits or considerations of the Project and the additional overriding considerations described above, the benefits of the of the proposed General Plan outweigh the impact related to exceeding the regional population and housing projections and any adverse environmental effects associated with this impact are considered to be acceptable.

EXHIBIT D

CITY OF SHAFTER 2005 GENERAL PLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT MITIGATION MONITORING AND COMPLIANCE PROGRAM

This mitigation monitoring and compliance program has been prepared for use in implementing the mitigation measures contained in the Environmental Impact Report (EIR) for the Shafter General Plan and Related Actions (State Clearinghouse No. 2004101029). The program has been prepared in compliance with State law by the City of Shafter.

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid adverse effects on the environment (Public Resource Code Section 21081.6). The law states that the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3) The program contains a separate Mitigation Monitoring and Compliance Record for each action. On each of these record sheets, the pertinent actions and dates will be logged, and copies of permits, correspondence or other relevant data will be attached. Copies of the records will be submitted to the Planning Division.
- 4) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

MITIGATION MONITORING PROGRAM CHECKLIST

Project File No./Name: City of Shafter General Plan
Date: June 21, 2005

Applicant: City of Shafter

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
AESTHETICS AND VISUAL RESOURCES						
4.2.3A. The City shall require that sources of lighting provide the minimum lighting required to ensure safe circulation and visibility.	BO/PO	A/B	The project proponent shall incorporate a lighting plan with the building construction plans for review and approval by the City.	A/C/D		2/3
4.2.3B. The City shall require street lightning to be limited to intersections and other locations that are needed to maintain safe access (e.g. sharp curves).	BO/CE	A/B	All roadway plans shall incorporate a lighting plan for review and approval by the City.	A/C/D		2/4
4.2.3C. The City shall require exterior lighting for building to be of a low profile and intensity.	CCD/BO	A/B/C	The project proponent shall incorporate a building lighting plan with the construction plans for review and approval by the City.	A/C/D		2/3
4.2.3D. Require that lighting provided for new development be designed so as to be confined to the areas that are intended to be lighted.	CDD/BO	A/B/D	Project proponent shall submit lighting plan with building construction plans for review and approval by City.	A/C/D		2/3

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
4.2.3E. Require that access to non-residential uses adjacent to residential neighborhoods be designed so as to provide adequate separation and prevent spillover of night lighting from the non-residential use into the adjacent residential neighborhood.	CDD/BO	A/B/D	Project proponent shall submit site plan and lighting plan with building construction plans for review and approval by City.	A/C/D		2/3
AIR QUALITY						
4.3.4.3A. Encourage the use of building materials/methods, which reduce emissions.	BO	A/B	Review of Building Plans	A/C		2/3
4.3.4.3B. Encourage the use of efficient heating equipment and other appliances, such as water heaters, swimming pool heaters, cooking equipment, refrigerators, furnaces, and boiler units.	BO	A/B	Review of Building Plans	A/C		2/3
4.3.4.3C. Encourage centrally heated facilities to utilize automated time clocks or occupant sensors to control heating.	BO	A	Review of Building Plans	A/C		2/3
4.3.4.3D. Require residential building construction to comply with energy use guidelines detailed in Title 24 of the California Administrative Code.	BO	A	Review of Building Plans	A/C		2/3
4.3.4.3E. Adopt incentives and/or regulations to enact energy conservation requirements for private and public developments.	CDD	A	Within 5 years of certification of DEIR.	D		Non-compliance in annual General Plan implementation review.
SJVAPCD Measures Reduce vehicle trips. These measures reduce air pollution emissions by entirely eliminating some of the vehicle trips associated with a project. An example is the provision of bicycle facilities to encourage bicycle use instead of driving. Reduce vehicle miles traveled. These measures reduce emissions by reducing the length of vehicle trips associated with a project. An example is satellite offices/telecommuting	CDD/CE/BO	A/E	City review of new development traffic studies, and site plans.	B/D		3

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
centers provided to reduce the length of employee commute trips. Use of low emission vehicles. These measures do not aim to reduce trips or VMT, but rather promote the use of fuels that are less polluting than gasoline or diesel. Examples are the conversion of a vehicle fleet to operate on compressed natural gas and the purchase of an electric vehicle. Improve traffic flows/reduce congestion. These measures reduce emissions by reducing traffic congestion and/or reducing stops and starts. This allows vehicles to operate at steady and moderate speeds, and thus lowers pollution per mile traveled. An example is timing the traffic signals on an arterial to facilitate uninterrupted travel. Support Measures. These measures may not directly reduce emissions, but rather support and facilitate other emission reduction strategies. An example is a guaranteed ride home program implemented at a worksite in order to encourage employees to use commute alternatives by allaying concerns over being without a vehicle in case of emergency.						
BIOLOGICAL RESOURCES						
4.4.4.1A. At a minimum, a wildlife/plant habitat suitability assessment shall be part of the impact analysis for any development project located within the Planning Area. If a covered species has been observed in the vicinity of the project area or the site has suitable habitat conditions, then a focused species survey shall be completed. If a covered species is found to be present, then appropriate mitigation measures will be determined by the applicable lead agency. A "covered" species is any plant or animal listed as threatened or endangered by CDFG or USFWS, a non-listed species that requires mitigation under Migratory Bird Treaty Act, or a species that is protected under local ordinances.	CDD	A	Review of Plans	C/D/A		1/2/3

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
4.4.4.1B. In the event that the Valley Floor Habitat Conservation Plan (VFHCP) is adopted, then any project within the Planning Area will be a VFHCP participant and would comply with FESA Section 10A permit conditions and mitigation measures adopted in the Plan.	CDD	A	Review of Plans	C/D/A		1/2/3
4.4.4.2A. The City establishes baseline ratios for mitigating the impacts of development related uses to rare, threatened and endangered species and their associated habitats as the following: Preserve habitat by covered species at minimum of 1:1 replacement ratio in locations that provide long-term conservation value for impacted resource. Habitat is defined as where a plant or animal completes its life cycle. Habitat is the Planning Area can include native plant communities, annual grasslands, oilfields, and agricultural land. Habitat mitigation could involve dedication of conservation easement on the occupied on-site habitat, acquisition of off-site habitat occupied by the affected species, acquiring a key parcel that fills in a missing link or gap in an HCP reserve (endorsed by the USFWS and/or CDFG) that has been established to provide conservation value for the species. Implementation of the mitigation measure shall include provisions for the preservation of such areas in perpetuity.	CDD	A	Review of Plans	C/D/A		1/2/3/4/6
4.4.4.4.A. Should an agreement be reached with the signatories of the MBHCP for authorization to use this program, the City of Shafter shall collect the mitigation fees upon the development of the area within the MBHCP which is located north of 7 th Standard Road and within the sphere of influence of the City of Shafter. The City shall forward the MBHCP fees to the County of Kern and/or the City of Bakersfield. Alternatively, development within the MBHCP shall provide equivalent mitigation in the form of habitat acquisition or payment of fees into an established mitigation bank.	CDD	A/B	Review of Plans	B/D		1/2

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
CULTURAL RESOURCES AND PALEONTOLOGY						
4.5.4.2A. If human remains are encountered during a public or private construction activity, State Health and Safety Code 7050.5 states that no further disturbance shall occur until the Kern County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The Kern County Coroner must be notified within 24 hours. If the coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission (NAHC) must be contacted to determine the most likely descent (MLD) for this area. The MLD may become involved with the disposition of the burial following scientific analysis.	BO	C	During Construction	A		4
GEOLOGY AND SOILS						
4.6.4.3.A. New developments shall provide erosion and sedimentation control measures to maintain the capacity of area storm drains, protect water quality, and to reduce erosion and the loss of topsoil.	CDD/CE/BO	A/B/C/D/E	Review of Plans, During Construction	A/B/C/D		2/3/4/6/7
4.6.4.3.B. New development shall use BMPs to minimize erosion and sedimentation.	CDD/CE/BO	A/B/C/D/E	Review of Plans, During Construction	A/B/C/D		2/3/4
HAZARDS AND HAZARDOUS MATERIALS						
4.7.4.1.A. On a site-specific, project-by-project basis, all new discretionary development projects shall be subject to an assessment to determine whether hazardous materials are present as required by the County Department of Environmental Services.	CDD/BO	D/E	Review of Plans	A/B		3/6/7
4.7.4.1.B. Soils shall be tested for concentrations of agricultural chemicals prior to grading permit approval where appropriate, as determined by local, State, or Federal agencies. Contaminated soils shall be treated and/or excavated and disposed of at certified hazardous waste facility.	BO	A/B	Review of Plans	A/B/D		2

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
4.7.4.1.C. Fugitive dust on construction sites shall be controlled by irrigation, paving of construction roads, limiting grading activities during periods of high winds, and other applicable methods as set forth by the San Joaquin Valley Unified Air Pollution Control District.	BO	C	Review of Plans	A		4/7
LAND USE AND AGRICULTURE RESOURCES						
4.9.4.1.A New development located within the vicinity of canals shall provide fencing to protect the public and the canals as required by the City of Shafter.	CDD	A	Review of Plans	A/C		3
4.9.4.1.B Grading plans as reviewed by the City for new development near canals shall take into account the prevention of canal failures by percolation and piping due to lowering of the adjacent ground surface.	CE, BO	A	Review of Grading Plans	C		2
4.9.4.1.C The developer shall notify new owners of homes located adjacent to canals of possible noise and odor created by the operation and maintenance of the canals.	CDD	A	Project proponent shall incorporate Mitigation Measure 4.9.4.1.C in disclosures to new homeowners.	D		2/3
NOISE						
4.11.3.1A. Standard construction activities shall be limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday. No construction activities shall be allowed on weekends and holidays until after the buildings are enclosed without prior authorization of the City.	CDD/BO	C	Project proponent shall incorporate Mitigation Measure 4.11.3.1.A in grading and construction plans submitted for review and approval by City.	A/C		2/4/7
4.11.3.1B. To reduce daytime noise impacts due to construction, to the maximum feasible extent, the City shall ask all project applicants to develop a site-specific noise reduction	CDD/BO	C	Project proponent shall incorporate Mitigation Measure	A/C		2/4/7

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
program, subject to the City's approval, which includes the following measures: • Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and a day and evening contact number for the City in the event of problems. • An on-site complaint and enforcement manager shall be posted to respond to and track complaints. • A pre-construction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation and practices are completed prior to the issuance of a building permit (including construction hours, neighborhood notification, posted signs, etc.). • Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds) wherever feasible. • Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed-air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed-air exhaust shall be used; this muffler can lower noise levels from pneumatic tools where feasible, which could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible. • Stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and			4.11.3.1.B in grading and construction plans submitted for review and approval by City.			

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
enclosed within temporary sheds or insulation barriers, or other measures shall be incorporated to the extent feasible.						
4.11.3.1C. If pile-driving occurs as part of the project, it shall be limited to between 8:00 a.m. and 4:00 p.m., Monday through Friday, with no pile driving permitted between 12:30 and 1:30 p.m. No pile driving shall be allowed on Saturdays, Sundays, or holidays.	CDD/BO	C	Project proponent shall incorporate mitigation Measure 4.11.3.1.C on construction drawings for review and approval by City.	A		4
4.11.3.1D. To further mitigate potential pile-driving and/or other extreme noise generating construction impacts, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. This plan shall be submitted for review and approval by the City to ensure that maximum feasible noise attenuation is achieved. These attenuation measures shall include as many of the following control strategies as feasible and shall be implemented prior to any required pile-driving activities: - Implement "quiet" pile-driving technology, where feasible, in consideration of geotechnical and structural requirements and conditions; - Erect temporary plywood noise barriers around the entire construction site; - Utilize noise control blankets on the building structure as it is erected to reduce noise emission from the site; - Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings; and - Monitor the effectiveness of noise attenuation measures by taking noise measurements.	CDD/BO	B/C	Project proponent shall incorporate Mitigation Measure 4.11.3.1.D. on grading and construction drawings for review and approval by City.	A		2/4

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
4.11.3.1E. A process with the following components shall be established for responding to and tracking complaints pertaining to pile-driving construction noise: • A procedure for notifying City staff and Police Department; • A list of telephone numbers (during regular construction hours and off-hours); • A plan for posting signs on-site pertaining to complaint procedures and who to notify in the event of a problem; • Designation of a construction complaint manager for the project; and • A requirement to notify of neighbors within 300 feet of the project construction area at least 30 days in advance of pile-driving activities.	CDD	B/C	Project proponent shall include procedure established under Mitigation Measure 4.11.3.1.E. with grading and constructions plans for approval by City.	A/C/D		2/4
4.11.8.2A. Buildings associated with noise-sensitive uses and that are directly exposed to traffic noise levels exceeding 57 dBA CNEL should be equipped with air conditioning or mechanical ventilation to allow the windows and doors to remain closed for prolonged periods of time, thus reducing noise levels below the level of significance (45 dBA CNEL).	CDD/BO	B	Review of Building Construction Plans.	C		2
4.11.8.2B. Buildings associated with noise-sensitive uses and that are directly exposed to traffic noise levels exceeding 69 dBA CNEL should incorporate mitigation measures such as building façade upgrades.	CDD/BO	B	Review of Building Construction Plans.	C		2
4.11.8.2C. Outdoor active use areas, such as backyards and school playgrounds, would need to be protected by freestanding sound walls along the property boundaries where exposed to noise levels above 70 dBA.	CDD/BO	B	Review of Building Construction Plans.	C		2
MINERAL AND ENERGY RESOURCES						
4.15.5.1A. Prior to the construction of any structure within ten feet of an abandoned well, a leak test shall be performed in accordance with the standards of the California Division of Oil	CDD/BO	B	Review of site and construction plans	A/B/C		2

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date/Initials	Sanctions for Non-Compliance
Gas and Geothermal Resources (CDOGGR) standards. Should a leak be detected, it shall be repaired according to CDOGGR guidelines.						
4.15.5.1B. Well access must be provided for all abandoned wells according to CDOGGR standards.	CDD	A/B	Review of site and construction Plans.	A/B/C		2
4.15.5.1C. The construction of any structure over an abandoned well site is not recommended; however, should a building be allowed over a well site, a vent system must be constructed as per CDOGGR guidelines.	CDD/BO	A/B	Review of site and construction Plans.	A/B/C		2
4.15.6.1A. The City shall review all development proposals prior to the approval of development plans to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses.	CDD	A	Review of development plans.	B		2
4.15.6.1B. The City shall review all development proposals prior to approval to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of future development.	BO	A/B	Review of building construction plans.	C		2

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification	Sanctions
CDD Community Development Director or designee	A With Each New Development	A On-site Inspection	1 Withhold Recordation of Final Map
CE City Engineer or designee	B Prior To Construction	B Other Agency Permit / Approval	2 Withhold Grading or Building Permit
BO Building Official or designee	C Throughout Construction	C Plan Check	3 Withhold Certificate of Occupancy
PO Police Captain or designee	D On Completion	D Separate Submittal (Reports / Studies / Plans)	4 Stop Work Order
FC Fire Chief or designee	E Operating		5 Retain Deposit or Bonds
			6 Revoke CUP
			7 Citation

**ADDENDUM TO
CITY OF SHAFTER
2005 GENERAL PLAN UPDATE
AND RELATED ACTIONS
CERTIFIED FINAL PROGRAM
ENVIRONMENTAL IMPACT REPORT
(State Clearinghouse No. 2004101029)**

FOR

Specific Plan Amendment No. 21-03

**City of Shafter
336 Pacific Avenue
Shafter, CA 93263**

October 20, 2022

EXHIBIT 5

I. INTRODUCTION

On June 2, 2005, the City Council of the City of Shafter updated the Shafter 1993 General Plan. The 2005 General Plan Update provides policies that guide development and environmental management. Specific land uses and densities are identified for land and resources within the adopted General Plan Area Boundary. The environmental effects of those actions were analyzed in a Program Environmental Impact Report (Program EIR) (SCH No. 2004101029) that was certified by the Shafter City Council on June 21, 2005 (Resolution No. 05-1738). The adoption of the 2005 General Plan Update and environmental analysis included the adoption of subject Specific Plan area for urban residential development (Resolution No. 05-1739). The Heritage Ranch Specific Plan was originally adopted in 2006 (Ordinance No. 06-574) and subsequently was amended in 2014 (Ordinance No. 658) and in 2017 (Ordinance No. 699).

Lennar Homes of California is requesting an amendment to the adopted Heritage Ranch Specific Plan for minor changes to the project name, residential land use and development standards. The changes to the plan include:

- Changing the name of the Specific Plan to Marcona Preserve;
- Removing the provisions for a gated, age-restricted neighborhood with privately maintained infrastructure;
- Removing the plans for a community swimming pool and recreation building;
- Revising the development standards related to minimum lot size and minimum building setbacks;
- Increasing the allowed lot coverage;
- Replacing the house elevations and floor plans with Lennar Homes product lines; and,
- Making minor corrections, changes, and updates to the Specific Plan text.

The amendment does not include any changes to the land use plan or change the existing adopted residential, park, or school development densities.

An addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH No. 2004101029), which includes the adopted Heritage Ranch Specific Plan, has been prepared for Specific Plan Amendment No. 21-03. The certified Program EIR and Addendum adequately describe the activity of the residential development proposed in Specific Plan Amendment No. 21-03.

Because the proposal is within the scope of the overall project analyzed in the certified program environmental impact report for the 2005 General Plan Update and related actions (i.e., no new urban type development or densities is being proposed or changed with the project), no additional environmental documentation is required. This addendum to the certified final program environmental impact report (SCH 2004101029) has been prepared pursuant to the California Environmental Quality Act (CEQA) Guideline Section 15164 to aid in the review of the proposal.

II. PROJECT DESCRIPTION

Lennar Homes of California is requesting an amendment to the adopted Heritage Ranch Specific Plan for minor changes to the project name, residential land use and development standards. The changes to the plan include:

- Changing the name of the Specific Plan to Marcona Preserve;
- Removing the provisions for a gated, age-restricted neighborhood with privately maintained infrastructure;
- Removing the plans for a community swimming pool and recreation building;
- Revising the development standards related to minimum lot size and minimum building setbacks;
- Increasing the allowed lot coverage;
- Replacing the house elevations and floor plans with Lennar Homes product lines; and,
- Making minor corrections, changes, and updates to the Specific Plan text.

The amendment does not include any changes to the land use plan or change the existing adopted residential, park, or school development densities.

III. LOCATION OF PROJECT SITE

The Heritage Ranch Specific Plan is located in the southeast portion of the City of Shafter, generally north of Seventh Standard Road between the Friant-Kern Canal and the Calloway Canal within Section 36, T28S, R26E, MDB&M.

IV. PURPOSE OF ADDENDUM

The purpose of the Addendum is to evaluate the environmental impacts associated with the minor modifications to the project description described in the Final Program EIR for the City of Shafter 2005 General Plan Update (SCH No. 2004101029) as certified by the City of Shafter on June 21, 2005.

V. CEQA REQUIREMENTS

According to Section 15164(a) of the State CEQA Guidelines, the lead agency or the responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred.

Section 15162 of the State CEQA Guidelines provides that, for a project covered by a certified EIR, preparation of a subsequent or supplemental EIR rather than an addendum is required only if one or more of the following conditions occur:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

None of the above situations can be attributed to the proposed project. The level of overall development potential analyzed as part of the Certified Final Program EIR (SCH No. 2004101029) is identical to that under the proposed project. The project will not permit or induce any new urban type development or densities with the proposed minor amendment. Because the current proposal does not increase development intensities beyond the levels considered in the Certified Final Program EIR (SCH No. 2004101029), no additional significant impacts are present, nor is the severity of known significant impacts increased. Although no changes to significant impacts are identified, the existing significant impacts and significant and unavoidable impacts to Aesthetics and Visual Resources (regarding conversion of open space and agricultural lands to urban uses), Air Quality (regarding stationary and mobile resource emissions), Water Resources (regarding the lack of demonstrated availability of water resources for urban development outside the city limit line and SOI in the General Plan Area Boundary), Agricultural Resources (regarding the conversion of Prime Farmland to urban uses and conversion of farmland under a Williamson Act contract to urban uses), and Population and Housing (regarding exceeding regional housing and population projections) still remain and require all of the Certified Final Program EIR Mitigation Measures and statements of overriding consideration adopted for the 2005 General Plan Update and related actions to be adopted with approval of the proposed project. The Planning Commission and the City Council of the City of

Shafter will consider the addendum with the Certified Final Program EIR (SCH No. 2004101029) prior to making a decision on the project.

In accordance with Section 15164(c) of the California State CEQA Guidelines, an addendum need not be circulated for public review and an additional round of public comments, but can be included in or attached to the Final EIR. The decision-making body, in this case the City Council of the City of Shafter, will consider this Addendum to the Certified Final Program EIR in conjunction with the Certified Final Program EIR and other planning documents prior to making a decision on the project [CEQA Guidelines Section 15164(d)].

VI. BACKGROUND

Lennar Homes of California is requesting an amendment to the adopted Heritage Ranch Specific Plan for minor changes to the project name, residential land use and development standards. The changes to the plan include:

- Changing the name of the Specific Plan to Marcona Preserve;
- Removing the provisions for a gated, age-restricted neighborhood with privately maintained infrastructure;
- Removing the plans for a community swimming pool and recreation building;
- Revising the development standards related to minimum lot size and minimum building setbacks;
- Increasing the allowed lot coverage;
- Replacing the house elevations and floor plans with Lennar Homes product lines; and,
- Making minor corrections, changes, and updates to the Specific Plan text.

The amendment does not include any changes to the land use plan or change the existing adopted residential, park, or school development densities. Because the proposal is within the scope of the overall project analyzed in the certified program environmental impact report for the 2005 General Plan Update and related actions, i.e., n new urban type development or densities are proposed or induced by the project, no additional environmental documentation is required.

The City of Shafter undertook an update to its existing 1993 General Plan to plan for various land uses and regulatory components for an expanded City of Shafter General Plan Area boundary in 2005. A complete discussion of the background and various actions related to the 2005 General Plan Update is contained within the Certified Final Program EIR for the City of Shafter 2005 General Plan Update (SCH No. 2004101029). The EIR was prepared as a Program EIR to address the potential significant environmental impacts of the planned future development within the 2005 General Plan Boundary. The Program EIR is also intended to be used for additional future actions necessary to implement the General Plan, including implementing proposed amendments and serve as the basis for focusing the scope of subsequent environmental analysis, such as specific development proposals that are consistent with the General Plan. Also included as part of the Certified Final Program EIR are public and agency comments received during the public review period for the Draft EIR, as well as the City of Shafter's written responses to each of those comments. The Program EIR (SCH No. 2004101029) was certified by the Shafter City Council on June 21, 2005. In addition to the certification of the Program EIR, the City Council of the City of Shafter adopted the General Plan Update and several related

actions. An addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update and related actions (SCH 2004101029) for the Heritage Ranch Specific Plan was certified by the City of Shafter on February 7, 2006, under Ordinance No. 06-574 and was subsequently amended in 2014 under Ordinance No. 658 and in 2017 under Ordinance No. 699.

VII. CONTENTS OF ADDENDUM

The Addendum includes the various project descriptions, project documents and maps, and 2005 General Plan Update Certified Final Program EIR (SCH No. 2004101029).

VIII. SCOPE OF THE ADDENDUM

This proposed addendum to the Certified Final Program EIR (SCH No. 2004101029) addresses the following issue:

Lennar Homes of California is requesting an amendment to the adopted Gossamer Grove Lennar Homes of California is requesting an amendment to the adopted Heritage Ranch Specific Plan for minor changes to the project name, residential land use and development standards. The changes to the plan include:

- Changing the name of the Specific Plan to Marcona Preserve;
- Removing the provisions for a gated, age-restricted neighborhood with privately maintained infrastructure;
- Removing the plans for a community swimming pool and recreation building;
- Revising the development standards related to minimum lot size and minimum building setbacks;
- Increasing the allowed lot coverage;
- Replacing the house elevations and floor plans with Lennar Homes product lines; and,
- Making minor corrections, changes, and updates to the Specific Plan text.

The amendment does not include any changes to the land use plan or change the existing adopted residential, park, or school development densities.

The proposed action is a discretionary action and it should be noted that it may not be approved pending public testimony and deliberations of the Planning Commission and the City Council of the City of Shafter.

IX. PREVIOUS ENVIRONMENTAL DOCUMENTS

The following documentation was previously prepared for the project:

1. A Notice of Preparation (NOP) for the project was mailed to a number of agencies, organizations, and interested citizens on October 6, 2004.
2. An Initial Study was prepared and circulated concurrently with the NOP.

3. A Notice of Completion was mailed to California's State Clearinghouse on April 12, 2005, indicating that the Draft EIR was available for review.
4. The Draft Program EIR (SCH No. 2004101029) was released on April 13, 2005, and made available for a 45-day public review period which ended on May 27, 2005.
5. The Final Program EIR (SCH NO. 2004101029) was certified by the City of Shafter on June 21, 2005.
6. Notices of Determination for the 2005 General Plan Update and related actions were filed and posted by the Kern County Clerk on June 22, 2005.

X. DOCUMENTS INCORPORATED BY REFERENCE

Consistent with Section 15150 of the California State CEQA Guidelines, the following documents were used in preparation of this addendum and are incorporated herein by reference:

1. City of Shafter Draft Program Environmental Impact Report for the General Plan Update and Related Actions, April 2005 (SCH No. 2004101029).
2. City of Shafter Certified Final Program Environmental Impact Report for the General Land Update and Related Actions, June 21, 2005 (SCH No. 2004101029).
3. City of Shafter Resolution No. 05-1738
4. City of Shafter Resolution No. 05-1739
5. City of Shafter Resolution No. 05-1740
6. City of Shafter Resolution No. 05-1741
7. City of Shafter Resolution No. 05-1742
8. City of Shafter Ordinance No. 05-567
9. City of Shafter Resolution No. 05-1743
10. City of Shafter Resolution No. 05-1744
11. City of Shafter Resolution No. 05-1745
12. Notices of Determination for the 2005 General Plan Update and related actions filed and posted by the Kern County Clerk on June 22, 2005

13. Certified addendum to the City of Shafter 2005 General Plan Update (and Related Actions) Certified Final Program Environmental Impact Report, June 21, 2005 (SCH No. 2004101029) for Zone Change No. 06-07
14. City of Shafter Resolution No. 06-1824
15. City of Shafter Ordinance No. 06-580
16. City of Shafter Resolution No. 06-1813
17. City of Shafter Ordinance No. 05-574
18. Certified addendum to the City of Shafter 2005 General Plan Update (and Related Actions) Certified Final Program Environmental Impact Report, June 21-2005 (SCH No. 2004101029) for Specific Plan Amendment No. 14-24 dated September 23, 2014
19. City of Shafter Resolution No. 2373
20. City of Shafter Ordinance No. 662
21. Certified addendum to the City of Shafter 2005 General Plan Update (and Related Actions) Certified Final Program Environmental Impact Report, June 21-2005 (SCH No. 2004101029) for Specific Plan Amendment No. 16-27 dated January 21, 2016
22. City of Shafter Resolution No. 2452
23. City of Shafter Ordinance No. 681
24. Certified addendum to the City of Shafter 2005 General Plan Update (and Related Actions) Certified Final Program Environmental Impact Report, June 21, 2005 (SCH No. 2004101029) for Specific Plan Amendment No. 17-01 dated July 6, 2017
25. City of Shafter Resolution No. 2542
26. City of Shafter Ordinance No. 699
27. Certified addendum to the City of Shafter 2005 General Plan Update (and Related Actions) Certified Final Program Environmental Impact Report, June 21, 2005 (SCH No. 2004101029) for Specific Plan Amendment No. 17-02 dated February 1, 2018
28. City of Shafter Resolution No. 2574
29. City of Shafter Ordinance No. 704

30. Certified addendum to the City of Shafter 2005 General Plan Update (and Related Actions) Certified Final Program Environmental Impact Report, June 21-2005 (SCH No. 2004101029) for Zone Change No. 15-60 dated May 21, 2018.
31. City of Shafter Ordinance No. 705
32. Certified addendum to the City of Shafter 2005 General Plan Update (and Related Actions) Certified Final Program Environmental Impact Report, June 21-2005 (SCH No. 2004101029) for Specific Plan Amendment No. 21-04 dated December 2, 2021.
33. City of Shafter Resolution No. 2844
34. City of Shafter Ordinance No. 732
35. City of Shafter Zoning Ordinance (Title 17 of the Municipal Code)
36. City of Shafter General Plan

PROJECT ADDRESSED IN THE FINAL PROGRAM EIR

The City of Shafter's 2005 General Plan Update and related actions included a comprehensive revision and update to the City of Shafter's 1993 General Plan, expansion of the General Plan Area Boundary, adoption of two Specific Plans located along the north side of Seventh Standard Road (Coberly West and Mission Lakes), annexation of lands within the southeastern portion of the General Plan Area Boundary, pre-zoning of the proposed annexation area, cancellation of Certain Williamson Act contracts within lands proposed to be annexed, and expansion of the North of the River Municipal Water District. The General Plan is the City's most important statement regarding its ultimate physical, economic, and cultural development, and will be used by officials and others to guide decisions governing development and management of human and natural resources. The General Plan uses text, maps, and illustrations to document the organization of physical, environmental, economic, and social activities desired by the City's residents in order to create and maintain a healthful, functional, and desirable community. The 2005 General Plan Update addresses immediate and long-term issues including traffic, expansion of the local employment base, provision of public services, and environmental constraints. The goal of the General Plan is to provide a consistent policy guide, which incorporates public health, safety, and "quality of life" considerations.

The two Specific Plans adopted along the north side of Seventh Standard Road in the southeastern portion of the General Plan Area Boundary are Coberly West Specific Plan and Mission Lakes Specific Plan. The Coberly West Specific Plan encompasses approximately 830 acres, 764.8 of which are to be devoted to the development of 3,432 dwelling units. A total of 5,334 residential dwelling units are proposed in the Mission Lakes Specific Plan on 1,347 acres. The City of Shafter annexed approximately 5,000 acres of land in the southeastern portion of the General Plan Area Boundary. All of the acreage annexed is within the City's sphere of influence (SOI) as adopted by the Kern County Local Agency Formation Commission (LAFCO).

Concurrent with the adoption of the City's 2005 General Plan Update, Shafter pre-zoned parcels within the Annexation 77 area. Pre-zoning of annexation territory is a pre-requisite for LAFCO review and action. The entire Annexation 77 area was pre-zoned consistent with the General Plan land use designations for the area. Two landowners petitioned for cancellation of Williamson Act contracts pursuant to Section 51280 et seq. of the California Government Code. The cancellation petitions addressed lands within the Annexation 77 area, which are designated and zoned for "Specific Plan" land use. The North of the River Municipal Water District was expanded in the Annexation 77 area as well.

XI. CHANGES TO THE PROJECT

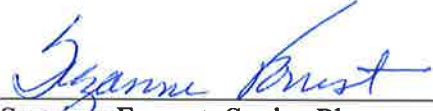
Reference item number II, above.

XII. ENVIRONMENTAL DETERMINATION

None of the changes described in this Addendum would result in any significant environmental effects or any substantial increases in the severity of environmental effects identified in the Certified Final Program EIR for the 2005 General Plan Update and related actions. The proposed minor amendments to the project name, residential land use, and development standards ensures this determination. All of the potential environmental impacts associated with the Heritage Ranch Specific Plan were adequately identified and addressed in the Certified Final Program EIR (SCH No. 2004101029). All of the Mitigation Measures proposed in the Certified Final Program EIR were adopted for the 2005 General Plan Update and related actions. Through this Addendum, the same Mitigation Measures are adopted with project approval. As well, the existing significant and unavoidable impacts for Aesthetic and Visual Resources (regarding conversion of open space and agricultural lands to urban uses), Air Quality (regarding stationary and mobile resource emissions), Water Resources (regarding the lack of demonstrated availability of water resources for urban development outside the city limit line and SOI in the General Plan Area Boundary), Agricultural Resources (regarding the conversion of Prime Farmland to urban uses and conversion of farmland under a Williamson Act contract to urban uses), and Population and Housing (regarding exceeding regional housing and population projections) still remain and require statements of overriding consideration in conjunction with approval of the proposed project.

The level of overall development potential analyzed as part of the Certified Final Program EIR (SCH No. 2004101029) for the 2005 General Plan Update is identical to that under the proposed project. The current proposal does not increase development intensities beyond the levels considered in the Certified Final Program EIR. The proposed minor amendments to the project name, residential land use and development standards ensures this determination. The Intergovernmental Panel on Climate Change (IPCC) presented its report on global warming in 2001; however, no comments on global warming or greenhouse gas emissions were submitted for consideration under the 2005 General Plan Update Certified Final Program EIR (SCH No. 2004101029). Moreover, the proposal itself would not cause or create any greenhouse gas emissions. No increases in development densities are considered with the proposal. The above analysis clarifies that no additional significant impacts are present, nor will the severity of know significant impacts be increased by the proposal. Therefore, an addendum to the Certified Final

Program EIR for the 2005 General Plan Update and related actions (SCH No. 2004101029) is warranted for the proposal.



Suzanne Forrest, Senior Planner
City of Shafter
October 20, 2022



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 6, 2022

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Rogelio Sanchez, Finance Director

SUBJECT: ACCEPTANCE OF THE CITY OF SHAFTER COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR THE YEAR ENDED JUNE 30, 2021

RECOMMENDATION

1. Council find the proposed activity is not subject to the California Environmental Quality Act; and
2. Accept the Annual Comprehensive Financial Report, and SAS 114 letter, for the year ended June 30, 2021.

BACKGROUND

The Comprehensive Annual Financial Report (CAFR) for Fiscal Year 2020-21 has been completed. All reports have been audited by the City's independent auditors. Lance, Soll & Lunghard, LLP (LSL), and received an unqualified audit opinion. An unqualified audit opinion is informally known as a "clean opinion" and is issued when the financial statements are prepared in accordance with Generally Accepted Accounting Principles (GAAP). The documents referenced above will be presented by City staff. Kelly Telford a Partner with LSL will present the results of the audit and answer any questions from the City Council or public.

The Letter of Transmittal and Management Discussion and Analysis within the ACFR provides a narrative, financial summaries, year-over-year comparisons, and analysis of the Annual Comprehensive Financial Report of the City and the City operations for the fiscal year ended June 30, 2021. It is recommended that these documents are read in conjunction with the basic financial statements as they provide context and insight into the financial results for the year.

The Audit Opinion is located on pages 1 and 2 of the ACFR. As stated above, the City received an unqualified opinion, and the report was not completed in time to submit the ACFR to the Government Officers Finance Association (GFOA) for their review and consideration for the Excellence in Financial Reporting annual award.

The Single Audit is a mandatory report that examines the compliance requirements

MANAGEMENT REPORT

ACCEPTANCE OF THE CITY OF SHAFTER COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR THE YEAR ENDED JUNE 30, 2021

applicable to each program funded with Federal dollars, in accordance with the Office of Management and Budget (OMB) circular A-133 as long as specific criteria are met. This year a Single Audit Compliance Report will be completed in early 2023 because the City expended more than the triggering threshold of \$750,000 in federal funds. A copy of the Single Audit report will be published on the City's website in early 2023.

Although no specific opinion is rendered on the City's internal controls, within the scope of the audit the auditors did consider the City's internal controls and are required, according to Governmental Auditing Standards, to report any deficiency in internal controls that might be material weaknesses or significant deficiencies. LSL identified the following three reportable deficiencies during the audit:

1. Delay in Financial Reporting
2. Improve Internal Controls Over Financial Reporting

The identified deficiencies will be explained in more detail in the Single Audit Report with corresponding recommendations and Management's Corrective Action Plan.

In addition to the ACFR the auditors have also provided the required Statement on Auditing Standards "SAS" 114 letter. This letter is the Auditors communication directly to those charged with governance. The letter reports on issues including, but not limited to; significant audit findings, difficulties encountered in performing the audit, corrected and uncorrected misstatements, and disagreements with management. The auditors will be in attendance via ZOOM at the City Council meeting to review this letter with the Council.

ANALYSIS

The attached Annual Comprehensive Financial Report (ACFR) for Fiscal Year 2020-21 has a section called "Managements Discussion and Analysis" (MD&A) which provides over twenty pages in financial analysis.

FISCAL IMPACT

None.

CEQA ANALYSIS

The proposed activity is not subject to the California Environmental Quality Act (CEQA) because it is not defined as a "Project" pursuant to Section 15378(b)(4) of the CEQA Guidelines in that the action is a governmental fiscal activity that does not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment.

APPROVED BY THE CITY ATTORNEY

Not Applicable

ALTERNATIVES

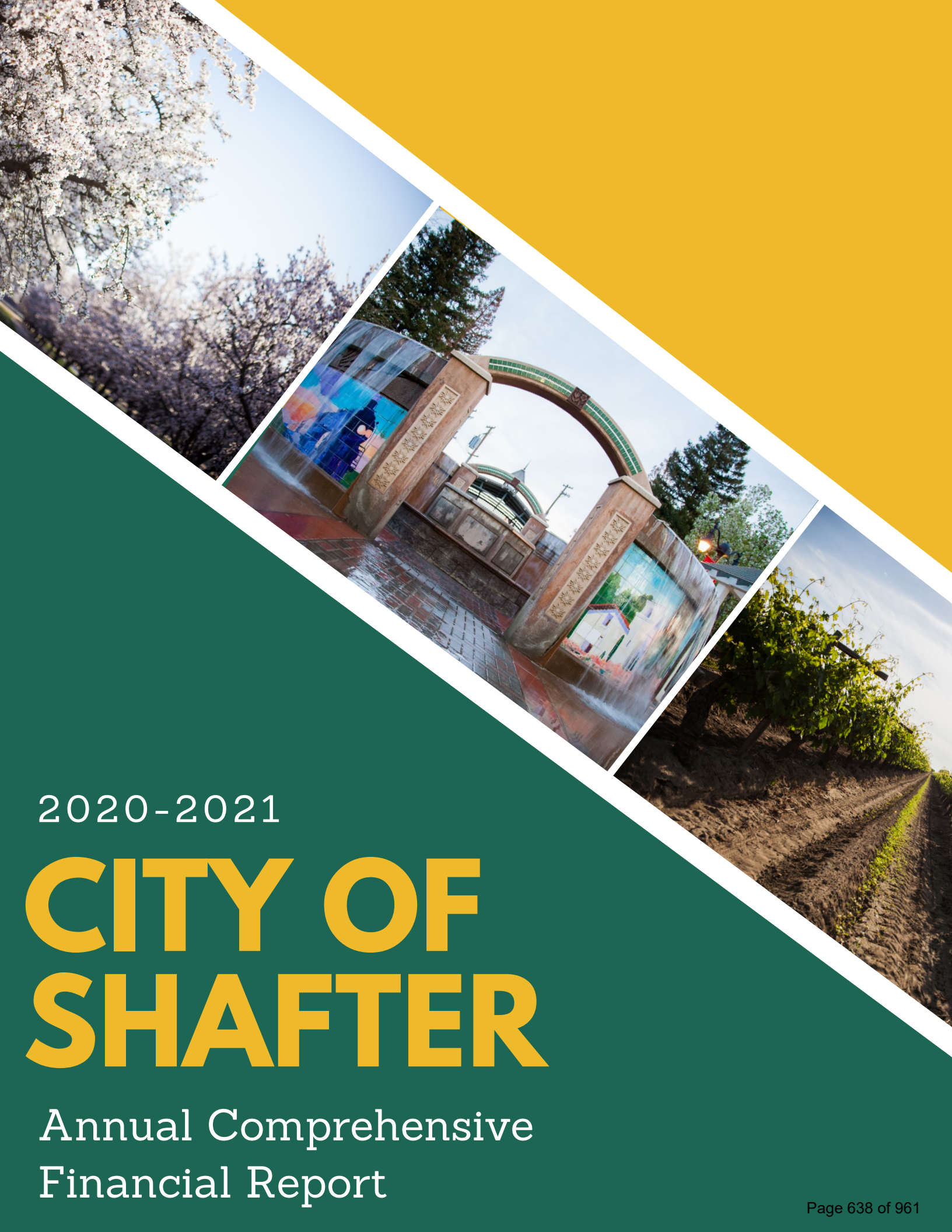
None.

NEXT STEPS

None.

ATTACHMENTS

1. Annual Comprehensive Financial Report FY 21
2. Independent Auditor's Report
3. Audit Communication Letter



2020-2021

CITY OF SHAFTER

Annual Comprehensive
Financial Report

CITY OF SHAFTER
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2021

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ANNUAL COMPREHENSIVE FINANCIAL REPORT
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336 Pacific Avenue, Shafter, California 93263

November 28, 2022

Honorable Mayor
Members of the City Council
Citizens of the
City of Shafter

The Annual Comprehensive Financial Report (ACFR) of the City of Shafter (City) for the fiscal year which ended June 30, 2021, is hereby submitted. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentations, including all disclosures, rests with the City. To provide a reasonable basis for making these representations, management of the City of Shafter has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Shafter's financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's financial statements have been audited by Lance, Soll & Lunghard, LLP (LSL). The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Shafter for the fiscal year ended June 30, 2021, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Shafter financial statements for the fiscal year ended June 30, 2021, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

Typically the independent audit of the financial statements of the City of Shafter is a part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards. These reports are available in the City of Shafter's separately issued Single Audit Report.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Shafter's MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

The City of Shafter is located in the southern portion of the San Joaquin Valley in the County of Kern. This portion of California is primarily rural in nature and heavily invested in agriculture and oil & gas production. The City was founded in 1913, incorporated in 1938, and became a Charter City in 1995. The City currently occupies a land area of roughly 38.82 square miles and serves a population of roughly 20,486. The City of Shafter is a Charter City, operates under the Council-Manager form of government, and is governed by a five-member City Council elected at large, serving staggered, four-year terms. Council elections are held in November of even-numbered years. The City of Shafter operates as a major participant in county-wide government issues.

The City of Shafter provides a full range of services, including police protection, refuse, water, wastewater, rail services, the construction and maintenance of highways, streets, and other infrastructure; along with other recreational activities and cultural events. The City contracts with the County of Kern for fire protection. Ambulance services are provided by a private company contracted with the County of Kern. This report includes all fund types and account groups of the City of Shafter and the Successor Agency to the Shafter Community Development Agency.

Other governmental entities also provide services within the Shafter city limits, including but not limited to: the State of California, the County of Kern, the Kern High School District, the Richland School District, the Shafter Cemetery District, the Minter Field Airport District, North Kern Water Storage District, Norris School District, Oildale Mutual Water Company, North of River Sanitary District, the Shafter Wasco Irrigation District, and the Shafter Recreation and Park District. These other governmental entities are legally separate from the City and are not considered component units of the City. For additional information regarding the reporting entity, see Note 1 to the financial statements.

The annual budget serves as the foundation for the City of Shafter's financial planning and control. All departments within the City are required to submit requests for appropriations for the upcoming budget year to the City Manager. The City Manager and the Finance Director use these requests as a starting point for developing the proposed budget. The City makes sustainable budgeting a top priority and at several stages in the budgetary process computations are made to ensure ongoing expenditures do not exceed conservatively estimated ongoing revenues. The City Manager then presents the proposed budget to the City Council for review on or before June 1st of each year. The City Council then adopts the annual budget by affirmative majority vote on or before June 30th of each year. The City Manager may transfer monies between departments, divisions, programs and accounts within funds and departments. Supplemental appropriations to the budget can be made by the City Council but require the City Manager to certify that monies in excess of those estimated in the budget are available for appropriation. Budget-to-actual comparisons are provided in this report for each individual governmental fund, this comparison is presented in the required supplementary information (RSI) section of this report.

Factors Affecting Financial Condition

The City of Shafter is in a relatively strong financial condition with recurring revenues exceeding recurring expenditures on an ongoing basis and adequate fund balance to cover current liabilities and a prudent reserve level. This can be attributed to the City's long term planning, conservative yet forward looking fiscal policy, and proactive economic development program which has resulted in strong business development growth.

The City of Shafter maintains a general fund balance sufficient to cover all outstanding pension liabilities, other post-employment benefit liabilities, contingent obligations, and assignments for strategic capital improvements, while still retaining a healthy general fund reserve. These factors helped to rebuild from a large supplemental payment to CalPERS made in 2018 to increase the funded status of the City's pension plans and eliminate the pension liability associated with the reduction in the CalPERS assumed earnings rate to 7.00 percent.

The City has a high revenue concentration in sales taxes with significant levels of sales taxes generated by a small number of tax payers along with a high concentration risk within the oil services business sector. To mitigate this risk the City Council has approved a Fund Balance Policy requiring a minimum of 50 percent of next year's general fund annual budgeted operating expenditures in Unassigned Fund Balance of the General Fund. The City's current unassigned fund balance levels exceed this amount. The City has assigned portions of the general fund balance for opportunities to reinvest excess funds in one time strategic projects to benefit the community and payments toward unfunded liabilities. These assignments are excluded from the minimum fund balance calculations.

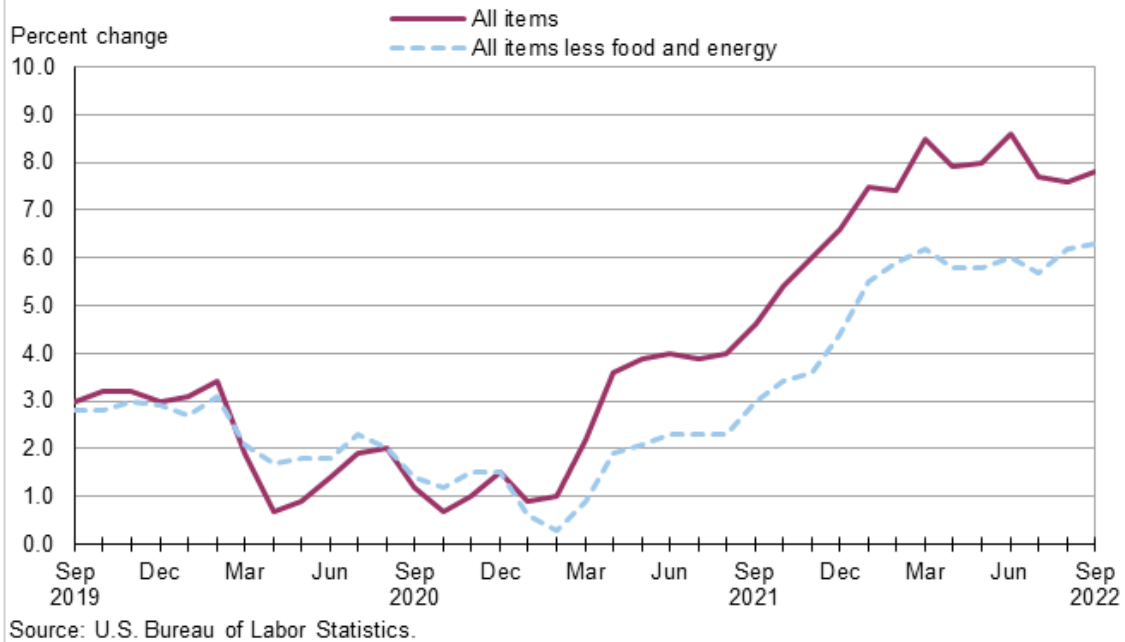
State-wide and regional economy.

The Consumer Price Index (CPI-U) for the Los Angeles, CA area, the closest published measure to the City of Shafter. It is likely that the worst effects of the COVID-19 pandemic are behind us. However, we face new economic challenges in inflation and a potential recession. The City of Shafter expects revenue and expense increases compared to previous years as the city continues to grow; however, current economic conditions could disrupt the City's largest revenue source, which is Sales Taxes.

The City's Sales Tax Consultants are optimistic on their FY 22/23 sales tax revenue forecast, but it is worth pointing out that the nation has experienced high inflation rates over the past year. Current inflation rates are at a 40-year high and have led the Federal Reserve to increase current interest rates. The nation's economy has experienced two consecutive quarters of negative real GDP growth in 2022 which constitutes a recession. The recession effects on Sales Taxes will probably not be felt until the end of 2023.

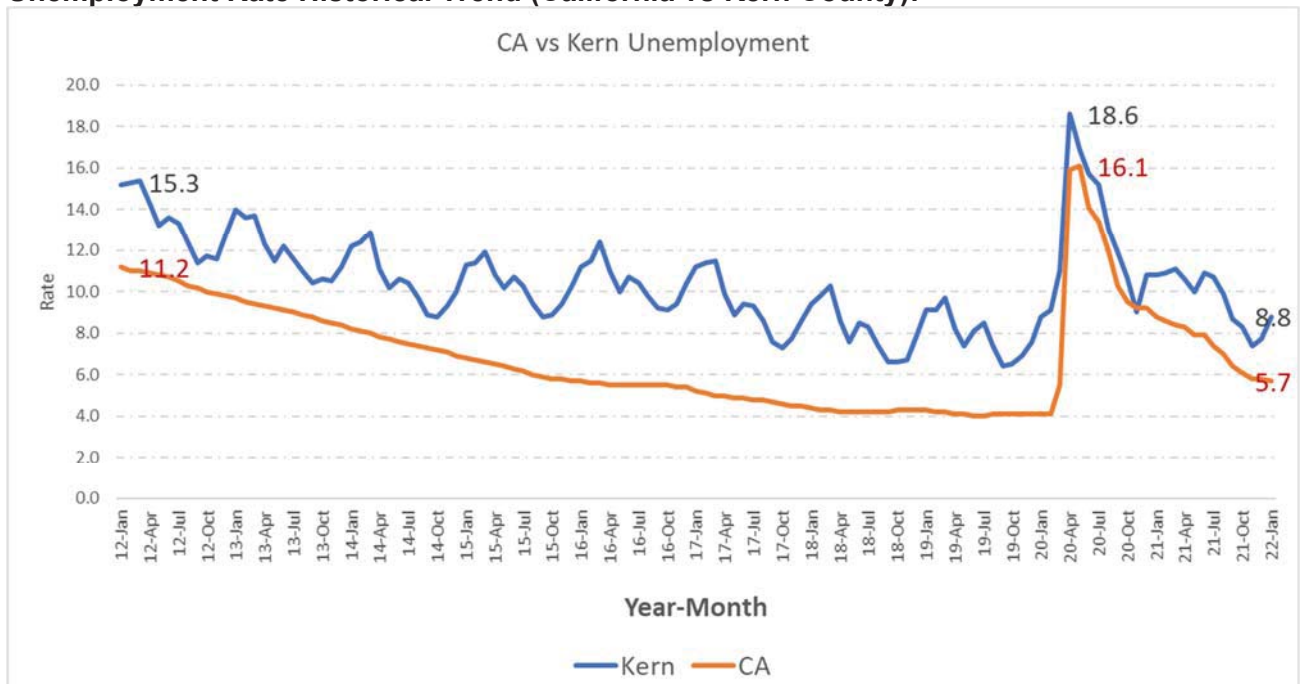
The effects of current recession and its impact on employment remains to be seen. Despite recent and frequent hikes from the Federal Reserves on interest rates, we continue to see a reasonable unemployment rate; however, the current recession is at the early stages where inflation needs to be controlled.

Chart 1. Over-the-year percent change in CPI-U, Los Angeles-Long Beach-Anaheim, CA, September 2019–September 2022



Source: https://www.bls.gov/regions/west/news-release/consumerpriceindex_losangeles.htm

Unemployment Rate Historical Trend (California vs Kern County):



(Source: US Bureau of Labor Statistics)

There is not a reliable source of data to measure the specific unemployment rate in the City of Shafter. The City's economic development activities have successfully created literally thousands of new jobs within the past several years, mainly in the logistics, warehousing, and the oil and gas sectors. These new jobs continue to provide real opportunities to Shafter's unemployed.

One area of risk to local employment that should be considered is the severe drought that California has experienced over the past few years. The State is taking extraordinary steps to implement ground water accounting and reporting requirement which will likely reduce the amount of groundwater being pumped to a sustainable level. Both the oil and gas industry and agricultural industry rely heavily on water use. Once implemented, these restrictions may have significant negative impacts on the local economy.

Another area of risk in local employment and tax revenues is the price of oil. We have seen increase in oil prices during the recent inflation. There is a high demand on oil; however, the State of California has consistently demonstrated a clear hostility towards fossil fuels where Kern County has not obtained new drilling permits. Despite high demand in crude and processed oil; economic benefits from fossil fuel within California will continue to deteriorate unless drilling permits are restored and the codified phaseout of existing drilling is reversed.

10-Year Price per Barrel of Crude Oil



Source: <https://tradingeconomics.com/commodity/brent-crude-oil>

Over the past year the local housing market in Shafter has been extremely strong and similar sign nationally with recent signs of decrease. The median home prices nationwide increased between 2021 and 2020 by 13.3 percent. In California housing posted an overall increase of 15.3 percent over the past year. In Kern County, California the median home

price has increased 20.7 percent over the past year. Homes in the City of Shafter, California saw an increase of 20.7 percent over the past year. Housing inventory in the historical core of Shafter has been very tight for the past few years, with few units up for sale and only a small inventory of buildable lots. That is changing as three new housing developments at a variety of price points are in various stages of development. In Southeast Shafter, bordering the City of Bakersfield, a large Lennar Homes development named Gossamer Grove began selling homes in 2016. This development is planned for 3,432 single family homes and the City is anticipating an annual build out rate between 200 and 300 units. This development will continue to have a significant impact on the City's population growth, increases in median home prices, and increases in total assessed valuation. Two additional housing developments neighboring Gossamer Grove are entitled which will continue to add to development in this portion of Shafter. As a result of all this development Shafter had an increase of 2.7 percent in population over the past year compounded on 0.3 percent in 2020 and 2.9 percent in 2019, making Shafter one of the fastest growing communities in Kern County as well as one of the fastest growing communities in the State.

Local Economic History: The Shafter Community Development Agency activated in 1989 was a valuable wide-ranging tool to spur economic development. That changed in 2012 when the State of California passed legislation dissolving all redevelopment agencies. With no further State facilitated tools available, the City focused internally to grow its economic development program and maintain an environment where businesses can be successful. With this focus and in conjunction with City leadership and planning, assets were put in place to facilitate the development of a strong and diverse local business community.

Agriculture and energy have historically been the economic anchors for Shafter, with 40% of the total workforce employed in some area of agriculture. However, as the geographical center of California located between the major I5 and 99 Freeways, Shafter became attractive to the logistics and distribution industry. Paramount Logistics Park was developed on 1,624 acres bordering the mainline BNSF Railroad tracks, is now known as Wonderful Industrial Park.

Target Corporation (NYSE: TGT) was the first to come to Shafter with their 1.95 million square foot warehouse distribution center in 2002. In 2008, Williams-Sonoma DTC (NYSE:WSM), a California sales company that includes the West Elm and Pottery Barn brands, located their West Coast internet and catalog sales offices in the City of Shafter. In 2012, Williams Sonoma expanded their operations in Shafter by increasing both square footage and employment, and then completed a second expansion in 2017. Cemex Construction also opened a regional sales facility in the City of Shafter in 2008 and then expanded their local operation in 2012 by consolidating their southern California operations into Shafter.

In 2012, two major corporations constructed new facilities in Shafter. MI Swaco, a division of Schlumberger Limited (NYSE:SLB) built and occupied a new 50,000 square foot facility on 10 acres to provide oil related services and supplies. Baker Hughes Incorporated (NYSE:BHI) completed 200,000 square feet of buildings for their new corporate campus on 70 acres in the City of Shafter. Weatherford International (NYSE:WFT), another oil services related company, completed construction in 2013 of a new manufacturing facility on 10 acres. These energy sector companies had business to business retail sales components, purchased rail services from the City, and provided hundreds of jobs.

Between 2013 and 2015 industrial growth in Shafter continued as Wonderful Real Estate Development brought several new businesses into the Wonderful Industrial Park (formerly the Paramount Logistics Park). Ross Stores, Inc. (NASDAQ:ROST), an S&P 500, Fortune 500, and Nasdaq 100 company, constructed a 1.7 million square foot distribution facility. FedEx (NYSE:FDX) completed a 210,000 square foot transportation facility on 22 acres focused on supporting the Ross project and other neighboring businesses. American Tire Distributors, Inc. expanded their operations from a 200,000 square foot rental property to a newly constructed 1 million square foot building that serves as their West Coast Distribution Center. Bakersfield Pipe and Supply, Inc. completed construction on a 30-acre parcel which houses their pipe fabrication, retails sales, and distribution business. These projects grew the local job base and established the City of Shafter's position as a logistical hub for goods movement in California.

The years 2016 and 2017 brought several substantial industrial projects to the City of Shafter. MRC Global (NYSE: MRC) developed a new 80,000 square foot pipe processing and sales facility located on 14 acres within the Wonderful Industrial Park. Outside of the Wonderful Industrial Park, JS Ag Packaging, Inc. a retailer of agricultural packaging products completed a 70,000 square foot facility on 24.19 acres in the Eastern portion of the City.

In 2017, the City completed a new container yard facility adjacent to the city owned railroad track to support the long-standing inland port vision. This facility can provide an organized and secure location to exchange import and export equipment and can strengthen Shafter's position as a key location for logistics and warehousing in central California.

In 2018 and 2019, business and industrial development growth continued with Essendant (NASDAQ:ESND), a leading national wholesale distributor of workplace essentials and S&P 600 company, opening a new 405,000 square foot logistics and distribution facility. Ross Stores, Inc. (NASDAQ:ROST) expanded their facility by adding another 1.0 million square foot distribution warehouse, Performance Food Group (NYSE:PFGC) expanded their cold storage facility, and Alliance Ready Mix constructed their California central valley headquarters in Shafter.

In 2020, Amazon began constructing a one million square foot multi-level fulfillment center to Shafter in the Wonderful Industrial Park as a compliment to their existing facility near Meadows Field Airport in north Bakersfield. The Shafter facility will be a soft goods distribution center focusing on clothing, books, and miscellaneous household items. Construction has been completed and Amazon will commence daily operations by November 1, 2022. Amazon will provide approximately 1,200 new jobs at this facility.

In 2021, Walmart (NYSE:WMT), the world's largest company by revenue and employment, completed construction and began operations of a state of the art, fully automated 600,000 square foot cold storage facility. This project showcases cutting edge technology and provides over one hundred STEM-focused jobs of the four hundred positions at the facility.

Since 2017, the evolving economic climate in the State of California focused on alternative energy and away from petroleum products adversely affected some Shafter based operations and caused their closures. However, in each case, a new industrial operation has taken over those facilities, confirming Shafter's attraction.

In July 2017, Baker Hughes was acquired by GE and their services related to oil production were phased out. Their property was purchased by a Southern California developer to be converted into a multi-tenant industrial complex. MI Swaco closed their operation in October 2020 because of a continued downturn in the oil industry. In August 2021, R.L. Environmental Inc. leased that location to provide various oilfield and environment services, including oilwell shutdowns. In March 2021, Weatherford closed their operation and sold their property to Scelzi Enterprises, a nationally known truck bed manufacturer based in Fresno. Scelzi's expansion into Shafter will create 150 new jobs and establish a new centralized supply and distribution base.

The diversification of Shafter's economy continues with the population expected to grow from the current 22,000 residents to 30,000 by 2030. Starbucks opened their first Shafter location in June 2022 and became instantly popular with residents. Countryside Car Wash has begun construction on the first ever drive through car wash in the City of Shafter and will also feature multiple restaurant options when the project is completed in mid-2023. Shafter Parks & Recreation District will soon break ground on a 40+ acre community sports park on the City's main highway that will provide indoor and outdoor facilities for multiple youth sports. The park will be a catalyst for sports tourism in Shafter as the host of large tournaments for soccer, baseball, softball, basketball, volleyball, and other recreational pursuits.

Local developers purchased multi-acre land parcels in 2022 as future sites for retail shopping centers with various new tenants, including major grocery stores and national retailers as potential tenants. Individual properties have also been proposed by their owners as future sites for restaurant, recreation, and retail use. Existing local businesses in Shafter will also benefit from the synergy of additional options and attractions. With a focus on also expanding the industrial, manufacturing, and medical services areas, Shafter will continue creating diversified sources of revenue and jobs.

Becoming a nationally recognized logistics and distribution hub has been a positive affirmation of the City of Shafter's business development strategy and pro-business environment. The results are rising local revenue from increased sales tax and property taxes as well as local and regional job opportunities. The City of Shafter has invested millions of dollars over the past decade into roads, water wells, sewer capacity, railroads, and a fiber optic network to provide the infrastructure businesses require. Collaboration with local business support agencies, both private and public, will ensure the City of Shafter continues to grow and thrive to the benefit of local businesses and residents.

Enterprise funds. All enterprise functions of the City are expected to pay their full share of direct and indirect costs. To this end the city completed a rate analysis for Water, Wastewater, and Refuse utilities and approved a series of rate increases over five years. The first of these rate increases became effective July, 1, 2017. These increases provide the necessary funding to keep pace with rising operational costs, new regulatory requirements for wastewater treatment and recycling, water treatment costs to ensure clean drinking water, and other capital improvements. A new rate study will be necessary during 2023 to accommodate for recent cost changes and inflation.

The more recently added enterprise funds including the Telecommunication Operations fund and the Rail Operations fund have been established to build and operate infrastructure critical to the recruitment and development of new businesses, in a way that

the City can be compensated for the use of City infrastructure and related services rendered. The fiber optic network initially serves municipal and business centers throughout the City, but ultimately will provide full Fiber to the Home connectivity for all Shafter residents. In 2018 the City, in conjunction with VAST Communications added the first residential customer to this service offering reliable internet speeds up to 1 gigabyte per second.

Additionally, this year the Rail Operations continued to play an important role in delivering much needed rail services to three businesses in Shafter. In 2014 the City completed a 2-mile addition to the main rail spur. With this new addition the City is able to accommodate an entire unit train off the main line, which then can be split and individual cars delivered to their intended receivers. In 2017, as mentioned above, the City completed the new container yard facility which expands the rail operations services and is expected to generate additional ongoing business. The City is currently seeking a third-party partner to operate this facility. The initial onset of the pandemic specially affected the oil industry due to initial decrease in driving and deliveries.

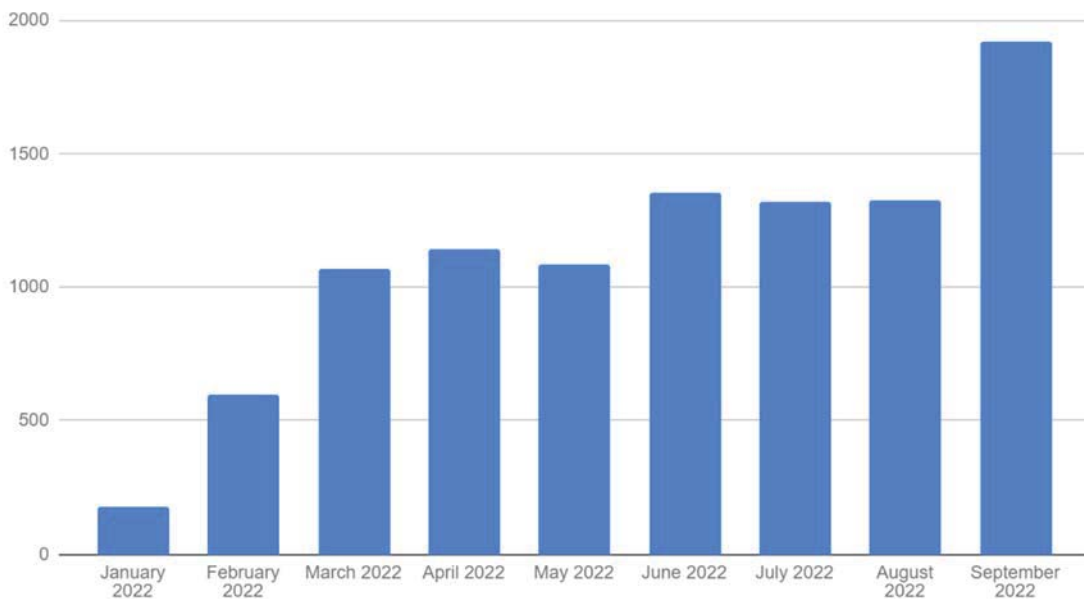
Shafter Education Partnership. The City of Shafter created the Shafter Education Partnership Department (formerly the “Shafter Schools Project”) in the 2011 Fiscal Year to enhance educational opportunities for Shafter residents. The department is part of a long-term strategy to building an educated and financially stable community.

Today, most of the department’s work happens at the Shafter Library & Learning Center, which was created over several years. In 2014, the City leased the majority of the Shafter Branch of the Kern County Library, remodeled the entire building to create two classrooms and a computer laboratory alongside the Kern County Library branch. In 2018, the City took ownership of the entire building and in 2022 took responsibility for operation of the library renaming the building the Shafter Library & Learning Center. Also in 2022, thanks in large part to a generous donation by roofing materials company, GAF, the building was remodeled to integrate the Library and Learning Center spaces and add a classroom, a children’s library room, and an outdoor plaza.

The Shafter Library & Learning Center offers classes, educational events, and library services, often in partnership with educational institutions and foundations, including our local schools. Bakersfield College has been a particularly important partner, offering classes, support services, and staffing for the library out of the building.

The Shafter Library & Learning Center is open five days per week, with more operating hours than any library in Kern County. From January 2022 to September 2022, traffic into the building has averaged 3,694 people per month. Attendance at classes and programs has averaged 1,014 per month and book circulation has averaged 1,110 per month.

Shafter Library Book Circulation

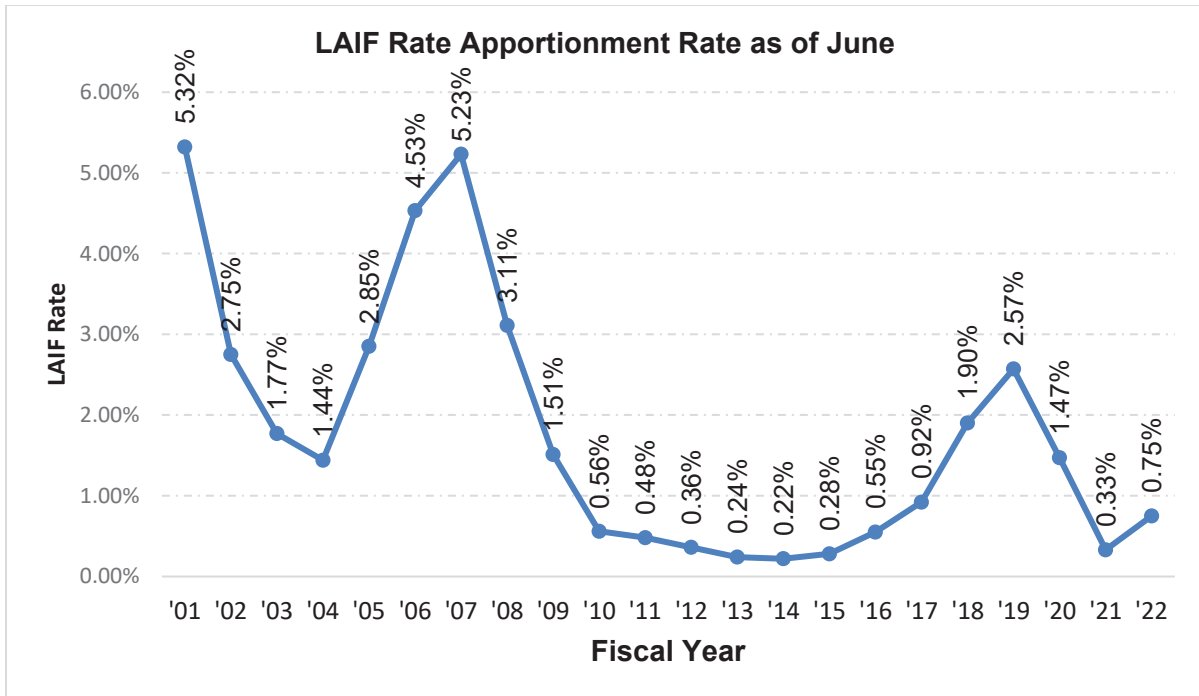


More information on the Shafter Library & Learning Center can be found at: shafterlearning.com.

The department also offers a series of programs to help students transition to education and training beyond high school. The Advance Shafter Program is aimed at increasing college readiness at Shafter High by increasing access to the Practice SAT, supporting Advanced Placement students with additional tutoring, test fee waivers, and cash incentives for passing exams. The City sponsors a special honors breakfast for students who take Advanced Placement, Honors, or Dual Enrollment courses, which provide college credit through Bakersfield College. The College Onramp Program includes school year seminars and a summer bridge program with expert guest speakers on topics related to applying for and succeeding in college. For Shafter High students who choose to attend Bakersfield College after high school, either for career training or with the goal to transfer to a four-year university, the City offers a scholarship for all students with a 2.5 GPA or higher.

Cash and investment policies and practice. The City continues to maintain an Investment Policy, which is submitted annually to the City Council, along with quarterly Treasurer's Reports reporting investment activity and portfolio balances during the fiscal year. The goals of the policy are to invest public funds in a manner which will provide in this order: security, liquidity, and return; while conforming to all State and local statutes governing the investment of public funds. In 2017 the City implemented investment management software from Clearwater Analytics to improve the City's management and reporting of investments.

Cash temporarily idle during the year was invested in demand deposits, certificates of deposit, Local Agency Investment Fund of the State of California (LAIF), Corporate Bonds and obligations of the U.S. Treasury.



Source: <https://www.treasurer.ca.gov/pmia-laif/historical/quarterly.asp>

The City's investment portfolio follows the City's investment policy. The safety and liquidity policy objectives were placed above rates of return considerations in making deposits and investments. Accordingly, deposits were either insured by federal depository insurance, collateralized or backed by the full faith of the federal government. For additional information see Note 2 to the financial statements.

Pension and other post-employment benefits. The City of Shafter provides pension benefits for its safety and non-safety employees in separate plans managed by the California Public Employees Retirement System (CalPERS). The City of Shafter is subject to the Public Employees' Pension Reform Act of 2013 (PEPRA) which imposes a lower pension benefit level and mandated employee cost sharing on new members. Each year a CalPERS actuary calculates the amount of the annual contribution that the City of Shafter must make to the pension plan to ensure that the plan will be able to fully meet its obligations to retired employees on a timely basis. This payment is calculated as a percentage of payroll and remitted to CalPERS with each payroll cycle. As a matter of policy, the City of Shafter fully funds each year's annual required contribution to the pension plans as determined by the actuary.

In 2015 the City of Shafter made a onetime payment of \$5.88 million to pay off the City's unfunded pension liabilities as of the June 30, 2013 CalPERS actuarial report. Prepayment of this liability will reduce future annual pension contribution rates, minimize total retirement costs, and improve the funded status of the City's pension plan. In 2016 this pension prepayment was applied to the City's net pension liability offsetting and resulting in a net pension asset of \$0.31 million. Due to actual earnings at CalPERS below the actuarially assumed earnings rate, changes in earnings assumptions, and other factors, this pension asset was replaced with a net pension liability of \$2.55 million in 2017. In 2018 the City made a supplemental payment of \$5.96 million to CalPERS to eliminate

the unfunded pension liability resulting from the reduction in the CalPERS discount rate to 7.00 percent. By paying this liability now the City avoids the 7.00 percent cost of financing this liability through CalPERS, their assumed earnings rate. The City used unassigned general fund money currently invested at under 2.00 percent at the time, to avoid the 7.00 percent financing cost from CalPERS.

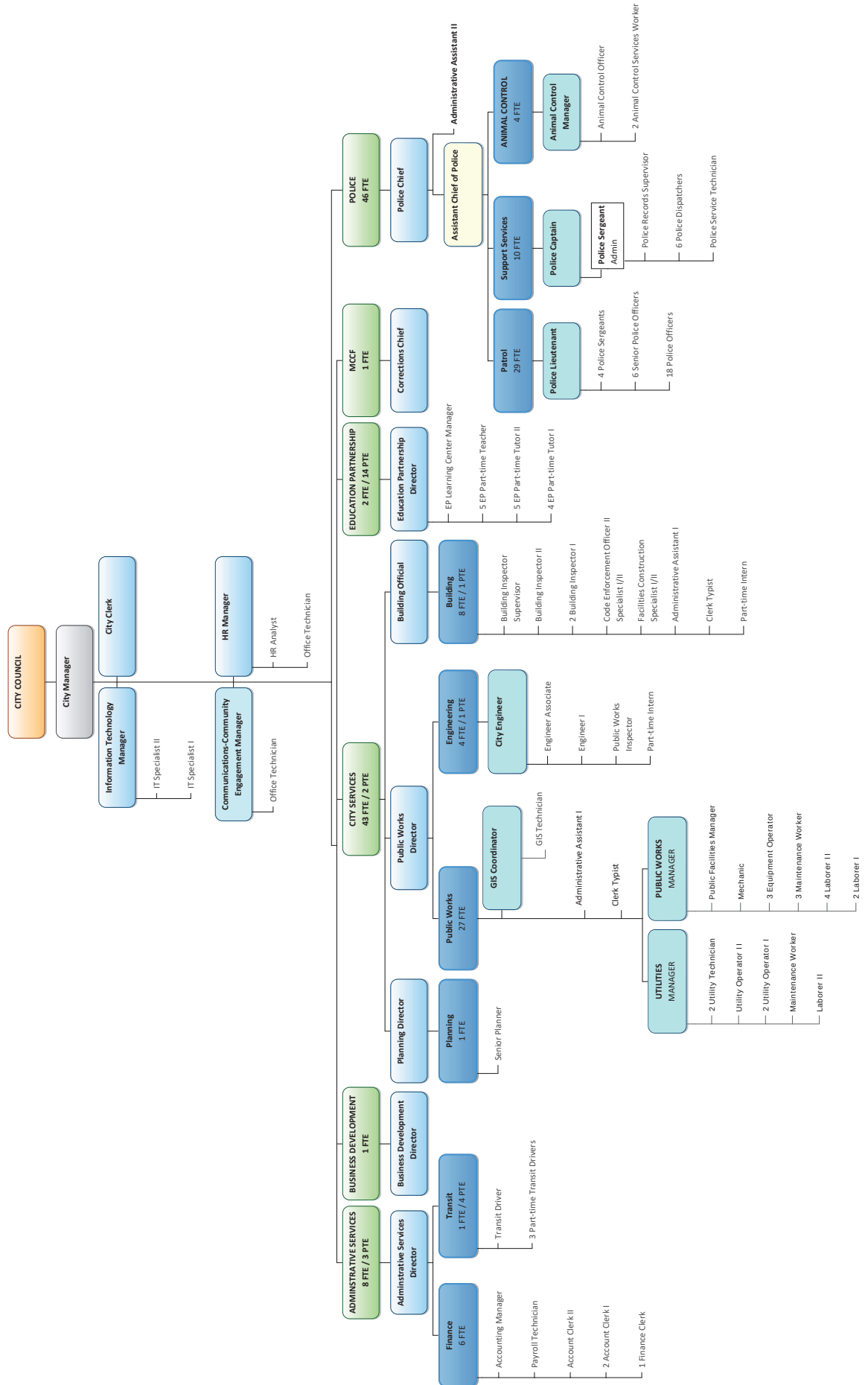
The City of Shafter also provides one year of post-retirement health and dental care benefits for certain employees that retire directly from the City with at least five years of service with the City. As of the end of the current fiscal year, there were several retired employees receiving this benefit, which is financed on a pay-as-you-go basis. The increase in participation was the result of the recent Modified Community Correctional Facility (MCCF) closure. In accordance with GAAP, the City is required to report a liability in the financial statements in connection with the employer's obligation to provide these benefits.

Respectfully submitted,

A handwritten signature in black ink that reads "Rogelio Sánchez Ruíz". The signature is written in a cursive, flowing style.

Rogelio Sánchez Ruíz
Finance Director

CITY OF SHAFTER ORGANIZATIONAL CHART
JULY 1, 2021
 111 Full-Time Employees
 19 Part-time/Extra Help Employees



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INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members of the City Council
City of Shafter, California

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Shafter, California, (the City) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the date of the financial statements.



To the Honorable Mayor and Members of the City Council
City of Shafter, California

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with the GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Reporting Responsibilities

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison schedules for the general fund and transportation special revenue fund, the schedules of proportionate share of the net pension liability/(asset), the schedules of employer plan contributions, and the schedule of changes in the total OPEB liability and related ratios be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



To the Honorable Mayor and Members of the City Council
City of Shafter, California

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the financial statements does not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 28, 2022 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Sacramento, California
November 28, 2022

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CITY OF SHAFTER

Management's Discussion and Analysis

For the fiscal year ended June 30, 2021

As management of the City of Shafter, we offer readers of the City of Shafter's Annual Comprehensive Financial Report (ACFR) this narrative overview and analysis of the financial activities of the City of Shafter for the fiscal year ended June 30, 2021. We encourage readers to consider the information presented here in conjunction with the additional information presented in the letter of transmittal, financial statements and notes to the financial statements.

FINANCIAL HIGHLIGHTS FOR FISCAL YEAR 2020-2021

- Assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of Resources at the close of the fiscal year by \$185.60 million.
- Total net position increased by \$10.32 million in fiscal year 2021. The net position for governmental activities increased by \$11.39 million while the net position for business type activities decreased by \$1.06 million.
- On June 30, 2021, the governmental funds had a combined ending fund balance of \$88.50 million. Approximately 24.56% of this amount (\$21.74 million) is unassigned.
- The general fund has an unassigned fund balance of \$21.75 million. This amount is 73.10% of total general fund operating expenditures of \$31.86 million less a one-time capital outlay of \$2.11 million.
- Year-end general fund revenue collections totaled \$35.89 million which was 127.04% of the final budget estimate of \$28.25 million. Sales and use tax receipts exceeded estimates by \$6.46 million or 41.43%. The original sales tax projections were on the pessimistic side during the start of the COVID pandemic. License, permits, and fees exceeded estimates by \$0.95 million or 106.54% due to higher building and development activities. Property taxes and property taxes in lieu of VLF exceeded estimates by \$0.64 million or 13.78% due to higher than anticipated assessed valuation from new residential and industrial development. General fund revenues increased by \$0.37 million or 1.07% from prior year. This increase was mainly due to increases in taxes by \$0.50 million. Investment earnings did not meet expectations by (\$0.44) million or -36.78%. The main reason is that the gain and loss from market values which is a "non-cash" value used to be combined with interest income payments. The market adjustment was separated from the actual cash interest payments which resulted in a reduction of investment earnings
- Except for the water services fund, all enterprise funds had operating losses. The water fund had an operating increase in the amount of \$0.79 million before transfers compared loss of (\$0.37) million in the prior year. Revenues were higher compared to the prior year due to a billing change from "in advance" to "in arrears". The revenues are \$0.58 million or 13.25% higher than the previous year. Operating expenses were lower compared to prior year due a reduction in maintenance; however, other operating expenses including labor, utilities, and supplies have increased. The City implemented a 5-year rate adjustment plan effective July 1, 2017 to address historical losses, but the rates need to be revisited due to recent inflationary pressures and future capital projects.
- The wastewater services fund had a loss of \$0.25 million before transfers compared to a loss of \$0.46 million in the prior year. The loss is mainly due to increased labor costs and maintenance/repairs operating costs. The City implemented a 5-year rate adjustment plan effective July 1, 2017 to address this loss and future capital needs, but the rates will need to be revisited.

CITY OF SHAFTER

Management's Discussion and Analysis

For the fiscal year ended June 30, 2021

- The Modified Community Correctional Facility (MCCF) fund had a loss of \$1.45 million before transfers compared to a loss of \$2.20 million in the prior year. The current year loss is related to non-cash depreciation and capital outlay. Also, the current year reflect the closure of MCCF during the first quarter of the fiscal year. The closure is evident on the drastic reduction of operating revenues and expenses.
- The rail spur services fund had a loss before transfers and capital contributions of \$0.43 million including \$0.30 million of depreciation expense, compared to a loss of \$0.40 million including \$0.30 million in depreciation in the prior year. The main customers of the City's rail services are related to the oil and gas sector.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis introduces the reader to the City of Shafter's basic financial statements. The City of Shafter's basic financial statements consist of three components: 1) government-wide financial statements; 2) fund financial statements and, 3) notes to the financial statements. This report also contains supplemental information to help the reader develop a full understanding of the City's financial activities.

Government-Wide Financial Statements

The government-wide financial statements include the ***Statement of Net Position*** and the ***Statement of Activities and Changes in Net Position***. These statements are intended to provide a reader with a broad overview of the City's finances. They are presented in a manner that is similar to private-sector business.

The ***Statement of Net Position*** presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between the two reported as net position. Increases and decreases in net position that occur over time may serve as an indicator of the City's financial position.

The ***Statement of Activities and Changes in Net Position*** presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported using the ***Accrual Basis of Accounting***. Changes are reported as soon as the underlying event causing the changes occurs, regardless of the timing of the related cash flows. Therefore, revenue and expenses are reported in this statement for some items that will only result in cash flows in future fiscal years, such as revenues related to uncollected taxes or earned but unused employee leave.

Both of the government-wide financial statements distinguish functions of the City that are supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to be self-supporting. The self-supporting functions are called "***Business-Type Activities***" or enterprise funds and are intended to recover all or a significant portion of their costs through user fees and charges for services.

The governmental activities of the City include general government administration, public safety (police, fire, and animal control), public works, culture and recreation, city planning, park, recreation and payments on long-term debt.

The self-supporting, business-type activities include Shafter's water services, wastewater services, refuse collection, transit operations, rail operations, network operations, and a modified community correctional facility.

CITY OF SHAFTER

Management's Discussion and Analysis

For the fiscal year ended June 30, 2021

Fund Financial Statements

A fund is a grouping of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal and accounting requirements. The City's funds can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. These statements focus on how cash and other financial assets can readily be converted to available resources. They also show fund balances that are left at the end of the fiscal year and distinguish between amounts that are restricted for specific purposes versus funds that are available for spending.

Governmental Funds

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City of Shafter maintains several individual funds that are organized according to their type. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures and changes in fund balances for these funds based on major funds and non-major funds aggregated. There are three major governmental funds, the general fund, the federal grants fund, and the transportation fund. Financial information from the remaining governmental funds is combined into a single, aggregated presentation called non-major governmental funds.

Proprietary Funds

Proprietary funds are used to account for services and activities for which the City charges customers. The City of Shafter maintains two different types of propriety funds.

Enterprise Funds. These are funds that are used to report business-type activities in the government-wide financial statements. The City of Shafter has four major enterprise funds: water, wastewater, rail, and the modified community correctional facility. All other enterprise funds are aggregated as non-major funds.

Internal Service Funds. These funds are used to allocate and accumulate costs internally among the City's functions. The City uses internal service funds to account for the maintenance and replacement of its fleet, maintenance of City buildings and facilities, risk management, and information technology. These funds are included in the governmental activities of the government-wide financial statements because their activities support governmental activities. The internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements.

CITY OF SHAFTER

Management's Discussion and Analysis

For the fiscal year ended June 30, 2021

Fiduciary Funds

Fiduciary funds are used to account for financial resources held for the benefit of parties outside the City government. Fiduciary funds are not reflected in the government-wide statements because the resources of these funds are not available to support the City of Shafter's governmental activities. The City maintains four fiduciary funds, one private purpose trust fund for the RDA Successor Agency and three agency funds for third party moneys held by the City relating to the operation of the modified community correctional facility.

Notes to Basic Financial Statements

The notes to basic financial statements provide information that will help the reader gain a full understanding of the data provided in the government-wide and individual fund financial statements.

Required Supplemental Information

This report also presents certain required supplementary information concerning the City's progress in its obligation to provide pension benefits to its employees and the budget-to-actual information for the City's general fund.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial positions. Therefore, prior-year information is made available for a comparative analysis of government-wide data.

Analysis of Net Position

As of June 30, 2021, the City of Shafter has total assets of \$196.97 million, total deferred outflows of resources of \$3.96 million, total liabilities of \$12.74 million, and total deferred inflows of resources of \$2.59 million. Therefore, assets plus deferred outflows exceed liabilities plus deferred inflows by \$185.60 million.

A large portion of the City's net position, \$96.48 million, represents its net investment in capital assets. These assets are land, buildings, equipment and infrastructure less any outstanding debt used to acquire them. The City uses these capital assets to provide municipal services to its citizens. Therefore, they are not available for spending. It should be noted that even though the City's capital assets are reported net of related debt, the resources needed to repay this debt must be provided from other sources because capital assets typically cannot be used to liquidate these liabilities.

The remaining net position, \$89.11 million, includes \$12.67 million that is subject to external restrictions on how it can be used and \$76.44 million with no such restrictions.

At the end of the current fiscal year, the City is able to report positive balances in total net position, for governmental. For the governmental activities, unrestricted net position totals \$76.44 million. The MCCF, rail, fiber optic & communication, and transit services funds have negative unrestricted net positions.

CITY OF SHAFTER
Management's Discussion and Analysis
For the fiscal year ended June 30, 2021

The following table is a condensed Statement of Net Position for the City as of June 30, 2021 and 2020:

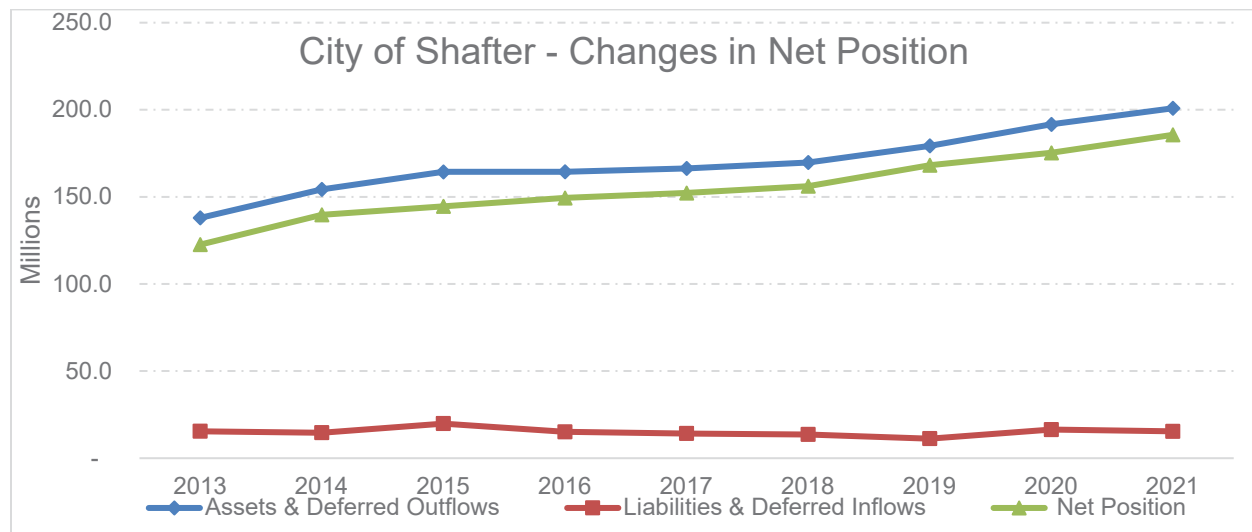
City of Shafter
Statement of Net Position
For Years ended June 30, 2021 and 2020
(Amounts In Millions)

	Governmental activities		Business-type activities		Total	
	2021	2020	2021	2020	2021	2020
Current and other assets	\$ 98.93	\$ 87.22	\$ 0.67	\$ 2.06	\$ 99.60	\$ 89.28
Other assets	0.39	1.06	0.16	0.80	0.55	1.86
Capital assets	44.47	43.18	52.35	52.54	96.82	95.72
Total assets	143.79	131.46	53.18	55.40	196.97	186.86
Deferred outflows of resources	3.10	2.85	0.85	1.92	3.95	4.77
Long-term liabilities	1.19	0.74	1.01	0.89	2.20	1.63
Other liabilities	9.60	9.39	0.94	2.78	10.54	12.17
Total liabilities	10.79	10.13	1.95	3.67	12.74	13.80
Deferred inflows of resources	2.03	1.49	0.56	1.07	2.59	2.56
Net position						
Net investment						
in capital assets	44.48	43.18	52.01	52.03	96.49	95.21
Restricted	12.67	9.71	-	-	12.67	9.71
Unrestricted	76.92	69.80	(0.49)	0.55	76.43	70.35
Total net position	\$ 134.07	\$ 122.69	\$ 51.52	\$ 52.58	\$ 185.59	\$ 175.27

Changes in Net Position

The City's total net position continues to maintain a financially healthy outlook with an increase in net position of \$10.32 million. As of June 30, 2021, the City had a total net position of \$185.60 million. This amount is an increase of 5.89% from the total net position for the prior year.

Governmental activities experienced an increase in net position of \$11.38 million while business-type activities realized a decrease in net position of \$1.06 million.



CITY OF SHAFTER
Management's Discussion and Analysis
For the fiscal year ended June 30, 2021

The following table is a condensed Statement of Activities and Changes in Net Position for the City as of June 30, 2021 and 2020:

City of Shafter
Statement of Activities and Changes in Net Position
For Years ended June 30, 2021 and 2020
(Amounts In Millions)

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues:						
Program revenues:						
Charges for services	\$ 11.03	\$ 8.08	\$ 12.71	\$ 20.88	\$ 23.74	\$ 28.96
Operating grants and contributions	1.26	0.26	-	0.42	1.26	0.68
Capital grants and contributions	4.51	3.72	0.39	-	4.90	3.72
General revenues:						
Property taxes	2.34	1.94	-	-	2.34	1.94
Sales taxes	22.01	22.42	-	-	22.01	22.42
Motor vehicle taxes	2.82	2.45	-	-	2.82	2.45
Other taxes	1.00	0.88	-	-	1.00	0.88
Investment earnings	0.56	2.41	0.08	0.16	0.64	2.57
Miscellaneous revenue	0.79	0.04	0.42	0.37	1.21	0.41
Total revenues	46.32	42.20	13.60	21.83	59.92	64.03
Expenses:						
General government	18.60	18.17	-	-	18.60	18.17
Public safety	8.48	7.23	-	-	8.48	7.23
Public works	6.68	4.97	-	-	6.68	4.97
Culture and recreation	0.66	1.24	-	-	0.66	1.24
Water services	-	-	4.47	4.80	4.47	4.80
Wastewater services	-	-	2.62	2.47	2.62	2.47
MCCF operations	-	-	5.48	15.65	5.48	15.65
Refuse collection	-	-	1.37	1.16	1.37	1.16
Transit operations	-	-	0.46	0.39	0.46	0.39
Fiber optic & communication tower	-	-	0.26	0.36	0.26	0.36
Rail spur services	-	-	0.45	0.48	0.45	0.48
Total expenses	34.42	31.61	15.11	25.31	49.53	56.92
Increase/(decrease) in net position before other financing sources and uses	11.90	10.59	(1.51)	(3.48)	10.39	7.11
Transfers	-	(5.31)	-	5.31	-	-
Change in net position	11.90	5.28	(1.51)	1.83	10.39	7.11
Net position - beginning, as restated	122.17	117.41	53.03	50.75	175.20	168.16
Net position - ending	\$ 134.07	\$ 122.69	\$ 51.52	\$ 52.58	\$ 185.59	\$ 175.27

CITY OF SHAFTER

Management's Discussion and Analysis

For the fiscal year ended June 30, 2021

Governmental Activities

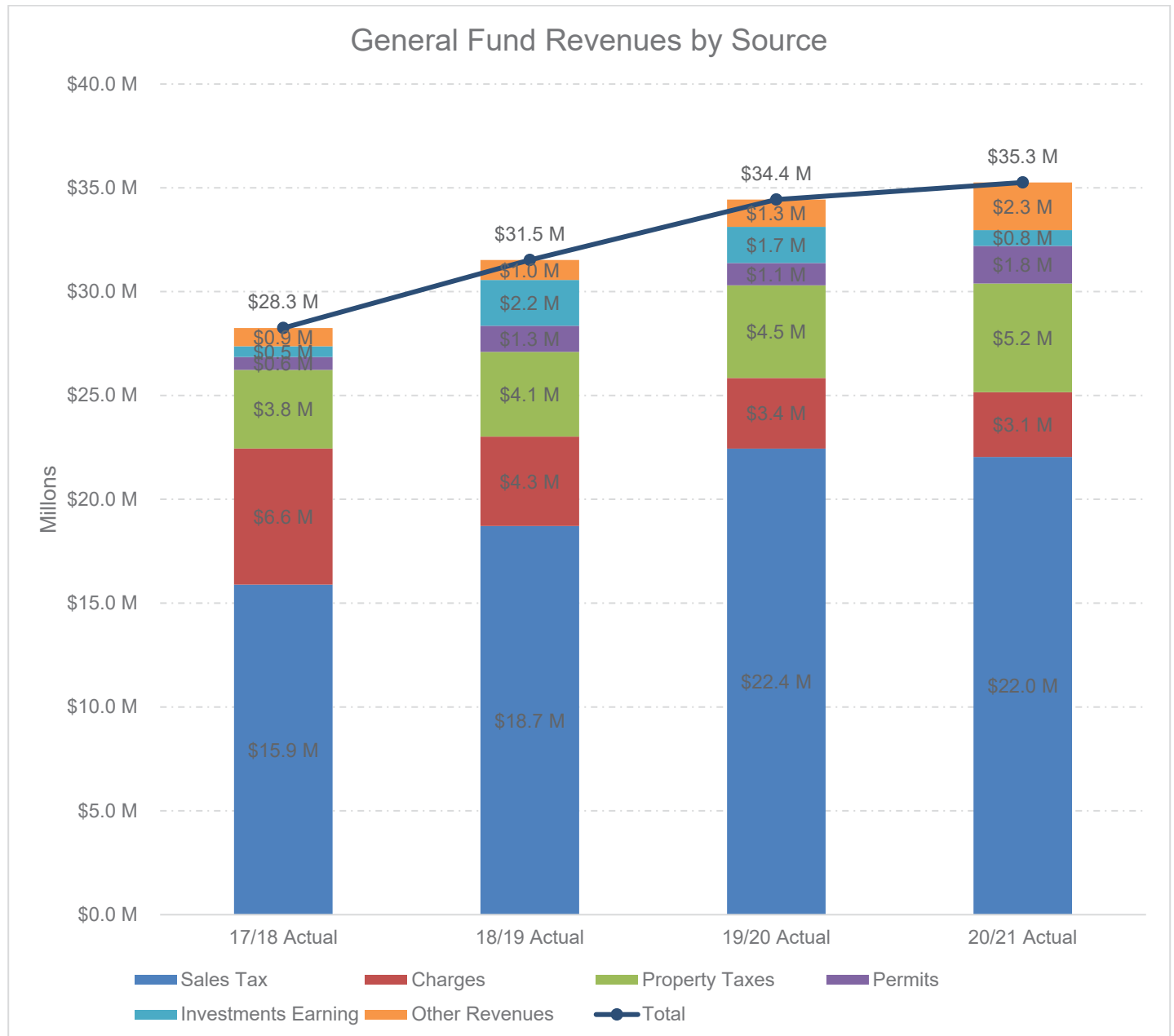
Net position in the governmental activities increased by \$11.38 million in fiscal year 2021 due to the following:

- The major contributors come from \$4.02 million from General Fund, \$2.83 million from traffic mitigation revenues that have not been spent, \$4.14 million came from Capital Projects or Special Revenue Funds.
- Sales tax revenues decreased from the prior year by \$400,246 or 1.78%.
- Property tax and property tax in lieu of VLF increased \$0.78 million or 17.45% compared to the prior year.
- Impact fees related to Wastewater Capital Projects Fund had a net increase to the Fund Balance by \$2.25 million. The Water Capital Projects Fund also had an increase, but it was by \$236.86 thousand.
- There were other increases from Special Revenue Funds including Federal Grants, Traffic Safety, and Gas Tax. The corresponding amounts are \$916,490, \$74,091, and \$450,980 respectively. The Roads & Maintenance Fund had a decrease of (\$261,360).
- General government expenses for payments related to economic development increased by \$0.58 million compared to the prior year.
- Investment earnings decreased by \$0.98 million compared to the prior year.
- Depreciation expense reducing net position by \$2.53 million.
- There was a prior period adjustment in the amount of \$0.88 million.

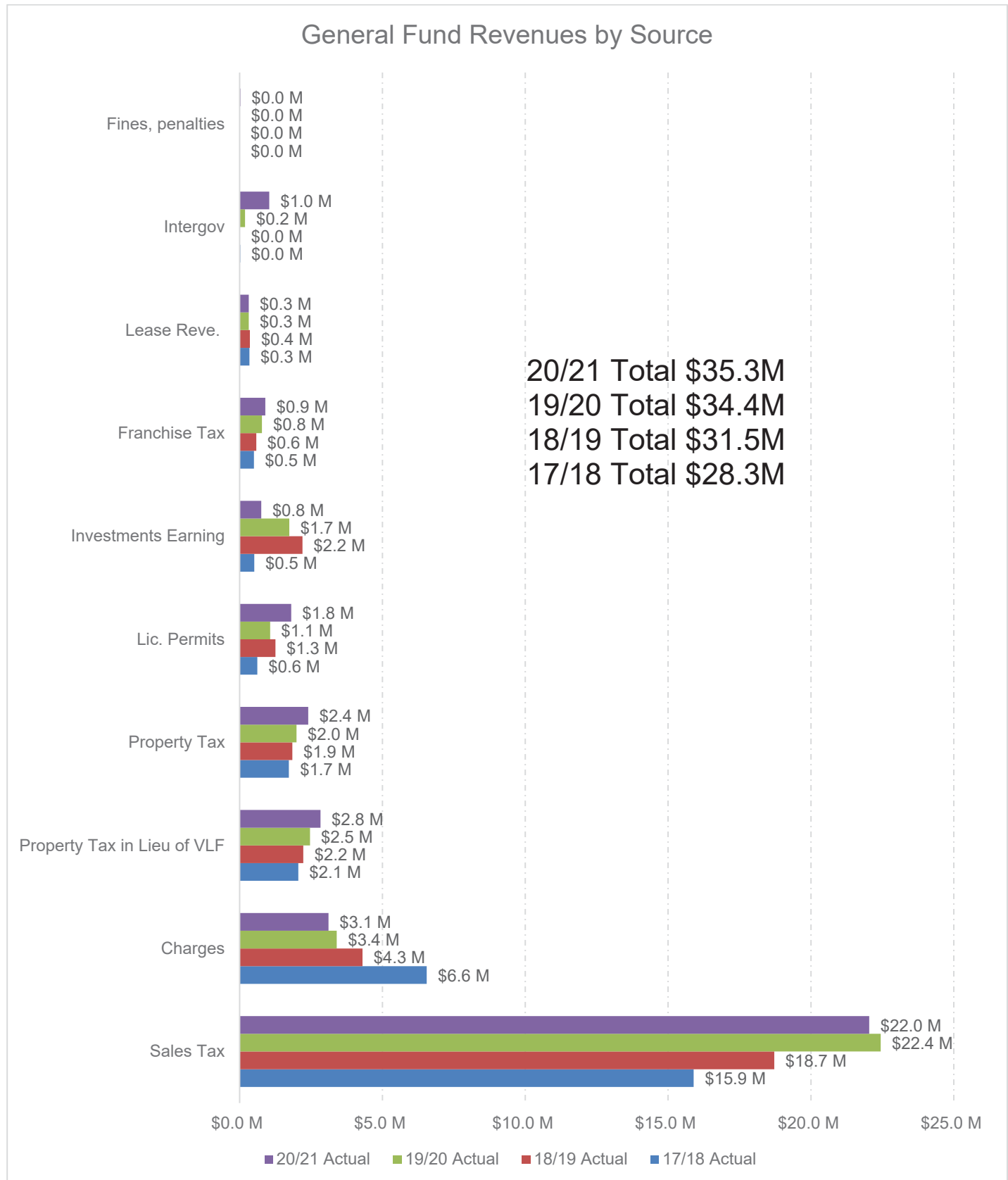
Governmental Fund Revenues

Governmental fund revenues were \$44.32 million, an increase in fiscal year 2021 of \$2.12 million from the prior year, or 5.03%. There were a few reasons for this increase including an increase of \$1.63 million in Traffic Mitigation Improvement, an increase of \$0.86 million on Wastewater Capital Fund as a result of impact fees, \$0.16 million increase on Water Capital Fund as a result of impact fees, a \$0.78 million property tax increase, \$0.74 million increase on Permits, and other modest increases from special revenues. These increases were partially offset by a decrease of \$0.40 million on Sales Tax, \$0.98 million from Investment Earnings, \$0.29 million from charges for services which includes the reduction of MCCF, and several other special revenues funds.

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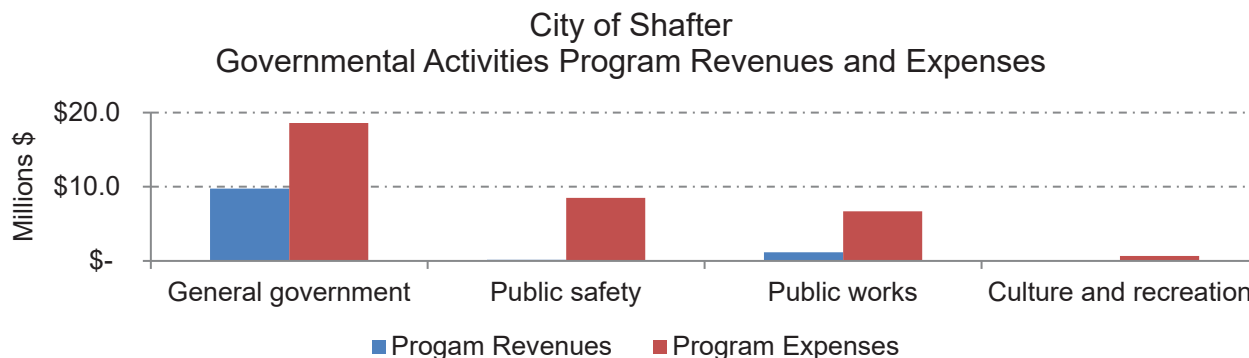
Governmental Activities Expenses

Governmental activities expenses were \$34.24 million in total, roughly \$2.65 million higher than the prior year. This is due to increases in labor cost, emergency response related to COVID, and increased cost internal allocations from information technology and liability insurance. The cost allocation increases are not necessarily the result of cost increases, instead, the general fund had to absorb MCCF portion which is no longer in operation.

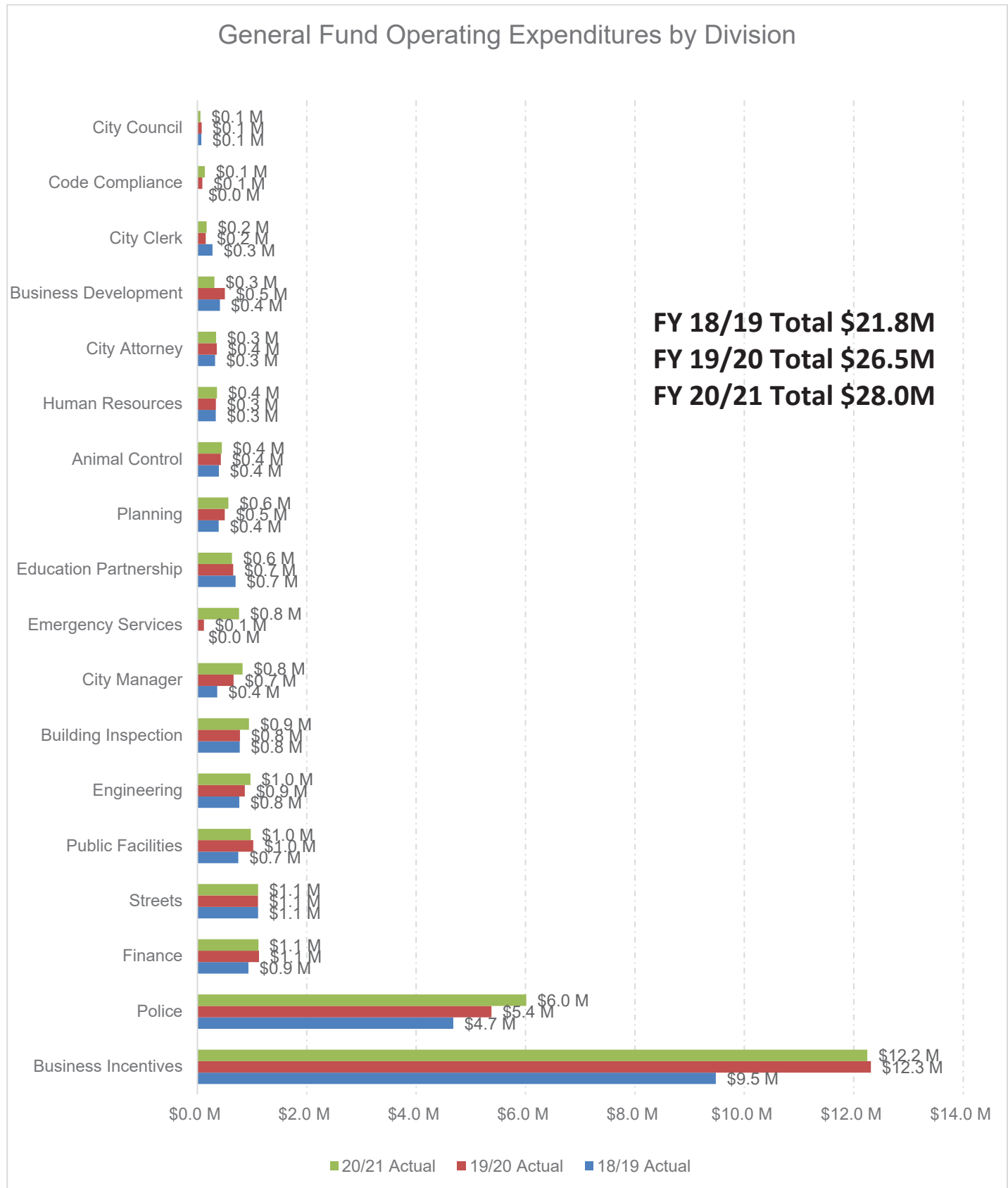
- General government expenses increased by 2.43% or \$0.43 million from fiscal year 2020.
- Public safety expenses increased by roughly 17.19% or \$1.24 million from fiscal year 2020. This increase was primarily due to growth in policing wages and benefits from increased staffing levels and overtime for staffing coverage needs.
- Culture and recreation expenses had a decrease of -46.72% or \$0.58 million from fiscal year 2020. There was a reduced activity during the pandemic.
- Public works expenses had an increase of 34.41% or \$1.71 million from fiscal year 2020. There was an increased in cost allocation previously attributed to MCCF. There were also capital expenses within the PW division.

Most governmental activities are financed through taxes and, unlike the private sector program revenues, are insufficient to cover expenses in the governmental funds. In fiscal year 2021, program revenues amounted to \$16.80 million or 36.27% of total governmental revenues. Therefore, a great deal of governmental activities, are financed through tax collections and grants. In fiscal year 2021, tax collections totaled \$28.18 million, 60.88% of governmental revenue. The balance of governmental revenues in fiscal year 2021 came from \$0.56 million or 1.21% from investment earnings, and \$0.79 million or 1.70% from gain on sale of capital assets.

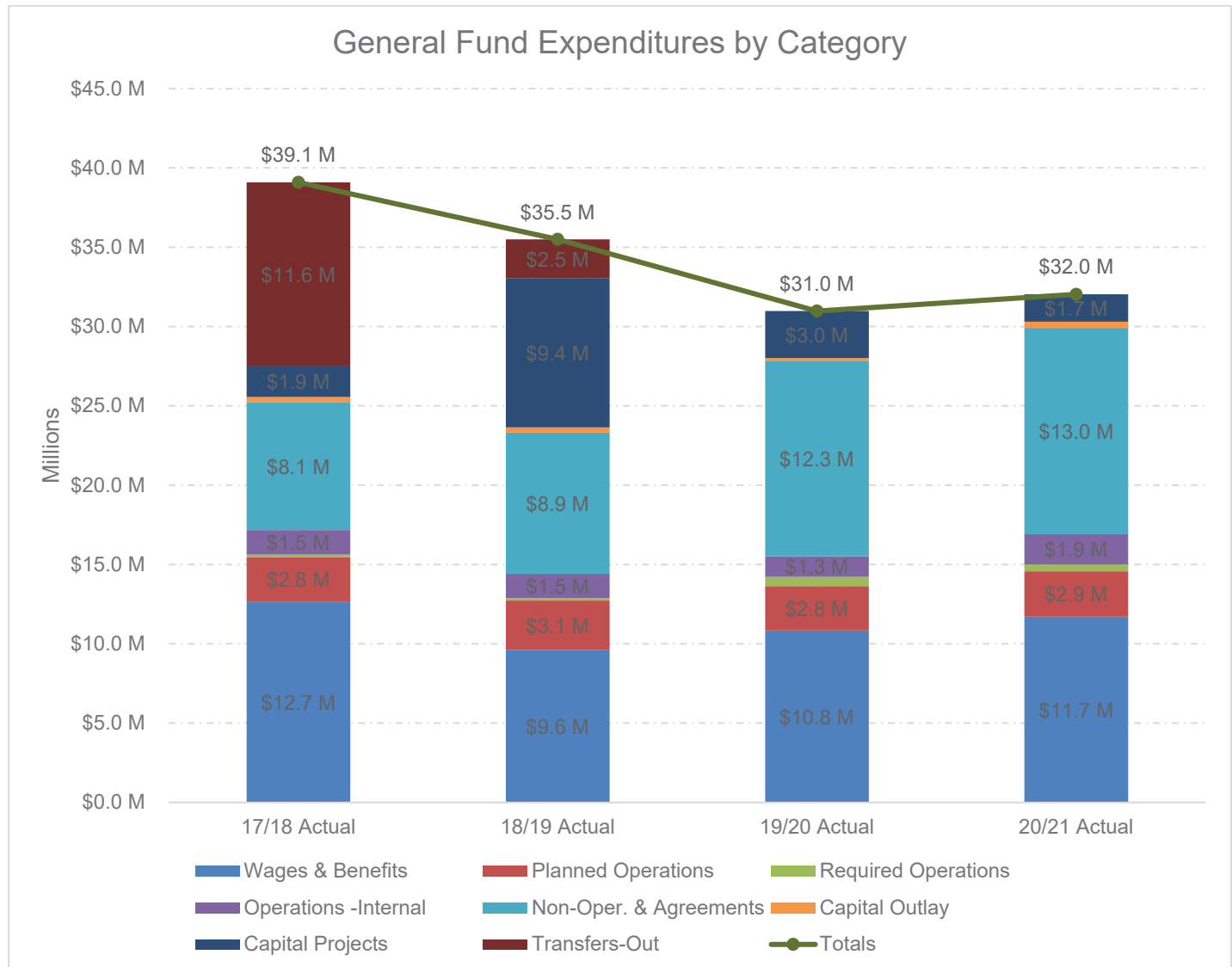
Fluctuations in both grant revenue and grant expenses in this fiscal period compared to the prior fiscal year were based on grants that were received and expensed in the previous fiscal.



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Business-Type Activities

In fiscal year 2021, the City of Shafter's business-type activities decreased their net position by (\$1.06) million accounting for -10.28% of the total growth in the government's net position of \$10.32 million. Key elements of this net increase are as follows:

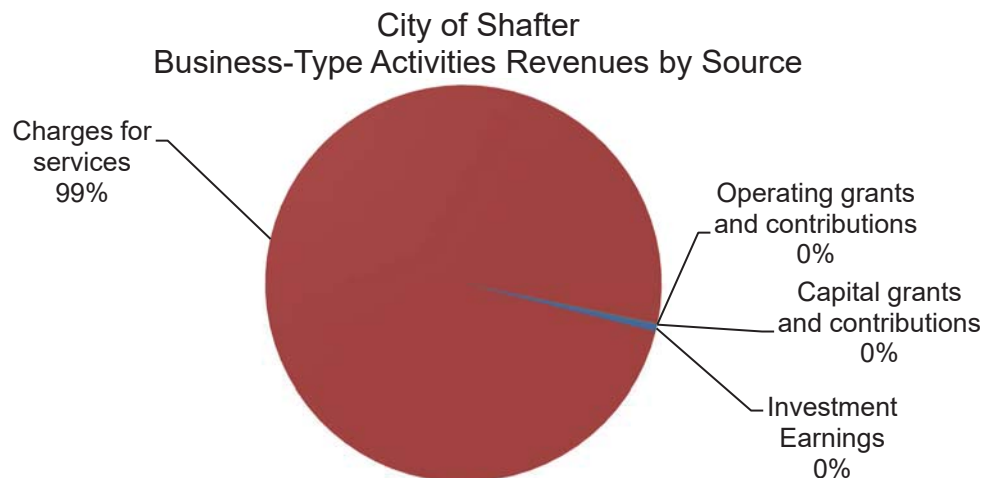
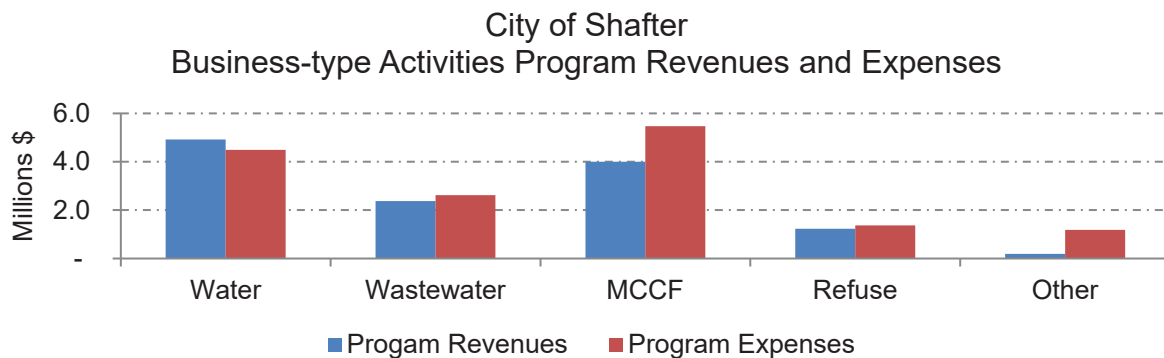
- Revenue for business-type activities decreased by (\$8.17) million or 39.12% from fiscal year 2020 due to a combination of:
 - The Shafter Modified Community Correctional Facility (MCCF) generated \$14.20 million in revenue for 2019 and decreased to (\$13.45) million in 2020, and a decrease of (\$9.28) million in 2021. This decrease was the result of MCCF closure.

CITY OF SHAFTER

Management's Discussion and Analysis

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- There was an increase of \$0.58 million in the Water Fund due to modest rate increase. The biggest increase was attributed to a change in billing in arrays which resulted in an extra month for FY 20/21. A similar increase occurred within the Wastewater Fund.
- Expenses for business-type activities decreased by (\$10.18) million or 40.23%. This is a net change due to a combination of:
 - The MCCF expenses decreased by (\$10.17) million or 64.95%. Total operating expenses are 17.02 million, \$14.65 million, \$15.65 million, and \$5.49 million for Fiscal Years 17/18, 18/19, 19/20 and 20/21 respectively. Fluctuations come from changes in labor and fees to the general fund. The gradual closure during the pandemic as mandated by the State is evident.
 - Changes in operating costs with other enterprise funds are modest.



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FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The City of Shafter's governmental funds statements provide information on the short-term inflows, outflows, and balances of resources that are available for spending. This information is useful in assessing the City's financial requirements. In particular, the unreserved fund balance may serve as a useful measure of City funds that are available for spending at the end of the fiscal year.

As reported in the Statement of Revenues, Expenditures and Changes in Fund Balances, revenue for the governmental funds totaled \$44.32 million in fiscal year 2021. This is an increase of \$2.12 million or 5.03% from fiscal year 2020 revenues of \$42.19 million. As discussed above in the analysis of the government-wide financial statements, the main changes from fiscal year 2020 to fiscal year 2021 include the increase of \$3.86 million in from general fund, another \$2.8M increase from Special Revenue – Traffic Mitigation, and \$2.25 million from impact fees related to Wastewater.

City of Shafter Governmental Funds - Revenues						
	2016	2017	2018	2019	2020	2021
Revenue	\$ 31,564,586	\$ 31,678,406	\$ 33,317,238	\$ 39,221,667	\$ 42,193,976	\$ 44,315,308
Dollar Change:	(2,601,236)	113,820	1,638,832	5,904,429	2,972,309	2,121,332
Percentage Change:	-7.61%	0.36%	5.17%	17.72%	7.58%	5.03%

Expenditures for governmental funds totaled \$34.09 million in fiscal year 2021. This is a decrease of (\$0.57) million or 4.79% from expenditures of \$34.66 million in fiscal year 2020. The most significant factor resulting in this decrease is within capital outlay which was \$3.78 million in 2021 compared to \$6.27 million in 2020, a decrease of \$2.19 million. This decrease was offset by operating cost increases in general government and public safety.

For the general fund public safety there was an increase in expenditures of \$1.00 million. Most of the increase was due to increase in health insurance, work comp insurance, and labor costs related to COLA. There were no major changes in the levels of public safety services provided in 2021 compared to the prior year.

Other significant increases relate to the increase cost allocations from ISF including information technology and liability insurance which was shifted from MCCF.

City of Shafter Governmental Funds - Expenditures						
	2016	2017	2018	2019	2020	2021
Expenditures	\$ 25,089,207	\$ 23,524,245	\$ 29,704,961	\$ 35,802,996	\$ 34,656,946	\$ 34,087,464
Dollar Change:	(2,049,608)	(1,564,962)	6,180,716	6,098,035	(1,146,050)	(569,482)
Percentage Change:	-7.55%	-6.24%	26.27%	20.53%	16.67%	-4.79%

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Overall, governmental fund revenues exceeded expenditures by \$10.23 million before other financing sources and uses were taken into consideration. Of this total, general fund revenues were \$3.04 million more than expenditures, the traffic mitigation fund revenues were \$2.83 million more than expenditures, the transportation fund had a break-even where revenues matched expenditures, and the non-major governmental funds had revenues more than expenditures of \$4.36 million.

As of June 30, 2021, the City's governmental funds reported a combined ending fund balance of \$88.50 million, an increase of \$10.12 million, or 12.91%, from the fiscal year 2020 combined ending fund balance of \$78.39 million. The net increase in the general fund balance is \$4.03 million. There is a significant increase of \$8.08 million within the traffic mitigation fund, but no change in the transportation funds. The non-major governmental funds had an increase of \$4.14 million, but with prior year restatement in the amount of \$0.88 million.

City of Shafter						
Governmental Funds - Fund Balance						
	2016	2017	2018	2019	2020	2021
Fund Balance	\$ 76,592,755	\$ 83,768,361	\$ 74,571,879	\$ 75,341,199	\$ 78,386,452	\$ 88,504,904
Dollar Change:	5,564,224	7,175,606	(9,196,482)	769,320	3,045,253	10,118,452
Percentage Change:	7.83%	9.37%	-10.98%	1.03%	5.12%	17.47%

Of the \$88.50 million, \$1.29 million or 1.45% was non-spendable, \$12.67 million or 14.32% was restricted, \$52.81 million or 59.67% was assigned, and \$21.57 million or 24.56% was unassigned. Non-spendable fund balance is in a form such as amounts due from fiduciary funds, or prepaid items, which cannot be spent or are subject to a legal obligation not to be spent. Restricted fund balance is funds with an externally imposed restriction on the use of the funds. Committed fund balances are funds with an internal restriction on the use of the funds imposed by the City Council of the City of Shafter. Assigned fund balances are funds which the City has expressed intent to be used for a specific purpose. Unassigned fund balances are the funds available to be appropriated and without any of the restrictions discussed in the above categories. Specific amounts of fund balance by category are listed on the balance sheet for governmental funds.

The general fund is the City's main operating fund. The general fund balance contained \$1.29 million that was non-spendable fund balance for advances to other funds and amounts due from the former redevelopment agency, a fiduciary fund. The general fund balance also contained \$36.99 million in fund balance that was assigned including \$13.25 million for long-term strategically planned capital projects, \$14.68 million assigned as a loss contingency reserve for a sales tax allocation petition pending appeal before the State Board of Equalization, \$1.49 million for RDA bond proceeds to be used for Shafter job center access improvements, \$1.94 million for losses accumulated in other funds, \$4.00 million for future loans to the water and wastewater funds, and \$1.62 million for law suit proceeds to be used for future water treatment projects. As of June 30, 2021, the general fund had an unassigned fund balance of \$21.75 million. This is an increase of \$1.64 million from prior year's unassigned fund balance of \$20.11 million.

As a measure of the general fund's liquidity, it is useful to compare unassigned fund balance to total general fund operating expenditures. As of June 30, 2021, the general fund's unassigned fund balance of \$21.75 million. This amount is 73.10% of total general fund operating expenditures of \$31.86 million less capital outlay of \$2.11 million.

The City has been continuing to grow the general fund's fund balance in total for several years and has strategically assigned portions of that fund balance for uses further discussed herein. Below is shown the last five fiscal years of unassigned fund balance. In 2016 the City assigned \$14.75 million of fund balance for capital improvement identified through a 2016 strategic planning workshop causing unassigned fund balance to

CITY OF SHAFTER
Management's Discussion and Analysis
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decrease by this same amount. In 2016 the City also assigned \$3.52 million for cumulative losses in the MCCF further reducing unassigned fund balance. In fiscal year 2017 and 2018 the City increased several of these fund balance assignments, as further discussed above, to provide for potential future liabilities and specific intended uses of these funds. Also in fiscal year 2018 the City made a payment of \$5.96 million for unfunded pension liabilities related to the decision by the CalPERS board to reduce the assumed discount rate to 7.0%. In order to reduce future cost of the default phase-in and financing of this discount rate change by CalPERS, the City remitted the full actuarially estimated amount of that liability. This supplemental payment was made from the general fund unassigned fund balance thus reducing that balance. Even with these large assignments and spending of fund balance, the City is maintaining an unassigned fund balance in excess of the City's adopted policy which is 50% of the next fiscal year's general fund annual budgeted operating expenditures.

Revenue growth has exceeded estimates and continued to finance growth in expenditures, preventing the use of reserves to cover recurring general fund expenditures. The City uses these excess reserves to invest in projects that generate positive returns on investment or reduce the City's ongoing operational costs.

City of Shafter						
General Fund - Unassigned Fund Balance						
	2016	2017	2018	2019	2020	2021
Fund Balance	\$ 22,850,298	\$ 21,721,999	\$ 13,111,861	\$ 17,809,130	\$ 20,105,952	\$ 21,746,015
Dollar Change:	(16,158,997)	(1,128,299)	(8,610,138)	4,697,269	2,296,822	1,640,063
Percentage Change:	-41.42%	-4.94%	-39.64%	35.82%	12.90%	8.16%

The federal grant fund accounts for grant revenues from federal grants, local matching funds, and related project expenditures. Both revenues and expenditures can vary significantly between fiscal years depending on extent the City has received federal grant funding. At the end of Fiscal year 2021, this fund had a fund balance of \$23,462 as all grant and matching funds had been fully expended during the year. The federal grant fund became a major fund in fiscal year 2013 due to three federal grant projects generating over \$1.10 million in revenues for local street and road construction projects.

The transportation fund became a major fund in fiscal year 2012. This fund receives Transit Development Act (TDA) funds which are used to fund current streets and roads projects. When funds are received, they are considered deferred revenues because they are not earned until they are used. Transportation fund revenues and expenditures were both \$309,728 in fiscal year 2021 as this was the amount expended this period for local street and roads projects using this funding source. The transportation fund had an ending fund balance of zero and an ending deferred revenue balance of \$1.16 million which is planned to be utilized in the 2021-22 fiscal year.

Proprietary Funds

The City's proprietary fund statements provide the same type of information found in the government-wide financial statements. There are seven enterprise funds, four are major enterprise funds reported in the proprietary funds Statement of Revenues, Expenses and Changes in Net Position. They are the water fund, wastewater fund, rail fund, and the Modified Community Correctional Facility (MCCF) fund that are considered major funds. The remaining four non-major enterprise funds are the refuse fund, transit services fund, and fiber optic & communications tower fund.

Revenue for business-type activities totaled \$13.60 million in fiscal year 2021, a decrease of (\$8.23) million or 37.72% more than fiscal year 2020 revenue of \$21.83 million. The major reason for this decrease is closure of MCCF.

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City of Shafter
Proprietary Funds - Revenues

	2016	2017	2018	2019	2020	2021
Revenue:	\$ 20,778,654	\$ 20,500,400	\$ 21,555,664	\$ 22,546,579	\$ 21,828,575	\$ 13,595,857
Dollar Change:	(399,026)	(278,254)	1,055,264	990,915	(718,004)	(8,232,718)
Percentage Change:	-1.88%	-1.34%	5.15%	4.60%	-3.18%	-37.72%

Expenses in the proprietary funds totaled \$15.13 million in fiscal year 2021. This is an increase of \$10.18 million or 40.23% from fiscal year 2020 expenditures of \$25.31 million. The changes are mainly attributed MCCF closure.

Expenses in the water fund decreased -6.60% or (\$0.32) million due to a decrease in maintenance and repairs. There are increases in operating expenses due to inflationary increases in wages, power, depreciation, and other operational costs. The wastewater fund experienced increases in labor costs, utilities, and other operational costs. The wastewater increase was 6.99% or \$0.17 million.

City of Shafter
Proprietary Funds - Expenses

	2016	2017	2018	2019	2020	2021
Expenses:	\$24,404,719	\$24,806,964	\$25,601,106	\$23,418,940	\$25,313,519	\$15,130,860
Dollar Change:	\$1,288,807	\$402,245	\$794,142	(\$2,182,166)	\$1,894,579	(\$10,182,659)
Percentage Change:	5.58%	1.65%	3.20%	-8.52%	8.09%	-40.23%

The business-type funds experienced a decrease in net position of \$1.06 million or 2.02% in fiscal year 2021. This increase was due primarily to (\$1.45) million changes in net position from MCCF and (\$0.21) million from wastewater fund. All proprietary funds except the water fund had negative changes in net position.

Effective July 1, 2017 the City implemented a five-year rate increase plan for refuse, water and wastewater, to address operational losses in recent years and provide for future capital needs. Recent inflation pressures along with needs in capital projects merit a new rate study. The rail fund is expected to continue to incur losses due to depreciation expense until additional customers are added.

City of Shafter
Proprietary Funds Ending Net Position

	2016	2017	2018	2019	2020	2021
Ending Net Position	\$ 43,710,265	\$ 40,382,257	\$ 48,974,693	\$ 50,751,683	\$ 52,580,533	\$ 51,519,202
Dollar Change:	(2,555,489)	(3,328,008)	8,592,436	1,776,990	1,828,850	(1,061,331)
Percentage Change:	-5.52%	-7.61%	21.28%	3.63%	3.60%	-2.02%

Water Services Fund

The water services fund had a \$0.82 million increase in its ending net position for fiscal year 2021 resulting in a total ending net position of \$19.58 million. Depreciation expense was \$.94 million. In addition to the rate increase, the continued conversion of the remaining flat-rate customer to water meters will also improve future revenues.

Of the total ending net position of \$19.58 million, \$18.47 million is net investment in capital assets. The remaining \$1.11 million is unrestricted which is 5.68% of the net position. Water services fund revenues were \$5.27 million in fiscal year 2021. This represents an increase of \$0.84 million or 18.98% from fiscal year 2020 revenues of \$4.43 million. The increase is the result a change in billings from "in advance" to "in arrears".

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Expenses in the water services fund decreased 6.60%. As previously discussed, maintenance was lower than normal; however, the City incurred typical inflationary cost increases in several areas including power, wages, benefits, and other operational costs.

Wastewater Services Fund

The wastewater services fund net position decreased by \$0.21 million and ended the fiscal year with a total net position of \$17.60 million. This is a (1.19%) decrease in net position from fiscal year 2020 after a prior period reinstatement in the amount \$238,094.

Of the total ending net position of \$17.60 million, \$14.85 million was the net investment in capital assets. The remaining \$2.75 million is unrestricted which is 15.63% of the net position. The City implemented a five-year utility rate increase effective July 1, 2017 to correct for historical operational losses and provide for future capital improvements including a future wastewater treatment plant expansion and more restrictive waste discharge requirements.

Wastewater services fund revenue increased in fiscal year 2021 by \$0.38 million or 19.29% some of which was from a 3% rate increase effective July 1, 2020 and growth in customer base. The remainder came from a billing change from "in advance" to "in arrears". Total revenue in fiscal year 2021 was \$2.37 million as compared to \$1.99 million in fiscal year 2020. A new rate study is overdue due to recent inflation pressures and future expansion of the wastewater plant.

The wastewater services fund experienced cost increase totaling \$0.17 million, or 6.99% overall. The increase was primarily the result of a 2% COLA, increases in healthcare, pension costs, utilities, and other operating expenses.

Modified Community Correction Facility (MCCF) Fund

The MCCF fund did not limited operations due to closure. There are no operating activities during FY 21/22 and the full transfer of assets is expected to be completed in FY 22/23.

Fiduciary Funds

RDA Successor Agency Private Purpose Trust Fund

The RDA Successor Agency private purpose trust fund was established pursuant to the elimination of the Community Development Agency. All assets of that agency, except for low and moderate income housing assets, were transferred into this fund. The assets, along with future property tax distributions from the County Auditor-Controller must be used to satisfy the obligations of the former Community Development Agency. At the end of fiscal year 2020 the Trust held assets totaling \$0.99 million and liabilities totaling \$11.57 million.

In fiscal year 2017 the RDA Successor Agency issued \$12.53 million in refunding tax allocation bonds to defease all of the Agency's 2006 tax allocation bonds. This refunding resulting in an overall net present value savings of \$0.57 million, 4.47% of the refunded bonds.

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For the fiscal year ended June 30, 2021

Modified Community Correctional Facility Agency Funds

With the reopening of the modified community correctional facility in December of 2013 the City was required to establish three agency funds to account for monies held by the City on behalf of others. These funds include the following: inmate trust fund to account for inmate money held on account with the City, program income fund to account for revenues generated by the facility providing services to third parties which are property of the State of California, and the inmate welfare fund to account for profits earned through the canteen operation which must be used for the benefit of the inmates. These funds are reported on a consolidated basis and at the end of fiscal year 2021 they held assets totaling \$0.30 million and no liabilities.

GENERAL FUND BUDGETARY HIGHLIGHTS

Year-end general fund revenue collections totaled \$35.88 million which was 127.04% of the final budget estimate of \$28.25 million.

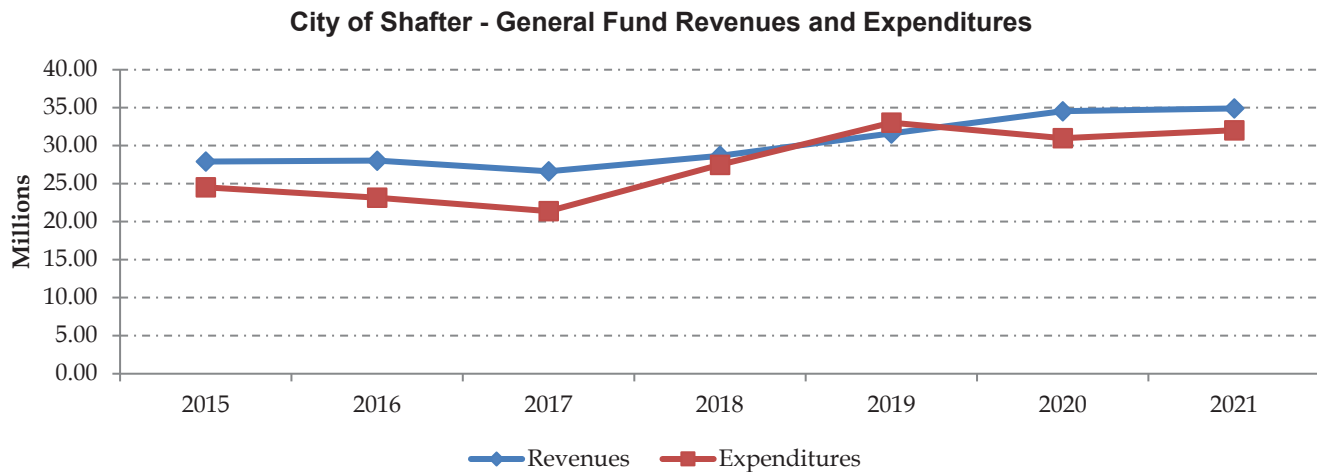
- Sales and use tax receipts exceeded estimates by \$6.46 million or 41.43%. The original sales tax projections were on the pessimistic side during the start of the COVID pandemic.
- License, permits, and fees exceeded estimates by \$0.95 million or 106.54% due to higher building and development activities.
- Property taxes and property taxes in lieu of VLF exceeded estimates by \$0.64 million or 13.78% due to higher than anticipated assessed valuation from new residential and industrial development.
- Investment earnings did not meet expectations by (\$0.44) million or -36.78%. The main reason is that the gain and loss from market values which is a "non-cash" value used to be combined with interest income payments. The market adjustment was separated from the actual cash interest payments which resulted in a reduction of investment earnings.
- All other revenue sources came in very close to the final estimates.

Year-end general fund expenditures totaled \$31.86 million which is over the revised budget estimate of \$24.40 million by \$7.46 million.

- Expenditures for capital outlay were \$2.11 million or 409.45% above budget. This variance was due to a few large and involved capital projects not being constructed and rolling forward from previous year budget.
- The largest variance came from sales tax agreements which were not properly budgeted. Sales taxes are directly linked to business development agreements; therefore, the higher than expected sales taxes required additional resources to pay the related tax agreements.
- Public safety expenditures were over budget by \$0.35 million or 4.91%.
- Culture and recreation expenditures were over budget by \$0.12 million or 92.72%.
- Public Works expenditures were close to budget with less than 1% variance.

Year-end general fund balance ended at \$60.02 which was close the projected amount.

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CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The City has a standard capitalization approach for its roads and parking lots. The approach utilizes depreciation applied to all eligible infrastructure capital assets. Depreciation is reported for these assets and amounts are capitalized in connection with improvements that lengthen the lives of the roads and parking lots. Costs for maintenance and preservation of these assets are expensed in the period incurred. The City maintains an inventory of the roads and parking lots and performs periodic condition assessments to establish the condition levels of the systems.

As reported in the Statement of Net Position, capital assets for the City's governmental and business-type activities totaled \$96.82 million (net of depreciation) as of June 30, 2021. The investments in capital assets are: land; construction in progress; buildings; improvements; machinery and equipment; park facilities; roads and streets. The net change in the City's fiscal year 2021 capital assets from fiscal year 2020, net of depreciation, was an increase of \$1.00 million or 1.15%. The governmental activities had an increase of \$1.29 million or 2.99% and the business-type activities had a increase of \$1.98 million or 3.93%.

For the government-wide statement of net position presentation, all depreciable capital assets were depreciated from the acquisition date to the end of the current fiscal year.

Governmental fund financial statements record minor capital asset purchases as expenditures. Ongoing infrastructure projects are accounted for in construction in progress.

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City of Shafter
Capital Assets Net of Depreciation
As of June 30, 2021 and 2020

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Land	\$ 9,233,819	\$ 8,845,518	\$ 1,089,167	\$ 799,167	\$ 10,322,986	\$ 9,644,685
Buildings and improvements	5,605,393	5,963,994	9,054,125	10,304,827	14,659,518	16,268,821
Improvements other than buildings	4,462,438	3,591,191	2,184,200	2,375,492	6,646,638	5,966,683
Machinery and equipment	712,969	837,010	3,471,062	4,083,734	4,184,031	4,920,744
Automotive equipment	558,970	524,348	673,854	434,531	1,232,824	958,879
Infrastructure	23,221,208	23,397,734	35,270,717	30,341,965	58,491,925	53,739,699
Construction in process	680,769	24,425	603,946	2,029,453	1,284,715	2,053,878
Total	\$44,475,566	\$43,184,220	\$52,347,071	\$50,369,169	\$96,822,637	\$93,553,389

Additional information about the City's capital assets can be found in Note 5 to the financial statements.

Long-term debt.

As of June 30, 2021, the City had no bonded debt. The only City of Shafter third-party debt, \$0.34 million in total, represents loans and agreements with the North of the River Sanitary District, secured solely by wastewater enterprise fund revenues.

City of Shafter
Outstanding Debt - General Obligation and Revenue Bonds, Long-term Contracts and Agreements
As of June 30, 2021 and 2020

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Wastewater Loan Agreements	\$ -	\$ -	\$ 339,274	\$ 467,351	\$ 339,274	\$ 467,351
Total	\$ -	\$ -	\$ 339,274	\$ 467,351	\$ 339,274	\$ 467,351

The City of Shafter has no general obligation debt. The City's limit for general obligation debt is \$175.01 million, which represents 10% of the total assessed valuation of the City.

During the current fiscal year, the City of Shafter did not issue any new debt or refinance any existing debt. Additional information pertaining to City of Shafter's debt administration and outstanding long-term obligations can be found in Note 6, Long-Term Debt, of the Notes to the Financial Statements.

Claims and litigation liabilities are not recorded as the City has sufficient reserves with the Central San Joaquin Risk Management Authority to cover outstanding claim reserves for workers' compensation claims and liability claims. There were minimal outstanding liability claims against the City at the end of fiscal year 2021.

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ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The following factors were taken into consideration in preparation of the fiscal year 2020-21 budget.

Budgeting Approach: The City of Shafter conducts financial planning on a "Recurring Revenues versus Recurring Expenditure Basis" to insure financial stability. One-time revenues are not used to pay for recurring operating expenditures. Detailed projections are developed throughout the year and used to monitor recurring revenues and drive decisions regarding any cost or service level increase. This approach has served the City well over the years and resulted in a strong balance sheet and stable annual operations.

Employee Wages and Benefits: Modest cost-of-living increases were incorporated into the 2020-2021 budget. The City Council did authorize the payment of the increases to health, dental and life insurance costs for City employees. As commercially available health insurance has been increasing by double digits, the City made a shift in 2017 to pool with other public agencies for health insurance through two Joint Powers Authorities (JPA). These JPA agreements typically require a three-year minimum commitment and are the assumed providers for 2020-2021.

By strategically improving the funded ratio of the City's pension plans, ongoing pension expenditures and related financing costs have been contained as much as possible. The City's employer rate for pension cost through CalPERS is 11.031% of pay in 2021 for miscellaneous employees and 21.746% of pay for safety employees. For new employees falling under the Public Employees' Pension Reform Act the City's contribution is limited to 7.732% for miscellaneous employees and 13.044% for safety employees which increased slightly from the prior year. As discussed above, in December of 2017 the City made a supplemental payment of \$5.96 million to CalPERS for payment to eliminate the unfunded pension liability resulting from the reduction in the discount rate used by CalPERS to 7.00%. This payment will both increase the current funded status of the City's pensions plans and reduce overall cost of financing this discount rate reduction through CalPERS at their 7.00% assumed earning rate.

Shafter Modified Community Corrections Facility: Although the City and State negotiated a new five-year contract providing for the continued operation of the MCCF through June 30, 2023; The City had been notified Jan. 2020 they planned to close the SMCCF at Dec. 31, 2020. It closed Oct. 31, 2020 due to loss of revenue from State contract which would result in the City subsidizing the operation with GF funds.

Utility User Charges: The City has implemented a five-year rate increase for water, wastewater, and refuse utilities effective July 1, 2017. For 2019-2020 these rates are set to increase by 6%, 5%, and 3% respectively compared to the prior year. The rate plans were developed to cover the City's increasing operational costs in addition to capital needs and regulatory costs.

Capital Projects: The City has continued to budget for several large infrastructure projects to support business development and the community at large including: road and access improvement at the Wonderful Industrial Park, several residential road construction projects, development of two new water wells with water treatment capability, development of a city-wide unified camera system, and a sewer main line extension to a new housing development. This project list includes several projects that were included in the 2020-2021 budget but not completed. The City has assigned \$13.25 million for multi-year strategic capital improvement projects including relocating the City's corporation yard, construction of a new city hall and police substation, and improvements to the local veteran's hall.

Other Economic Factors: The City is estimating a 5% increase in property tax values as a result of the continuing improvement in the local real estate market and the consistent development of industrial projects. Investment earnings are projected to continue to remain low due to current economic factors. Shafter is home

CITY OF SHAFTER

Management's Discussion and Analysis

For the fiscal year ended June 30, 2021

to several oil related businesses. Sales taxes projections have been conservatively projected considering a lower but stable crude oil price and the opening of a few new businesses. Gossamer Grove, a roughly 3,500 lot housing development in Southeast Shafter is continuing under construction and selling homes. Additionally, there are a couple of large industrial developments currently permitted or under construction in the Wonderful Industrial Park. With all of this development we are anticipating continued growth in assessed valuation and population over the next few years.

REQUESTS FOR INFORMATION

The financial report is designed to provide our citizens, taxpayers, customers and investors and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. Individuals are free to contact the City of Shafter's Finance Department with questions or requests for additional financial information.

All inquiries can be made by calling **661-746-5001** or visit us at <https://www.shafter.com/42/Finance>.

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BASIC FINANCIAL STATEMENTS

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GOVERNMENT-WIDE FINANCIAL STATEMENTS

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CITY OF SHAFTER

STATEMENT OF NET POSITION
JUNE 30, 2021

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets:			
Cash and investments	\$ 87,000,680	\$ 4,033,051	\$ 91,033,731
Accounts receivable, net	317,101	692,980	1,010,081
Interest receivable	277,571	-	277,571
Internal balances	4,476,983	(4,476,983)	-
Prepaid costs	160,211	12,611	172,822
Due from other governments	5,570,332	406,917	5,977,249
Due from Successor Agency	1,128,015	-	1,128,015
Net pension asset	387,080	163,370	550,450
Capital assets not being depreciated	9,914,588	1,693,113	11,607,701
Capital assets, net of depreciation	34,560,978	50,653,958	85,214,936
Total Assets	143,793,539	53,179,017	196,972,556
Deferred Outflows of Resources:			
Related to pensions	2,742,526	702,491	3,445,017
Related to OPEB	359,452	151,715	511,167
Total Deferred Outflows of Resources	3,101,978	854,206	3,956,184
Liabilities:			
Accounts payable	7,075,689	377,775	7,453,464
Accrued liabilities	722,731	95,623	818,354
Unearned revenues	1,115,692	188,726	1,304,418
Deposits payable	74,246	280,022	354,268
Noncurrent liabilities:			
Due within one year:			
Compensated absences	786,228	260,570	1,046,798
Bonds and loans payable	-	133,072	133,072
Due in more than one year:			
Compensated absences	138,746	45,984	184,730
Bonds and loans payable	-	206,202	206,202
Net pension liability	18,262	-	18,262
Total OPEB liability	860,228	363,080	1,223,308
Total Liabilities	10,791,822	1,951,054	12,742,876
Deferred Inflows of Resources:			
Related to pensions	1,934,719	510,720	2,445,439
Related to OPEB	91,061	38,436	129,497
Deferred gain on refinancing	-	13,811	13,811
Total Deferred Inflows of Resources	2,025,780	562,967	2,588,747
Net Position:			
Net investment in capital assets	44,475,566	52,007,797	96,483,363
Restricted:			
Traffic safety	178,251	-	178,251
Law enforcement	459,120	-	459,120
Road maintenance and transportation	1,461,791	-	1,461,791
Low and moderate income housing	1,773,619	-	1,773,619
Lighting and landscape maintenance	1,037,183	-	1,037,183
Water capital improvements	1,397,740	-	1,397,740
Wastewater capital improvements	5,999,377	-	5,999,377
Refuse capital improvements	309,476	-	309,476
New park and park improvements	57,569	-	57,569
Unrestricted	76,928,223	(488,595)	76,439,628
Total Net Position	\$ 134,077,915	\$ 51,519,202	\$ 185,597,117

CITY OF SHAFTER

STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2021

		Program Revenues		
		Charges for	Operating	Capital
	Expenses	Services	Contributions and Grants	Contributions and Grants
Functions/Programs:				
Primary Government:				
Governmental Activities:				
General government	\$ 18,593,802	\$ 9,745,034	\$ 885,006	\$ -
Public safety	8,477,288	134,619	314,318	-
Culture and recreation	659,182	-	60,235	65,653
Public works	6,677,328	1,148,514	2,000	4,446,706
Total Governmental Activities	34,407,600	11,028,167	1,261,559	4,512,359
Business-type Activities:				
Water Services	4,482,734	4,918,463	-	-
Wastewater Services	2,620,461	2,366,344	-	-
MCCF	5,486,922	3,998,498	-	-
Rail Spur Services	453,041	900	-	-
Refuse Collection Services	1,366,704	1,228,478	5,366	-
Transit Services	455,275	21,591	-	387,384
Fiber Optic and Communication Tower	265,723	174,565	-	-
Total Business-Type Activities	15,130,860	12,708,839	5,366	387,384
Total Primary Government	\$ 49,538,460	\$ 23,737,006	\$ 1,266,925	\$ 4,899,743

General Revenues and Transfers:

General Revenues:

Taxes:

Property taxes

Sales taxes

Franchise taxes

Other taxes

Motor vehicle in lieu - unrestricted

Investment earnings

Other

Gain on sale of capital asset

Transfers

Total General Revenues and Transfers

Change in Net Position

Net Position - Beginning, Originally Reported

Restatement of Net Position

Net Position - Beginning, as Restated

Net Position at End of Year

Net (Expenses) Revenues and Changes in Net Position		
Primary Government		
Governmental Activities	Business-Type Activities	Total
\$ (7,963,762)	\$ -	\$ (7,963,762)
(8,028,351)	-	(8,028,351)
(533,294)	-	(533,294)
(1,080,108)	-	(1,080,108)
(17,605,515)	-	(17,605,515)
-	435,729	435,729
-	(254,117)	(254,117)
-	(1,488,424)	(1,488,424)
-	(452,141)	(452,141)
-	(132,860)	(132,860)
-	(46,300)	(46,300)
-	(91,158)	(91,158)
-	(2,029,271)	(2,029,271)
(17,605,515)	(2,029,271)	(19,634,786)

2,336,157	-	2,336,157
22,014,895	-	22,014,895
903,471	-	903,471
94,632	-	94,632
2,835,678	-	2,835,678
561,277	75,978	637,255
4,975	418,290	423,265
788,700	-	788,700
(21,604)	21,604	-
29,518,181	515,872	30,034,053
11,912,666	(1,513,399)	10,399,267
122,693,824	52,580,533	175,274,357
(528,575)	452,068	(76,507)
122,165,249	53,032,601	175,197,850
\$ 134,077,915	\$ 51,519,202	\$ 185,597,117

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FUND FINANCIAL STATEMENTS

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Governmental Funds Financial Statements

General Fund – The General Fund is used to account for resources traditionally associated with government which are not required legally or by sound financial management to be accounted for in another fund.

Transportation Fund – This fund is used to account for the City's share of motor fuel tax revenues and special state grants that are legally restricted to construction and maintenance of local roads within the City limits.

Traffic Mitigation Improvement Fund - This fund was established to account for expenditures for the cost of traffic related projects.

CITY OF SHAFTER

BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2021

		Special Revenue Funds	Capital Projects Fund	Other Governmental Funds	Total Governmental Funds
	General	Transportation	Traffic Mitigation Improvement		
Assets:					
Cash and investments	\$ 57,180,028	\$ 1,125,449	\$ 10,910,591	\$ 17,532,567	\$ 86,748,635
Accounts receivable, net	317,101	-	-	-	317,101
Interest receivable	277,571	-	-	-	277,571
Prepaid costs	158,255	-	-	-	158,255
Due from other governments	4,207,561	1,163,708	-	199,063	5,570,332
Due from other funds	4,602,473	-	-	-	4,602,473
Due from Successor Agency	1,128,015	-	-	-	1,128,015
Total Assets	\$ 67,871,004	\$ 2,289,157	\$ 10,910,591	\$ 17,731,630	\$ 98,802,382
Liabilities, Deferred inflows of Resources, and Fund Balances:					
Liabilities:					
Accounts payable	\$ 6,999,943	\$ 34,757	\$ -	\$ 21,681	\$ 7,056,381
Accrued liabilities	687,807	-	-	-	687,807
Unearned revenues	25,000	1,090,692	-	-	1,115,692
Deposits payable	74,246	-	-	-	74,246
Due to other funds	-	-	-	125,490	125,490
Total Liabilities	7,786,996	1,125,449	-	147,171	9,059,616
Deferred inflows of resources:					
Unavailable revenues	65,653	1,163,708	-	8,501	1,237,862
Total Deferred inflows of Resources	65,653	1,163,708	-	8,501	1,237,862
Fund Balances:					
Nonspendable:					
Prepaid costs	158,255	-	-	-	158,255
Due from Successor Agency	1,128,015	-	-	-	1,128,015
Restricted for:					
Traffic safety	-	-	-	178,251	178,251
Law enforcement	-	-	-	459,120	459,120
Road maintenance and transportation	-	-	-	1,461,791	1,461,791
Low and moderate income housing	-	-	-	1,773,619	1,773,619
Lighting and landscape maintenance	-	-	-	1,037,183	1,037,183
Water capital improvements	-	-	-	1,397,740	1,397,740
Wastewater capital improvements	-	-	-	5,999,377	5,999,377
Refuse capital improvements	-	-	-	309,476	309,476
New park and park improvements	-	-	-	57,569	57,569
Assigned to:					
Loss contingency - State BOE contingency	14,683,535	-	-	-	14,683,535
RDA bond proceeds for Shafter Job Center Access Improv	1,490,000	-	-	-	1,490,000
TCP settlement proceeds for water treatment projects	1,620,000	-	-	-	1,620,000
Accumulated losses in other funds	1,942,535	-	-	-	1,942,535
Funds available to loan to Water and Wastewater Funds	4,000,000	-	-	-	4,000,000
Strategically planned capital projects	13,250,000	-	-	-	13,250,000
Capital asset replacement	-	-	-	4,644,833	4,644,833
MCCF Building and equipment replacement	-	-	-	158,751	158,751
Traffic mitigation projects	-	-	10,910,591	-	10,910,591
Median Mitigation improvement	-	-	-	107,199	107,199
Unassigned	21,746,015	-	-	(8,951)	21,737,064
Total Fund Balances	60,018,355	-	10,910,591	17,575,958	88,504,904
Total Liabilities, deferred inflows of resources, and Fund Balances	\$ 67,871,004	\$ 2,289,157	\$ 10,910,591	\$ 17,731,630	\$ 98,802,382

CITY OF SHAFTER

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
JUNE 30, 2021

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total fund balances - governmental funds		\$ 88,504,904
Capital assets, net of accumulated depreciation, used in governmental activities are not financial resources and, therefore, are not reported in the funds.		44,292,414
Differences between expected and actual experiences, assumption changes, and net differences between projected and actual earnings and contributions subsequent to the measurement date for the postretirement benefits (pension and OPEB) are recognized as deferred outflows of resources and deferred inflows of resources on the Statement of Net Position.		
Deferred outflows - pension related	\$ 2,636,491	
Deferred outflows - OPEB related	336,595	
Deferred inflows - pension related	(1,857,628)	
Deferred inflows - OPEB related	(85,271)	
Total deferred outflows and inflows related to postemployment benefits		1,030,187
Other long-term assets that are not available to pay for current period expenditures and, therefore, are either deferred or not reported in the funds.		
Unavailable revenues	1,237,862	
Net pension asset	362,420	
Total long-term assets		1,600,282
The internal service funds are used by management to charge the costs of fleet management and risk management to individual funds. The assets, deferred outflows of resources, liabilities, and deferred inflows of resources of the internal service funds are included in governmental activities in the Statement of Net Position.		363,834
Long-term liabilities that are not due and payable in the current period, and therefore, are not reported in the funds.		
Compensated absences	(889,918)	
Net pension liability	(18,262)	
Net OPEB liability	(805,526)	
Total long-term liabilities		(1,713,706)
Net Position of Governmental Activities		\$ 134,077,915

CITY OF SHAFTER

STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2021

		Special Revenue Funds	Capital Projects Funds		
	General	Transportation	Traffic Mitigation Improvement	Other Governmental Funds	Total Governmental Funds
Revenues:					
Taxes	\$ 28,169,841	\$ -	\$ -	\$ 811,482	\$ 28,981,323
Licenses, permits and fees	3,428,090	-	2,688,835	2,768,231	8,885,156
Intergovernmental	1,051,088	292,208	-	1,690,044	3,033,340
Special assessments	-	-	-	706,226	706,226
Charges for services	1,444,044	-	-	-	1,444,044
Use of money and property	498,064	17,520	144,427	224,260	884,271
Fines, forfeitures and penalties	79,130	-	-	72,021	151,151
Miscellaneous	229,797	-	-	-	229,797
Total Revenues	34,900,054	309,728	2,833,262	6,272,264	44,315,308
Expenditures:					
Current:					
General government	18,200,259	-	-	24	18,200,283
Public safety	7,461,897	-	-	-	7,461,897
Culture and recreation	257,135	-	-	-	257,135
Public works	3,829,358	-	-	561,131	4,390,489
Capital outlay	2,113,297	309,728	7,654	1,346,981	3,777,660
Total Expenditures	31,861,946	309,728	7,654	1,908,136	34,087,464
Excess (Deficiency) of Revenues Over (Under) Expenditures	3,038,108	-	2,825,608	4,364,128	10,227,844
Other Financing Sources (Uses):					
Transfers in	199,246	-	-	-	199,246
Transfers out	-	-	-	(220,850)	(220,850)
Proceeds from sale of capital asset	788,700	-	-	-	788,700
Total Other Financing Sources (Uses)	987,946	-	-	(220,850)	767,096
Net Change in Fund Balances	4,026,054	-	2,825,608	4,143,278	10,994,940
Fund Balances, Beginning of Year, as previously reported	55,992,301	-	8,084,983	14,309,168	78,386,452
Restatements	-	-	-	(876,488)	(876,488)
Fund Balances, Beginning of Year, as restated	55,992,301	-	8,084,983	13,432,680	77,509,964
Fund Balances, End of Year	\$ 60,018,355	\$ -	\$ 10,910,591	\$ 17,575,958	\$ 88,504,904

CITY OF SHAFTER

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2021**

Amounts reported for governmental activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds		\$ 10,994,940
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of these assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation expense in the current period.		
Capital outlay	\$ 4,398,219	
Depreciation expense	(2,526,499)	
Loss on disposal	(1,066,446)	
		805,274
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		1,237,862
The internal service funds are used by management to charge the costs of fleet management and risk management to individual funds. The net revenue of activities of internal service funds is reported with governmental activities.		54,325
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.		
Compensated absences	(36,859)	
Changes in pension liability/asset and related deferred outflows and inflows of resources	(1,022,931)	
Changes in OPEB liability and related deferred outflows and inflows of resources	(119,945)	
		(1,179,735)
Change in Net Position of Governmental Activities		\$ 11,912,666

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Proprietary Funds Financial Statements

Water Services Fund – This fund is used to account for the activities of the City's water pumping, treatment and distribution operations.

Wastewater Services Fund – This fund is used to account for the activities of the City's wastewater collection and treatment operations.

Modified Community Correctional Facility (MCCF) Fund – This fund is used to account for the activities of the City's small prison operations provided under contract with the State of California.

Rail Spur Services Fund – This fund is used to account for the activities of the City's Rail operations created with the construction of an initial rail spur within the City. The enterprise account is being built and significant operational revenue is expected in future years. The revenue from this operation is initially pledged for repayment of a loan advanced by the General Fund.

Internal Service Funds – These funds are used to provide goods and services by one department or agency to other departments or agencies of the City on a cost reimbursement basis.

CITY OF SHAFTER

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2021

	Business-Type Activities - Enterprise Funds						Governmental Activities- Internal Service Funds
	Water Services	Wastewater Services	MCCF	Rail Spur Services	Other Enterprise Funds	Totals	
Assets:							
Current:							
Cash and investments	\$ 1,201,265	\$ 2,764,882	\$ -	-	\$ 66,904	\$ 4,033,051	\$ 252,045
Accounts receivable	381,068	172,733	7,624	9,280	122,275	692,980	-
Prepaid costs	-	-	12,309	-	302	12,611	1,956
Due from other governments	-	-	-	-	406,917	406,917	-
Total Current Assets	1,582,333	2,937,615	19,933	9,280	596,398	5,145,559	254,001
Noncurrent:							
Net pension asset	23,060	10,680	110,810	1,980	16,840	163,370	24,660
Capital assets - net of accumulated depreciation	18,469,799	15,191,363	6,407,890	8,554,520	3,723,499	52,347,071	183,152
Total Noncurrent Assets	18,492,859	15,202,043	6,518,700	8,556,500	3,740,339	52,510,441	207,812
Total Assets	20,075,192	18,139,658	6,538,633	8,565,780	4,336,737	57,656,000	461,813
Deferred Outflows of Resources:							
Related to pensions	99,173	45,917	476,455	8,520	72,426	702,491	106,035
Related to OPEB	21,424	9,931	102,888	1,839	15,633	151,715	22,857
Total Deferred Outflows of Resources	120,597	55,848	579,343	10,359	88,059	854,206	128,892
Liabilities:							
Current:							
Accounts payable	173,181	114,466	25,187	1,360	63,581	377,775	19,308
Accrued liabilities	37,045	16,984	11,992	2,859	26,743	95,623	34,924
Unearned revenues	-	-	-	-	188,726	188,726	-
Deposits payable	193,122	-	86,900	-	-	280,022	-
Due to other funds	-	-	2,067,878	1,380,350	1,028,755	4,476,983	-
Compensated absences	68,577	39,989	104,864	21,933	25,207	260,570	29,798
Bonds and loans payable	-	133,072	-	-	-	133,072	-
Total Current Liabilities	471,925	304,511	2,296,821	1,406,502	1,333,012	5,812,771	84,030
Noncurrent:							
Compensated absences	12,102	7,057	18,506	3,870	4,449	45,984	5,258
Bonds and loans payable	-	206,202	-	-	-	206,202	-
Total OPEB liability	51,272	23,768	246,228	4,400	37,412	363,080	54,702
Total Noncurrent Liabilities	63,374	237,027	264,734	8,270	41,861	615,266	59,960
Total Liabilities	535,299	541,538	2,561,555	1,414,772	1,374,873	6,428,037	143,990
Deferred Inflows of Resources:							
Related to pensions	72,100	33,382	346,389	6,194	52,655	510,720	77,091
Related to OPEB	5,428	2,516	26,065	466	3,961	38,436	5,790
Deferred gain on refinancing	-	13,811	-	-	-	13,811	-
Total Deferred Inflows of Resources	77,528	49,709	372,454	6,660	56,616	562,967	82,881
Net Position:							
Net investment in capital assets	18,469,799	14,852,089	6,407,890	8,554,520	3,723,499	52,007,797	183,152
Unrestricted	1,113,163	2,752,170	(2,223,923)	(1,399,813)	(730,192)	(488,595)	180,682
Total Net Position	\$ 19,582,962	\$ 17,604,259	\$ 4,183,967	\$ 7,154,707	\$ 2,993,307	\$ 51,519,202	\$ 363,834

CITY OF SHAFTER

STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
YEAR ENDED JUNE 30, 2021

	Business-Type Activities - Enterprise Funds					Governmental Activities- Internal Service Funds
	Water Services	Wastewater Services	MCCF	Rail Spur Services	Other Enterprise Funds	Totals
Operating Revenues:						
Charges for services	\$ 4,918,463	\$ 2,366,344	\$ 3,998,498	\$ 900	\$ 1,424,634	\$ 12,708,839
Miscellaneous	352,243	1,780	38,526	18,000	7,741	418,290
Total Operating Revenues	5,270,706	2,368,124	4,037,024	18,900	1,432,375	13,127,129
Operating Expenses:						
Salaries and wages	806,904	424,660	3,954,650	78,899	610,479	5,875,592
Administration	38,968	347,779	227,679	-	189,568	803,994
Contractual	1,166,337	-	259,857	59,639	393,082	1,878,915
Materials	-	42,275	-	-	36,997	79,272
Maintenance and repair	114,892	747,489	43,243	13,365	134,527	1,053,516
Utilities	1,260,846	57,742	247,634	2,771	56,059	1,625,052
Equipment and supplies	158,504	87,810	226,587	-	340,487	813,388
Depreciation expense	936,283	906,880	527,272	298,367	326,503	2,995,305
Total Operating Expenses	4,482,734	2,614,635	5,486,922	453,041	2,087,702	15,125,034
Operating Income (Loss)	787,972	(246,511)	(1,449,898)	(434,141)	(655,327)	(1,997,905)
Nonoperating Revenues (Expenses):						
Interest revenue	30,752	41,215	-	-	4,011	75,978
Interest expense	-	(5,826)	-	-	-	(5,826)
Grants	-	-	-	-	5,366	5,366
Local transportation funding	-	-	-	-	387,384	387,384
Total Nonoperating Revenues (Expenses)	30,752	35,389	-	-	396,761	462,902
Income (Loss) Before Transfers	818,724	(211,122)	(1,449,898)	(434,141)	(258,566)	(1,535,003)
Transfers in	-	-	-	-	21,604	21,604
Changes in Net Position	818,724	(211,122)	(1,449,898)	(434,141)	(236,962)	(1,513,399)
Net Position:						
Beginning of Year, as previously reported	18,764,238	17,577,287	5,419,891	7,588,848	3,230,269	52,580,533
Restatements	-	238,094	213,974	-	-	452,068
Beginning of Fiscal Year, as restated	18,764,238	17,815,381	5,633,865	7,588,848	3,230,269	53,032,601
End of Fiscal Year	\$ 19,582,962	\$ 17,604,259	\$ 4,183,967	\$ 7,154,707	\$ 2,993,307	\$ 51,519,202
						\$ 363,834

CITY OF SHAFTER

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
YEAR ENDED JUNE 30, 2021

	Business-Type Activities - Enterprise Funds						Governmental Activities- Internal Service Funds
	Water Services	Wastewater Services	MCCF	Rail Spur Services	Other Enterprise Funds	Totals	
Cash Flows from Operating Activities:							
Cash received from customers and users	\$ 5,175,813	\$ 2,261,170	\$ 7,159,690	\$ 63,370	\$ 1,173,515	\$ 15,833,558	\$ 2,346,591
Cash paid to suppliers for goods and services	(3,158,714)	(1,503,914)	(1,204,177)	(78,168)	(1,182,307)	(7,127,280)	(1,476,459)
Cash paid to employees for services	(767,890)	(338,523)	(3,012,210)	(60,119)	(546,169)	(4,724,911)	(654,321)
Net Cash Provided (Used) by Operating Activities	1,249,209	418,733	2,943,303	(74,917)	(554,961)	3,981,367	215,811
Cash Flows from Non-Capital Financing Activities:							
Cash transfers in	-	-	-	-	21,604	21,604	-
Repayment received from other funds	-	-	-	74,917	84,079	158,996	-
Repayment made to other funds	-	-	(3,031,424)	-	(36,455)	(3,067,879)	(2,269)
Subsidy from federal and state grants	-	-	-	-	5,366	5,366	-
Net Cash Provided (Used) by Non-Capital Financing Activities	-	-	(3,031,424)	74,917	74,594	(2,881,913)	(2,269)
Cash Flows from Capital and Related Financing Activities:							
Subsidy from federal and state grants	-	-	-	-	520,109	520,109	-
Acquisition and construction of capital assets	(2,157,888)	(226,814)	-	-	(417,516)	(2,802,218)	-
Principal paid on capital debt	-	(128,077)	-	-	-	(128,077)	-
Interest paid on capital debt	-	(31,994)	-	-	-	(31,994)	-
Net Cash Provided (Used) by Capital and Related Financing Activities	(2,157,888)	(386,885)	-	-	102,593	(2,442,180)	-
Cash Flows from Investing Activities:							
Interest received	30,751	41,215	-	-	4,011	75,977	-
Net Cash Provided (Used) by Investing Activities	30,751	41,215	-	-	4,011	75,977	-
Net Increase (Decrease) in Cash and Cash Equivalents	(877,928)	73,063	(88,121)	-	(373,763)	(1,266,749)	213,542
Cash and Cash Equivalents at Beginning of Year	2,079,193	2,691,819	88,121	-	440,667	5,299,800	38,503
Cash and Cash Equivalents at End of Year	\$ 1,201,265	\$ 2,764,882	\$ -	\$ -	\$ 66,904	\$ 4,033,051	\$ 252,045
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:							
Operating income (loss)	\$ 787,972	\$ (246,511)	\$ (1,449,898)	\$ (434,141)	\$ (655,327)	\$ (1,997,905)	\$ 54,325
Adjustments to reconcile operating income (loss) net cash provided (used) by operating activities:							
Depreciation	936,283	906,880	527,272	298,367	326,503	2,995,305	78,993
(Increase) decrease in accounts receivable	(108,430)	(78,491)	3,127,066	44,470	(71,743)	2,912,872	-
(Increase) decrease in prepaid expense	-	-	(12,309)	-	(302)	(12,611)	5,640
(Increase) decrease in net pension asset	(7,797)	25,461	594,728	36	19,301	631,729	28,903
(Increase) decrease in deferred inflow of resources - pensions	(59,248)	43,828	1,110,858	(3,091)	9,107	1,101,454	16,143
(Increase) decrease in deferred inflow of resources - OPEB	(8,190)	(4,335)	(17,130)	(1,028)	(3,517)	(34,200)	(12,252)
Increase (decrease) in accounts payable	(419,167)	(220,819)	(186,868)	(2,393)	(184,544)	(1,013,791)	(16,457)
Increase (decrease) in accrued liabilities	36,791	16,963	11,677	2,859	26,743	95,033	34,906
Increase (decrease) in deposits payable	13,537	(28,463)	(4,400)	-	(33,858)	(53,184)	-
Increase (decrease) in compensated absences	24,906	16,360	(138,770)	15,215	13,258	(69,031)	(629)
Increase (decrease) in OPEB liability	(455)	1,896	(88,956)	1,229	(9,940)	(96,226)	13,255
Increase (decrease) in deferred outflows of resources - pensions	48,644	(16,102)	(549,129)	3,159	6,372	(507,056)	8,048
Increase (decrease) in deferred outflows of resources - OPEB	4,363	2,066	19,162	401	2,986	28,978	4,936
Total Adjustments	461,237	665,244	4,393,201	359,224	100,366	5,979,272	161,486
Net Cash Provided (Used) by Operating Activities	\$ 1,249,209	\$ 418,733	\$ 2,943,303	\$ (74,917)	\$ (554,961)	\$ 3,981,367	\$ 215,811
Non-Cash Investing, Capital, and Financing Activities:							
None.							

Fiduciary Funds Financial Statements

Modified Community Correctional Facility (MCCF) Inmate Custodial Funds – These funds account for monies received while operating the Modified Community Correctional Facility but which are not property of the City.

RDA Successor Agency Private Purpose Trust Fund – This fund is used to account for monies received from the Kern County Auditor Controller for the repayment of the enforceable obligations of the former Shafter Community Development Agency. These funds are restricted for the sole purpose of payment of items on an approved Recognized Payment Obligation Schedule (ROPS).

CITY OF SHAFTER

STATEMENT OF FIDUCIARY NET POSITION
 FIDUCIARY FUNDS
 JUNE 30, 2021

	Custodial Fund	Private- Purpose Trust Fund
	MCCF Inmate Funds	Successor Agency
Assets:		
Cash and cash equivalents	\$ 278,137	\$ 991,682
Cash and investments with fiscal agent	-	555
Inventories	11,612	-
Total Assets	301,056	992,237
Deferred Outflows of Resources:		
Deferred charge on refunding	-	79,400
Total Deferred Outflows of Resources	-	79,400
Liabilities:		
Accrued interest	-	69,381
Due to City	-	1,128,015
Long-term liabilities:		
Due in one year	-	500,000
Due in more than one year	-	9,874,840
Total Liabilities	-	11,572,236
Net Position:		
Restricted for other organizations and governments	301,056	(10,500,599)
Total Net Position	\$ 301,056	\$ (10,500,599)

CITY OF SHAFTER

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
 FIDUCIARY FUNDS
 YEAR ENDED JUNE 30, 2021

	Custodial Fund	Private- Purpose Trust Fund
	MCCF Inmate Funds	Successor Agency
Additions:		
Canteen sales	\$ 97,041	\$ -
Taxes	-	1,497,598
Interest and change in fair value of investments	144	-
Total Additions	97,185	1,497,598
Deductions:		
Administrative expenses	66,871	250,000
Interest expense	-	435,869
Total Deductions	66,871	685,869
Changes in Net Position	30,314	811,729
Net Position - Beginning of the Year	-	(11,312,328)
Restatements	270,742	-
Fund Balances, Beginning of Year, as restated	270,742	(11,312,328)
Net Position - End of the Year	\$ 301,056	\$ (10,500,599)

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NOTES TO THE BASIC FINANCIAL STATEMENTS

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**NOTES TO BASIC FINANCIAL STATEMENTS
FOR THE YEAR ENDED JUNE 30, 2021**

Note 1: Reporting Entity and Summary of Significant Accounting Policies

The basic financial statements of the City of Shafter, California (City) have been prepared in conformity with Generally Accepted Accounting Principles of the United States of America (U.S. GAAP) as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting standards in the United States. The more significant of the City's accounting policies are described below.

a. Financial Reporting Entity

The City was incorporated in 1938 and became a Charter City in 1995. The local government is comprised of five Council members who are elected every four years and act under powers granted under a City Charter. The City provides a variety of services including general administration, public safety, street and highway maintenance, maintenance of water, wastewater and refuse, and operation of a correctional facility, however the correctional facility was closed in October 2020.

In evaluating how to define the City for financial reporting purposes, management has considered all potential component units. The primary criteria for including a potential component unit within the reporting entity are the governing body's financial accountability and a financial benefit or burden relationship and whether it is misleading to exclude. A primary government is financially accountable and shares a financial benefit or burden relationship if it appoints a voting majority of an organization's governing body and it is able to impose its will on the organization, or if there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the primary government. A primary government may also be financially accountable if an organization is fiscally dependent on the primary government regardless of whether the organization has a separately elected governing board, a governing board appointed by a higher level of government, or a jointly appointed board, and there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the primary government.

Blended Component Units

The financial reporting entity consists of the primary government, the City, and its component units. Component units are legally separate entities for which the elected officials of the primary government are financially accountable. In addition, component units can be other organizations for which the primary government is accountable and their exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

Blended component units, although legally separate entities, are, in substance part of the government's operation and so data from these units are combined with data of the primary government. Discretely presents component units, on the other hand, are reported in a separate column in the combined financial statements to emphasize that they are legally separate from the government. The City has no blended or discretely presented component units.

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows, liabilities, deferred inflows, fund equity, revenues, and expenditures or expenses, as appropriate.

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

b. Basis of Accounting and Measurement Focus

Government - Wide Financial Statements

The City's Government-Wide Financial Statements include a Statement of Net Position and a Statement of Activities. These statements present summaries of governmental and business-type activities for the City accompanied by a total column. Fiduciary activities of the City are not included in these statements.

These financial statements are presented on an "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all of the City's assets, deferred outflows of resources, liabilities, deferred inflows of resources, including capital assets, as well as infrastructure assets, and long-term liabilities, are included in the accompanying Statement of Net Position. The Statement of Activities presents changes in Net Position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred.

Certain types of transactions are reported as program revenues for the City in three categories:

- Charges for services
- Operating grants and contributions
- Capital grants and contributions

Certain eliminations have been made in regards to interfund activities, payables and receivables. All internal balances in the Statement of Net Position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. In the Statement of Activities and Changes in Net Position, internal service fund transactions have been eliminated; however, those transactions between governmental and business-type activities have not been eliminated. The following interfund activities have been eliminated:

- Due to/from other funds
- Advances to/from other funds
- Transfers in/out

Governmental Fund Financial Statements

Governmental Fund Financial Statements include a Balance Sheet and a Statement of Revenues, Expenditures and Changes in Fund Balances for all major governmental funds and non-major funds aggregated. An accompanying schedule is presented to reconcile and explain the differences in net position as presented in these statements to the Net Position presented in the Government-Wide Financial Statements. The City has presented all major funds that met the applicable criteria.

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

All governmental funds are accounted for on a spending or "current financial resources" measurement focus and the modified accrual basis of accounting. Accordingly, only current assets, deferred outflows of resources, current liabilities, and deferred inflows of resources are included on the Balance Sheet. The Statement of Revenues, Expenditures and Changes in Fund Balances presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Under the modified accrual basis of accounting, revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period.

Revenues are recorded when received in cash, except for that revenues subject to accrual (generally 60 days after year-end) are recognized when due. The primary revenue sources, which have been treated as susceptible to accrual by the City, are property tax, sales tax, intergovernmental revenues and other taxes. Expenditures are recorded in the accounting period in which the related fund liability is incurred.

Unearned revenues arise when potential revenues do not meet both the "measurable" and "available" criteria for recognition in the current period. Unearned revenues also arise when the government receives resources before it has a legal claim to them, as when grant monies are received prior to incurring qualifying expenditures. In subsequent periods, when both revenue recognition criteria are met or when the government has a legal claim to the resources, the unearned revenue is removed from the Balance Sheet and revenue is recognized.

The Reconciliation of the Fund Financial Statements to the Government-Wide Financial Statements is provided to explain the differences.

The City reports the following major Governmental Funds:

General Fund - The General Fund is used to account for resources traditionally associated with government which are not required legally or by sound financial management to be accounted for in another fund.

Transportation Fund - This fund is used to account for the City's share of motor fuel tax revenues and special state grants that are legally restricted to construction and maintenance of local roads within the City limits.

Traffic Mitigation Improvement Fund - This fund was established to account for expenditures for the cost of traffic related projects.

Proprietary Fund Financial Statements

Proprietary Fund Financial Statements include a Statement of Net Position, a Statement of Revenues, Expenses and Changes in Fund Net Position, and a Statement of Cash Flows for each major Proprietary Fund.

A separate column representing internal service funds is also presented in these statements. However, internal service balances and activities have been combined with the governmental activities in the Government-Wide Financial Statements.

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

Proprietary funds are accounted for using the "economic resources" measurement focus and the accrual basis of accounting. Accordingly, all assets, deferred outflows of resources, liabilities, and deferred inflows of resources (whether current or noncurrent) are included on the Statement of Net Position. The Statement of Revenues, Expenses and Changes in Net Position presents increases (revenues) and decreases (expenses) in total Net Position. Under the accrual basis of accounting, revenues are recognized in the period in which they are earned while expenses are recognized in the period in which the liability is incurred. In these funds, receivables have been recorded as revenue and provisions have been made for uncollectible amounts.

Operating revenues in the proprietary funds are those revenues that are generated from the primary operations of the fund. All other revenues are reported as non-operating revenues. Operating expenses are those expenses that are essential to the primary operations of the fund. All other expenses are reported as non-operating expenses.

The City reports the following major Proprietary Funds:

Water Services Fund - This fund is used to account for the activities of the City's water pumping, treatment and distribution operations.

Wastewater Services Fund - This fund is used to account for the activities of the City's wastewater collection and treatment operations.

Modified Community Correctional Facility ("MCCF") Enterprise Fund - This fund is used to account for the activities of the City's small prison operations provided under contract with the State of California.

Rail Spur Services Fund – This fund is used to account for the activities of the City's Rail operations created with the construction of an initial rail spur within the City.

Internal Service Funds

Internal Service Funds are used to provide goods and services by one department or agency to other departments or agencies of the City on a cost reimbursement basis.

The City reports the following Internal Service Funds:

Building Maintenance Fund - This fund is used to account for the accumulation and allocation of costs associated with the maintenance of the City Hall building.

Liability Coverage Fund - This fund is used to account for the accumulation and allocation of costs associated with risk management.

Vehicle Maintenance Fund - This fund is used to account for the accumulation and allocation of costs associated with the maintenance of the City fleet of vehicles.

Information Technology Fund - This fund is used to account for the costs associated with automation maintenance of the City's various computers, servers and interdepartmental electronic communications.

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

Fiduciary Fund Financial Statements

Fiduciary Fund Financial Statements include a Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position. The City's Fiduciary Funds represent the Private Purpose Trust Fund and Custodial Fund.

The City reports the following activities:

Modified Community Correctional Funds Inmate Funds (Custodial Funds) - These funds account for monies received while operating the Modified Community Correctional Facility, but which are not property of the City.

RDA Successor Agency Private Purpose Trust Fund - This fund is used to account for non-housing activities of the Successor Agency to the Shafter Community Development Agency.

c. Cash, Cash Equivalents and Investments

The City pools its available cash for investment purposes. The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturity of three months or less from the date of acquisition. Cash and cash equivalents are combined with investments and displayed as Cash and Investments.

Certain disclosure requirements for Deposits and Investment Risks were made in the following areas:

- i. Interest Rate Risk
- ii. Credit Risk
 - Overall
 - Custodial Credit Risk
 - Concentrations of Credit Risk

Highly liquid market investments with maturities of one year or less at time of purchase are stated at amortized cost. All other investments are stated at fair value. Market value is used as fair value for those securities for which market quotations are readily available.

The City participates in an investment pool managed by the State of California titled Local Agency Investment Fund (LAIF), which has invested a portion of the pool funds in Structured Notes and Asset-backed Securities. LAIF's investments are subject to credit risk with the full faith and credit of the State of California collateralizing these investments. In addition, these Structured Notes and Asset-backed Securities are subject to market risk as to change in interest rates.

For purpose of the statement of cash flows, cash equivalents are defined as investments with original maturities of 90 days or less, which are readily convertible to known amounts of cash. The City considers all pooled cash and investments held by the City as cash and cash equivalents because the pool is used essentially as a demand deposit account from the standpoint of the funds. The City also considers all cash and investments with fiscal agent as cash and cash equivalents because investments meet the criteria for cash equivalents defined above.

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

d. Fair Value Measurement

U.S. GAAP establishes a framework for measuring fair value, and establishes disclosures about fair value measurement. Investments, unless otherwise specified, recorded at fair value in the Statements of Net Position, are categorized based upon the level of judgment associated with the inputs used to measure their fair value. Levels of inputs are as follows:

Level 1 – Inputs are unadjusted, quoted prices for identical assets or liabilities in active markets at the measurement date.

Level 2 – Inputs, other than quoted prices included in Level 1, which are observable for the assets or liabilities through corroboration with market data at the measurement date.

Level 3 – Unobservable inputs that reflect management's best estimate of what market participants would use in pricing the assets or liabilities at the measurement date.

e. Inventories

Inventories consist of material and supplies which are stated at cost using the first-in, first-out method. Inventories are recognized as expenditures when consumed rather than when purchased.

f. Prepaid Items

Certain payments to vendors applicable to future accounting periods are recorded as prepaid items. Prepaid items do not reflect current appropriable resources and, thus, an equivalent portion of fund balance is shown as nonspendable.

g. Interfund Transactions

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" or "advances to/from other funds" (i.e., the current portion of interfund loans). Any residual balances outstanding between the governmental activities and business-type activities are reported in the Governmental-Wide Financial Statements as "internal balances."

h. Capital Assets

Capital assets, which include land, buildings, improvements, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities in the Government-Wide Financial Statements. Capital assets are recorded at historical cost or estimated historical cost if actual cost is not available. Gifts or contributions of capital assets are recorded at acquisition value when received. City policy has set the capitalization threshold for reporting capital assets at \$5,000 and for reporting infrastructure assets at \$10,000.

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

Depreciation is recorded on a straight-line basis over the useful lives of the assets as follows:

Asset Type	Years
Buildings and improvements	10-40
Machinery and equipment	3-40
Infrastructure	15-60

The City defines infrastructure as the basic physical assets that allow the City to function. The assets include:

- Street system
- Site amenities such as parking and landscaped areas used by the City in the conduct of its business

Each major infrastructure system can be divided into subsystems. For example, the street system can be subdivided into pavement, curb and gutters, sidewalks, medians, streetlights, traffic control devices (signs, signals and pavement markings), landscaping and land. These subsystems were not delineated in the Basic Financial Statements. The appropriate operating department maintains information regarding the subsystems.

For all infrastructure systems, the City elected to use the Basic Approach for infrastructure reporting. Estimated historical costs were developed in one of three ways: (1) historical records; (2) standard unit costs appropriate for the construction/acquisition date; or (3) present cost indexed by a reciprocal factor of the price increase from the construction/acquisition date to the current date. The accumulated depreciation, defined as the total depreciation from the date of construction/acquisition to the current date on a straight line, unrecovered cost method was computed using industry accepted life expectancies for each infrastructure subsystem. The book value was then computed by deducting the accumulated depreciation from the estimated historical cost.

Interest accrued during capital assets construction, if any, is capitalized for the Business-type Activities and Proprietary Funds as part of the asset cost.

i. Interest Payable

In the Government-Wide Financial Statements, interest payable of long-term debt is recognized as the liability is incurred for Governmental Fund types and Proprietary Fund types.

In the Fund Financial Statements, Proprietary Fund types recognize the interest payable when the liability is incurred.

j. Unearned Revenues

In the Government-Wide Financial Statements, unearned revenues is recognized for transactions for which revenue has not yet been earned. Typical transactions recorded as unearned revenues in the Government-Wide Financial Statements are prepaid charges for services.

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

In the Fund Financial Statements, unearned revenue is recorded when transactions have not yet met the revenue recognition criteria based on the modified accrual basis of accounting. The City records unearned revenue for transactions for which revenues have not been earned, or for which funds are not available to meet current financial obligations. Typical transactions for which unearned revenue is recorded are grants received but not yet earned interest on interfund advances receivable, long-term assessments and loans receivable.

k. Compensated Absences

The City has compensated absences of regular vacation (for all departments) and sick leave (for selected departments based on contractual agreements) which are accounted for in accordance with U.S. GAAP. The City's liability for vested and unpaid compensated absences that exceed expendable available financial resources for governmental fund types is reported in the Government-Wide Financial Statements.

Compensated absences liabilities of governmental activities are generally liquidated by the General Fund, while the amounts recorded in the business-type activities are liquidated by the fund that originally incurred the expense.

l. Bond Premiums and Discounts

For governmental fund statements, bond premiums and discounts are recognized during the current period. Bond proceeds are reported as other financing sources of the applicable premium or discount.

For government-wide and proprietary fund statements, bond premiums and discounts are deferred and amortized over the life of the bonds using a straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

m. Long-Term Debt

Government-Wide Financial Statements

Long-term debt and other long-term obligations are reported as liabilities in the appropriate activities.

Fund Financial Statements

The Governmental Fund Financial Statements do not present long-term debt but are shown in the Reconciliation of the Governmental Funds Balance Sheet to the Government-Wide Statement of Net Position.

Proprietary Fund Financial Statements use the same principles as those used in the Government-Wide Financial Statements.

n. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the plans and additions to/deductions from the plans' fiduciary net position have been determined on the same basis as they are reported by

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

the plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

The following timeframes are used for pension reporting:

CalPERS	
Valuation date	June 30, 2019
Measurement date	June 30, 2020
Measurement period	July 1, 2019 to June 30, 2020

o. Other Postemployment Benefits (OPEB)

For purposes of measuring the Total OPEB liability, deferred outflows of resources and deferred inflows of resources related to pensions, and OPEB expense, information about the fiduciary net position of the plans and additions to/deductions from the plans' fiduciary net position have been determined on the same basis as they are reported by the plans (Note 10).

The following timeframes are used for OPEB reporting:

OPEB	
Valuation date	June 30, 2020
Measurement date	June 30, 2020
Measurement period	July 1, 2019 to June 30, 2020

p. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expenses/expenditure) until then. The City has several items that qualify for reporting in this category that are deferred items related to pensions and OPEB.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has several items that qualify for this category, a deferred gain on refunding results from the difference in the carrying value of the refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. There are also several items that qualify for reporting in this category related to pensions and OPEB.

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

q. Net Position

In the Government-Wide Financial Statements and the proprietary fund financial statements, Net Position are classified in the following categories:

Net Investment in Capital Assets - This component of net position consists of capital assets, net of accumulated depreciation, reduced by outstanding balances of debt and deferred gain on refinancing that are attributed to the acquisition, construction, or improvement of those assets.

Restricted - This component of net position consists of restricted assets reduced by liabilities and deferred outflows/inflows of resources related to those assets.

Unrestricted - This component of net position is the amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that are not included in the determination of net investment in capital assets or the restricted component of net position.

r. Fund Balances

In the Governmental Fund Financial Statements fund balances are classified in the following categories:

Nonspendable - Items that cannot be spent because they are not in spendable form, such as prepaid items and inventories, items that are legally or contractually required to be maintained intact, such as principal of an endowment or revolving loan funds.

Restricted - Restricted fund balances encompass the portion of net resources subject to externally enforceable legal restrictions. This includes externally restrictions by creditors, such as through debt covenants, grantors, contributors, laws or regulations of other governments, as well as restrictions imposed by law through constitutional provisions or enabling legislation.

Committed - Committed fund balances encompass the portion of net fund resources, the use of which is constrained by limitations that the government imposes upon itself (resolution or ordinance) at its highest level of decision making, normally the governing body and that remain binding unless removed in the same manner. The City Council is considered the highest authority for the City.

Assigned - Assigned fund balances encompass the portion of net fund resources reflecting the government's intended use of resources. Assignment of resources can be done by the highest level of decision making or by a committee or official designated for that purpose. The City Council has authorized the City Manager and the Director of Finance for that purpose. The City Council may also assign fund balance, however, unlike commitments, assignments generally only exist temporarily, and additional action does not normally have to be taken for the removal of an assignment.

Unassigned - These are either residual positive net resources of the General Fund in excess of what can properly be classified in one of the other categories, or negative balances in all other funds.

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

s. Spending Policy

Government-Wide Financial Statements and the Proprietary Fund Financial Statements

When an expense is incurred for purposes for which both restricted and unrestricted Net Position are available, the City's policy is to apply restricted Net Position first.

Governmental Fund Financial Statements

When expenditures are incurred for purposes for which all restricted, committed, assigned and unassigned fund balances are available, the City's policy is to apply in the following order, except for instances wherein an ordinance specifies the fund balance:

- Restricted
- Committed
- Assigned
- Unassigned

t. Property Taxes

In 1978, a State constitutional amendment (Article XIII A) provided that the ad valorem real property tax rate be limited to 1% of market value and be levied only by the county and shared with all other jurisdictions. The County of Kern collects the property taxes and distributes them to taxing jurisdictions on the basis of the taxing jurisdictions' assessed valuation, subject to adjustments for voter-approved debt. Property taxes are formally due on November 1 and February 1 and become delinquent as of December 10 and April 10, respectively. Taxes become a lien on the property effective March 1 of the preceding year.

u. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted of the United States of America requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets, deferred outflows of resources, liabilities, deferred inflows of resources and the disclosure of contingent assets and liabilities. In addition, estimates affect the reported amount of expenses. Actual results could differ from these estimates and assumptions.

v. New Governmental Accounting Standards Implemented

The requirements of the following accounting standards are effective for the purpose of implementation, if applicable to the City, for the year ended June 30, 2020. The financial statements included herein apply the requirements and provisions of these statements, including necessary retroactive adjustments to financial statement classifications and presentations.

GASB Statement No. 84

In January 2017, GASB issued Statement No. 84, Fiduciary Activities. This Statement establishes criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling the assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists.

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021**

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

Separate criteria are included to identify fiduciary component units and post-employment benefit arrangements that are fiduciary activities. Upon implementation, net position in the Modified Community Correctional Funds Inmate Custodial Fund and the Modified Community Correctional Funds Enterprise Fund was restated by \$270,742 and \$(3,179), respectively to reflect the change in accounting principal.

GASB Statement No. 90

In August 2018, GASB issued Statement No. 90, Majority Equity Interests— An Amendment of GASB Statements No. 14 and No. 61. This Statement improves the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and specifies that a majority equity interest in a legally separate organization should be reported as an investment if a government's holding of the equity interest meets the definition of an investment. Application of this statement did not have a material effect on the City's financial statements for the fiscal year ending June 30, 2021.

GASB Statement No. 98

This Statement establishes the term annual comprehensive financial report and its acronym ACFR. That new term and acronym replace instances of comprehensive annual financial report and its acronym in generally accepted accounting principles for state and local governments. Application of this statement did not have a material effect on the City's financial statements for the fiscal year ending June 30, 2021.

w. Upcoming Governmental Accounting Standards Implementation

The City is currently analyzing its accounting practices to determine the potential impact on the financial statements for the following GASB statements:

GASB Statement No. 87

In June 2017, GASB issued Statement No. 87, Leases. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. Application of this statement is effective for the City's fiscal year ending June 30, 2022.

GASB Statement No. 89

In June 2018, GASB issued Statement No. 89, Accounting for Interest Cost Incurred before the End of a Construction Period. This Statement establishes accounting requirements for interest cost incurred before the end of a construction period. Such interest cost includes all interest that previously was accounted for in accordance with the requirements of paragraphs 5–22 of Statement No. 62, Codification of

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021**

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements, which are superseded by this Statement. This Statement requires that interest cost incurred before the end of a construction period be recognized as an expense in the period in which the cost is incurred for financial statements prepared using the economic resources measurement focus. As a result, interest cost incurred before the end of a construction period will not be included in the historical cost of a capital asset reported in a business-type activity or enterprise fund. Application of this statement is effective for the City's fiscal year ending June 30, 2022.

GASB Statement No. 91

In May 2019, GASB issued Statement No. 91, Conduit Debt Obligations. The primary objectives of this Statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. This Statement achieves those objectives by clarifying the existing definition of a conduit debt obligation; establishing that a conduit debt obligation is not a liability of the issuer; establishing standards for accounting and financial reporting of additional commitments and voluntary commitments extended by issuers and arrangements associated with conduit debt obligations; and improving required note disclosures. Application of this statement is effective for the City's fiscal year ending June 30, 2023.

GASB Statement No. 92

In January 2020, GASB issued Statement No. 92, Omnibus 2020. The primary objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. Application of this statement is effective for the City's fiscal year ending June 30, 2022.

GASB Statement No. 93

In March 2020, GASB issued Statement No. 93, Replacement of Interbank Offered Rates. Some governments have entered into agreements in which variable payments made or received depend on an interbank offered rate (IBOR)—most notably, the London Interbank Offered Rate (LIBOR). As a result of global reference rate reform, LIBOR is expected to cease to exist in its current form at the end of 2021, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates, by either changing the reference rate or adding or changing fallback provisions related to the reference rate. The objective of this Statement is to address those and other accounting and financial reporting implications that result from the replacement of an IBOR. Application of this statement is effective for the City's fiscal year ending June 30, 2022.

GASB Statement No. 94

In March 2020, GASB issued Statement No. 94, Public-Private and Public-Public Partnerships and Availability Payment Arrangements. The primary objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). As used in this Statement, a PPP is an arrangement in which a government (the transferor) contracts with an operator

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021**

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

(a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. Application of this statement is effective for the City's fiscal year ending June 30, 2023.

GASB Statement No. 96

In May 2020, GASB issued Statement No. 96, Subscription-Based Information Technology Arrangements. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. Application of this statement is effective for the City's fiscal year ending June 30, 2023.

GASB Statement No. 97

In June 2020, GASB issued Statement No. 97, Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans – An Amendment of GASB Statements No. 14 and No. 84, and a Supersession of GASB Statement No. 32. The primary objectives of this Statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. Application of this statement is effective for the City's fiscal year ending June 30, 2022.

GASB Statement No. 99

In April 2022, GASB issued Statement No. 99, Omnibus 2022. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. Application of this statement is effective for the City's fiscal years ending June 30, 2023 and June 30, 2024.

GASB Statement No. 100

In June 2022, the GASB issued Statement No. 100, Accounting Changes and Error Corrections. The primary objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for

CITY OF SHAFTER

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 1: Reporting Entity and Summary of Significant Accounting Policies (Continued)

making decisions or assessing accountability. Application of this statement is effective for the City's fiscal year ending June 30, 2024.

GASB Statement No. 101

In June 2022, the GASB issued Statement No. 101, Compensated Absences. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. Application of this statement is effective for the City's fiscal year ending June 30, 2025.

Note 2: Cash and Investments

The following is a summary of pooled cash and investments, including cash and investments with fiscal agents at June 30, 2021.

	Government-Wide Statement of Net Position			Fiduciary Funds Statement of Net Position	
	Governmental Activities	Business-Type Activities	Total		Total
Cash and investments	\$ 87,000,680	\$ 4,033,051	\$91,033,731	\$ 1,269,819	\$ 92,303,550
Cash and investments with fiscal agent	-	-	-	555	555
Total cash and investments	<u>\$ 87,000,680</u>	<u>\$ 4,033,051</u>	<u>\$91,033,731</u>	<u>\$ 1,270,374</u>	<u>\$ 92,304,105</u>

Cash and investments consisted of the following at June 30, 2021:

Cash:	
Cash on hand	\$ 5,759
Deposits with financial institution	22,000,831
Total cash	<u>22,006,590</u>
Investments:	
Investments	70,296,960
Investments held by bond trustee	555
Total investments	<u>70,297,515</u>
Total cash and investments	<u>\$ 92,304,105</u>

a. Deposits

At June 30, 2021, the carrying amount of the City's deposits was \$22,000,831 and the bank balances were \$22,726,326. The total bank balance was covered by federal depository insurance or by collateral held by the City's agent in the City's name.

b. Risks Disclosures

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy provides that final maturities of securities cannot exceed five years. However, under the investment policy, reserve funds may be invested in securities exceeding five years if the maturity of such investments is made to coincide as nearly as practicable with the expected use of the funds. Specific maturities of investments depend

CITY OF SHAFTER

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 2: Cash and Investments (Continued)

on liquidity needs. At June 30, 2021, the City's pooled cash and investments had the following maturities:

Investment Type	Total	Investment Maturities			
		1 year or less	1-3 years	3-5 years	5+ years
Local Agency Investment Fund	\$ 9,742,587	\$ 9,742,587	\$ -	\$ -	\$ -
Money Market	21,012,553	21,012,553	-	-	-
Certificate of Deposit	3,468,547	246,000	2,724,547	498,000	-
Negotiable Certificates of Deposit	248,000	248,000	-	-	-
Non U.S. Government					
Agency Securities	1,257,531	-	-	1,257,531	-
Corporate Securities	27,533,486	7,091,717	17,006,259	3,435,510	-
Mortgage Backed Securities	101,801	-	33	-	101,768
Municipal Securities	6,932,455	5,070,820	1,229,229	632,406	-
Held by Bond Trustee					
Money Market Mutual Funds	555	555	-	-	-
Total Investments	<u>\$ 70,297,515</u>	<u>\$ 43,412,232</u>	<u>\$ 20,960,068</u>	<u>\$ 5,823,447</u>	<u>\$ 101,768</u>

Credit Risk

It is the City's policy that commercial paper have a rating of "A-1" or higher by a nationally recognized statistical rating organization (NRSRO) and with a maturity date not exceeding 270 days from the date of purchase. Medium-term notes, with a final maturity not exceeding four years from the date of purchase, must have a rating of AA or the equivalent by a NRSRO. Medium-term notes with a final maturity exceeding four years from the date of purchase shall be rated at least AA or the equivalent by a NRSRO at the time of purchase. According to the City's investment policy, the aggregate investment in medium-term notes will not exceed 30% of the City's total portfolio or 5% per issuance. Federal instrumentalities must have a rating of AA or the equivalent by a NRSRO at the time of purchase. The Local Agency Investment Fund (LAIF), administered by the State of California, has a separate investment policy, governed by Government Code Sections 16480-16481.2, that provides credit standards for its investments.

At June 30, 2021, the City's pooled cash and investments had the following credit risk:

Investment Type	Total	Minimum Legal Rating	Ratings at Year End	Ratings at Year End	Not Rated
			AA or AAA	A/A-1	
Local Agency Investment Fund	\$ 9,742,587	N/A	\$ -	\$ -	\$ 9,742,587
Money Market	21,012,553	N/A	-	-	21,012,553
Certificate of Deposit	3,468,547	A-1	-	3,468,547	-
Negotiable Certificates of Deposit	248,000	AA+	248,000	-	-
Non U.S. Government					
Agency Securities	1,257,531	A	-	-	1,257,531
Corporate Securities	27,533,486	AA	27,533,486	-	-
Mortgage Backed Securities	101,801	N/A	-	-	101,801
Municipal Securities	6,932,455	N/A	-	-	6,932,455
Held by Bond Trustee					
Money Market Mutual Funds	555	AA	555	-	-
Total Investments	<u>\$70,297,515</u>		<u>\$27,782,041</u>	<u>\$ 3,468,547</u>	<u>\$39,046,927</u>

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 2: Cash and Investments (Continued)

Custodial Credit Risk

All pooled certificates of deposit and bank balances are entirely insured or collateralized. The California Government Code requires California banks and savings and loan associations to secure an agency's deposits by pledging government securities as collateral. The market value of the pledged securities must equal at least 110% of an agency's deposits. California law also allows financial institutions to secure local agency deposits by pledging first trust deed mortgage notes having a value of 150% of a local agency's deposits. The City may waive collateral requirements for deposits which are fully insured up to \$250,000 by the Federal Deposit Insurance Corporation (FDIC).

For an investment, custodial credit risk is the risk that, in the event of the failure of the counter party, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. All securities, with the exception of the Certificates of Deposits, money market funds and LAIF, are held by a third-party custodian (Union Bank of California Trust Division). Union Bank is a registered member of the Federal Reserve Bank.

The securities held by Union Bank are in street name, and an account number assigned to the City identifies ownership. The City makes all investment purchases, other than LAIF, money market, and Certificates of Deposits, on a Delivery versus Payment (DVP) basis as an additional protection against custodial credit risk.

Concentration of Credit Risk

With the exception of LAIF, the City's investment policy contains limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. With the exception of LAIF, the City has not invested more than 5% of its total investment value with any one issuer.

c. External Investment Pool

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code under the oversight of the Treasurer of the State of California. The fair value of the City's investment in this pool is reported in the accompanying financial statements at amounts based on the City's pro rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. LAIF is not registered with the Securities and Exchange Commission and is not rated. Deposits and withdrawals in LAIF are made on the basis of \$1 and not fair value. Accordingly, the City's investment in this pool is measured on uncategorized inputs not defined as Level 1, 2, or 3.

CITY OF SHAFTER

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021**

Note 3: Fair Value Measurements

GASB Statement No. 72, Fair Value Measurement and Application establishes general principles for measuring fair value and standards of accounting and financial reporting for assets and liabilities measured at fair value. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. With the exception of LAIF which is uncategorized, all of the City's investments are valued using Level 1 inputs.

Fair value of assets measured on a recurring basis at June 30, 2021, are as follows:

	June 30, 2021	Level 1	Level 2	Level 3
Investments measured by fair value level:				
Non U.S. Government Agency Securities	\$ 1,257,531	\$ -	\$ 1,257,531	\$ -
Corporate Securities	27,533,486	-	27,533,486	-
Mortgage Backed Securities	101,801	-	101,801	-
Municipal Securities	6,932,455	-	6,932,455	-
Total Investments by fair value level	36,073,273	\$ -	\$ 36,073,273	\$ -
Investments not subject to the fair value hierarchy:				
Local agency investment funds - State of CA	9,742,587			
Money market mutual funds	21,013,108			
Certificate of deposit	3,468,547			
Total investments not subject to the fair value hierarchy	34,224,242			
Total investments	<u>\$ 70,297,515</u>			

Note 4: Interfund Balances and Transactions

Due to/Due from Other Funds

As of June 30, 2021, interfund receivables and payables were as follows:

Receivable Fund	Payable Fund	Amount	Purpose
General Fund	Federal Grants Fund	\$ 86,817	Overdrawn Cash
General Fund	Road Maintenance and Rehabilitation Act	29,722	Overdrawn Cash
General Fund	Housing and Community Development	8,951	Overdrawn Cash
General Fund	MCCF Fund	2,067,878	Overdrawn Cash
General Fund	Rail Spur Services Fund	1,380,350	Overdrawn Cash
General Fund	Transit Services Fund	332,841	Overdrawn Cash
General Fund	Fiber Optic & Communication Tower Fund	695,914	Overdrawn Cash
	Total	<u>\$ 4,602,473</u>	

Current interfund balances arise in the normal course of operations to cover cash shortages and are expected to be repaid shortly after the end of the fiscal year.

CITY OF SHAFTER

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 4: Interfund Balances and Transactions (Continued)

Transfers In/Out

Interfund transfers for the year ended June 30, 2021 were as follows:

Transfers In	Transfers Out	Amount	Purpose
General Fund	SLESF Grants	\$ 156,727	Administrative Costs
General Fund	Housing and Community Development	42,519	Administrative Costs
	Subtotal	199,246	
Transit Services	Housing and Community Development	21,604	Capital Projects
	Subtotal	21,604	
	Total	\$ 220,850	

Note 5: Capital Assets

a. Governmental Activities

Summary of changes in capital assets for governmental activities for the year ended June 30, 2021 are as follows:

	Balance July 1, 2020	Adjustment	Additions	Deletions	Transfers	Balance June 30, 2021
Capital assets, not being depreciated						
Land	\$ 8,845,518	\$ -	\$ 1,454,747	\$ (1,066,446)	\$ -	\$ 9,233,819
Construction in Progress	24,425	(11,625)	815,169	-	(147,200)	680,769
Total capital assets, not being depreciated	8,869,943	(11,625)	2,269,916	(1,066,446)	(147,200)	9,914,588
Capital assets, being depreciated						
Buildings and Improvements	10,533,456	-	-	-	-	10,533,456
Improvements, other than buildings	4,630,399	580,687	578,006	-	-	5,789,092
Machinery and Equipment	2,515,966	-	46,291	-	-	2,562,257
Automotive equipment	2,409,242	-	288,927	-	-	2,698,169
Infrastructure	65,200,717	-	1,215,079	-	147,200	66,562,996
Total capital assets, being depreciated	85,289,780	580,687	2,128,303	-	147,200	88,145,970
Accumulated Depreciation:						
Buildings and Improvements	(4,569,462)	(328)	(358,273)	-	-	(4,928,063)
Improvements, other than buildings	(1,039,208)	(1,641)	(285,805)	-	-	(1,326,654)
Machinery and Equipment	(1,678,956)	-	(170,332)	-	-	(1,849,288)
Automotive equipment	(1,884,894)	-	(254,305)	-	-	(2,139,199)
Infrastructure	(41,802,983)	(2,028)	(1,536,777)	-	-	(43,341,788)
Total accumulated depreciation	(50,975,503)	(3,997)	(2,605,492)	-	-	(53,584,992)
Total capital assets, being depreciated, net	34,314,277	576,690	(477,189)	-	147,200	34,560,978
Total capital assets, net	\$ 43,184,220	\$ 565,065	\$ 1,792,727	\$ (1,066,446)	\$ -	\$ 44,475,566

CITY OF SHAFTER

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 5: Capital Assets (Continued)

Depreciation expense was charged to functions/programs as follows:

General government	\$ 85,649
Public safety	347,117
Public Works	1,770,093
Culture and recreation	323,640
Internal service funds	78,993
Total depreciation expenses	\$ 2,605,492

b. Business-Type Activities

Summary of changes in capital assets for business-type activities for the year ended June 30, 2021 are as follows:

	Balance July 1, 2020	Additions	Deletions	Transfers	Balance June 30,
Capital assets, not being depreciated					
Land	\$ 799,167	\$ 290,000	\$ -	\$ -	\$ 1,089,167
Construction in Progress	3,224,757	741,925	-	(3,362,736)	603,946
Total capital assets, not being depreciated	4,023,924	1,031,925	-	(3,362,736)	1,693,113
Capital assets, being depreciated					
Buildings and Improvements	27,592,578	-	-	-	27,592,578
Improvements, other than buildings	2,789,751	-	-	-	2,789,751
Machinery and Equipment	6,664,361	104,136	-	-	6,768,497
Automotive equipment	2,192,873	402,097	-	-	2,594,970
Infrastructure	54,578,685	1,264,063	-	3,362,736	59,205,484
Total capital assets, being depreciated	93,818,248	1,770,296	-	3,362,736	98,951,280
Accumulated Depreciation:					
Buildings and Improvements	(17,913,100)	(625,353)	-	-	(18,538,453)
Improvements, other than buildings	(509,906)	(95,645)	-	-	(605,551)
Machinery and Equipment	(2,906,528)	(390,907)	-	-	(3,297,435)
Automotive equipment	(1,690,620)	(230,496)	-	-	(1,921,116)
Infrastructure	(22,281,863)	(1,652,904)	-	-	(23,934,767)
Total accumulated depreciation	(45,302,017)	(2,995,305)	-	-	(48,297,322)
Total capital assets, being depreciated, net	48,516,231	(1,225,009)	-	3,362,736	50,653,958
Total capital assets, net	\$52,540,155	\$ (193,084)	\$ -	\$ -	\$52,347,071

Depreciation expenses for business-type activities for the year ended June 30, 2021 are as follows:

Water Services	\$ 936,283
Wastewater Services	906,880
MCCF	527,272
Rail Spur Services	298,367
Refuse Collection Services	71,313
Transit Services	102,139
Fiber Optic & Communication Tower	153,051
Total depreciation expenses	\$ 2,995,305

CITY OF SHAFTER

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021**Note 6: Long-Term Debt**

The City's long-term debt payable for the business-type activities, and fiduciary funds at June 30, 2021 are as follows:

	Final Maturity	Remaining Interest Rate	Remaining Annual Principal Installments	Original Issue Amounts	Outstanding at June 30, 2021
Business-Type Activities					
Direct Borrowing					
Santa Fe Ranch - Capacity	2024	4.00%	\$16,245 - \$34,354	\$ 966,222	\$ 196,306
Public Borrowings:					
2013 Refunding Revenue Bonds	2023	2.00%-4.00%	\$55,741 - \$72,761	690,161	142,968
Total Business-Type Activities				<u>\$ 1,656,383</u>	<u>\$ 339,274</u>
Fiduciary Funds					
Public Borrowings:					
2016 Refunding Tax Allocation					
Bonds, Series A	2037	4.75%	\$470,000 - \$845,00	\$12,530,000	\$10,550,000
Total Fiduciary Funds				<u>\$12,530,000</u>	<u>\$10,550,000</u>

a. Governmental Activities

There is currently no governmental activities long-term debt at June 30, 2021.

b. Business-Type Activities

Summary of changes in business-type activities long-term debt for the year ended June 30, 2021 are as follows:

	Balance July 1, 2020	Additions	Deletions	Balance June 30, 2021	Due Within One Year
Wastewater Service Fund:					
Direct Borrowings:					
Loans Payable					
Santa Fe Ranch - Capacity	\$ 256,727	\$ -	\$ (60,423)	\$ 196,304	\$ 62,864
Total Loans Payable					
Public Borrowings:					
Bonds Payable:					
2013 Refunding Revenue Bonds	210,624	-	(67,654)	142,970	70,208
Total	<u>\$ 467,351</u>	<u>\$ -</u>	<u>\$ (128,077)</u>	<u>\$ 339,274</u>	<u>\$ 133,072</u>

Santa Fe Reach - Capacity - Loan Agreement - Wastewater Enterprise - Original Amount \$966,222

A loan agreement was entered into in July, 2003, with North of the River Sanitary District (District) to purchase pipeline capacity in their regional wastewater collection pipeline. The City purchased this capacity from the District for the Santa Fe Reach project. The terms of the agreement are based on semi-annual payments at a rate of 4.0% per annum for a twenty (20) year term. The principal amount outstanding as of June 30, 2021 was \$196,304.

CITY OF SHAFTER

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021**Note 6: Long-Term Debt (Continued)**

The annual debt service requirements on the loan agreement outstanding at June 30, 2021, were as follows:

Year Ending June 30,	Principal	Interest	Total
2022	\$ 62,864	\$ 7,232	\$ 70,096
2023	65,404	4,692	70,096
2024	68,036	2,053	70,089
Total	<u>\$ 196,304</u>	<u>\$ 13,977</u>	<u>\$ 210,281</u>

2013 Refunding Revenue Bonds - Original Issue \$690,161

In February 2013, the \$8,110,000 principal amount of the 2013 Refunding Revenue Bonds was issued to refund the 2003 Refunded Revenue Bonds issue which is owned by North of the River Sanitary District (District), County of Kern (County), and the City. A joint exercise of powers agreement was entered into on February 6, 1990, with the District and County for the issuance of the bonds and the operation of the sewage system. The bonds mature annually through May 1, 2023. The interest on the bonds is payable semi-annually on May 1 and November 1. The interest rate on the bonds ranges from 2.0% to 4.4%. The City is obligated contractually to remit to the District its 8.51% share of all principal and interest payments over the 11 year life of the bonds. Therefore, the City's portion of the original principal amount of the bonds is \$629,315. Under the Indenture, the principal due on the Bonds is subject to acceleration upon the occurrence of an event of default. The Trustee shall apply amounts on deposit in the funds and accounts in accordance with the Indenture. The principal amount outstanding as of June 30, 2021 was \$142,970.

The annual debt service requirements on the revenue bonds outstanding at June 30, 2021, were as follows:

Year Ending June 30,	Principal	Interest	Total
2022	\$ 70,208	\$ 5,719	\$ 75,927
2023	72,762	2,910	75,672
Total	<u>\$ 142,970</u>	<u>\$ 8,629</u>	<u>\$ 151,599</u>

c. Fiduciary Funds

Summary of changes in fiduciary funds long-term debt for the year ended June 30, 2021 are as follows:

	Balance July 1, 2020	Additions	Deletions	Balance June 30, 2021	Amount Due Within One Year	Amount Due In More Than One Year
2016 Refunding Tax Allocation Bonds, Series A	\$ 11,040,000	\$ -	\$ 490,000	\$ 10,550,000	\$ 500,000	\$ 10,050,000
Less Deferred Amounts						
Bond discounts	(186,461)	-	(11,301)	(175,160)	-	(175,160)
Total	<u>\$ 10,853,539</u>	<u>\$ -</u>	<u>\$ 478,699</u>	<u>\$ 10,374,840</u>	<u>\$ 500,000</u>	<u>\$ 9,874,840</u>

CITY OF SHAFTER

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021**Note 6: Long-Term Debt (Continued)**2016 Refunding Tax Allocation Bonds, Series A – Original Issue \$12,530,000

On December 28, 2016, the Agency issued Successor Agency to the Shafter Community Development Agency Taxable Tax Allocation Refunding Bonds, 2016 Series A in the amount of \$12,530,000, maturing through 2036 in annual principal payments ranging in amounts from \$470,000 to \$880,000. Interest is payable semi-annually ranging from 1.375% to 4.375%. The proceeds of the bonds were used to decrease the 2006 Tax Allocation Bonds Series A Project Area No. 1 original issue \$9,150,000 and 2006 Tax Allocation Bonds Series A Project Area No. 2 original issue \$6,685,000. The bonds are secured by pledged tax revenues on the taxable property within the former Shafter Community Development Project Area. Bonds outstanding at June 30, 2021 were \$10,550,000.

In the event of default, bond owners will be limited to enforcing the obligation of the Agency to repay the Bonds on an annual basis to the extent of the Pledged Tax Revenues. No real or personal property in the Project Areas is pledged to secure the Bonds, and it is not anticipated that the Agency will have available moneys sufficient to redeem all of the Bonds upon the occurrence of an Event of Default.

The annual debt service requirements on the loan outstanding at June 30, 2021, were as follows:

Year Ending June 30,	Principal	Interest	Total
2022	\$ 500,000	\$ 409,725	\$ 909,725
2023	515,000	395,437	910,437
2024	525,000	379,509	904,509
2025	545,000	362,450	907,450
2026	565,000	344,060	909,060
2027-2031	3,140,000	1,368,944	4,508,944
2032-2036	3,880,000	627,051	4,507,051
2037	880,000	19,250	899,250
Total	<u>\$ 10,550,000</u>	<u>\$ 3,906,426</u>	<u>\$ 14,456,426</u>

Note 7: Compensated Absences

Summary of changes in compensated absences for the year ended June 30, 2021 is as follows:

	Balance July 1, 2021	Restatements	Additions	Deletions	Balance June 30, 2021	Due Within One Year
Governmental Activities	\$ 671,592	\$ 217,152	\$ 557,498	\$ 521,268	\$ 924,974	\$ 786,228
Business-Type Activities	592,736	(217,152)	306,949	375,979	306,554	260,570
Total	<u>\$ 1,264,328</u>	<u>\$ -</u>	<u>\$ 864,447</u>	<u>\$ 897,247</u>	<u>\$ 1,231,528</u>	<u>\$ 1,046,798</u>

CITY OF SHAFTER

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 8: Non-City Obligation

The following bond issues are not reported in the City's financial statements, because they are special obligations payable solely from and secured by specific revenue sources described in the resolutions and official statements of the respective issues. Neither the faith and credit nor the taxing power of the City, the County, the State of California, or any political subdivision thereof, is pledged for payment of these bonds.

	Original Amount	Outstanding Balance June 30, 2021
Assessment Bonds	\$ 155,143	\$ 86,900
Variable Rate Demand Industrial Development 1999 Revenue Bonds	3,500,000	1,305,000
Total	<u>\$ 3,655,143</u>	<u>\$ 1,391,900</u>

Assessment Bonds - Original Issue \$155,143

On December 21, 1994, the City issued a Limited Obligation Improvement Bond, Assessment District No. 92-1, for the North Park/North Shafter Water Project. The principal amount of \$155,143 and matures in increments through 2034 in semi-annual principal payments ranging in amounts from \$1,253 to \$8,100. Interest is payable semi-annually at 4.5% per annum. The principal amount of bonds outstanding at June 30, 2021, was \$86,900.

Variable Rate Demand Industrial Development 1999 Revenue Bonds - Original Issue \$3,500,000

On June 2, 1999, the Shafter Industrial Development Authority issued the Variable Rate Demand Industrial Development Revenue Bonds, Series 1999 in the amount of \$3,500,000. The principal amount matures in increments through 2029 in annual principal payments ranging in amount from \$65,000 to \$195,000. The bonds bear a variable interest rate. The outstanding amount of the bonds at June 30, 2021 was \$1,305,000.

Note 9: Pension Plans

a. General Information about the Pension Plans

Plan Descriptions

All qualified permanent and probationary employees are eligible to participate in either the City's Miscellaneous Employee Pension Plan (Miscellaneous Plan) or Safety Employee Pension Plan (Safety Plan), both of which are cost-sharing multiple employer defined benefit pension plans administered by the California Public Employees' Retirement System (CalPERS). Benefit provisions under the Plans are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members of the Miscellaneous Plan and Safety Plan with five years

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021
Note 9: Pension Plans (Continued)

of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit or the Optional Settlement 2W Death Benefit. The cost-of-living adjustments for the plan are applied as specified by the Public Employees' Retirement Law.

Benefits Provided

The Plans' provisions and benefits in effect at June 30, 2020, measurement date, are

	Miscellaneous	
	Prior to January 1, 2013	On or after January 1, 2013
Hire date		
Benefit formula	2.0% @ 55	2% @ 62
Benefit vesting schedule	5 years service	5 years service
Benefit payments	Monthly for life	Monthly for life
Retirement age	50 - 55	52 - 67
Monthly benefits, as a % of eligible compensation	2.00%	2.00%
Required employee contribution rates	7.000%	6.985%
Required employer contribution rates	11.031%	6.985%
Final annual compensation	1 year	1 year

	Safety	
	Prior to January 1, 2013	On or after January 1, 2013
Hire date		
Benefit formula	2.5% @ 55	2% @ 62
Benefit vesting schedule	5 years service	5 years service
Benefit payments	Monthly for life	Monthly for life
Retirement age	50	50 - 63
Monthly benefits, as a % of eligible compensation	20% to 2.5%	1.092% to
Required employee contribution rates	7.000%	13.034%
Required employer contribution rates	21.746%	13.034%
Final annual compensation	1 year	1 year

Contributions

Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plan are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

CITY OF SHAFTER

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021
Note 9: Pension Plans (Continued)

For the year ended June 30, 2021, the contributions recognized as part of pension expense for each Plan were as follows:

	Miscellaneous	Safety	Total
Contributions - employer	<u>\$ 637,064</u>	<u>\$ 413,337</u>	<u>\$ 1,050,401</u>

b. Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2021, the City reported net pension liabilities for its proportionate shares of the Net Pension Liability/(Asset)(asset) of the Plans as follows:

	Miscellaneous	Safety	Total
Proportionate share of net pension liability/(asset)	<u>\$ (550,450)</u>	<u>\$ 18,262</u>	<u>\$ (532,188)</u>

The City's net pension liability/(asset) for each Plan is measured as the proportionate share of the net pension liability/(asset). The net pension liability/(asset) of each of the Plans is measured as of June 30, 2020, and the total pension liability/(asset) for each Plan used to calculate the net pension liability/(asset) was determined by an actuarial valuation as of June 30, 2019 rolled forward to June 30, 2020 using standard update procedures. The City's proportion of the net pension liability/(asset) was based on a projection of the City's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. The City's proportionate share of the net pension liability/(asset) for each Plan as of June 30, 2019 and 2020 was as follows:

	Miscellaneous	Safety	Total
Proportion - June 30, 2019	<u>-0.03600%</u>	<u>-0.00670%</u>	<u>-0.04270%</u>
Proportion - June 30, 2020	<u>-0.00506%</u>	<u>-0.00037%</u>	<u>-0.00543%</u>
Change - Increase(Decrease)	<u>0.03094%</u>	<u>0.00633%</u>	<u>0.03727%</u>

For the year ended June 30, 2021, the City recognized pension expense of \$3,352,558. At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

CITY OF SHAFTER

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 9: Pension Plans (Continued)

Miscellaneous Plan		
	Deferred Outflows of Resources	Deferred Inflows of Resources
Contribution made after the measurement date	\$ 637,064	\$ -
Difference between expected and actual experiences	-	(28,366)
Change of assumption	3,926	-
Net difference between projected and actual earnings on pension plan investments	-	(16,352)
Adjustment due to differences in proportions	970,787	(381,235)
Differences between contributions and proportionate share	755,112	(1,294,803)
Total	<u>\$ 2,366,889</u>	<u>\$ (1,720,756)</u>
Safety Plan		
	Deferred Outflows of Resources	Deferred Inflows of Resources
Contribution made after the measurement date	\$ 413,337	\$ -
Difference between expected and actual experiences	1,416	-
Change of assumption	-	(61)
Net difference between projected and actual earnings on pension plan investments	397	-
Adjustment due to differences in proportions	369,041	(142,612)
Differences between contributions and proportionate share	293,937	(582,010)
Total	<u>\$ 1,078,128</u>	<u>\$ (724,683)</u>
Aggregate Total		
	Deferred Outflows of Resources	Deferred Inflows of Resources
Contribution made after the measurement date	\$ 1,050,401	\$ -
Difference between expected and actual experiences	1,416	(28,366)
Change of assumption	3,926	(61)
Net difference between projected and actual earnings on pension plan investments	397	(16,352)
Adjustments due to differences in proportions	1,339,828	(523,847)
Differences between contributions and proportionate share	1,049,049	(1,876,813)
Total	<u>\$ 3,445,017</u>	<u>\$ (2,445,439)</u>

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021
Note 9: Pension Plans (Continued)

For the Miscellaneous Plan and Safety Plan, \$637,064 and \$413,337, respectively, was reported as deferred outflows of resources related to pensions resulting from City's contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability/(asset) in the year ended June 30, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Period ended June 30,	Deferred Outflows/(Inflows) of Resources	
	Miscellaneous Plan	Safety Plan
2022	\$ 233,081	\$ 63,822
2023	(138,808)	(80,615)
2024	(77,367)	(43,297)
2025	(7,837)	198

Actuarial Assumptions

The total pension liabilities in the June 30, 2019 actuarial valuations were determined using the following actuarial assumptions:

Actuarial Cost Method	Entry Age Normal in accordance with the requirements of GASB Statement No. 68.
Actuarial Assumptions	
Discount Rate	7.15%
Inflation	2.50%
Salary Increases	Varies by Entry Age and Service
Investment Rate of	7.15%
Mortality Rate Table	Derived using CalPERS' Membership Data for all Funds. The mortality table used was developed based on CalPERS' specific data. The table includes 15 years of mortality improvements using Society of Actuaries Scale BB.
Post Retirement Benefit Increase	Contract COLA up to 2.50% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.75% thereafter.

The underlying mortality assumptions and all other actuarial assumptions used in the June 30, 2017 valuation were based on the results of a December 2017 actuarial experience study for the period 1997 to 2015. Further details of the Experience Study can be found on the CalPERS website.

Discount Rate

In determining the long-term expected rate of return, CalPERS took into account, both short-term and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds' asset classes, expected compound

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 9: Pension Plans (Continued)

(geometric) returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These geometric rates of return are net of administrative expenses.

Asset Class	New Strategic Allocation	Real Return Years 1 - 10 ¹	Real Return Years 11+ ²
Global Equity	50.00%	4.80%	5.98%
Global Fixed Income	28.00%	1.00%	2.62%
Inflation Sensitive Assets	0.00%	0.77%	1.81%
Private Equity	8.00%	6.30%	7.23%
Real Assets	13.00%	3.75%	4.93%
Liquidity	1.00%	0.00%	-0.92%

¹ An expected inflation of 2.00% was used for this period.

² An expected inflation of 2.92% was used for this period.

The discount rate used to measure the total pension liability was 7.15% for the plan. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing, none of the tested plans run out of assets. Therefore, the current 7.15% discount rate is adequate and the use of the municipal bond rate calculation is not necessary. The long term expected discount rate of 7.15% is applied to all plans in the Public Employees Retirement Fund (PERF). The stress test results are presented in a detailed report called "GASB Crossover Testing Report" that can be obtained from the CalPERS website under the GASB 68 Section.

Sensitivity of the Proportionate Share of the Net Pension Liability/(Asset) to Changes in the Discount Rate

The following presents the City's proportionate share of the net position liability for the Plan, calculated using the discount rate for each Plan, as well as what the City's proportionate share of the Net Pension Liability/(Asset) would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	Discount Rate - 1%	Current Discount 7.15%	Discount Rate +1%
Miscellaneous	\$ 5,291,462	\$ (550,450)	\$ (5,377,438)
Safety	2,410,162	18,262	(1,944,518)
Total	\$ 7,701,624	\$ (532,188)	\$ (7,321,956)

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 9: Pension Plans (Continued)Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

c. Payable to the Pension Plan

At June 30, 2020, the City had no outstanding amounts owed to the pension plan for contributions for the year ended June 30, 2021.

Note 10: Other Post-Employment Health Benefits**a. General Information about OPEB**Plan Description

The City provides postemployment health benefits through a single-employer defined benefit plan administered by the City. Employees of the Miscellaneous bargaining group and other non-represented employees, who retire from the City with ten years or more of contiguous City service, are eligible for a Post-Retirement Health Benefit for themselves and spouse or child or children. This benefit is finite in nature and provides for the cost of benefits for one year only. This cost is computed at the rate of the current health care premiums and the current dental premiums, in place at the time of retirement.

Eligibility

Employees of the City are eligible for retiree health benefits if they retire within 120 days of their separation date. Membership in the plan consisted of the following at June 30, 2020, the date of the latest actuarial valuation:

Active plan members	102
Retirees	1
Total	<u>103</u>

Contributions

The obligation of the City to contribute to the plan is established and may be amended by the Board of Directors. The Board of Directors has established a policy of funding the actuarially determined contribution (ADC) on a pay as you go basis. For the fiscal year ended June 30, 2021, the City's average contribution rate was 0.33% of covered - employee payroll. Employees are not required to contribute to the plan.

b. Total OPEB Liability, OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEBTotal OPEB Liability

The City's total OPEB liability was measured as of June 30, 2020. The total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of June 30, 2020. The total OPEB liability at June 30, 2021 was \$1,223,308.

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 10: Other Post-Employment Health Benefits (Continued)Actuarial Assumptions

The total OPEB liability in the June 30, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Discount Rate	3.50%
Inflation	2.50%
Aggregate payroll increases	2.50%
Expected long-term investment rate of return	n/a
Mortality, Termination, and Disability	CalPERS 1997-2015 Experience Study
Mortality Improvement Scale	Post-retirement mortality projected fully generational with Scale MP-2018
Healthcare Trend Rate - Non-Medicare	An annual healthcare cost trend rate of 6.75% initially reduced by decrements to an ultimate of 3.75% therefore.
Healthcare Trend Rate - Medicare	An annual healthcare cost trend rate of 5.85% initially reduced by decrements to an ultimate of 3.75% therefore.

The actuarial assumptions used in the June 30, 2020 valuation were based on the results of an actuarial experience study for the period July 1, 2019 through June 30, 2020.

Discount Rate

The discount rate used to measure the total OPEB liability was 3.50 percent. This discount rate is the mid-point, rounded to five basis points, of the range of 3-20 year municipal bond rate indices; S&P Municipal bond 20 Year High Grade Rate Index, Bond Buyer 20-Bond GO Index, and Fidelity GO AA 20 Year Bond Index.

Change in the Total OPEB Liability

	Total OPEB Liability
Balance at June 30, 2020 (6/30/2020 Measurement Date)	\$ 1,093,586
Changes Recognized for the Measurement Period:	
Service Cost	128,354
Interest on the total OPEB liability	42,434
Differences between expected and actual experience	(119,666)
Changes of assumptions	97,708
Benefit payments	(19,108)
Net Changes during July 1, 2019 to June 30, 2020	129,722
Balance at June 30, 2021 (6/30/20 Measurement Date)	<u>\$ 1,223,308</u>

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 10: Other Post-Employment Health Benefits (Continued)

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.50 percent) or 1-percentage-point higher (4.50 percent) than the current discount rate:

Plan's Total OPEB Liability/(Asset)		
Discount Rate -1%	Current Discount	Discount Rate +1%
1.21%	2.21%	3.21%
\$ 1,314,702	\$ 1,223,308	\$ 1,137,208

Sensitivity of the Total OPEB Liability to Changes in the Health Care Cost Trend Rates

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point lower (5.5 percent decreasing to 3.0 percent) or 1-percentage-point higher (7.5 percent decreasing to 5.0 percent) than the current healthcare cost trend rates:

Plan's Total OPEB Liability/(Asset)		
Healthcare Cost Trend Rate -1%	Healthcare Cost Trend Rate	Healthcare Cost Trend Rate +1%
\$ 1,082,276	\$ 1,223,308	\$ 1,390,621

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2021, the City recognized OPEB expense of \$193,403. At June 30, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions	\$ 215,084	\$ 19,560
Differences between expected and actual experience	127,113	109,937
Employer contributions made subsequent to the measurement date	168,970	-
	<u>\$ 511,167</u>	<u>\$ 129,497</u>

The difference between projected OPEB plan investment earnings and actual earnings is amortized over a five year period. The remaining gains and losses are amortized over the expected average remaining service life. The expected average remaining service life is 12.0 years, which was determined as of July 1, 2020, the beginning of the measurement period, for employees covered by the OPEB plan benefit terms as of the valuation date.

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 10: Other Post-Employment Health Benefits (Continued)

Amount reported as deferred outflows of resources related to OPEB will be recognized as future OPEB expense as follows:

Measurement Period Ended June 30,	Deferred Outflows/(Inflows) of Resources
2022	\$ 22,616
2023	22,616
2024	22,616
2025	22,616
2026	22,616
Thereafter	99,620
	<u>\$ 212,700</u>

Note 11: Risk Management and Self-Insurance

The City participates with other public entities in a joint venture under a joint powers agreement which establishes the Central San Joaquin Valley Risk Management Authority (CSJVRMA). The relationship between the City and CSJVRMA is such that CSJVRMA is not a component unit of the City for financial reporting purposes. All funds of the City, including the enterprise funds, are included in the above risk management and self-insurance program.

The City is covered for the first \$1,000,000 of each general liability claim and \$250,000 of each workers' compensation claim through the CSJVRMA. The City has the right to receive dividends or the obligation to pay assessments based on an estimated claims liabilities formula which, among other expenses, includes reported and incurred but not reported (IBNR) claims, and charges the City's account for liability losses under \$25,000 and workers' compensation losses under \$50,000.

The CSJVRMA participates in an excess pool which provides general liability coverage from \$1,000,000 to \$10,000,000 and workers' compensation coverage from \$250,000 to the statutory limit. The City has had no settlements which exceeded insurance coverage in the last ten fiscal years, and no changes in insurance coverage from the prior year. The City's deductible amount is included with the premiums.

The CSJVRMA is a consortium of fifty-five (55) cities in San Joaquin Valley, California. It was established under the provisions of California Government Code Section 6500 et seq. The CSJVRMA is governed by a Board of Directors, which meets 3 to 4 times per year, consisting of one member appointed by each member city. The day-to-day business is handled by a management group employed by CSJVRMA. At the termination of the joint powers agreement and after all claims has been settled, any excess or deficit will be divided among the cities in accordance with its governing documents. Financial statements for CSJVRMA can be obtained at 1831 K Street, Sacramento, California 95814.

CITY OF SHAFTER

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021**

Note 11: Risk Management and Self-Insurance (Continued)

The audited financial position and results of operations for the CSJVRMA as of and for the year ended June 30, 2021, are presented below:

Total Assets	\$ 150,621,596
Total Liabilities	\$ 129,774,819
Net Position	\$ 150,621,596
Operating Revenues	\$ 55,391,674
Operating Expenses	\$ 54,084,619
Nonoperating Revenues (Expenses)	\$ (224,620)
Change in Net Position	\$ 1,082,435

Note 12: Other Required Disclosures

a. Deficit Net Position/Fund Balances

At June 30, 2021, the following funds had deficit net position or deficit unrestricted net position, which will be eliminated through the reduction in future expenses and/or the use of new funding sources:

Fund Type	Funds	Deficit
Governmental Funds	Housing and Community Development	\$ (8,951)
Internal Service Funds	Vehicle Maintenance Fund	(3,920)
Fiduciary Funds	RDA Successor Agency	(10,500,599)

b. Expenditures Exceeding Appropriations

For the year ended June 30, 2021, expenditures exceeded appropriations in the following funds/functions:

Fund	Function	Excess Expenditures
General Fund	General Government	\$ (5,460,207)
	Public Safety	(349,295)
	Culture and Recreation	(123,709)
	Capital Outlay	(1,698,481)
SLEDF Special Revenue Fund	Transfers Out	(156,727)
Police Services Special Revenue Fund	Capital Outlay	(1,881)
Road Maintenance and Rehabilitation Act		
Special Revenue Fund	Capital Outlay	(245,837)
Housing and Community Development		
Special Revenue Fund	Transfers Out	(64,123)
Traffic Mitigation Improvement		
Capital Project Fund	Capital Outlay	(7,654)
Wastewater Capital Improvement	General Government	(24)
	Capital Outlay	(43,112)

The excess expenditure over appropriations for the General Government function in the General Fund was related to a sales tax sharing agreement whereby the City is required to pay a designated portion of sales tax dollars generated to a 3rd party. This excess is offset by excess revenue over the amount budgeted in taxes revenue in the General Fund.

NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021

Note 13: Commitments and Contingencies

Litigation

There are various claims and legal actions pending against the City for which no provision has been made in the accompanying general purpose financial statements. In the opinion of the City attorney and City management, liabilities arising from these claims and legal actions, if any, will not have an adverse material effect on the financial position of the City.

Grants

The City has received Federal grants for specific purposes that are subject to review and audit by the Federal government. Although such audits could result in expenditure disallowance under grant terms, and any required reimbursements are not expected to be material.

State Board of Equalization Local Sales Tax Allocation Petition

In 2010, a petition was filed with the State Board of Equalization challenging the 1% local sales tax allocation for a large Shafter based retailer going back to the fourth quarter of 2009. This petition is ongoing and will most likely not be resolved for several years. In the meantime, the City is continuing to receive the local sales tax revenue from this retailer. Although management and the City's attorney believe the City has a strong case, the City has assigned \$14,683,535 of General Fund Balance as a loss contingency reserve in case of an adverse outcome.

Modified Community Correction Facility Closure

In January 2020 the City of Shafter received verbal notification from the California Department of Corrections-Contract Beds Unit (CDCR-CBU) that the California Governor was going to eliminate the Public and Private MCCF program throughout the State of California. The Governor established a phase-out date for the entire statewide MCCF program as of June 30, 2021. CDCR-CBU sent the City formal notification on July 20, 2020, stating, "The official closure date of the SMCCF will be October 31, 2020." Additionally, CDCR-Division of Administrative Services followed up with a letter to the City received on August 25, 2020, stating, "Please continue to provide services to the effective date of this termination October 31, 2020." The last inmate at the Shafter MCCF was transferred out on October 23, 2020, and MCCF staff was released on/or before October 30, 2020. The MCCF operations are accounted for in three separate funds in the accompanying financial statements: MCCF Building and Equipment Replacement Capital Projects Fund, MCCF Enterprise Fund and the MCCF Inmate Trust Fund Custodial Fund. The City is currently determining how the MCCF will wind down and at the time of this report, it is uncertain how assets will be disposed of and obligations will be paid.

CITY OF SHAFTER

**NOTES TO BASIC FINANCIAL STATEMENTS (CONTINUED)
FOR THE YEAR ENDED JUNE 30, 2021**

Note 14: Prior Period Adjustments

a. Statement of Activities

	Total Governmental Activities	Description
Net Position, Beginning of the Year	\$ 122,693,824	
Restatements:		
Federal Grants Fund	(876,488)	Correct revenue recognition in prior year
Governmental Activities	565,065	Correct capital assets
Governmental Activities	(217,152)	Correct compensated absences recorded in enterprise funds
Net Position, Beginning of Year, as restated	<u>\$ 122,165,249</u>	

	Business Type- Activities	Description
Net Position, Beginning of the Year	\$ 52,580,533	
Restatements:		
Wastewater Services Fund	17,445	Correct deferred gain on refunding
Wastewater Services Fund	220,649	Correct deposits payable
MCCF Fund	217,152	Correct compensated absences recorded in enterprise funds
MCCF Fund	(3,178)	Related to implementation of GASB 84
Net Position, Beginning of Year, as restated	<u>\$ 53,032,601</u>	

b. Statement of Changes in Fiduciary Net Position

	Fiduciary Funds	Description
Net Position, Beginning of the Year	\$ -	
Restatements:		
MCCF Inmate Funds	270,742	Related to implementation of GASB 84
Net Position, Beginning of Year, as restated	<u>\$ 270,742</u>	

Note 15: Subsequent Events

The City evaluated subsequent events for recognition and disclosure through November 28, 2022, the date which these financial statements were available to be issued. Management concluded that no material subsequent events have occurred since June 30, 2021 that required recognition or disclosure in such financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

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NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
FOR THE YEAR ENDED JUNE 30, 2021

Note 1: Budgetary Information

Budgetary Policy and Control

The City Council adopts an annual budget, submitted by the City Manager prior to the beginning of the new fiscal year. Public hearings are conducted prior to its adoption by the City Council. All appropriations lapse at year-end with the exception of capital improvement budgets which lapse when exhausted or within three years if not re- appropriated. The City Council has the legal authority to amend the budget at any time during the fiscal year. The City Manager has the authority to make adjustments to the operating budget within a fund. Transfers of operating budgets between funds or from appropriated reserve accounts, use of unappropriated fund balances, cancellation of appropriation and all changes in capital improvement project budgets require the approval of the City Council. Supplemental appropriations during the fiscal year were not material.

The annual budget is prepared on a basis consistent with generally accepted accounting principles. It is adopted for all governmental type funds, except for Debt Service Funds. Capital Projects Funds adopt project-length plans and are therefore not presented in this report.

The City maintains budgetary controls to ensure compliance with legal provisions embodied in the appropriated budget approved by the City Council. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) for the operating budget is at the fund level.

CITY OF SHAFTER

**BUDGETARY COMPARISON STATEMENT
GENERAL FUND
YEAR ENDED JUNE 30, 2021**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 55,992,301	\$ 55,992,301	\$ 55,992,301	\$ -
Resources (Inflows):				
Taxes	20,794,609	20,794,609	28,169,841	7,375,232
Licenses, permits and fees	1,439,125	1,439,125	3,428,090	1,988,965
Intergovernmental	17,500	17,500	1,051,088	1,033,588
Charges for services	4,366,562	4,366,562	1,444,044	(2,922,518)
Use of money and property	1,524,022	1,524,022	498,064	(1,025,958)
Fines, forfeitures and penalties	12,200	12,200	79,130	66,930
Miscellaneous	85,000	85,000	229,797	144,797
Transfers in	-	-	199,246	199,246
Proceeds from sale of capital asset	10,000	10,000	788,700	778,700
Amounts Available for Appropriation	84,241,319	84,241,319	91,880,301	7,638,982
Charges to Appropriation (Outflow):				
General government	12,566,289	12,740,052	18,200,259	(5,460,207)
Public safety	7,055,153	7,112,602	7,461,897	(349,295)
Culture and recreation	132,100	133,426	257,135	(123,709)
Public works	4,216,372	4,003,115	3,829,358	173,757
Capital outlay	32,000	414,816	2,113,297	(1,698,481)
Total Charges to Appropriations	24,001,914	24,404,011	31,861,946	(7,457,935)
Budgetary Fund Balance, June 30	\$ 60,239,405	\$ 59,837,308	\$ 60,018,355	\$ 181,047

CITY OF SHAFTER

**BUDGETARY COMPARISON SCHEDULE
 TRANSPORTATION
 YEAR ENDED JUNE 30, 2021**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ -	\$ -	\$ -	\$ -
Resources (Inflows):				
Intergovernmental	292,451	292,451	292,208	(243)
Use of money and property	6,052	6,052	17,520	11,468
Amounts Available for Appropriation	298,503	298,503	309,728	11,225
Charges to Appropriation (Outflow):				
Capital outlay	375,037	375,037	309,728	65,309
Total Charges to Appropriations	375,037	375,037	309,728	65,309
Budgetary Fund Balance, June 30	\$ (76,534)	\$ (76,534)	\$ -	\$ 76,534

CITY OF SHAFTER

**SCHEDULE OF CHANGES IN THE TOTAL OPEB LIABILITY AND RELATED RATIOS
 AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS ¹**

	2021	2020	2019	2018	2017
Measurement Date	6/30/2020	6/30/2019	6/30/2018	6/30/2017	6/30/2016
Total OPEB Liability					
Service cost	\$ 128,353	\$ 119,132	\$ 87,622	\$ 66,630	\$ 64,533
Interest on the total OPEB liability	42,434	41,112	25,248	19,164	17,574
Actual and expected experience difference	(119,666)	-	166,836	-	-
Changes in assumptions	97,708	30,457	107,545	(31,411)	33,613
Benefit payments	(19,108)	(80,664)	(42,632)	(42,461)	(14,403)
Net change in total OPEB liability	129,721	110,037	344,619	11,922	101,317
Total OPEB liability - beginning	1,093,586	983,549	638,930	627,008	525,691
Total OPEB liability - ending (a)	\$ 1,223,307	\$ 1,093,586	\$ 983,549	\$ 638,930	\$ 627,008
Plan fiduciary net position as a percentage of the total OPEB liability	0.0%	0.0%	0.0%	0.0%	0.0%
Covered-employee payroll	\$ 8,175,600	\$ 6,904,125	\$ 6,654,022	\$ 5,982,927	\$ 5,594,858
Net OPEB liability as a percentage of covered-employee payroll	15.0%	15.8%	14.8%	10.7%	11.2%

Notes to Schedule:

¹ Historical information is required only for the measurement periods for which GASB 75 is applicable. Fiscal Year 2018 was the first year of implementation. Future years' information will be displayed up to 10 years as information becomes available.

CITY OF SHAFTER

SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY/(ASSET)
 MISCELLANEOUS PLAN
 AS OF JUNE 30 FOR THE LAST TEN FISCAL YEARS ¹

Reporting Date ² as of June 30,	Proportion of the Net Pension Liability/(Asset)	Proportionate Share of Net Pension Liability/(Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability/(Asset) as a Percentage of Covered Payroll	Plan's Fiduciary Net Position as a % of the Total Pension Liability
2021	-0.00506%	\$ (550,450)	\$ 10,029,113	-5.5%	75.1%
2020	-0.03600%	(1,439,873)	9,962,904	-14.5%	75.3%
2019	-0.05790%	(2,182,345)	9,503,909	-23.0%	75.3%
2018	0.06842%	2,697,227	9,075,068	29.7%	73.3%
2017	0.05028%	1,746,829	8,759,952	19.9%	74.1%
2016	-0.01018%	(279,264)	8,385,083	-3.3%	78.4%
2015	0.15966%	4,009,888	8,140,857	49.3%	79.8%

Notes to Schedule of Proportionate Share of the Net Pension Liability:

Benefit Changes: None

Changes of Assumptions: None

¹ Historical information is required only for measurement for which GASB 68 is applicable. Fiscal year 2015 was the first year of implementation, therefore only seven years are shown.

² The proportions and proportionate share of the net pension liability are measured as of one year behind the reporting date. Refer to notes to basic financial statements.

CITY OF SHAFTER

SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION LIABILITY/(ASSET)
SAFETY PLAN
AS OF JUNE 30 FOR THE LAST TEN FISCAL YEARS ¹

Reporting Date ² as of June 30,	Proportion of the Net Pension Liability/(Asset)	Proportionate Share of Net Pension Liability/(Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability/(Asset) as a Percentage of Covered Payroll	Plan's Fiduciary Net Position as a % of the Total Pension Liability
2021	-0.00037%	\$ 18,262	\$ 2,113,776	0.9%	75.1%
2020	-0.00670%	(418,601)	1,983,520	-21.1%	75.3%
2019	-0.01160%	(679,163)	1,896,452	-35.8%	75.3%
2018	0.01888%	1,127,918	1,909,531	59.1%	73.3%
2017	0.01545%	800,238	1,600,988	50.0%	74.1%
2016	-0.00077%	(31,768)	1,369,953	-2.3%	78.4%
2015	0.03114%	1,830,106	1,330,051	137.6%	79.8%

Notes to Schedule of Proportionate Share of the Net Pension Liability:

Benefit Changes: None

Changes of Assumptions: None

¹ Historical information is required only for measurement for which GASB 68 is applicable. Fiscal year 2015 was the first year of implementation, therefore only seven years are shown.

² The proportions and proportionate share of the net pension liability are measured as of one year behind the reporting date. Refer to notes to basic financial statements.

CITY OF SHAFTER

SCHEDULE OF PLAN CONTRIBUTIONS
MISCELLANEOUS PLAN
AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS ¹

Fiscal Year Ending June 30,	Actuarially Determined Contribution	Actual Employer Contribution	Contribution Deficiency (Excess)	Covered Payroll	Contribution as a % of Covered Payroll
2021	\$ 637,064	\$ 637,064	\$ -	7,839,213	8.1%
2020	843,597	843,597	-	10,029,113	8.4%
2019	795,495	795,495	-	9,962,904	8.0%
2018	803,239	5,075,239	(4,272,000)	9,503,909	53.4%
2017	683,489	683,489	-	9,075,068	7.5%
2016	653,073	653,073	-	8,759,952	7.5%
2015	677,066	2,711,386	(2,034,320)	8,385,083	32.3%

Notes to Schedule of Plan Contributions:

Valuation Date: June 30, 2018

Methods and assumptions used to determine contribution rates:

Actuarial cost method: Entry Age Normal

Amortization method: For details, see June 30, 2018 Funding Valuation Report available on CalPERS' website.

Remaining amortization period: For details, see June 30, 2018 Funding Valuation Report available on CalPERS' website.

Inflation: 2.5%

Salary Increases: Varies by entry age and service

Investment rate of return: 7.0%

Cost of Living Adjustments: 2.0%

Retirement age: Based on the 2017 CalPERS Experience Study for the period 1997-2015

Mortality: Based on the 2017 CalPERS Experience Study for the period 1997-2015. Post-retirement mortality rates include 15 years of projected on-going mortality improvements using 90% of Scale MP 2016 published by the Society of Actuaries.

¹ Historical information is required only for measurement for which GASB 68 is applicable. Fiscal year 2015 was the first year of implementation, therefore only seven years are shown.

CITY OF SHAFTER

SCHEDULE OF PLAN CONTRIBUTIONS

SAFETY PLAN

AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS ¹

Fiscal Year Ending June 30,	Actuarially Determined Contribution	Actual Employer Contribution	Contribution Deficiency (Excess)	Covered Payroll	Contribution as a % of Covered Payroll
2021	\$ 413,337	\$ 413,337	\$ -	1,604,669	25.8%
2020	361,604	361,604	-	2,113,776	17.1%
2019	320,722	320,722	-	1,983,520	16.2%
2018	349,243	2,034,243	(1,685,000)	1,896,452	107.3%
2017	299,645	299,645	-	1,909,531	15.7%
2016	257,507	257,507	-	1,600,988	16.1%
2015	299,437	299,437	-	1,369,953	21.9%

Notes to Schedule of Plan Contributions:

Valuation Date: June 30, 2018

Methods and assumptions used to determine contribution rates:

Actuarial cost method: Entry Age NormalAmortization method: For details, see June 30, 2018 Funding Valuation Report available on CalPERS' website.Remaining amortization period: For details, see June 30, 2018 Funding Valuation Report available on CalPERS' website.Inflation: 2.5%Salary Increases: Varies by entry age and serviceInvestment rate of return: 7.0%Cost of Living Adjustments: 2.0%Retirement age: Based on the 2017 CalPERS Experience Study for the period 1997-2015Mortality: Based on the 2017 CalPERS Experience Study for the period 1997-2015. Post-retirement mortality rates include 15 years of projected on-going mortality improvements using 90% of Scale MP 2016 published by the Society of Actuaries.

¹ Historical information is required only for measurement for which GASB 68 is applicable. Fiscal year 2015 was the first year of implementation, therefore only seven years are shown.

SUPPLEMENTARY INFORMATION

Non-Major Governmental Funds

Special Revenue Funds:

Federal Grants Fund - This fund is used to account for various Federal Highway and transportation grants received by the City.

Traffic Safety Fund - This fund is used to account for the City's share of traffic violation fines allocated for traffic enforcement and signage.

SLESF Grants Fund - This fund is used to account for revenues and expenditures associated with front line law enforcement and municipal police services.

State Gasoline Tax Fund - This fund is used to account for the City's share of gasoline taxes that are apportioned under Streets and Highways Code sections 2105, 2106, 2107, and 2107.5 of the State of California. These funds are restricted to activities and purchases that assist in the construction of and maintenance of local roads within the City limits.

Police Services Fund - This fund is used to account for the fines imposed by the County of Kern and local donations to assist with the Drug Awareness and Rehabilitation Education program (DARE).

Asset Forfeiture Fund - This fund is used to account for revenues associated with the sale of assets seized from individuals convicted of drug related crimes. The expenditures of this fund must assist in drug abuse enforcement or education.

Road Maintenance and Rehabilitation Act Fund - This fund is used to account for intergovernmental revenues and expenditures relative to the State of California Road Maintenance and Rehabilitation Act for maintenance or reconstruction related to streets.

Housing and Community Development Fund - This fund is used to account for revenues and expenditures related to programs and projects funded with Housing & Community Development grant proceeds.

Low and Moderate Income Housing Fund - This fund is used to account for balance of the former low and moderate income housing funds of the former Shafter Community Development Agency and revenues and expenditures related to such housing projects and programs.

Lighting and Landscaping District Fund - This fund is used to account for funds received from the lighting and landscaping district to provide for alternative sources of funding for maintenance and service of landscaping and public lighting facilities located within the public areas of the assessment districts.

Capital Projects Funds:

Water Capital Improvement Fund - This fund was established to account for the impact fees charged to developers for the improvements that will become necessary to keep pace with the demands placed on existing plant assets. This allows for an incremental charge for existing capacity to be established that will build additional plant capacity in staged phases.

Wastewater Capital Improvement Fund - This fund was established to account for the impact fees charged to developers for the improvements that will become necessary to keep pace with the demands placed on existing plant assets.

Refuse Capital Improvement Fund - This fund was established to account for the impact fees charged to developers for the cost of new refuse collecting system that will become necessary to keep pace with the demands placed on existing assets.

Non-Major Governmental Funds

Capital Projects Funds, Continued:

Park Capital Improvement Fund - This fund was established to account for the park-in-lieu fee that is charged to developers for the cost of new parks or improvements to existing parks.

Capital Assets Replacement Fund - This fund was established to account for the purchase or construction of a new City Hall facility. The purpose of the fund is to set-aside and restricts assets to replace existing facilities in the future.

MCCF Building and Equipment Replacement Fund - This fund is used to account for the activities of the City's small prison equipment and building replacement operations that must be provided under a triple net lease with the owner.

Median Mitigation Improvement Fund - This fund was established to account for expenditures for the cost of median installation related projects that serve more than one project or multiple phases of projects.

CITY OF SHAFTER

COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 JUNE 30, 2021

	Special Revenue Funds			
	Federal Grants	Traffic Safety	SELSF Grants	State Gasoline Tax
Assets:				
Cash and investments	\$ -	\$ 172,155	\$ 255,806	\$ 1,398,996
Due from other governments	115,411	6,096	-	-
Total Assets	\$ 115,411	\$ 178,251	\$ 255,806	\$ 1,398,996
Liabilities, Deferred inflows of Resources, and Fund Balances:				
Liabilities:				
Accounts payable	\$ 5,132	\$ -	\$ -	\$ -
Due to other funds	86,817	-	-	-
Total Liabilities	91,949	-	-	-
Deferred inflows of resources:				
Unavailable revenues	-	-	-	-
Total Deferred inflows of Resources	-	-	-	-
Fund Balances:				
Nonspendable:				
Restricted for:				
Traffic safety	-	178,251	-	-
Law enforcement	-	-	255,806	-
Road maintenance and transportation	23,462	-	-	1,398,996
Low and moderate income housing	-	-	-	-
Lighting and landscape maintenance	-	-	-	-
Water capital improvements	-	-	-	-
Wastewater capital improvements	-	-	-	-
Refuse capital improvements	-	-	-	-
New park and park improvements	-	-	-	-
Assigned to:				
Capital asset replacement	-	-	-	-
MCCF Building and equipment replacement	-	-	-	-
Median Mitigation improvement	-	-	-	-
Unassigned	-	-	-	-
Total Fund Balances	23,462	178,251	255,806	1,398,996
Total Liabilities, deferred inflows of resources, and Fund Balances	\$ 115,411	\$ 178,251	\$ 255,806	\$ 1,398,996

CITY OF SHAFTER

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2021

(CONTINUED)

	Special Revenue Funds			
	Police Services	Asset Forfeiture	Road Maintenance and Rehabilitation Act	Housing and Community Development
Assets:				
Cash and investments	\$ 3,639	\$ 199,675	\$ -	\$ -
Due from other governments	-	-	69,055	8,501
Total Assets	\$ 3,639	\$ 199,675	\$ 69,055	\$ 8,501
Liabilities, Deferred inflows of Resources, and Fund Balances:				
Liabilities:				
Accounts payable	\$ -	\$ -	\$ -	\$ -
Due to other funds	-	-	29,722	8,951
Total Liabilities	-	-	29,722	8,951
Deferred inflows of resources:				
Unavailable revenues	-	-	-	8,501
Total Deferred inflows of Resources	-	-	-	8,501
Fund Balances:				
Nonspendable:				
Restricted for:				
Traffic safety	-	-	-	-
Law enforcement	3,639	199,675	-	-
Road maintenance and transportation	-	-	39,333	-
Low and moderate income housing	-	-	-	-
Lighting and landscape maintenance	-	-	-	-
Water capital improvements	-	-	-	-
Wastewater capital improvements	-	-	-	-
Refuse capital improvements	-	-	-	-
New park and park improvements	-	-	-	-
Assigned to:				
Capital asset replacement	-	-	-	-
MCCF Building and equipment replacement	-	-	-	-
Median Mitigation improvement	-	-	-	-
Unassigned	-	-	-	(8,951)
Total Fund Balances	3,639	199,675	39,333	(8,951)
Total Liabilities, deferred inflows of resources, and Fund Balances	\$ 3,639	\$ 199,675	\$ 69,055	\$ 8,501

CITY OF SHAFTER

**COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2021**

	Special Revenue Funds		Capital Projects Funds	
	Low and Mod Income Housing	Lighting and Landscaping District	Water Capital Improvement	Wastewater Capital Improvement
Assets:				
Cash and investments	\$ 1,773,619	\$ 1,053,732	\$ 1,397,740	\$ 5,999,377
Due from other governments	-	-	-	-
Total Assets	\$ 1,773,619	\$ 1,053,732	\$ 1,397,740	\$ 5,999,377
Liabilities, Deferred inflows of Resources, and Fund Balances:				
Liabilities:				
Accounts payable	\$ -	\$ 16,549	\$ -	\$ -
Due to other funds	-	-	-	-
Total Liabilities	-	16,549	-	-
Deferred inflows of resources:				
Unavailable revenues	-	-	-	-
Total Deferred inflows of Resources	-	-	-	-
Fund Balances:				
Nonspendable:				
Restricted for:				
Traffic safety	-	-	-	-
Law enforcement	-	-	-	-
Road maintenance and transportation	-	-	-	-
Low and moderate income housing	1,773,619	-	-	-
Lighting and landscape maintenance	-	1,037,183	-	-
Water capital improvements	-	-	1,397,740	-
Wastewater capital improvements	-	-	-	5,999,377
Refuse capital improvements	-	-	-	-
New park and park improvements	-	-	-	-
Assigned to:				
Capital asset replacement	-	-	-	-
MCCF Building and equipment replacement	-	-	-	-
Median Mitigation improvement	-	-	-	-
Unassigned	-	-	-	-
Total Fund Balances	1,773,619	1,037,183	1,397,740	5,999,377
Total Liabilities, deferred inflows of resources, and Fund Balances	\$ 1,773,619	\$ 1,053,732	\$ 1,397,740	\$ 5,999,377

CITY OF SHAFTER

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2021

(CONTINUED)

	Capital Projects Funds			
	Refuse Capital Improvement	Park Capital Improvement	Capital Assets Replacement	MCCF Building and Equipment Replacement
Assets:				
Cash and investments	\$ 309,476	\$ 57,569	\$ 4,644,833	\$ 158,751
Due from other governments	-	-	-	-
Total Assets	\$ 309,476	\$ 57,569	\$ 4,644,833	\$ 158,751
Liabilities, Deferred inflows of Resources, and Fund Balances:				
Liabilities:				
Accounts payable	\$ -	\$ -	\$ -	\$ -
Due to other funds	-	-	-	-
Total Liabilities	-	-	-	-
Deferred inflows of resources:				
Unavailable revenues	-	-	-	-
Total Deferred inflows of Resources	-	-	-	-
Fund Balances:				
Nonspendable:				
Restricted for:				
Traffic safety	-	-	-	-
Law enforcement	-	-	-	-
Road maintenance and transportation	-	-	-	-
Low and moderate income housing	-	-	-	-
Lighting and landscape maintenance	-	-	-	-
Water capital improvements	-	-	-	-
Wastewater capital improvements	-	-	-	-
Refuse capital improvements	309,476	-	-	-
New park and park improvements	-	57,569	-	-
Assigned to:				
Capital asset replacement	-	-	4,644,833	-
MCCF Building and equipment replacement	-	-	-	158,751
Median Mitigation improvement	-	-	-	-
Unassigned	-	-	-	-
Total Fund Balances	309,476	57,569	4,644,833	158,751
Total Liabilities, deferred inflows of resources, and Fund Balances	\$ 309,476	\$ 57,569	\$ 4,644,833	\$ 158,751

CITY OF SHAFTER

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2021

	Capital Projects Funds	
	Median Mitigation Improvement	Total Other Governmental Funds
Assets:		
Cash and investments	\$ 107,199	\$ 17,532,567
Due from other governments	-	199,063
Total Assets	\$ 107,199	\$ 17,731,630
Liabilities, Deferred inflows of Resources, and Fund Balances:		
Liabilities:		
Accounts payable	\$ -	\$ 21,681
Due to other funds	-	125,490
Total Liabilities	-	147,171
Deferred inflows of resources:		
Unavailable revenues	-	8,501
Total Deferred inflows of Resources	-	8,501
Fund Balances:		
Nonspendable:		
Restricted for:		
Traffic safety	-	178,251
Law enforcement	-	459,120
Road maintenance and transportation	-	1,461,791
Low and moderate income housing	-	1,773,619
Lighting and landscape maintenance	-	1,037,183
Water capital improvements	-	1,397,740
Wastewater capital improvements	-	5,999,377
Refuse capital improvements	-	309,476
New park and park improvements	-	57,569
Assigned to:		
Capital asset replacement	-	4,644,833
MCCF Building and equipment replacement	-	158,751
Median Mitigation improvement	107,199	107,199
Unassigned	-	(8,951)
Total Fund Balances	107,199	17,575,958
Total Liabilities, deferred inflows of resources, and Fund Balances	\$ 107,199	\$ 17,731,630

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CITY OF SHAFTER

COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2021

	Special Revenue Funds			
	Federal Grants	Traffic Safety	SELSF Grants	State Gasoline Tax
Revenues:				
Taxes	\$ -	\$ -	\$ -	\$ 432,534
Licenses, permits and fees	-	-	-	-
Intergovernmental	1,473,082	-	156,727	-
Special assessments	-	-	-	-
Use of money and property	-	2,070	4,956	18,446
Fines and forfeitures	-	72,021	-	-
Total Revenues	1,473,082	74,091	161,683	450,980
Expenditures:				
Current:				
General government	-	-	-	-
Public works	-	-	-	-
Capital outlay	556,592	-	-	-
Total Expenditures	556,592	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	916,490	74,091	161,683	450,980
Other Financing Sources (Uses):				
Transfers out	-	-	(156,727)	-
Total Other Financing Sources (Uses)	-	-	(156,727)	-
Net Change in Fund Balances	916,490	74,091	4,956	450,980
Fund Balances, Beginning of Year, as Restated	(893,028)	104,160	250,850	948,016
Fund Balances, End of Year	\$ 23,462	\$ 178,251	\$ 255,806	\$ 1,398,996

CITY OF SHAFTER

COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2021

(CONTINUED)

Special Revenue Funds

	Police Services	Asset Forfeiture	Road Maintenance and Rehabilitation Act	Housing and Community Development
Revenues:				
Taxes	\$ -	\$ -	\$ 378,948	\$ -
Licenses, permits and fees	-	-	-	-
Intergovernmental	-	-	-	60,235
Special assessments	-	-	-	-
Use of money and property	-	2,990	-	-
Fines and forfeitures	-	-	-	-
Total Revenues	-	2,990	378,948	60,235
Expenditures:				
Current:				
General government	-	-	-	-
Public works	-	-	-	-
Capital outlay	1,881	-	640,308	5,088
Total Expenditures	1,881	-	640,308	5,088
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,881)	2,990	(261,360)	55,147
Other Financing Sources (Uses):				
Transfers out	-	-	-	(64,123)
Total Other Financing Sources (Uses)	-	-	-	(64,123)
Net Change in Fund Balances	(1,881)	2,990	(261,360)	(8,976)
Fund Balances, Beginning of Year, as Restated	5,520	196,685	300,693	25
Fund Balances, End of Year	\$ 3,639	\$ 199,675	\$ 39,333	\$ (8,951)

CITY OF SHAFTER

COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2021

	Special Revenue Funds		Capital Projects Funds	
	Low and Mod Income Housing	Lighting and Landscaping District	Water Capital Improvement	Wastewater Capital Improvement
Revenues:				
Taxes	\$ -	\$ -	\$ -	\$ -
Licenses, permits and fees	-	-	217,345	2,314,493
Intergovernmental	-	-	-	-
Special assessments	-	706,226	-	-
Use of money and property	26,555	-	19,510	74,991
Fines and forfeitures	-	-	-	-
Total Revenues	26,555	706,226	236,855	2,389,484
Expenditures:				
Current:				
General government	-	-	-	24
Public works	-	561,131	-	-
Capital outlay	-	-	-	143,112
Total Expenditures	-	561,131	-	143,136
Excess (Deficiency) of Revenues Over (Under) Expenditures	26,555	145,095	236,855	2,246,348
Other Financing Sources (Uses):				
Transfers out	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	26,555	145,095	236,855	2,246,348
Fund Balances, Beginning of Year, as Restated	1,747,064	892,088	1,160,885	3,753,029
Fund Balances, End of Year	\$ 1,773,619	\$ 1,037,183	\$ 1,397,740	\$ 5,999,377

CITY OF SHAFTER

COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2021

(CONTINUED)

	Capital Projects Funds			
	Refuse Capital Improvement	Park Capital Improvement	Capital Assets Replacement	MCCF Building and Equipment Replacement
Revenues:				
Taxes	\$ -	\$ -	\$ -	\$ -
Licenses, permits and fees	7,581	4,562	224,250	-
Intergovernmental	-	-	-	-
Special assessments	-	-	-	-
Use of money and property	4,521	818	67,798	-
Fines and forfeitures	-	-	-	-
Total Revenues	12,102	5,380	292,048	-
Expenditures:				
Current:				
General government	-	-	-	-
Public works	-	-	-	-
Capital outlay	-	-	-	-
Total Expenditures	-	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	12,102	5,380	292,048	-
Other Financing Sources (Uses):				
Transfers out	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	12,102	5,380	292,048	-
Fund Balances, Beginning of Year, as Restated	297,374	52,189	4,352,785	158,751
Fund Balances, End of Year	\$ 309,476	\$ 57,569	\$ 4,644,833	\$ 158,751

CITY OF SHAFTER

COMBINING STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2021

	Capital Projects Funds	
	Median Mitigation Improvement	Total Other Governmental Funds
Revenues:		
Taxes	\$ -	\$ 811,482
Licenses, permits and fees	-	2,768,231
Intergovernmental	-	1,690,044
Special assessments	-	706,226
Use of money and property	1,605	224,260
Fines and forfeitures	-	72,021
Total Revenues	1,605	6,272,264
Expenditures:		
Current:		
General government	-	24
Public works	-	561,131
Capital outlay	-	1,346,981
Total Expenditures	-	1,908,136
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,605	4,364,128
Other Financing Sources (Uses):		
Transfers out	-	(220,850)
Total Other Financing Sources (Uses)	-	(220,850)
Net Change in Fund Balances	1,605	4,143,278
Fund Balances, Beginning of Year, as Restated	105,594	13,432,680
Fund Balances, End of Year	\$ 107,199	\$ 17,575,958

CITY OF SHAFTER

**BUDGETARY COMPARISON SCHEDULE
 FEDERAL GRANTS
 YEAR ENDED JUNE 30, 2021**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ (893,028)	\$ (893,028)	\$ (893,028)	\$ -
Resources (Inflows):				
Intergovernmental	-	-	1,473,082	1,473,082
Transfers in	1,530,000	1,530,000	-	(1,530,000)
Amounts Available for Appropriation	636,972	636,972	580,054	(56,918)
Charges to Appropriation (Outflow):				
Capital outlay	1,530,000	1,530,000	556,592	973,408
Total Charges to Appropriations	1,530,000	1,530,000	556,592	973,408
Budgetary Fund Balance, June 30	\$ (893,028)	\$ (893,028)	\$ 23,462	\$ 916,490

CITY OF SHAFTER

BUDGETARY COMPARISON SCHEDULE
TRAFFIC SAFETY
YEAR ENDED JUNE 30, 2021

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 104,160	\$ 104,160	\$ 104,160	\$ -
Resources (Inflows):				
Use of money and property	-	-	2,070	2,070
Fines, forfeitures and penalties	26,000	26,000	72,021	46,021
Amounts Available for Appropriation	130,160	130,160	178,251	48,091
Charges to Appropriation (Outflow):				
Capital outlay	100,000	100,000	-	100,000
Total Charges to Appropriations	100,000	100,000	-	100,000
Budgetary Fund Balance, June 30	\$ 30,160	\$ 30,160	\$ 178,251	\$ 148,091

CITY OF SHAFTER

BUDGETARY COMPARISON SCHEDULE
SLESF GRANTS
YEAR ENDED JUNE 30, 2021

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 250,850	\$ 250,850	\$ 250,850	\$ -
Resources (Inflows):				
Intergovernmental	-	-	156,727	156,727
Use of money and property	-	-	4,956	4,956
Amounts Available for Appropriation	250,850	250,850	412,533	161,683
Charges to Appropriation (Outflow):				
Transfers out	-	-	156,727	(156,727)
Total Charges to Appropriations	-	-	156,727	(156,727)
Budgetary Fund Balance, June 30	\$ 250,850	\$ 250,850	\$ 255,806	\$ 4,956

CITY OF SHAFTER

**BUDGETARY COMPARISON SCHEDULE
 STATE GASOLINE TAX
 YEAR ENDED JUNE 30, 2021**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 948,016	\$ 948,016	\$ 948,016	\$ -
Resources (Inflows):				
Taxes	521,424	521,424	432,534	(88,890)
Use of money and property	5,806	5,806	18,446	12,640
Amounts Available for Appropriation	1,475,246	1,475,246	1,398,996	(76,250)
Charges to Appropriation (Outflow):				
Capital outlay	500,000	500,000	-	500,000
Transfers out	638,464	638,464	-	638,464
Total Charges to Appropriations	1,138,464	1,138,464	-	1,138,464
Budgetary Fund Balance, June 30	\$ 336,782	\$ 336,782	\$ 1,398,996	\$ 1,062,214

CITY OF SHAFTER

BUDGETARY COMPARISON SCHEDULE
POLICE SERVICES
YEAR ENDED JUNE 30, 2021

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 5,520	\$ 5,520	\$ 5,520	\$ -
Resources (Inflows):				
Use of money and property	100	100	-	(100)
Amounts Available for Appropriation	5,620	5,620	5,520	(100)
Charges to Appropriation (Outflow):				
Capital outlay	-	-	1,881	(1,881)
Total Charges to Appropriations	-	-	1,881	(1,881)
Budgetary Fund Balance, June 30	\$ 5,620	\$ 5,620	\$ 3,639	\$ (1,981)

CITY OF SHAFTER

BUDGETARY COMPARISON SCHEDULE
ASSET FORFEITURE
YEAR ENDED JUNE 30, 2021

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 196,685	\$ 196,685	\$ 196,685	\$ -
Resources (Inflows):				
Use of money and property	-	-	2,990	2,990
Amounts Available for Appropriation	196,685	196,685	199,675	2,990
Budgetary Fund Balance, June 30	\$ 196,685	\$ 196,685	\$ 199,675	\$ 2,990

CITY OF SHAFTER

BUDGETARY COMPARISON SCHEDULE
ROAD MAINTENANCE AND REHABILITATION ACT
YEAR ENDED JUNE 30, 2021

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 300,693	\$ 300,693	\$ 300,693	\$ -
Resources (Inflows):				
Taxes	404,007	404,007	378,948	(25,059)
Use of money and property	2,000	2,000	-	(2,000)
Transfers in	(11,536)	(11,536)	-	11,536
Amounts Available for Appropriation	695,164	695,164	679,641	(15,523)
Charges to Appropriation (Outflow):				
Capital outlay	394,471	394,471	640,308	(245,837)
Total Charges to Appropriations	394,471	394,471	640,308	(245,837)
Budgetary Fund Balance, June 30	\$ 300,693	\$ 300,693	\$ 39,333	\$ (261,360)

CITY OF SHAFTER

**BUDGETARY COMPARISON SCHEDULE
HOUSING AND COMMUNITY DEVELOPMENT
YEAR ENDED JUNE 30, 2021**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 25	\$ 25	\$ 25	\$ -
Resources (Inflows):				
Intergovernmental	-	-	60,235	60,235
Amounts Available for Appropriation	25	25	60,260	60,235
Charges to Appropriation (Outflow):				
Capital outlay	-	83,000	5,088	77,912
Transfers out	-	-	64,123	(64,123)
Total Charges to Appropriations	-	83,000	69,211	13,789
Budgetary Fund Balance, June 30	\$ 25	\$ (82,975)	\$ (8,951)	\$ 74,024

CITY OF SHAFTER

**BUDGETARY COMPARISON SCHEDULE
 LOW AND MODERATE INCOME HOUSING
 YEAR ENDED JUNE 30, 2021**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 1,747,064	\$ 1,747,064	\$ 1,747,064	\$ -
Resources (Inflows):				
Use of money and property	25,833	25,833	26,555	722
Amounts Available for Appropriation	1,772,897	1,772,897	1,773,619	722
Budgetary Fund Balance, June 30	\$ 1,772,897	\$ 1,772,897	\$ 1,773,619	\$ 722

CITY OF SHAFTER

**BUDGETARY COMPARISON SCHEDULE
LIGHTING AND LANDSCAPING DISTRICT
YEAR ENDED JUNE 30, 2021**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 892,088	\$ 892,088	\$ 892,088	\$ -
Resources (Inflows):				
Special assessments	949,623	949,623	706,226	(243,397)
Amounts Available for Appropriation	1,841,711	1,841,711	1,598,314	(243,397)
Charges to Appropriation (Outflow):				
Public works	854,897	858,754	561,131	297,623
Total Charges to Appropriations	854,897	858,754	561,131	297,623
Budgetary Fund Balance, June 30	\$ 986,814	\$ 982,957	\$ 1,037,183	\$ 54,226

CITY OF SHAFTER

BUDGETARY COMPARISON SCHEDULE
TRAFFIC MITIGATION IMPROVEMENT
YEAR ENDED JUNE 30, 2021

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 8,084,983	\$ 8,084,983	\$ 8,084,983	\$ -
Resources (Inflows):				
Licenses, permits and fees	-	-	2,688,835	2,688,835
Use of money and property	-	-	144,427	144,427
Amounts Available for Appropriation	8,084,983	8,084,983	10,918,245	2,833,262
Charges to Appropriation (Outflow):				
Capital outlay	-	-	7,654	(7,654)
Transfers out	880,000	880,000	-	880,000
Total Charges to Appropriations	880,000	880,000	7,654	872,346
Budgetary Fund Balance, June 30	\$ 7,204,983	\$ 7,204,983	\$ 10,910,591	\$ 3,705,608

CITY OF SHAFTER

**BUDGETARY COMPARISON SCHEDULE
 WATER CAPITAL IMPROVEMENT
 YEAR ENDED JUNE 30, 2021**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 1,160,885	\$ 1,160,885	\$ 1,160,885	\$ -
Resources (Inflows):				
Licenses, permits and fees	520,000	520,000	217,345	(302,655)
Use of money and property	28,828	28,828	19,510	(9,318)
Amounts Available for Appropriation	1,709,713	1,709,713	1,397,740	(311,973)
Budgetary Fund Balance, June 30	\$ 1,709,713	\$ 1,709,713	\$ 1,397,740	\$ (311,973)

CITY OF SHAFTER

**BUDGETARY COMPARISON SCHEDULE
 WASTEWATER CAPITAL IMPROVEMENT
 YEAR ENDED JUNE 30, 2021**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 3,753,029	\$ 3,753,029	\$ 3,753,029	\$ -
Resources (Inflows):				
Licenses, permits and fees	1,200,000	1,200,000	2,314,493	1,114,493
Use of money and property	159,606	159,606	74,991	(84,615)
Amounts Available for Appropriation	5,112,635	5,112,635	6,142,513	1,029,878
Charges to Appropriation (Outflow):				
General government	-	-	24	(24)
Capital outlay	100,000	100,000	143,112	(43,112)
Total Charges to Appropriations	100,000	100,000	143,136	(43,136)
Budgetary Fund Balance, June 30	\$ 5,012,635	\$ 5,012,635	\$ 5,999,377	\$ 986,742

CITY OF SHAFTER

**BUDGETARY COMPARISON SCHEDULE
 REFUSE CAPITAL IMPROVEMENT
 YEAR ENDED JUNE 30, 2021**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 297,374	\$ 297,374	\$ 297,374	\$ -
Resources (Inflows):				
Licenses, permits and fees	2,283	2,283	7,581	5,298
Use of money and property	7,235	7,235	4,521	(2,714)
Amounts Available for Appropriation	306,892	306,892	309,476	2,584
Budgetary Fund Balance, June 30	\$ 306,892	\$ 306,892	\$ 309,476	\$ 2,584

CITY OF SHAFTER

**BUDGETARY COMPARISON SCHEDULE
 PARK CAPITAL IMPROVEMENT
 YEAR ENDED JUNE 30, 2021**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 52,189	\$ 52,189	\$ 52,189	\$ -
Resources (Inflows):				
Licenses, permits and fees	12,535	12,535	4,562	(7,973)
Use of money and property	1,122	1,122	818	(304)
Amounts Available for Appropriation	65,846	65,846	57,569	(8,277)
Budgetary Fund Balance, June 30	\$ 65,846	\$ 65,846	\$ 57,569	\$ (8,277)

CITY OF SHAFTER

BUDGETARY COMPARISON SCHEDULE
CAPITAL ASSET REPLACEMENT
YEAR ENDED JUNE 30, 2021

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 4,352,785	\$ 4,352,785	\$ 4,352,785	\$ -
Resources (Inflows):				
Licenses, permits and fees	329,000	329,000	224,250	(104,750)
Use of money and property	64,228	64,228	67,798	3,570
Amounts Available for Appropriation	4,746,013	4,746,013	4,644,833	(101,180)
Budgetary Fund Balance, June 30	\$ 4,746,013	\$ 4,746,013	\$ 4,644,833	\$ (101,180)

CITY OF SHAFTER

BUDGETARY COMPARISON SCHEDULE
MEDIAN MITIGATION IMPROVEMENT
YEAR ENDED JUNE 30, 2021

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
Budgetary Fund Balance, July 1	\$ 105,594	\$ 105,594	\$ 105,594	\$ -
Resources (Inflows):				
Licenses, permits and fees	2,080	2,080	-	(2,080)
Use of money and property	2,580	2,580	1,605	(975)
Amounts Available for Appropriation	110,254	110,254	107,199	(3,055)
Budgetary Fund Balance, June 30	\$ 110,254	\$ 110,254	\$ 107,199	\$ (3,055)

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Non-Major Enterprise Funds

Refuse Collection Services Fund - This fund is used to account for the activities of the City's refuse collection and recycling operations.

Transit Services Fund - This fund is used to account for the activities of the government's public transit operations.

Fiber Optic & Communication Tower Fund - This fund is used to account for the activities of the City's fiber optic distribution operations to separate service areas within the City. The enterprise account is being built and operational revenue is expected in future years. The revenue from this operation is initially pledged for repayment of a loan advanced by the General Fund.

CITY OF SHAFTER

COMBINING STATEMENT OF NET POSITION
NON-MAJOR PROPRIETARY FUNDS
JUNE 30, 2021

	Business-Type Activities - Enterprise Funds			
	Refuse Collection Services	Transit Services	Fiber Optic and Communication Tower	Totals
Assets:				
Current:				
Cash and investments	\$ 66,904	\$ -	\$ -	\$ 66,904
Accounts receivable, net	77,912	-	44,363	122,275
Prepaid costs	184	118	-	302
Due from other governments	-	406,917	-	406,917
Total Current Assets	145,000	407,035	44,363	596,398
Noncurrent:				
Net pension asset	11,450	5,390	-	16,840
Capital assets - net of accumulated depreciation	310,437	367,993	3,045,069	3,723,499
Total Noncurrent Assets	321,887	373,383	3,045,069	3,740,339
Total Assets	466,887	780,418	3,089,432	4,336,737
Deferred Outflows of Resources:				
Related to pensions	49,231	23,195	-	72,426
Related to OPEB	10,645	4,988	-	15,633
Total Deferred Outflows of Resources	59,876	28,183	-	88,059
Liabilities, Deferred Inflows of Resources, and Net Position:				
Liabilities:				
Current:				
Accounts payable	30,963	1,040	31,578	63,581
Accrued liabilities	18,193	8,550	-	26,743
Unearned revenues	-	188,726	-	188,726
Due to other funds	-	332,841	695,914	1,028,755
Accrued compensated absences	23,340	1,867	-	25,207
Total Current Liabilities	72,496	533,024	727,492	1,333,012
Noncurrent:				
Accrued compensated absences	4,119	330	-	4,449
Total OPEB liability	25,475	11,937	-	37,412
Total Noncurrent Liabilities	29,594	12,267	-	41,861
Total Liabilities	102,090	545,291	727,492	1,374,873
Deferred Inflows of Resources:				
Related to pensions	35,792	16,863	-	52,655
Related to OPEB	2,697	1,264	-	3,961
Total Deferred Inflows of Resources	38,489	18,127	-	56,616
Net Position:				
Net investment in capital assets	310,437	367,993	3,045,069	3,723,499
Unrestricted (deficit)	75,747	(122,810)	(683,129)	(730,192)
Total Net Position	386,184	245,183	2,361,940	2,993,307
Total Liabilities, Deferred Inflows of Resources and Net Position	\$ 526,763	\$ 808,601	\$ 3,089,432	\$ 4,424,796

CITY OF SHAFTER

COMBINING STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
NON-MAJOR PROPRIETARY FUNDS
YEAR ENDED JUNE 30, 2021

	Business-Type Activities - Enterprise Funds			
	Refuse Collection Services	Transit Services	Fiber Optic and Communication Tower	Totals
Operating Revenues:				
Charges for services	\$ 1,228,478	\$ 21,591	\$ 174,565	\$ 1,424,634
Miscellaneous	3,116	-	4,625	7,741
Total Operating Revenues	1,231,594	21,591	179,190	1,432,375
Operating Expenses:				
Salaries and wages	422,047	188,432	-	610,479
Administration	-	105,043	84,525	189,568
Contractual	371,956	18,446	2,680	393,082
Materials	36,685	312	-	36,997
Maintenance and repair	106,664	27,863	-	134,527
Utilities	29,122	5,798	21,139	56,059
Equipment and supplies	328,917	7,242	4,328	340,487
Depreciation expense	71,313	102,139	153,051	326,503
Total Operating Expenses	1,366,704	455,275	265,723	2,087,702
Operating Income (Loss)	(135,110)	(433,684)	(86,533)	(655,327)
Nonoperating Revenues (Expenses):				
Interest revenue	4,011	-	-	4,011
Grants	5,366	-	-	5,366
Local transportation funding	-	387,384	-	387,384
Total Nonoperating Revenues (Expenses)	9,377	387,384	-	396,761
Income (Loss) Before Transfers	(125,733)	(46,300)	(86,533)	(258,566)
Transfers in	-	21,604	-	21,604
Changes in Net Position	(125,733)	(24,696)	(86,533)	(236,962)
Net Position:				
Beginning of Year	511,917	269,879	2,448,473	3,230,269
End of Fiscal Year	\$ 386,184	\$ 245,183	\$ 2,361,940	\$ 2,993,307

CITY OF SHAFTER

COMBINING STATEMENT OF CASH FLOWS
NON-MAJOR PROPRIETARY FUNDS
YEAR ENDED JUNE 30, 2021

	Business-Type Activities - Enterprise Funds			
	Refuse Collection Services	Transit Services	Fiber Optic and Communicatio n Tower	Totals
Cash Flows from Operating Activities:				
Cash received from customers and users	\$ 1,129,509	\$ (131,668)	\$ 175,674	\$ 1,173,515
Cash paid to suppliers for goods and services	(897,759)	(164,822)	(119,726)	(1,182,307)
Cash paid to employees for services	(374,016)	(172,153)	-	(546,169)
Net Cash Provided (Used) by Operating Activities	(142,266)	(468,643)	55,948	(554,961)
Cash Flows from Non-Capital Financing Activities:				
Cash transfers in	-	21,604	-	21,604
Repayment received from other funds	-	84,079	-	84,079
Repayment made to other funds	-	-	(36,455)	(36,455)
Subsidy from federal and state grants	5,366	-	-	5,366
Net Cash Provided (Used) by Non-Capital Financing Activities	5,366	105,683	(36,455)	74,594
Cash Flows from Capital and Related Financing Activities:				
Subsidy from federal and state grants	-	520,109	-	520,109
Acquisition and construction of capital assets	(240,874)	(157,149)	(19,493)	(417,516)
Net Cash Provided (Used) by Capital and Related Financing Activities	(240,874)	362,960	(19,493)	102,593
Cash Flows from Investing Activities:				
Interest received	4,011	-	-	4,011
Net Cash Provided (Used) by Investing Activities	4,011	-	-	4,011
Net Increase (Decrease) in Cash and Cash Equivalents	(373,763)	-	-	(373,763)
Cash and Cash Equivalents at Beginning of Year	440,667	-	-	440,667
Cash and Cash Equivalents at End of Year	\$ 66,904	\$ -	\$ -	\$ 66,904
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:				
Operating income (loss)	\$ (135,110)	\$ (433,684)	\$ (86,533)	\$ (655,327)
Adjustments to reconcile operating income (loss) net cash provided (used) by operating activities:				
Depreciation	71,313	102,139	153,051	326,503
(Increase) decrease in accounts receivable	(68,227)	-	(3,516)	(71,743)
(Increase) decrease in prepaid expense	(184)	(118)	-	(302)
(Increase) decrease in net pension asset	12,596	6,705	-	19,301
(Increase) decrease in deferred inflow of resources - pensions	11,608	(2,501)	-	9,107
(Increase) decrease in deferred inflow of resources - OPEB	(1,887)	(1,630)	-	(3,517)
Increase (decrease) in accounts payable	(24,231)	(153,259)	(7,054)	(184,544)
Increase (decrease) in accrued liabilities	18,193	8,550	-	26,743
Increase (decrease) in deposits payable	(33,858)	-	-	(33,858)
Increase (decrease) in compensated absences	12,880	378	-	13,258
Increase (decrease) in OPEB liability	(8,754)	(1,186)	-	(9,940)
Increase (decrease) in deferred outflows of resources - pensions	1,403	4,969	-	6,372
Increase (decrease) in deferred outflows of resources - OPEB	1,992	994	-	2,986
Total Adjustments	(7,156)	(34,959)	142,481	100,366
Net Cash Provided (Used) by Operating Activities	\$ (142,266)	\$ (468,643)	\$ 55,948	\$ (554,961)

Internal Service Funds

Building Maintenance Fund - This fund is used to account for the accumulation and allocation of costs associated with the maintenance of the City Hall building.

Liability Coverage Fund - This fund is used to account for the accumulation and allocation of costs associated with risk management.

Vehicle Maintenance Fund - This fund is used to account for the accumulation and allocation of costs associated with the maintenance of the City fleet of vehicles.

Information Technology Fund - This fund is used to account for the costs associated with automation maintenance of the City's various computers, servers and interdepartmental electronic communications.

CITY OF SHAFTER

COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
JUNE 30, 2021

	Governmental Activities - Internal Service Funds				
	Building Maintenance	Liability Coverage	Vehicle Maintenance	Information Technology	Totals
Assets:					
Current:					
Cash and investments	\$ 11,883	\$ 5,312	\$ 26,031	\$ 208,819	\$ 252,045
Prepaid costs	1,795	161	-	-	1,956
Total Current Assets	13,678	5,473	26,031	208,819	254,001
Noncurrent:					
Net pension asset	2,920	1,760	5,450	14,530	24,660
Capital assets - net of accumulated depreciation	-	-	-	183,152	183,152
Total Noncurrent Assets	2,920	1,760	5,450	197,682	207,812
Total Assets	16,598	7,233	31,481	406,501	461,813
Deferred Outflows of Resources:					
Related to pensions	12,544	7,574	23,433	62,484	106,035
Related to OPEB	2,701	1,616	5,059	13,481	22,857
Total Deferred Outflows of Resources	15,245	9,190	28,492	75,965	128,892
Liabilities:					
Current:					
Accounts payable	3,919	-	6,195	9,194	19,308
Accrued liabilities	5,137	2,312	7,203	20,272	34,924
Accrued compensated absences	557	1,412	17,059	10,770	29,798
Total Current Liabilities	9,613	3,724	30,457	40,236	84,030
Noncurrent:					
Accrued compensated absences	98	249	3,010	1,901	5,258
Total OPEB liability	6,463	3,867	12,108	32,264	54,702
Total Noncurrent Liabilities	6,561	4,116	15,118	34,165	59,960
Total Liabilities	16,174	7,840	45,575	74,401	143,990
Deferred Inflows of Resources:					
Related to pensions	9,120	5,506	17,036	45,429	77,091
Related to OPEB	684	409	1,282	3,415	5,790
Total Deferred Inflows of Resources	9,804	5,915	18,318	48,844	82,881
Net Position:					
Net investment in capital assets	-	-	-	183,152	183,152
Unrestricted	5,865	2,668	(3,920)	176,069	180,682
Total Net Position	\$ 5,865	\$ 2,668	\$ (3,920)	\$ 359,221	\$ 363,834

CITY OF SHAFTER

COMBINING STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION
INTERNAL SERVICE FUNDS
YEAR ENDED JUNE 30, 2021

	Governmental Activities - Internal Service Funds				
	Building Maintenance	Liability Coverage	Vehicle Maintenance	Information Technology	Totals
Operating Revenues:					
Charges for services	\$ 258,524	\$ 893,360	\$ 344,575	\$ 849,871	\$ 2,346,330
Miscellaneous	261	-	-	-	261
Total Operating Revenues	258,785	893,360	344,575	849,871	2,346,591
Operating Expenses:					
Administration and general	102,245	-	186,595	458,791	747,631
Source of supply	55,663	-	2,667	44,133	102,463
Pumping	21,656	890,692	72,688	125,230	1,110,266
Treatment	20,754	-	3,479	75,279	99,512
Refuse collection	51,550	-	17,180	23,480	92,210
Cost of sales and services	1,052	-	48,878	11,261	61,191
Depreciation expense	-	-	-	78,993	78,993
Total Operating Expenses	252,920	890,692	331,487	817,167	2,292,266
Operating Income (Loss)	5,865	2,668	13,088	32,704	54,325
Income (Loss) Before Transfers	5,865	2,668	13,088	32,704	54,325
Changes in Net Position	5,865	2,668	13,088	32,704	54,325
Net Position:					
Beginning of Year	-	-	(17,008)	326,517	309,509
End of Fiscal Year	\$ 5,865	\$ 2,668	\$ (3,920)	\$ 359,221	\$ 363,834

CITY OF SHAFTER

COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
YEAR ENDED JUNE 30, 2021

	Governmental Activities - Internal Service Funds				
	Building Maintenance	Liability Coverage	Vehicle Maintenance	Information Technology	Totals
Cash Flows from Operating Activities:					
Cash received from customers and users	\$ 258,785	\$ 893,360	\$ 344,575	\$ 849,871	\$ 2,346,591
Cash paid to suppliers for goods and services	(146,459)	(890,853)	(154,595)	(284,552)	(1,476,459)
Cash paid to employees for services	(99,400)	2,805	(162,723)	(395,003)	(654,321)
Net Cash Provided (Used) by Operating Activities	12,926	5,312	27,257	170,316	215,811
Cash Flows from Non-Capital Financing Activities:					
Repayment made to other funds	(1,043)	-	(1,226)	-	(2,269)
Net Cash Provided (Used) by Non-Capital Financing Activities	(1,043)	-	(1,226)	-	(2,269)
Net Increase (Decrease) in Cash and Cash Equivalents	11,883	5,312	26,031	170,316	213,542
Cash and Cash Equivalents at Beginning of Year	-	-	-	38,503	38,503
Cash and Cash Equivalents at End of Year	\$ 11,883	\$ 5,312	\$ 26,031	\$ 208,819	\$ 252,045
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:					
Operating income (loss)	\$ 5,865	\$ 2,668	\$ 13,088	\$ 32,704	\$ 54,325
Adjustments to reconcile operating income (loss) net cash provided (used) by operating activities:					
Depreciation	-	-	-	78,993	78,993
(Increase) decrease in prepaid expense	5,801	(161)	-	-	5,640
(Increase) decrease in net pension asset	(2,920)	(1,760)	7,509	26,074	28,903
(Increase) decrease in deferred inflow of resources - pensions	(12,544)	(7,574)	9,272	26,989	16,143
(Increase) decrease in deferred inflow of resources - OPEB	(2,701)	(1,616)	(330)	(7,605)	(12,252)
Increase (decrease) in accounts payable	(1,585)	-	(9,703)	(5,169)	(16,457)
Increase (decrease) in accrued liabilities	5,137	2,312	7,203	20,254	34,906
Increase (decrease) in compensated absences	(394)	1,661	7,079	(8,975)	(629)
Increase (decrease) in OPEB liability	6,463	3,867	(6,374)	9,299	13,255
Increase (decrease) in deferred outflows of resources - pensions	9,120	5,506	(1,388)	(5,190)	8,048
Increase (decrease) in deferred outflows of resources - OPEB	684	409	901	2,942	4,936
Total Adjustments	7,061	2,644	14,169	137,612	161,486
Net Cash Provided (Used) by Operating Activities	\$ 12,926	\$ 5,312	\$ 27,257	\$ 170,316	\$ 215,811

STATISTICAL SECTION (UNAUDITED)

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STATISTICAL SECTION (UNAUDITED)

This part of the City of Shafter's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

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Financial Trends - These schedules contain information to help the reader to understand how the City's financial performance and well-being have changed over time.

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Sources: Unless otherwise noted, the information in these schedules was derived from the City's comprehensive annual financial reports for the relevant year.

CITY OF SHAFTER

**NET POSITION BY COMPONENT
 LAST TEN FISCAL YEARS
 (ACCRUAL BASIS OF ACCOUNTING)**

	Fiscal Year			
	2012	2013	2014	2015
Governmental activities:				
Net investment in capital assets	\$ 23,168,573	\$ 24,858,194	\$ 32,365,663	\$ 28,413,250
Restricted	993,526	6,352,954	7,547,228	7,194,403
Unrestricted	51,122,765	58,480,562	62,563,324	62,689,600
Total governmental activities	<u>\$ 75,284,864</u>	<u>\$ 89,691,710</u>	<u>\$ 102,476,215</u>	<u>\$ 98,297,253</u>
Business-type activities:				
Net investment in capital assets	\$ 21,996,274	\$ 28,291,607	\$ 32,997,522	\$ 45,247,744
Unrestricted	5,611,501	4,613,227	4,230,507	1,018,010
Total business-type activities	<u>\$ 27,607,775</u>	<u>\$ 32,904,834</u>	<u>\$ 37,228,029</u>	<u>\$ 46,265,754</u>
Primary government:				
Net investment in capital assets	\$ 45,164,847	\$ 53,149,801	\$ 65,363,185	\$ 73,660,994
Restricted	993,526	6,352,954	7,547,228	7,194,403
Unrestricted	56,734,266	63,093,789	66,793,831	63,707,610
Total primary government net position	<u>\$ 102,892,639</u>	<u>\$ 122,596,544</u>	<u>\$ 139,704,244</u>	<u>\$ 144,563,007</u>

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 29,611,048	\$ 23,168,573	\$ 24,858,194	\$ 32,365,663	\$ 28,413,250	\$ 44,475,566
8,033,789	993,526	6,352,954	7,547,228	7,194,403	12,674,126
67,966,535	51,122,765	58,480,562	62,563,324	62,689,600	76,928,223
<u>\$ 105,611,372</u>	<u>\$ 75,284,864</u>	<u>\$ 89,691,710</u>	<u>\$ 102,476,215</u>	<u>\$ 98,297,253</u>	<u>\$ 134,077,915</u>
\$ 45,885,714	\$ 46,783,879	\$ 49,015,719	\$ 49,475,583	\$ 52,032,825	\$ 52,007,797
(2,124,745)	(6,401,622)	(41,026)	1,276,100	547,708	(488,595)
<u>\$ 43,760,969</u>	<u>\$ 40,382,257</u>	<u>\$ 48,974,693</u>	<u>\$ 50,751,683</u>	<u>\$ 52,580,533</u>	<u>\$ 51,519,202</u>
\$ 75,496,762	\$ 76,089,267	\$ 79,607,499	\$ 89,427,684	\$ 95,217,045	\$ 96,483,363
8,033,789	8,968,882	10,736,419	12,846,282	9,708,578	12,674,126
65,841,790	67,179,252	65,796,359	65,883,414	70,348,734	76,439,628
<u>\$ 149,372,341</u>	<u>\$ 152,237,401</u>	<u>\$ 156,140,277</u>	<u>\$ 168,157,380</u>	<u>\$ 175,274,357</u>	<u>\$ 185,597,117</u>

CITY OF SHAFTER

**CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)**

	Fiscal Year			
	2012	2013	2014	2015
Expenses:				
Governmental Activities:				
General government	\$ 7,253,711	\$ 7,999,686	\$ 10,672,479	\$ 10,672,479
Public safety	5,432,911	4,380,254	4,913,997	4,913,997
Fire	348,404	117,035	157,422	157,422
Public works	2,963,433	3,466,099	4,116,268	4,116,268
Culture & recreation	634,268	794,424	892,782	892,782
Interest on long-term debt	245,917	-	-	-
Total governmental activities expenses	16,878,644	16,757,498	20,752,948	20,752,948
Business-type activities:				
Water	2,554,453	2,691,036	3,171,826	3,171,826
Wastewater	1,457,669	1,557,625	1,744,861	1,744,861
Modified community correctional facility operations	4,877,323	695,666	8,619,863	8,619,863
Modified community correctional facility COP	1,184,508	1,101,967	1,004,764	1,004,764
Refuse collection services	926,908	935,710	1,030,146	1,030,146
Transit services	232,987	256,206	283,836	283,836
East Shafter water	138,032	-	-	-
Fiber optic & communication tower	55,373	48,857	67,046	67,046
Rail spur services	183,165	363,377	383,499	383,499
Community corrections canteen	147,615	-	-	-
Total business-type activities expenses	11,758,033	7,650,444	16,305,841	16,305,841
Total primary government expenses	\$ 28,636,677	\$ 24,407,942	\$ 37,058,789	\$ 37,058,789
Program Revenues:				
Governmental Activities:				
Charges for services				
General Government	\$ 1,852,232	\$ 2,575,239	\$ 4,910,683	\$ 4,910,683
Public safety	545,548	1,170,802	1,118,582	1,118,582
Public works	1,049,630	1,268,052	2,188,192	2,188,192
Culture & recreation	66,979	73,228	145,352	145,352
Operating grants and contributions	16,295	22,075	19,914	19,914
Capital grants and contributions	1,982,780	2,835,726	8,715,530	8,715,530
Total governmental activities	5,513,464	7,945,122	17,098,253	17,098,253
Business-type activities:				
Charges for services:				
Water	2,356,515	2,598,871	2,972,018	2,972,018
Wastewater	1,281,704	1,301,884	1,360,884	1,360,884
Modified community corrections facility	3,985,062	78,685	7,125,399	7,125,399
Modified community corrections facility COP	1,726,673	-	-	-
Refuse collection services	982,200	1,051,045	1,099,987	1,099,987
Transit services	37,440	49,210	47,844	47,844
East Shafter	53,783	-	-	-
Fiber Optic & communication tower Services	58,372	36,846	33,167	33,167
Rail Spur Services	281,785	425,420	367,940	367,940
Community corrections bldg & equip replacement	40,000	-	-	-
Community corrections canteen	3,458	-	-	-
Community corrections phone	4,217	-	-	-
Operating grants and contributions	188,305	242,289	232,004	232,004
Capital grants and contributions	-	93,595	263,969	263,969
Total business-type activities program revenues	10,999,514	5,877,845	13,503,212	13,503,212
Total primary government program revenues	\$ 16,512,978	\$ 13,822,967	\$ 30,601,465	\$ 30,601,465

(CONTINUED)

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 13,149,940	\$ 11,956,687	\$ 13,874,474	\$ 14,252,931	\$ 18,153,345	\$ 18,593,802
4,958,937	6,204,114	5,864,836	6,147,990	7,233,609	8,477,288
244,982	292,406	-	-	-	-
4,063,021	4,443,142	4,431,680	4,706,558	4,967,919	6,677,328
1,009,002	1,217,965	1,197,934	1,219,642	1,237,182	659,182
-	-	-	-	-	-
23,425,882	24,114,314	25,368,924	26,327,121	31,592,055	34,407,600
3,481,988	3,458,616	3,879,784	3,963,562	4,799,662	4,482,734
2,085,894	2,149,564	2,489,418	2,374,999	2,472,967	2,620,461
16,001,708	16,799,773	17,079,707	14,766,071	15,653,274	5,486,922
613,376	-	-	-	-	-
1,151,779	1,200,421	972,840	1,012,346	1,156,643	1,366,704
313,136	347,624	389,616	403,708	388,791	455,275
-	-	-	-	-	-
303,043	354,832	320,432	375,556	359,335	265,723
453,795	496,134	469,309	522,698	479,847	453,041
-	-	-	-	-	-
24,404,719	24,806,964	25,601,106	23,418,940	25,310,519	15,130,860
\$ 47,830,601	\$ 48,921,278	\$ 50,970,030	\$ 49,746,061	\$ 56,902,574	\$ 49,538,460
\$ 6,759,926	\$ 6,857,466	\$ 6,728,390	\$ 4,415,751	\$ 7,243,754	\$ 9,745,034
161,313	760,305	406,321	1,678,707	431,338	134,619
3,112,912	2,630,967	3,603,483	4,495,996	407,755	1,148,514
46,168	14,896	13,848	30,402	-	-
25,142	165,034	164,966	164,296	259,700	1,261,559
1,386,698	1,913,148	1,139,320	1,881,146	3,721,835	4,512,359
11,492,159	12,341,816	12,056,328	12,666,298	12,064,382	16,802,085
3,198,827	3,141,346	3,698,790	4,436,026	4,343,041	4,918,463
1,514,281	1,640,635	1,798,535	2,021,085	1,985,144	2,366,344
13,735,074	13,855,918	14,205,083	14,105,693	13,359,775	3,998,498
-	-	-	-	-	-
1,166,075	1,163,476	1,061,137	1,047,175	1,041,957	1,228,478
53,801	56,807	58,829	57,568	40,029	21,591
-	-	-	-	-	-
120,617	132,028	134,078	148,802	159,531	174,565
318,785	27,250	188,840	120,915	24,720	900
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
151,627	287,396	190,141	267,172	424,344	5,366
388,979	91,846	118,749	125,611	-	387,384
20,648,066	20,396,702	21,454,182	22,330,047	21,378,541	13,101,589
\$ 32,140,225	\$ 32,738,518	\$ 33,510,510	\$ 34,996,345	\$ 33,442,923	\$ 29,903,674

CITY OF SHAFTER

**CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)**

	Fiscal Year			
	2012	2013	2014	2015
Net Revenues (Expense):				
Governmental activities	\$ (11,365,180)	\$ (8,812,376)	\$ (3,654,695)	\$ (3,654,695)
Business-type activities	(758,519)	(1,772,599)	(2,802,629)	(2,802,629)
Total primary government net expense	(12,123,699)	(10,584,975)	(6,457,324)	(6,457,324)
General Revenues and Other Changes in Net Position:				
Governmental activities:				
Taxes:				
Property taxes	2,364,900	1,170,410	1,018,122	1,018,122
Sales taxes	8,676,901	11,973,770	14,800,239	14,800,239
Gas tax	383,085	385,423	500,746	500,746
Franchise tax	-	-	-	-
Other taxes	6,688	(13,754)	(83,648)	(83,648)
Motor vehicle in lieu, unrestricted	1,386,275	1,545,546	1,622,435	1,622,435
Investment earnings	1,574,174	548,369	1,052,833	1,052,833
Other general revenues	43,394	358,514	146,322	146,322
Extraordinary Gain/(Loss)	8,831,005	8,089,392	-	-
Special Items Gain/(Loss)	-	-	4,484,726	4,484,726
Transfers	(2,069,056)	(838,450)	(7,102,575)	(7,102,575)
Total government activities	21,197,366	23,219,220	16,439,200	16,439,200
Business-type activities:				
Investment earnings	67,687	18,330	53,047	53,047
Other general revenues	-	-	9,295	9,295
Transfers	2,069,056	838,450	7,102,575	7,102,575
Total business-type activities	2,136,743	856,780	7,164,917	7,164,917
Total primary government	23,334,109	24,076,000	23,604,117	23,604,117
Changes in net position				
Governmental activities	9,832,186	14,406,844	12,784,505	12,784,505
Business-type activities	1,378,224	(915,819)	4,362,288	4,362,288
Total primary government	\$ 11,210,410	\$ 13,491,025	\$ 17,146,793	\$ 17,146,793

The City receives capital additions of infrastructure due to development.

Gas tax was reclassified as capital grants and contributions - public works in fiscal year 2020.

(CONTINUED)

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ (11,933,723)	\$ (11,772,498)	\$ (13,312,596)	\$ (13,660,823)	\$ (19,527,673)	\$ (17,605,515)
(3,756,653)	(4,410,262)	(4,146,924)	(1,088,893)	(3,931,978)	(2,029,271)
(15,690,376)	(16,182,760)	(17,459,520)	(14,749,716)	(23,459,651)	(19,634,786)
1,296,584	1,499,108	1,670,464	1,788,640	1,943,805	2,336,157
14,978,921	14,300,406	15,869,586	18,692,355	22,417,415	22,014,895
368,069	325,586	451,407	769,842	-	-
-	-	-	-	785,221	903,471
84,569	189,815	142,920	(88,866)	92,230	94,632
1,855,958	2,099,610	2,047,646	2,222,405	2,449,731	2,835,678
1,142,751	855,702	665,212	3,098,836	2,410,215	561,277
642,270	66,363	413,675	72,157	30,977	4,975
-	-	-	-	-	-
-	-	-	-	-	788,700
(1,121,280)	(978,556)	(12,637,878)	(2,649,351)	(5,313,794)	(21,604)
19,247,842	18,358,034	8,623,032	23,906,018	24,815,800	29,518,181
47,663	18,395	18,923	122,599	155,272	75,978
82,925	85,303	82,559	93,933	294,762	418,290
1,121,280	978,556	12,637,878	2,649,351	5,313,794	21,604
1,251,868	1,082,254	12,739,360	2,865,883	5,763,828	515,872
20,499,710	19,440,288	21,362,392	26,771,901	30,579,628	30,034,053
7,314,119	6,585,536	(4,689,564)	10,245,195	5,288,127	11,912,666
(2,504,785)	(3,328,008)	8,592,436	1,776,990	1,831,850	(1,513,399)
\$ 4,809,334	\$ 3,257,528	\$ 3,902,872	\$ 12,022,185	\$ 7,119,977	\$ 10,399,267

CITY OF SHAFTER

**GOVERNMENTAL ACTIVITIES TAX REVENUE BY SOURCE
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)**

Fiscal Year	Property Tax	Sales and Use Tax	Other Taxes & Franchise Fees	Gas Tax	Unrestricted Motor Vehicle License Taxes	Business License	Total
2011-12	\$ 2,364,900	\$ 8,676,901	\$ 276,241	\$ 383,085	\$ 1,459,649	\$ 40,158	\$ 13,200,934
2012-13	1,170,410	11,973,770	327,595	385,423	1,545,546	44,074	15,446,818
2013-14	1,018,122	14,800,239	373,197	500,746	1,622,435	43,901	18,358,640
2014-15	1,448,963	15,461,196	382,278	468,155	1,722,278	47,232	19,530,102
2015-16	1,296,584	14,978,921	403,059	368,069	1,855,958	49,579	18,952,170
2016-17	1,499,108	14,300,406	462,268	325,586	20,999,610	53,133	37,640,111
2017-18	1,670,464	15,869,586	537,499	451,407	2,047,646	56,828	20,633,430
2018-19	1,788,640	18,692,355	62,034	769,842	2,222,405	60,942	23,596,218
2019-20	1,943,805	22,417,415	877,451	818,792	2,449,731	64,874	28,572,068
2020-21	2,309,754	22,014,895	1,039,499	811,480	2,820,686	68,732	29,065,046

Property taxes which are the in lieu amount for replacement of motor vehicle license fees have been subtracted from the property tax column and placed in the VLF column.

Gas tax was reclassified as capital grants and contributions - public works in fiscal year 2020.

Business license revenue was reclassified as charges for services in fiscal year 2020.

Source: City of Shafter

CITY OF SHAFTER

GOVERNMENTAL ACTIVITIES SALES TAX REVENUES BY BUSINESS CATEGORY
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

Fiscal Year	Business to Business	Transportation	General Retail	Food Products	Construction	Miscellaneous	Total	Year over Year Change
2011-12	\$ 2,944,757	\$ 501,277	\$ 2,783,237	\$ 274,935	\$ 2,297,571	\$ 4,191	\$ 8,805,968	29.99%
2012-13	3,775,131	533,736	3,314,797	313,740	3,116,660	72,658	11,126,722	26.35%
2013-14	3,856,375	535,373	3,838,973	353,928	3,713,771	31,551	12,329,971	10.81%
2014-15	4,287,881	526,167	4,525,496	362,626	4,237,935	17,294	13,957,399	13.20%
2015-16	2,362,456	517,720	5,195,069	338,065	461,804	26,128	8,901,242	-6.28%
2016-17	4,324,608	528,782	4,531,229	364,070	4,298,611	17,966	14,065,266	7.52%
2017-18	2,578,149	562,040	6,181,574	231,638	5,518,523	7,724	15,079,648	7.21%
2018-19	3,181,898	662,526	6,723,800	237,291	5,681,839	47,093	16,534,447	9.65%
2019-20	2,045,628	588,097	7,663,710	509,807	5,411,927	110,228	16,329,397	-1.24%
2020-21	1,004,530	673,654	10,014,844	411,927	5,956,186	3,715,397	21,776,539	15.23%

Sales tax is based on the gross 1% local Bradly Burns Sales and Use Tax.

Direct allocations only and do not include state-wide and county-wide pools

Source: City of Shafter, MuniServices, LLC.

CITY OF SHAFTER

**FUND BALANCES OF GOVERNMENTAL FUNDS
 LAST TEN FISCAL YEARS
 (ACCRUAL BASIS OF ACCOUNTING)**

	Fiscal Year			
	2012	2013	2014	2015
General Fund:				
Nonspendable	\$ 2,266,857	\$ 2,695,946	\$ 282,211	\$ 454,500
Restricted	-	-	-	-
Assigned	-	18,485,737	21,858,072	16,856,016
Unassigned	39,400,474	32,562,872	32,699,287	39,009,295
Total general fund	<u>\$ 41,667,331</u>	<u>\$ 53,744,555</u>	<u>\$ 54,839,570</u>	<u>\$ 56,319,811</u>
All other governmental funds:				
Nonspendable	\$ -	\$ -	\$ 1,438,610	\$ 1,438,610
Restricted	6,586,949	6,384,414	7,547,228	5,755,793
Assigned	4,270,084	5,602,526	6,953,451	7,514,317
Unassigned	(28,563)	-	-	-
Total all other governmental funds	<u>\$ 10,828,470</u>	<u>\$ 11,986,940</u>	<u>\$ 15,939,289</u>	<u>\$ 14,708,720</u>

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 335,734	\$ 1,437,038	\$ 1,370,550	\$ 1,356,170	\$ 1,343,814	\$ 1,286,270
-	-	-	-	-	-
37,501,707	42,138,208	40,681,889	32,265,562	34,542,535	36,986,070
22,850,298	21,722,000	13,111,861	17,809,130	20,105,952	21,746,015
<u>\$ 60,687,739</u>	<u>\$ 65,297,246</u>	<u>\$ 55,164,300</u>	<u>\$ 51,430,862</u>	<u>\$ 55,992,301</u>	<u>\$ 60,018,355</u>
\$ 1,555,460	\$ 1,555,460	\$ -	\$ -	\$ -	\$ -
6,878,911	7,993,314	10,736,419	12,846,282	9,708,578	12,674,126
7,784,159	8,922,341	8,671,160	11,064,055	12,702,113	15,821,374
(313,514)	-	-	-	(16,540)	(8,951)
<u>\$ 15,905,016</u>	<u>\$ 18,471,115</u>	<u>\$ 19,407,579</u>	<u>\$ 23,910,337</u>	<u>\$ 22,394,151</u>	<u>\$ 28,486,549</u>

CITY OF SHAFTER

**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
 LAST TEN FISCAL YEARS
 (ACCRUAL BASIS OF ACCOUNTING)**

	Fiscal Year			
	2012	2013	2014	2015
Revenues:				
Property taxes	\$ 2,568,004	\$ 1,686,661	\$ 1,268,719	\$ 1,684,387
Property tax in lieu of VLF	1,386,275	1,545,546	1,622,435	1,722,278
Other taxes	10,204,265	12,927,972	17,668,108	17,287,480
Licenses, permits and fees	1,049,740	2,764,100	3,150,714	2,764,717
Fines, forfeitures and penalties	35,345	33,249	34,180	208,083
Investment earnings	1,887,878	897,797	1,351,037	1,164,033
Lease revenue	-	-	-	-
Intergovernmental	855,126	2,275,824	6,284,673	2,369,918
Charges for services	1,918,854	1,682,756	4,629,114	6,637,216
Other	43,394	358,514	146,322	327,710
Total revenues	<u>\$ 19,948,881</u>	<u>\$ 24,172,419</u>	<u>\$ 36,155,302</u>	<u>\$ 34,165,822</u>
Expenditures:				
Current:				
General government	\$ 6,820,536	\$ 7,742,497	\$ 70,796,079	\$ 14,417,458
Public safety	5,363,548	4,210,390	4,822,522	4,914,231
Public works	2,490,262	2,284,379	2,785,214	2,777,875
Culture & recreation	523,159	666,740	718,277	796,246
Capital outlay	1,529,463	3,192,162	9,367,997	4,233,005
Debt Service:				
Pass-through Agreements	294,113	-	-	-
Principal retirement	300,000	-	-	-
Interest and fiscal charges	368,875	-	-	-
Total expenditures	<u>\$ 17,689,956</u>	<u>\$ 18,096,168</u>	<u>\$ 88,490,089</u>	<u>\$ 27,138,815</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 2,258,925</u>	<u>\$ 6,076,251</u>	<u>\$ (52,334,787)</u>	<u>\$ 7,027,007</u>
Other financing sources (uses):				
Transfers in	\$ 1,060,630	\$ 2,183,690	\$ 3,034,085	\$ 892,214
Transfers out	(3,154,686)	(3,113,640)	(10,136,660)	(7,669,549)
Extraordinary Gain/(Loss)	(5,283,451)	8,089,392	-	-
Special Items Gain/(Loss)	-	-	4,484,726	-
Proceeds from sale of capital assets	-	-	-	-
Total other financing sources (uses)	<u>(7,377,507)</u>	<u>7,159,442</u>	<u>(2,617,849)</u>	<u>(6,777,335)</u>
Net change in fund balances	<u>\$ (5,118,582)</u>	<u>\$ 13,235,693</u>	<u>\$ (54,952,636)</u>	<u>\$ 249,672</u>
Debt services as a percentage of noncapital expenditures	4.30%	0.00%	0.00%	0.00%

Fiscal Year					
2016	2017	2018	2019	2020	2021
\$ 1,530,566	\$ 1,985,530	\$ 2,120,395	\$ 2,264,943	\$ 2,503,442	\$ 3,042,383
1,855,958	2,099,610	2,047,646	2,222,405	2,449,731	2,820,686
16,047,199	16,239,813	17,186,233	20,424,376	24,968,801	23,824,480
3,102,903	3,190,405	3,812,988	5,969,293	4,797,163	8,885,156
33,019	57,879	41,750	30,195	53,365	151,151
1,457,881	1,142,416	1,012,254	3,462,138	2,448,254	581,939
-	-	-	-	322,631	302,332
491,873	645,350	565,438	979,428	1,808,311	3,033,340
6,402,917	6,251,040	6,116,859	3,796,732	2,715,151	1,444,044
642,270	66,363	413,675	72,157	127,127	229,797
<u>\$ 31,564,586</u>	<u>\$ 31,678,406</u>	<u>\$ 33,317,238</u>	<u>\$ 39,221,667</u>	<u>\$ 42,193,976</u>	<u>\$ 44,315,308</u>
\$ 12,801,949	\$ 11,662,684	\$ 16,969,395	\$ 13,811,448	\$ 17,567,544	\$ 18,200,283
5,114,334	6,041,656	5,622,796	5,885,692	6,464,485	7,461,897
2,786,169	2,988,119	3,059,487	3,374,188	3,463,367	4,390,489
795,307	953,518	881,622	915,189	896,334	257,135
3,591,448	1,878,267	3,171,661	11,816,479	6,265,216	3,777,660
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
<u>\$ 25,089,207</u>	<u>\$ 23,524,244</u>	<u>\$ 29,704,961</u>	<u>\$ 35,802,996</u>	<u>\$ 34,656,946</u>	<u>\$ 34,087,464</u>
<u>\$ 6,475,379</u>	<u>\$ 8,154,162</u>	<u>\$ 3,612,277</u>	<u>\$ 3,418,671</u>	<u>\$ 7,537,030</u>	<u>\$ 10,227,844</u>
\$ 780,544	\$ 256,388	\$ 396,286	\$ 343,915	\$ 568,195	\$ 199,246
(1,691,699)	(1,234,944)	(13,205,044)	(2,993,266)	(5,881,988)	(220,850)
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	788,700
(911,155)	(978,556)	(12,808,758)	(2,649,351)	(5,313,793)	767,096
<u>\$ 5,564,224</u>	<u>\$ 7,175,606</u>	<u>\$ (9,196,481)</u>	<u>\$ 769,320</u>	<u>\$ 2,223,237</u>	<u>\$ 10,994,940</u>
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

CITY OF SHAFTER

GENERAL GOVERNMENTAL REVENUES BY SOURCE
ALL GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

Fiscal Year	Taxes	Licenses Permits and Fees	Fines Forfeitures and Penalties	Use of Money and Property	Inter-governmental Revenue	Charges for Services	Other Revenues	Total Governmental
2011-12	\$ 14,158,544	\$ 1,049,740	\$ 35,345	\$ 1,887,878	\$ 855,126	\$ 1,918,854	\$ 43,394	\$ 19,948,881
2012-13	16,160,179	2,764,100	33,249	897,797	2,275,824	1,682,756	358,514	24,172,419
2013-14	20,559,262	3,150,714	34,180	1,351,037	6,284,673	4,629,114	146,322	36,155,302
2014-15	20,694,145	2,764,717	208,083	1,164,033	2,369,918	6,637,216	327,710	34,165,822
2015-16	19,433,723	3,102,903	33,019	1,457,881	491,873	6,402,917	642,270	31,564,586
2016-17	20,324,953	3,190,405	57,879	1,142,416	645,350	6,251,040	66,363	31,678,406
2017-18	21,354,274	3,812,988	41,750	1,012,254	565,438	6,116,859	413,675	33,317,238
2018-19	24,911,724	5,969,293	30,195	3,462,138	979,428	3,796,732	72,157	39,221,667
2019-20	29,921,974	4,797,163	53,365	2,448,254	1,808,311	2,715,151	449,758	42,193,976
2020-21	29,687,549	8,885,156	151,151	884,271	3,033,340	1,444,044	229,797	44,315,308

Source: City of Shafter

CITY OF SHAFTER

ASSESSED VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS
(IN THOUSANDS)

Fiscal Year Ended June 30	City				Redevelopment Agency				Total Direct Tax Rate
	Secured	Unsecured	Utility	Taxable Assessed Value	Secured	Unsecured	Utility	Taxable Assessed Value	
2011-12	\$ 765,342	\$ 43,894	\$ 641	\$ 809,877	\$ 196,808	\$ 25,523	\$ 786	\$ 223,117	3.390%
2012-13	834,557	67,727	641	902,925	200,981	32,161	786	233,928	4.000%
2013-14	801,604	60,539	-	862,143	263,531	60,123	1,427	325,081	3.830%
2014-15	865,019	57,176	-	922,195	281,546	55,856	1,427	338,829	3.500%
2015-16	898,906	99,515	-	998,421	284,331	56,002	1,281	341,614	3.420%
2016-17	1,065,208	75,586	-	1,140,794	315,372	75,772	1,382	392,526	3.290%
2017-18	1,204,353	56,071	-	1,260,424	321,755	66,586	1,382	389,723	3.100%
2018-19	1,283,375	70,134	-	1,353,509	332,611	62,976	1,382	396,969	3.590%
2019-20	1,421,154	79,946	-	1,501,100	354,961	69,806	1,382	426,150	2.502%
2020-21	1,663,286	76,955	-	1,740,241	363,184	71,016	1,264	435,464	2.510%

In 1978 the voters of the State of California passed Proposition 13 which limited property taxes to a total maximum rate of 1% based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum increase of 2%). With few exceptions, property is only re-assessed at the time that is sold to a new owner. At that point, the new assessed value is reassessed at the purchase price of the property sold. The assessed valuation data shown above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above.

Source: Kern County Auditor Controller's Office; MuniServices, LLC.

CITY OF SHAFTER

DIRECT AND OVERLAPPING PROPERTY TAX RATES (RATE PER \$100 OF ASSESSED VALUE) LAST TEN FISCAL YEARS

	Fiscal Year			
	2012	2013	2014	2015
Overlapping Tax & Assessment Debt: Shafter Allocation Factor				
Kern County High School	1.167	2.417	2.425	2.443
Kern County Community College COP	1.848	-	-	-
Richland School District	52.914	54.167	52.135	53.543
Rio Bravo-Greeley School District	1.419	3.520	6.566	9.352
Rosedale Union School District	4.420	4.895	-	-
Norris School District	1.111	1.091	1.086	1.059
City of Shafter - 1915 Act Bonds	100.000	100.000	100.000	100.000
Kern Community College Assessment District	1.264	1.464	1.442	1.469
Kern Community College Assessment District No. 1	-	-	-	-
Total Assessment Rate	1.700	1.680	1.630	1.520
Direct and Overlapping General Fund Debt: Shafter Allocation Factor				
Kern County COP	1.018	1.282	1.291	1.308
Kern County Pension Obligations	1.018	1.282	1.291	1.308
Kern County Board of Education COP	1.018	1.282	1.291	1.308
Kern County Community College COP	1.035	1.315	1.304	1.332
Kern County Community College Benefit Obligations	1.035	1.315	1.304	1.332
Kern High School COP	1.848	2.417	2.425	2.443
Rio Bravo-Greedley Union School District Obligations	1.410	3.502	6.566	9.352
Kern County Public Cemetary District COP	-	-	-	-
City of Shafter	-	-	-	-
Total Direct & Overlapping Rate	3.390	4.000	3.830	3.500
Overlapping Tax Increment Debt (Successor Agency)	100.000	100.000	100.000	100.000

In 1978, California voters passed Proposition 13 which sets the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies for which the subject property resides within. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of the Example Unified School District bonds.

Source: MuniServices, LLC.

Fiscal Year					
2016	2017	2018	2019	2020	2021
1.696	1.167	2.417	2.425	2.443	3.573
1.094	1.848	-	-	-	-
53.494	52.914	54.167	52.135	53.543	64.266
1.103	1.419	3.520	6.566	9.352	23.576
3.834	4.420	4.895	-	-	-
1.689	1.111	1.091	1.086	1.059	6.708
100.000	100.000	100.000	100.000	100.000	100.000
1.186	1.264	1.464	1.442	1.469	2.286
-	-	-	-	-	2.272
1.830	1.700	1.680	1.630	1.520	1.630
0.975	1.018	1.282	1.291	1.308	2.223
0.975	1.018	1.282	1.291	1.308	2.223
0.975	1.018	1.282	1.291	1.308	2.223
0.968	1.035	1.315	1.304	1.332	2.050
0.968	1.035	1.315	1.304	1.332	2.050
1.696	1.848	2.417	2.425	2.443	-
1.103	1.410	3.502	6.566	9.352	23.576
-	-	-	-	-	-
-	-	-	-	-	100.000
3.660	3.390	4.000	3.830	3.500	2.510
100.000	100.000	100.000	100.000	100.000	100.000

CITY OF SHAFTER

**PRINCIPAL PROPERTY TAX PAYORS
TOP PROPERTY OWNERS BASED ON GROSS ASSESSED VALUES
CURRENT YEAR AND NINE YEARS AGO**

Taxpayer	2021		2012	
	Assessed Valuation	Percentage of Total Assessed Valuation	2020-21 Assessed Valuation	Percentage of Total Assessed Valuation
Ross Dress For Less Inc	\$ 226,492,836	10.41%		
Target Corporation	120,695,042	5.55%	\$ 128,981,921	12.44%
Walmart Inc	113,544,220	5.22%		
Wonderful Real Estate Dev LLC	112,031,195	5.15%		
4100 Express Ave LLC	60,068,618	2.76%		
Paramount Logistics Park 141 LLC	55,075,161	2.53%		
BJ Serv Co USA	49,222,043	2.26%	3,500,000	0.34%
Lennar Homes of Cal Inc	49,169,134	2.26%	24,709,578	2.38%
Bidart Bros Inc	47,139,712	2.17%	40,908,541	3.94%
Elk Corporation of Texas	40,556,099	1.86%	41,196,994	3.97%
Grimmway Enterprises Inc	35,993,395	1.65%	12,719,117	1.23%
Farmland Reserve Inc	30,643,949	1.41%		
Garlic Company	29,661,898	1.36%	20,931,908	2.02%
Mariner Ave Prop LLC	24,582,000	1.13%		
Golden West BF LP	21,120,120	0.97%		
Grapery Inc	19,263,695	0.89%		
Kenneth O Lester Co Inc	17,258,153	0.79%	15,816,755	1.52%
Building Materials Manufacturing Corp	17,050,180	0.78%	22,881,805	2.21%
4700 Fanucchi Way LLC	13,589,098	0.62%		
American Tire Distributors Inc	9,796,369	0.45%		
Calif Paper Products LLC	8,369,353	0.38%		
Weatherford Artificial Lift SY	8,243,263	0.38%		
Audrey Marie Holdings LLC	7,415,063	0.34%		
CJS Partners LLC	7,315,949	0.34%		
California Resources Petroleum Corp	7,055,382	0.32%		
Vintage Production Cal LLC			119,040,926	11.48%
Paramount Land Co LP			35,765,072	3.45%
ITTC Land LLC			12,818,673	1.24%
Shafter JT Powers Financing Authority			7,791,772	0.75%
GMC Roofing & Bldg Paper Products Inc			5,806,076	0.56%
Lerdo & Central Asscs LLC			4,881,722	0.47%
Good A L Living Trust			4,820,156	0.46%
Global Properties			4,705,123	0.45%
Sill Properties			4,245,967	0.41%
Lenox Homes			3,451,489	0.33%
Agreserves Inc			3,389,210	0.33%
JDC Lerdo LLC			3,275,347	0.32%
Littlefair Fmly Tr			3,197,271	0.31%
Tryad Service Corporation			3,177,970	0.31%
Shafter Plaza Ltd LLC			2,759,957	0.27%
Suburban Land Reserve Inc			2,705,292	0.26%
Top Twentyfive Totals	\$ 1,131,351,927	52.00%	\$ 533,478,642	51.43%
2019-20 Local Secured Assessed Valuation	\$ 2,175,703,975	100%	\$ 1,037,213,616	100%

The amounts shown above include assessed value data for both the City and the former Redevelopment Agency.

Source: County Assessor data, Avenu Insights & Analytics

CITY OF SHAFTER

PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal Year Ended June 30	Taxes Levied for the		Total Adjusted Levy	Collected within the Fiscal Year of Levy		Collections in Subsequent Years	Total Collections to Date	
	Fiscal Year (Original Levy)	Adjustments		Amount	Percent of Levy		Amount	Percent of Levy
2012	\$ 916,494	\$ 2,470	\$ 918,964	\$ 901,509	98.10%	\$ 6,638	\$ 908,147	98.82%
2013	945,443	7,498	952,941	938,604	98.50%	2,530	941,134	98.76%
2014	969,095	181,247	1,150,342	944,781	82.13%	197,081	1,141,862	99.26%
2015	1,093,573	(2,619)	1,090,954	1,078,323	98.84%	6,046	1,084,369	99.40%
2016	1,158,634	13,788	1,172,421	1,155,301	98.54%	10,250	1,165,551	99.41%
2017	1,290,938	59,919	1,350,857	1,343,064	99.42%	7,494	1,350,558	99.98%
2018	1,528,966	28,699	1,557,665	1,537,674	98.72%	13,298	1,550,972	99.57%
2019	1,635,697	9,711	1,645,408	1,622,400	98.60%	-	1,622,400	98.60%
2020	1,629,581	(50,508)	1,579,073	1,552,960	98.35%	-	1,552,960	98.35%
2021	1,990,346	75,000	2,065,346	2,061,912	99.83%	-	2,061,912	99.83%

NOTE:

The amounts presented include City property taxes.

Allocation of "Collections in Subsequent Years" are based on actual prior levy collections allocated between levy years based on an estimate.

Source: Kern County Auditor Controller's Office

CITY OF SHAFTER

RATINGS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Year Ended June 30	Governmental Activities				Business-type Activities					Total Primary Government	Percentage of Personal Income	Debt Per Capita
	General Obligation Bonds	Tax Allocation Bonds	Loans	Total Governmental Activities	Sales and Loan Agreements	Wastewater Revenue Bonds	Certificates of Participation	Loans and Leases	Total Business-type Activities			
2012	\$ -	\$ -	\$ -	\$ -	\$ 2,657,145	\$ 777,388	\$ 7,862,409	\$ 17,244	\$ 11,314,186	\$ 11,314,186	1.50%	670
2013	-	-	-	-	2,385,647	712,908	6,467,987	5,832	9,572,374	9,572,374	1.21%	562
2014	-	-	-	-	2,106,456	573,575	4,993,565	-	7,673,596	7,673,596	0.91%	439
2015	-	-	-	-	1,819,347	516,558	3,429,144	-	5,765,049	5,765,049	0.65%	321
2016	-	-	-	-	1,524,142	458,689	-	-	1,982,831	1,982,831	0.22%	110
2017	-	-	-	-	1,220,494	398,694	-	-	1,619,188	1,619,188	0.16%	86
2018	-	-	-	-	908,208	337,848	-	-	1,246,056	1,246,056	0.12%	65
2019	-	-	-	-	587,029	275,300	-	-	862,329	862,329	0.07%	41
2020	-	-	-	-	256,727	210,624	-	-	467,351	467,351	0.04%	23
2021	-	-	-	-	196,304	142,970	-	-	339,274	339,274	0.02%	17

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF SHAFTER

HISTORICAL AND OVERLAPPING DEBT
LAST TEN FISCAL YEARS

Overlapping Tax and Assessment Debt

	Kern County High School District		Rio Bravo-Greeley Union School District		Rosedale Union School District		Kern Community College Assess. District	
	% Applicable	Debt	% Applicable	Debt	% Applicable	Debt	% Applicable	Debt
2012	1.848%	\$ 4,185,188	1.419%	\$ 166,172	4.420%	\$ 13,260	1.264%	\$ 41,775
2013	2.417%	5,108,480	3.520%	404,146	4.895%	7,343	0.000%	-
2014	2.425%	4,785,767	6.566%	737,068	0.000%	-	0.000%	-
2015	2.443%	4,421,615	6.352%	1,025,515	0.000%	-	0.000%	-
2016	2.636%	5,180,167	14.205%	1,517,846	0.000%	-	0.000%	-
2017	2.932%	7,978,740	20.431%	2,125,084	0.000%	-	0.000%	-
2018	3.050%	9,849,249	19.547%	1,942,482	0.000%	-	0.000%	-
2019	3.122%	9,308,281	19.208%	1,849,497	0.000%	-	0.000%	-
2020	3.283%	8,967,554	22.503%	2,103,589	0.000%	-	0.000%	91,300
2021	3.573%	13,435,774	23.576%	2,113,038	0.000%	-	2.272%	2,484,504

	Norris School District		Richland School District		Kern County Community College Dist Repair & Improve		City of Shafter 1915 Act Bonds	
	% Applicable	Debt	% Applicable	Debt	% Applicable	Debt	% Applicable	Debt
2012	1.111%	\$ 21,907	52.914%	\$ 11,764,770	1.167%	\$ 1,215,341	100.000%	\$ 120,300
2013	1.091%	199,488	54.167%	11,808,215	1.464%	1,453,274	100.000%	117,200
2014	1.086%	196,501	52.135%	10,992,259	1.442%	2,189,839	100.000%	114,000
2015	1.059%	228,629	53.543%	10,989,345	1.469%	2,169,872	100.000%	110,600
2016	1.156%	312,322	56.415%	11,217,733	1.655%	2,384,956	100.000%	110,600
2017	1.767%	472,620	56.867%	10,774,966	1.886%	2,579,597	100.000%	103,400
2018	3.197%	849,904	60.943%	10,916,662	1.961%	2,528,829	100.000%	99,500
2019	4.363%	1,151,205	61.317%	10,231,555	1.992%	2,400,581	100.000%	95,500
2020	5.694%	2,103,589	61.840%	9,683,719	2.091%	1,577,241	100.000%	91,300
2021	6.708%	2,106,078	64.266%	9,409,314	2.286%	2,440,558	100.000%	86,900

(Continued)

CITY OF SHAFTER

**HISTORICAL AND OVERLAPPING DEBT
LAST TEN FISCAL YEARS**

2020-21 Assessed Valuation: \$ 2,187,796,408

OVERLAPPING TAX AND ASSESSMENT DEBT:

	% Applicable	City's Share of
Kern County Community College District School Facilities	2.286%	\$ 2,440,558
Kern County Community College District School Facilities	2.272%	2,484,504
Kern County Union High School District	3.573%	13,435,774
Richland School District	64.266%	9,409,314
Norris School District	6.708%	2,106,078
Rio Bravo-Greeley Union School District	23.576%	2,113,038
RNR School Financing Authority Community Facilities District No. 92-1	3.355%	3,672,048
City of Shafter 1915 Act Bonds	100.000%	86,900
Total Overlapping Tax and Assessment Debt		35,748,214

DIRECT AND OVERLAPPING DEBT:

Kern County General Fund Obligations	2.223%	2,009,326
Kern County Pension Obligations	2.223%	3,344,763
Kern County Board of Education Certificates of Participation	2.223%	752,152
Kern County Community College District Certificates of Participation	2.050%	537,264
Kern County Community College District Benefit Obligations	2.050%	1,550,620
Rio Bravo-Greedley Union School District General Fund Obligations	23.576%	30,649
Rosedale Union School District General Fund Obligations	4.321%	421,298
City of Shafter	100.000%	- (1)
Total Direct and Overlapping General Fund Obligation Debt		8,646,072 (2)

OVERLAPPING TAX INCREMENT DEBT (Successor Agency)

	0.000%	10,550,000
Combined Total Debt		\$ 54,944,286

(1) Percentage of overlapping agency's assessed valuation located within

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and tax allocation bonds and non-bonded capital lease obligations.

Ratios to 2020-2021 Assessed Valuation:

Total Direct and Overlapping Tax and Assessment Debt	1.63%
Total Direct Debt	0.00%
Combined Total Debt	2.51%

Ratios to Redevelopment Incremental Valuation:

Total Overlapping Tax Increment Debt	2.93%
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Source: Avenu Insights & Analytics
California Municipal Statistics, Inc.

CITY OF SHAFTER**DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN CALENDAR YEARS**

Calendar Year	City Population (1)	County Population (1)	Per Capita Personal Income (2)	Unemployment Rate (3)
2010	16,208	839,587	\$ 41,569	15.4%
2011	17,283	846,883	42,297	15.0%
2012	16,897	850,006	44,666	13.8%
2013	17,029	857,882	46,477	10.9%
2014	17,461	873,092	48,248	11.8%
2015	17,970	874,264	49,424	10.2%
2016	18,048	886,507	50,322	10.6%
2017	18,868	895,112	52,744	9.4%
2018	19,271	905,801	56,100	7.3%
2019	20,886	916,464	59,173	6.0%
2020	20,441	917,553	61,544	18.3%
2021	20,448	914,193	66,430	12.5%

Sources:

(1) State of California Department of Finance.

(2) U.S. Census Bureau, adjusted for inflation.

(3) State of California Employment Development Department (data shown is for the County as of August)

CITY OF SHAFTER

PRINCIPAL EMPLOYERS

CURRENT YEAR AND NINE YEARS AGO

Employer	2021		2012	
	Number of Employees	Percent of Total Employment	Number of Employees	Percent of Total Employment
Target Distribution	1,380	17.69%	735	12.94%
Ross Distribution Center	933	11.96%		
Grimmway Enterprises (1)	731	9.37%	430	7.57%
Richland School District	472	6.05%	438	7.71%
Walmart Distribution Center	271	3.47%		
GAF Materials Corp	232	2.97%		
Wonderful Pistachios & Almonds	170	2.18%		
Shafter High School (Kern HS District)	163	2.09%		
City of Shafter	130	1.67%	87	1.53%
Hillman Group Distribution Center	128	1.64%		
JD Rush (Also Tryad Serv. Corp.)				
Baker Hughes			600	10.56%
MI Swaco			187	3.29%
Kern High School District			136	2.39%
Global Fabricators			124	2.18%
Bidart Bros Inc.			100	1.76%
Performance Food Group			90	1.58%
	4,610	59.10%	2,927	51.51%
Total Labor Force (3)	7,800.00		N/A	

Source: 2012 data from City of Shafter 2012 ACFR, MuniServices, LLC

Results based on direct correspondence with city's local businesses.

(1) Count includes distribution center.

(2) Total City Labor Force provided by EDD Labor Force Data.

Note: Walmart Distribution Center declined to participate.

CITY OF SHAFTER

FULL-TIME AND PART-TIME CITY EMPLOYEES
FUNDED BY FUNCTION
LAST TEN FISCAL YEARS

Function	Full-Time Employees as of June 30									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
General government	14	16	18	19	21	21	22	22	22	19
Public safety (1)	32	32	36	37	39	42	42	42	42	42
Public works	13	14	15	17	18	21	21	22	22	16
<i>Public Works - PT</i>	-	-	-	-	-	-	-	-	-	1
Education Partnership	3	-	-	-	-	-	-	-	-	2
<i>Education Partnership - PT</i>	-	-	-	-	-	-	-	-	-	11
Community Development	5	5	7	8	8	8	10	10	10	11
Water	6	6	6	6	6	6	6	6	6	6
Wastewater	3	3	3	3	3	3	2	2	2	3
Refuse collection	4	4	6	5	5	4	4	4	4	3
Transit service	7	7	7	8	8	8	8	9	9	1
<i>Transit service - PT</i>	-	-	-	-	-	-	-	-	-	3
Rail Operations	1	2	2	2	1	0	0	0	0	-
MCCF Facility (2)	3	3	86	90	90	89	90	90	90	1
Subtotal - FT	90	90	184	194	198	201	205	207	207	104
Subtotal - PT	-	-	-	-	-	-	-	-	-	15
Total	90	90	184	194	198	201	205	207	207	119

¹ Police service and Animal Control only all staffing. Fire services are provided by the County of Kern thru a fee for service contract.

² MCCF Facility is a Modified Community Correctional Facility housing State of California inmates thru a contract with the State.

Source: City of Shafter

CITY OF SHAFTER

OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

	Fiscal Year									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Police:										
Calls for service	19,433	26,646	18,636	19,152	18,596	21,406	18,604	17,714	21,389	22,319
Total Crime UCR	766	467	638	709	709	646	656	752	589	627
Arrests & citations	2,127	1,854	1,152	1,047	1,003	1,148	1,027	1,027	1,611	3,867
Felony arrests	277	290	284	261	249	214	191	173	221	363
Misdemeanor arrests	991	877	867	788	754	934	836	854	1,390	1,705
Property loss	122,389	1,239,683	993,488	1,145,223	1,152,412	1,139,318	1,127,895	1,178,881	121,041	2,775,459
Property Recovery	343,934	403,625	408,420	576,025	696,746	610,893	437,310	581,736	507,193	917,578
Traffic citations	802	650	797	793	468	1,158	747	762	1,438	1,801
Traffic accidents	144	181	160	166	200	238	244	229	251	221
Parking citations	203	226	163	91	111	300	137	247	255	83
Animal Control:										
Citations	152	13	1	10	10	14	5	8	5	4
Violations	421	214	1,406	1,687	1,779	2,347	1,691	1,141	1,597	1,478
Adoptions	458	497	657	668	342	349	936	912	704	660
Public works:										
Street resurfacing (miles)	2	2	1	2	1	1	0	1	0	1
Water:										
New connections (SFE)	25	40	147	155	38	66	71	148	28	36
Average daily production (thousands of gallons)	4,510	4,504	4,950	4,226	3,764	4,119	4,443	4,349	4,482	4,483
Sewer:										
New connections (SFE)	69	136	157	115	105	225	231	277	151	11
Average daily sewage (thousands of gallons)	1,199	1,290	1,260	1,260	1,330	1,430	1,430	1,400	1,360	1,330

Source: City of Shafter

CITY OF SHAFTER

**CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS**

Fiscal Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Fire:										
Fire stations (County)	1	1	1	1	1	1	1	1	1	1
Public works:										
Streets (miles)	82.00	82.00	82.70	84.00	84.00	98.00	117.00	123.00	124.00	124.00
Streetlights	806	806	831	854	860	860	990	994	1,074	1,074
Traffic signals	6	6	6	6	7	8	8	8	8	8
Parks and recreation:										
Parks	5	5	5	5	5	5	6	6	8	8
Water:										
Water mains (miles)	83.50	84.00	86.00	87.00	88.28	90.00	108.00	109.00	111.00	111.00
Maximum daily capacity (thousands of gallons)	10,000	10,000	10,000	10,000	10,500	10,500	10,500	10,000	8,600	8,600
Wastewater:										
Sanitary sewers (miles)	38.80	41.00	45.00	45.00	45.64	45.64	50.00	57.00	86.00	86.00
Storm sewers (miles)	3.70	4.20	5.00	5.00	5.41	6.00	8.00	8.00	10.00	10.00
Maximum daily treatment (thousands of gallons)	2,000	2,000	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500

Source: City of Shafter

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and Members of the City Council
City of Shafter, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Shafter, California, (the City) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated November 28, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiencies reported as on the accompanying schedule of findings and responses to be material weaknesses: 2021-001, 2021-002, 2021-003 and 2021-004.



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City of Shafter, California

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City's Response to Findings

The City's response to the findings identified in our audit was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Lance, Soll & Lughard, LLP".

Sacramento, California
November 28, 2022



To the Honorable Mayor and Members of the City Council
City of Shafter, California

SCHEDULE OF FINDINGS AND REPONSES

Reference Number: 2021-001 – Delays in Financial Reporting

Evaluation of Finding:

Material weakness.

Criteria:

Management is responsible for providing timely and accurate financial information. Because the City has expended over \$750,000 in federal awards, Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards* (Uniform Guidance), states the City is required to submit the Data Collection Form and the reporting package to the Federal Audit Clearinghouse and the State Controller's Office, which include the Basic Financial Statements of the City, within the earlier of 30 days after receipt of the auditor's report, or nine months after the end of the audit period.

Condition:

The City has experienced significant delays in the preparation and issuance of the 2021 basic financial statements and its Single Audit report under Uniform Guidance.

Cause:

The City has experienced significant turnover in key personnel in the City's finance department in past years. Absent robust accounting policies and procedures, when vacancies occur, information can be lost and as individuals are getting up to speed, some processes may not be fully executed if they are manual and not fully embedded into an automated system. In addition, the City experienced a ransomware attack in October 2020. Staff were required to take on additional responsibilities and did not have sufficient resources to prepare for the 2021 audit in a timely manner.

Effect:

Delays in processing year-end closing procedures caused the financial statements release to be delayed. In addition, the City is neither in compliance with Uniform Guidance nor is it meeting its current demands for external reporting.

Context:

This is the second year the City has had challenges meeting the filing deadlines. While this has been an ongoing issue, the City has resolved the staffing challenges and is expected to file timely for 2022.

Repeat Finding:

Yes

Recommendation:

The Finance Department should look at increasing the amount of experienced finance staff to help facilitate year-end closing procedures and the preparation of its basic financial statements. Because the basic financial statements are the responsibility of the City, it is in its best interest to closely monitor the accounting process to ensure that financial position and operating results are accurately and timely reported.

Management Response and Corrective Action:

The delay was attributed to multiple issues. The previous finance director was employed for exactly one year until he decided move to pursue other opportunities. His tenure was plagued with existing issues during fiscal year 19/20 which also spilled during his time at the City in fiscal year 20/21. There were multiple setup issues during the new system implementation and during fiscal year 20/21 which required a multitude of corrections.



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Employee turnover was not limited to the finance director; the previous accounting manager retired in the middle of fiscal year 20/21. Furthermore, most of existing accounting clerks had new roles with a new system during the pandemic when proper training was lacking. For example, the payroll clerk was new at her role and was never properly trained.

The new finance director has over 10 years of experience with the recently implemented system. This has significant implications going forward. There was no budget reporting solution in place during spring 2022 budget process. The new finance director invested significant time and resources to streamline the budget process so that future years could be properly managed. The laser focus related to the new budget process neglected the audit engagement related to fiscal year 20/21. The next audit for fiscal year 21/22 will have significant improvements as the next budget should have less distractions now that we have the proper reporting tools in place. Furthermore, the new finance managers have gained significant experience with the recently closed fiscal year 20/21.

Current daily bookkeeping operations have significant improvements which will accelerate the next audit process. With improved procedures, the finance team is spending less time on correcting mistakes, and we are current on major areas related to cash, investments, fixed assets, utility bills, AP, business license, etc. Less time on making corrections is allowing us to do better account analysis and better reconciliations. For example, bank reconciliations were barely started during spring of 2022 for fiscal year 20/21. Fiscal year 21/22 has all bank reconciliations which should lead to a timely and mostly clean trial balance during our next audit.

Reference Number: 2021-002 – Inadequate Controls Over Financial Reporting

Evaluation of Finding:

Material weakness.

Criteria:

Management is responsible for the preparation and fair presentation, as well as the accuracy of its financial statements, including disclosures in accordance with accounting principles generally accepted in the United States of America. This includes the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error or fraud.

Condition:

During the audit, we found the following conditions that resulted in significant audit adjustments to the financial statements:

Accuracy in External Financial Reporting

The year-end closing process was not thorough and did not ensure that account balances were reconciled and accurate in advance of the audit requiring a significant number of adjusting journal entries to correct the final financial statements. It appears these errors were primarily caused by the trial balance being prepared from data that was not always complete, contained errors and appropriate year end reconciliations had not been performed. Some of the more significant entries identified and posted include:

- Adjustment to reverse 2021 short term cash borrowings between funds (approximately \$8.14 million) and record 2022 short term cash borrowings between funds (approximately \$4.6 million).
- Correction to the fair market value adjustment for investments (approximately \$688 thousand).
- Adjustment to reverse 2021 interest receivable accrual (approximately \$312 thousand) and record 2022 interest receivable accrual in the proper fund (approximately \$277 thousand).



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- Adjustment to recognize revenues for the ISTEA grant program for cash receipts that were not received within the revenue recognition period (approximately \$876 thousand).
- Adjustment to correct payroll accrual which was recorded twice (approximately \$708 thousand).
- Adjustment to record the reduction in the loan balance between the City and the Successor Agency in accordance with the ROPS (approximately \$217,000).
- Adjustment to accurately record expenditures and accounts payable (approximately \$268 thousand).
- Adjustment to record a receivable for the Article 8 TDA funding and properly record revenue received within the availability period (approximately \$1.46 million).
- Adjustment to reverse 2021 due from other governments that had already been received (approximately \$247 thousand).
- Adjustment to record assets not properly capitalized in the Water Fund (approximately \$1.6 million)

Bank Reconciliations

The City's monthly bank reconciliation process was not performed completely during the period of the audit. During our review of the bank reconciliation process, we found that all 12 months of the fiscal year were reconciled after June 30, 2021.

Grant Reconciliations

The City does not have processes in place to reconcile grant programs causing the Schedule of Expenditures of Federal Awards (SEFA) to be inaccurate. Significant audit adjustments were required to properly record grant transactions, including accruing grants receivable and properly record grant revenue in accordance with the City's revenue recognition policies. In addition, the City also failed to identify all federal grant programs for inclusion in the SEFA, causing it to be incomplete.

We also noted that project accounts used to track federal grant expenditures included costs that were not included in the grant making it difficult to reconcile the project ledger to reimbursement requests and grant reporting. Comingling costs for federal and non-federal grants increases the likelihood that errors occur and are not detected.

Cause:

The City has experienced significant turnover in key personnel in the City's finance department in past years. Absent robust accounting policies and procedures, when vacancies occur, information can be lost and as individuals are getting up to speed, some processes may not be fully executed if they are manual and not fully embedded into an automated system. In addition, the City experienced a ransomware attack late in 2021. Staff were required to take on additional responsibilities and did not have sufficient resources to properly review and reconcile the sub-ledger to the general ledger to ensure accuracy in financial reporting.

Effect:

Due to limited staffing levels faced by the City during the audit period ended June 30, 2021, internal controls were either lacking, were not designed properly, and mitigating controls were not sufficient to effectively identify misstatements due to error.

In addition, the City did not have in place a systematic method for ensuring that timely and complete year-end closing procedures were in operation before presenting the audit program to the auditors, resulting in a number of journal entries made to correct or to reclassify balances in the financial statements that should normally be captured through the closing process. Those adjustments have been reported and posted by the City.



To the Honorable Mayor and Members of the City Council
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Context:

Various financial statement accounts were not accurate and were either under or overstated by a financially significant amount after the audit began and the books were not closed. Misstatements in financial statements can rise to a material amount when aggregated and/or when they can reasonably be expected to influence the decisions of the financial statement users.

Reconciliations and adjustments to year end balances that either are not recorded or are posted after the preparation of fiscal year end reports decreases the reliability and usefulness of the reports. In addition, not following formal policies and procedures regarding internal control over individual transaction classes could lead to inconsistency in processing transactions and also increase the risk that errors will not be detected and corrected in a timely manner.

Repeat Finding:

Yes

Recommendation:

The Finance Department should look at increasing the amount of experienced finance staff to help facilitate year-end closing procedures. The City should also put in place formalized year end close procedures to ensure the close is complete and reduce the amount of journal entries needed and errors found after the closing process has been completed. We suggest management also establish effective review policies and procedures, including but not limited to: apply analytical procedures on the trial balance numbers and perform reconciliations of all significant accounts.

Management Response and Corrective Action:

Shafter's finance managers concur with the audit findings and related discrepancies as mentioned by the independent auditors. The new finance team was unfamiliar certain historical grants and other internal loans which revealed multiple unrecorded transactions. Various corrective actions were provided in collaboration with LSL and new measures will be taken for next fiscal year 21/22 including a year-end check list and an improved method for account analysis. Fiscal year 20/21 had transactions from the previous management team, but has provided the full audit experience for to the new managers who are now familiar with existing loans, agreements, and current grants.

Reference Number: 2021-003 – Recording and Depositing Cash Receipts Timely

Evaluation of Finding:

Material weakness.

Criteria:

Management is responsible for safeguarding the City's assets and ensuring fraud risk is reduced to acceptable levels.

Condition:

During the review of the bank reconciliation, we found that there were approximately \$1.1 million in reconciling items from October 2020 through June 2021 that were not properly accounted for. In addition, \$3.65 million in deposits to the bank that were not properly recorded in the City's general ledger. These deposits ranged from July 2020 to April 2021. These reconciling items and deposits were not identified timely due to delays in reconciling the City's bank accounts and were not included in the City's cash balances on the general ledger until after June 30, 2021.

In addition, upon inspection of deposit records, we found that in early 2020, the City was holding onto significant payments, sometimes for months (cash and check) and not depositing them into the bank for safekeeping.



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Cause:

The City implemented a new financial accounting software in January 2020. During implementation, the City's staff lacked the knowledge, skills and expertise to properly implement the City's cash receipts module and finance staff were unable to post cash receipts to the system in a timely manner.

Effect:

The City was not adequately safeguarding cash which increased the level of fraud risk during this time. Cash receipts that are held on hand are at a much higher risk of being stolen than those deposited into bank accounts. By not recording the cash receipt batches on the general ledger, cash could have been stolen and gone undetected as there would have been no record of having received the payments.

In addition, because these deposits were not recorded timely, all financial reports provided to users, including management, the City Council and others, was unreliable and contained inaccurate financial information for all 12 months during the fiscal year.

Context:

Various financial statement accounts, including cash, were not accurate and were either under or overstated by a financially significant amounts throughout the fiscal year. Misstatements in financial statements can rise to a material amount when aggregated and/or when they can reasonably be expected to influence the decisions of the financial statement users.

While these issues related to the new financial software system conversion in January 2020, the City did not identify corrective actions timely to reduce risks to an acceptable level.

Repeat Finding:

No

Recommendation:

The Finance Department has new management who appear to have the relevant knowledge, skills and expertise in using their new financial accounting system and the issues appear to be resolved as of the report date.

Management Response and Corrective Action:

The biggest issue was related to the ransomware. The second issue was the disconnect and lack of review between new managers and staff members during the pandemic. The third issue is related to the lack of proper training on new staff members. All the mentioned issues have already been resolved. Furthermore, finance team recently had extensive cross-training on most modules.

Reference Number: 2021-004 – Failure to Maintain Internal Controls and Accuracy of Financial Reporting Due to a Financial System Conversion

Evaluation of Finding:

Material weakness.

Criteria:

Management is responsible for the preparation and fair presentation, as well as the accuracy of its financial statements, including disclosures in accordance with accounting principles generally accepted in the United States of America. This includes the design, implementation, and maintenance of internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error or fraud.



To the Honorable Mayor and Members of the City Council
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Condition:

During the audit, we found the following conditions relating to the financial accounting system conversion that resulted in significant audit adjustments to the financial statements:

Reconciling Differences between Subsidiary Ledgers and General Ledger

The city implemented a new financial accounting software in January 2020. During the system conversion, beginning balances were imported from the previous system into the new system, including receivable and payable balances that are supported by subsidiary ledgers. At conversion, the subsidiary ledgers supporting those balances were not transitioned over resulting in permanent differences between the subledger and the general ledgers. The impacted subledgers include accounts payable, utility billing, accounts receivable and capital assets. As a result, significant adjustments were necessary to correct the general ledger including:

- Adjustment to remove stale customer deposit account and clearing account balances that were brought in from the previous financial accounting system (approximately \$301 thousand)
- Adjustment to remove stale customer receivable balances that were brought in from the previous financial accounting system (approximately \$54 thousand)
- Adjustment to correct the prior year balance in clearing account, which should have been recorded into contra account for capital assets (approximately \$220 thousand)

Transactions Incorrectly Recorded in the Pooled Cash Fund

During the audit, we found balances other than cash in the City's Pooled Cash Fund. The Pooled Cash Fund is used to account for the City's bank and investment account pool that all funds share. This fund should only record cash and investments, however as of June 30, 2021, the fund also showed accounts receivable and accounts payable. After a thorough review of the transactions, the new accounting software allowed for these transactions to be posted to this fund during the accounts receivable billing process and accounts payable process. This is a system setup issue that should be addressed to ensure that accounts payable and accounts receivable are recorded in the proper fund.

Cause:

The City implemented a new financial accounting software in January 2020. During implementation, the City lacked internal control procedures to properly reconcile subsidiary ledgers to the general ledger. In addition, the City has experienced significant turnover in key personnel in the City's finance department in past years and the staff responsible during the system conversion are no longer with the City, making it difficult to know which procedures were performed and which ones were not.

Effect:

Internal controls were either lacking, were not designed properly, and mitigating controls were not sufficient to effectively identify misstatements due to error.

In addition, the City did not have in place a systematic method for ensuring that all subsidiary ledger balances reconciled to the general ledger balance at the time the new financial accounting software was implemented, causing significant audit adjustments. Those adjustments have been reported and posted by the City.

Context:

Various financial statement accounts were not accurate and were either under or overstated by a financially significant amounts after the audit began and the books were not closed. Misstatements in financial statements can rise to a material amount when aggregated and/or when they can reasonably be expected to influence the decisions of the financial statement users.

While these errors related to the new financial software system conversion in January 2020, the City also lacked procedures to reconcile year end balances where these issues could have been identified.



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Repeat Finding:

No

Recommendation:

The Finance Department should look at increasing the amount of experienced finance staff to help facilitate timely reconciliations and year-end closing procedures which include reconciling the subledgers to the general ledger.

Management Response and Corrective Action:

The new finance managers are catching up to existing agreements and financial practices within the city of Shafter. One of the biggest advantages of the new finance management team is the 15+ years of combined experience related to the new financial system. The new finance director has over 10 years' experience with the new MUNIS system as it has already paid dividends. For example, the first MUNIS payroll was introduced in July 2021, but the setup was wrong where vendor details were not recorded, and multiple amounts were doubled. The new finance director was able to evaluate and worked with the team to make historical corrections and redesigned a permanent solution. Various modules and accounts interrelated with the general ledger have been corrected or improved.



November 28, 2022

To the Honorable Mayor and Members of the City Council
City of Shafter, California

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Shafter, California (the City) for the year ended June 30, 2021. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated November 28, 2022. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings and Other Issues

Qualitative Aspects of Significant Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in the notes to the financial statements. As described in Note 1 to the financial statements, the City changed accounting policies related to fiduciary fund reporting by adopting Statement of Governmental Accounting Standards (GASB Statement) No. 84, Fiduciary Activities, in fiscal year 2020-2021. Accordingly, there was no cumulative effect of the accounting change. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

Management's estimates of its net pension liability and total other post-employment benefits liability are based on actuarial valuation specialist assumptions. We evaluated the key factors and assumptions used to develop the net pension liability and total other post-employment benefits liability in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Significant Unusual Transactions

Management is responsible for the policies and practices used to account for significant unusual transactions. No significant unusual transactions have occurred during fiscal year 2020-2021.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.



To the Honorable Mayor and Members of the City Council
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Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, we detected misstatements as a result of audit procedures which were material, and were subsequently corrected by management. The details of these misstatements are described in a separate letter dated November 28, 2022.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Circumstances that Affect the Form and Content of the Auditor's Report

New auditing standards were implemented in fiscal year 2020-2021 related to Statement of Auditing Standards 134, *Auditor Reporting and Amendments, Including Amendments Addressing Disclosures in the Audit of Financial Statements*, through Statement of Auditing Standards 140, *Supplementary Information in Relation to the Financial Statements as a Whole*. These standards updated the form and content of the financial statement auditor's report. The purpose of the change was to present an easier format for users to understand the results of the audit and management's responsibilities.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated November 28, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues Discussed with Management

We generally discuss a variety of matters, including the significant events or transactions that occurred during the year, business conditions affecting the City and business plans and strategies that may affect the risks of material misstatements, the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to management's discussion and analysis, the budgetary comparison schedules for the general fund and transportation special revenue fund, the schedule of changes in net OPEB liability and related ratio, the schedules of proportionate share of the net pension liability/(asset), the schedules of employer contributions, and the schedule of changes in the total OPEB liability and related ratios which are required supplementary information (RSI) that supplements the basic financial statements.



To the Honorable Mayor and Members of the City Council
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Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on combining and individual fund financial statements and schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on introductory section and statistical section, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

The following new Governmental Accounting Standards Board (GASB) pronouncements were effective for fiscal year 2020-2021 audit:

GASB Statement No. 84, *Fiduciary Activities*.

GASB Statement No. 90, *Majority Equity Interests - an Amendment of GASB Statement Nos. 14 and 61*.

GASB Statement No. 98, *The Annual Comprehensive Financial Report*.

The following GASB pronouncements are effective in the following fiscal years' audits and should be reviewed for proper implementation by management:

Fiscal year 2022

GASB Statement No. 87, *Leases*.

GASB Statement No. 89, *Accounting for Interest Cost Incurred before the End of a Construction Period*.

GASB Statement No. 92, *Omnibus 2020*.

GASB Statement No. 93, *Replacement of Interbank Offered Rates*.

GASB Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans*.

Fiscal year 2023

GASB Statement No. 91, *Conduit Debt Obligations*.

GASB Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangement*.



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GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*.

GASB Statement No. 99, *Omnibus 2022*.

Fiscal year 2024

GASB Statement No. 100, *Accounting Changes and Error Corrections*.

Fiscal year 2024

GASB Statement No. 101, *Compensated Absences*.

Restriction on Use

This information is intended solely for the use of City Council and management of the City of Shafter and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

A handwritten signature in black ink that reads "Lance, Soll & Loughard, LLP". The signature is written in a cursive, flowing style.

Shafter, California



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 6, 2022

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Kevin Harmon, City Engineer

SUBJECT: AWARD A CONSTRUCTION CONTRACT TO LOOP ELECTRIC, INC IN THE AMOUNT OF \$314,625 FOR THE 2022 PARK LIGHTING IMPROVEMENT PROJECT MANNEL PARK & VETERANS PARK

RECOMMENDATION

1. Council find the requested action is exempt from the California Environmental Quality Act;
2. Accept the bids received for the 2022 Park Lighting Improvement Project - Mannel Park & Veterans Park;
3. Authorize the award of said project to Loop Electric, Inc. valued at \$314,625; and,
4. Authorize the City Engineer to issue a Notice of Award and Notice to Proceed to Loop Electric, Inc.

BACKGROUND

The City was awarded over \$4.6 million in State funding through the Clean California Local Grants Project earlier this year to enhance parks and recreational facilities within the Core City. Among the projects funded is replacing decorative lighting within Mannel Park and Veterans Park. The Council authorized staff to release the 2022 Park Lighting Improvement Project - Mannel Park & Veterans Park for bidding purposes in early October.

The project will demolish and remove from service the existing park lighting system within Mannel Park and install all new park decorative lighting within both Mannel Park and Veterans Park. The project will be the first of several park and recreation enhancement projects to use the Clean California Local Grant awarded to the City by the State of California in May of 2022.

A total of four (4) bids were received and publicly opened on November 18. The bid results are as follows:

AWARD A CONSTRUCTION CONTRACT TO LOOP ELECTRIC, INC IN THE AMOUNT OF \$314,625 FOR THE 2022 PARK LIGHTING IMPROVEMENT PROJECT MANNEL PARK & VETERANS PARK

<u>BIDDER</u>	<u>\$ BID</u>
LOOP ELECTRIC, INC.	\$314,625.00
CURTIS ELECTRIC CONSTRUCTION	\$371,067.50
S&B SONS, INC.	\$436,560.00
LORD'S ELECTRIC	\$522,915.00

ANALYSIS

The lowest responsive bid was submitted by Loop Electric, Inc. from Bakersfield. Loop Electric has performed several public works electrical projects for the city including numerous traffic signals and street lighting projects. They are the lowest responsive and responsible bidder. The total price was well below the engineer's estimate of \$412,000.

Sufficient budgetary authority to fully fund the construction is \$400,000, which covers the low bid plus at least 25% in contingencies and project expansion. Among the possible expansions is the addition of as many as 12 walkway lights at Veterans Park to further enhance the coverage of lighting.

FISCAL IMPACT

Funds have been programmed into the Capital Improvement Program (CIP) for the Fiscal Year 2022-2023. The funding allocated specifically towards these park lighting improvements through CIP Project PK No. 00005 is estimated to be \$575,000, which is sufficiently more than the suggested amount of \$400,000 to fund construction.

CEQA ANALYSIS

Per Section 15301 of the CEQA Guidelines, the action is exempt from CEQA in that the improvements consist of the minor alteration of existing public facilities, namely two parks, involving negligible or no expansion of the existing use. The project is similar in intensity and scope to the examples provided in Section 15301.

APPROVED BY THE CITY ATTORNEY

Yes

ALTERNATIVES

The Council can reject all bids received and direct staff to seek out new bids for possible cost savings or reallocate more funding to the other Core City recreation sites that are among the several sites to benefit from the City's Clean California grant. However, the proposed lighting improvements would replace failing and outdated lights at Mannel Park and enhance a walking path at Veterans Park that lacks lighting, which is why the improvements were included in the Clean California grant

AWARD A CONSTRUCTION CONTRACT TO LOOP ELECTRIC, INC IN THE AMOUNT OF \$314,625 FOR THE 2022 PARK LIGHTING IMPROVEMENT PROJECT MANNEL PARK & VETERANS PARK

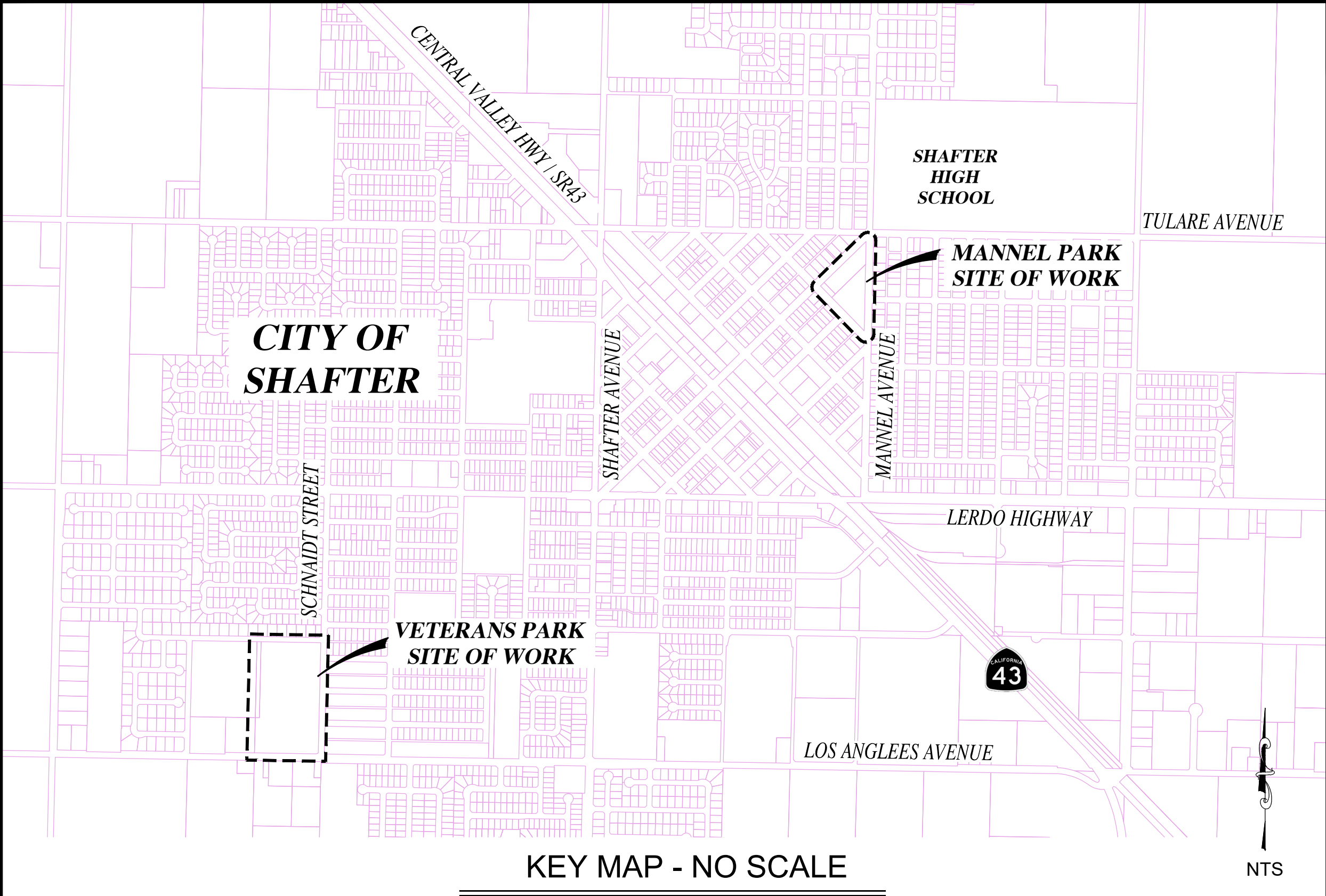
application. Secondly, the other park sites included in the grant award have ample funding based on current designs and construction estimates. Therefore, alternative action is not recommended.

NEXT STEPS

Upon approval of the recommended action, staff will issue a notice of contract award to Loop Electric. After the contract is fully executed, a Notice to Proceed will be issued, allowing construction to start. Once construction commences, Loop Electric will have approximately four months to complete the project.

ATTACHMENTS

1. PLANS-2022 Park Lighting Improvements



PLANS FOR THE CONSTRUCTION OF

2022 PARK LIGHTING IMPROVEMENTS PROJECT

◇ MANNEL PARK ◇ VETERANS PARK ◇

A CLEAN CALIFORNIA LOCAL GRANT PROJECT

CCL 5281 (033)

GENERAL NOTES:

1.

THESE PLANS ARE TO BE USED IN CONJUNCTION WITH THE CORRESPONDING CITY OF SHAFTER SPECIFICATIONS AT THE DATE OF BID.
2.

IT IS THE INTENTION THAT THE PLANS, SPECIFICATIONS, AND BIDDING DOCUMENTS COINCIDE AND AGREE IN ALL PARTICULARS. IF ANY MATTER OR THING BE SHOWN IN ONE AND NOT IN THE OTHER IT SHALL BE OF THE SAME FORCE AND AFFECT AS IF INCORPORATED IN BOTH; AND ALL THINGS MUST BE DONE BY THE CONTRACTOR WHICH MAY BE SHOWN IN EITHER.
3.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, ENGINEER, AND THE CITY OF SHAFTER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING THE LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER/ENGINEER/CITY OF SHAFTER.
4.

ALL EXISTING PUBLIC & PRIVATE IMPROVEMENTS AND UTILITIES, (STREET, PAVING, CURB, GUTTER, SIDEWALK, CROSS GUTTER, FENCING, IRRIGATION STRUCTURES, CANALS, PRIVATE ROADS, PIPELINES, SWALES, ETC.) THAT ARE REMOVED, DAMAGED OR UNDERCUT SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY ENGINEER. ALL EXISTING PAVING AND SURFACING REMOVED, DAMAGED OR UNDERCUT SHALL BE REPLACED IN ACCORDANCE PER THE CITY ENGINEER. IRRIGATION STRUCTURES SHALL BE RETURNED TO A FULLY OPERATIONAL CONDITION BY THE END OF THE DAY FOR EACH DAY OF WORK.
5.

PRIOR TO THE START OF ANY PROJECT OF CONSTRUCTION THE CITY OF SHAFTER SHALL BE GIVEN 24 HOURS NOTICE (PHONE: (661) 746-5002). 24 HOUR NOTICE REQUIRED FOR TESTING AND INSPECTION.
6.

THE UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR INFORMATION PURPOSES ONLY. UNDERGROUND SERVICE ALERT (USA) SHALL BE NOTIFIED AT LEAST 2 WORKING DAYS BEFORE CONSTRUCTION IN ANY GIVEN AREA. TELEPHONE (800) 642-2444.
7.

UNDERGROUND FACILITIES KNOWN TO EXIST ARE SHOWN ON THE PLANS BASED ON AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION, LOCATION, PROTECTION, AND REPAIR (IF DAMAGED DURING CONSTRUCTION) OF SAID FACILITIES. SHOULD UNDERGROUND FACILITIES BE ENCOUNTERED WHICH ARE NOT SHOWN ON THE PLANS OR DEVIATE FROM THE LOCATION SHOWN, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER OF THAT FACILITY (IF APPROPRIATE) AND THE ENGINEER FOR POSSIBLE DESIGN CHANGES.
8.

CITY STANDARDS: CITY SUBDIVISION ENGINEERING AND DESIGN STANDARDS ARE AVAILABLE ONLINE AT WWW.SHAFTER.COM OR FROM THE CITY ENGINEERING OFFICE.
9.

BIDDERS / CONTRACTORS ATTENTION IS DIRECTED TO THE GENERAL CONDITIONS, SPECIAL PROVISIONS, AND TECHNICAL SPECIFICATIONS FOR THIS PROJECT.

LIST OF DRAWINGS

SHEET S01	COVER SHEET
SHEET S02	MANNEL PARK LIGHTING SITE PLAN
SHEET S03	DETAILS

ENGINEER'S ESTIMATE OF MATERIALS

MANNEL PARK:	
DEMO EXISTING POLE LIGHT & FOUNDATION	20 EA
DEMO EXISTING FIELD PANEL	3 EA
REMOVE EXISTING WIRING	1 LS
NEW POLE LIGHT & FOUNDATION	21 EA
PULL BOX, 10x17	21 EA
PUL BOX, 17x30 (MIN SIZE)	1 EA
ELECTRICAL CONDUIT, 2 IN	900 LF
ELECTRICAL CONDUIT, 1-1/2 IN	1,900 LF
TRENCHING & BACKFILL	2,500 LF
ALL CONDUCTORS (MANNEL PARK)	1 LS
ALL ELECTRICAL WORK (MANNEL PARK)	1 LS
LIGHTING CONTROLS (MANNEL PARK)	1 LS
MOBILIZATION (FULL PROJECT)	1 LS

VETERANS PARK:	
NEW POLE LIGHT & FOUNDATION	12 EA
PULL BOX, 10x17	13 EA
ELECTRICAL CONDUIT, 2 IN	350 LF
ELECTRICAL CONDUIT, 1-1/2 IN	1,050 LF
TRENCHING & BACKFILL	1,500 LF
ALL CONDUCTORS (VETERANS PARK)	1 LS
ALL ELECTRICAL WORK (VETERANS PARK)	1 LS
LIGHTING CONTROLS (VETERANS PARK)	1 LS

CITY OF SHAFTER COORDINATES:

LATITUDE:	35.50	DEGREES NORTH
LONGITUDE:	119.27	DEGREES WEST



Know what's below.
Call before you dig.

REV#	DATE	DESCRIPTION
	10/19/2022	RELEASE FOR BIDDING PURPOSES
	-	--



ENGINEERING SERVICES DEPARTMENT
336 Pacific Avenue Shafter, CA 93263
Phone (661) 746-5002 Fax (661) 746-9125



2022 PARK LIGHTING IMPROVEMENTS PROJECT
COVER SHEET

SHEET
E01
1 OF 6

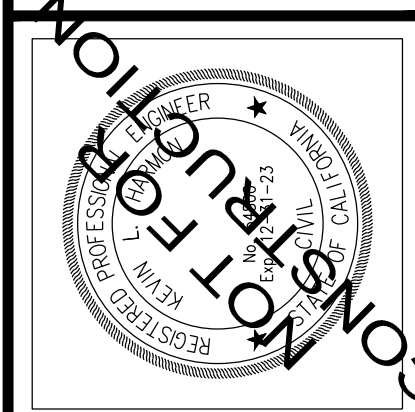


MANNNEL PARK - CONDUIT SCHEDULE					
CONDUIT			CONDUCTOR		REMARKS
NO.	DIA	MATERIAL	QTY - SIZE - COLOR (PURPOSE)	MATERIAL	
A	1-1/2"	PVC SCH40	1 - #10 AWG - BLACK (LIGHTING HOT) 1 - #10 AWG - RED (LIGHTING HOT) 1 - #10 AWG - GREEN (LIGHTING GROUND)	ALUMINUM	POLE LIGHTING ONLY
B	2"	PVC SCH40	1 - #10 AWG - BLACK (LIGHTING HOT) 1 - #10 AWG - RED (LIGHTING HOT) 1 - #10 AWG - GREEN (LIGHTING GROUND)	ALUMINUM	POLE LIGHTING
			1 - #6 AWG - BLACK (OUTLET HOT) 1 - #6 AWG - WHITE (OUTLET NEUTRAL) 1 - #10 AWG - GREEN (OUTLET GROUND)	COPPER	SHADE STRUCTURE ELECTRICAL OUTLET
C	2"	PVC SCH40	1 - #6 AWG - BLACK (OUTLET HOT) 1 - #6 AWG - WHITE (OUTLET NEUTRAL) 1 - #10 AWG - GREEN (OUTLET GROUND)	ALUMINUM	GAZEBO REPLACEMENT WIRING
D	2"	PVC SCH40	1 - #6 AWG - BLACK (OUTLET HOT) 1 - #6 AWG - WHITE (OUTLET NEUTRAL) 1 - #10 AWG - GREEN (OUTLET GROUND)	COPPER	SHADE STRUCTURE ELECTRICAL OUTLET
E	2"	PVC SCH40	1 - #10 AWG - BLACK (LIGHTING HOT) 1 - #10 AWG - RED (LIGHTING HOT) 1 - #10 AWG - GREEN (LIGHTING GROUND)	ALUMINUM	POLE LIGHTING
			2 - #6 AWG - BLACK (OUTLET HOT) 2 - #6 AWG - WHITE (OUTLET NEUTRAL) 2 - #10 AWG - GREEN (OUTLET GROUND)	COPPER	SHADE STRUCTURE ELECTRICAL OUTLET 2 CIRCUITS
K	2"	PVC SCH40	BLANK (RESERVED)		FUTURE IRRIGATION PUMP & TIMER

UNDERGROUND.

FILL DIRT.

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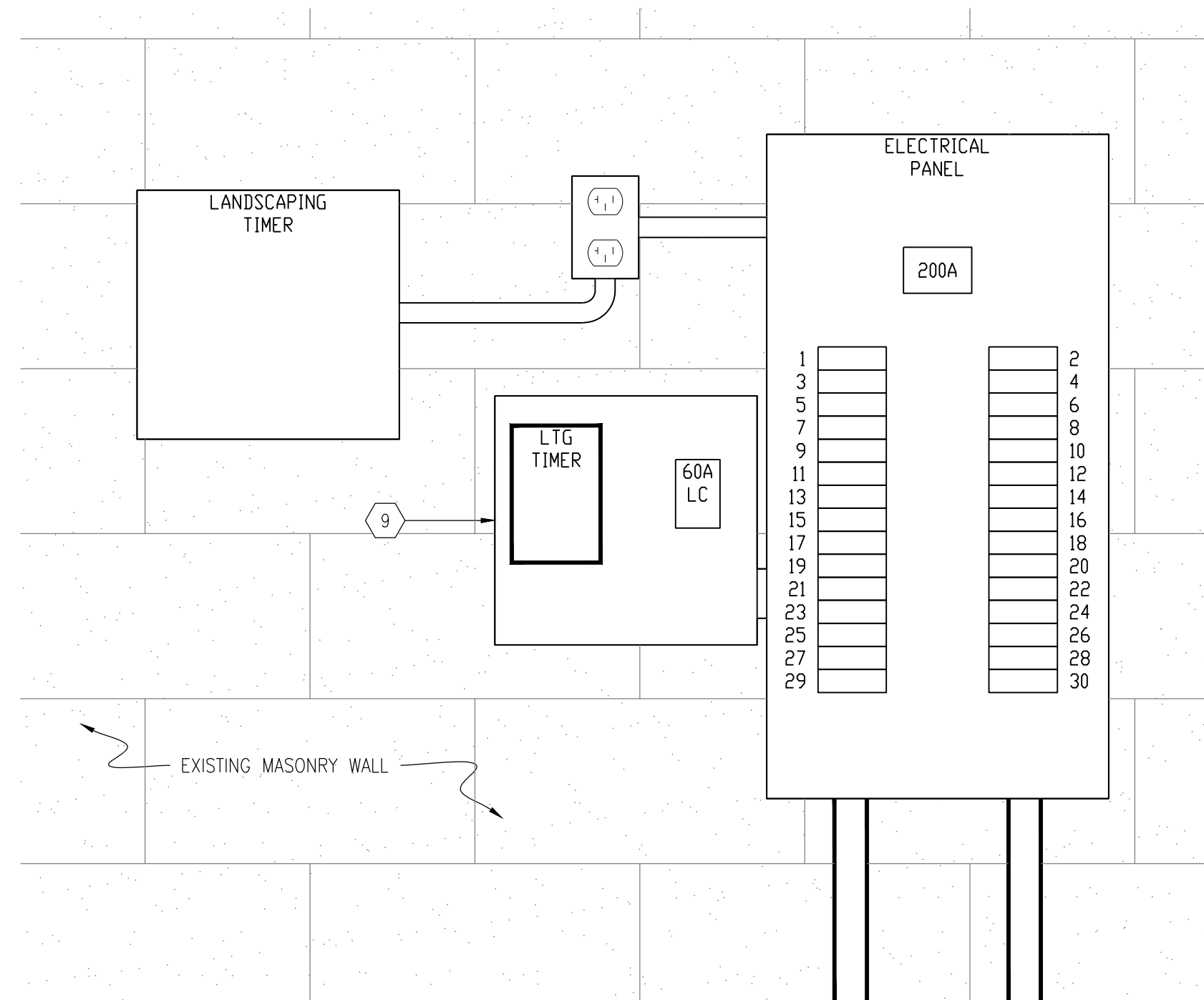


2022 PARK LIGHTING IMPROVEMENTS PROJECT

SITE PLAN

SHEET
E02
2 OF 4

RELEASE FOR BID



MANNEL PARK - EXISTING ELECTRICAL PANEL
LOCATED IN THE MANNEL PARK MECHANICAL ROOM
AT BACK WALL

PANEL:	SIEMENS G3040B1200 TYPE 1 LOAD CENTER				MAIN:	200	AMP				
LOCATION:	MANNEL PARK RESTROOM, INTERIOR				VOLTS:	240	/	120			
					PHASE:	1	WIRE:	2			
CKT	DESCRIPTION	BRK	POLES	LOAD VA				BRK	POLES	DESCRIPTION	CKT
				A	B	A	B				
1	HAND DRYER, WOMENS	20	1		1,800		1,440	20	1	GFCI, OUTSIDE	2
5	MAINTENANCE RM LIGHTS	20	1	1,800		1,920		20	1	SHADE STRUCTURE A (OUTLET)	
7	RESTROOM LIGHTS	20	1		200		1,920	20	1	SHADE STRUCTURE B (OUTLET)	6
9	TORK TIMER / OUTSIDE LIGHTS	20	1	400		1,920		20	1	SHADE STRUCTURE C (OUTLET)	8
11	MAINT ROOM GFCI / LS TIMER	20	1	1,500		1,920		20	1	GAZEBO	10
13											
15	PARK LIGHTING	20	2		240			20	1	GAZEBO	12
17				240				20	1	SPARE	14
19	PARK LIGHTING	20	2		240			20	1	SPARE	16
21				240				20	1	SPARE	18
23	PARK LIGHTING	20	2		240			20	1	SPARE	20
25				240				20	1	SPARE	22
27	SPARE	20	1					20	1	SPARE	24
29	SPARE	20	1					20	1	SPARE	26
										SPARE	28
										SPARE	30
	TOTAL A:	10,180									
	TOTAL B:	8,100									
	TOTAL:	18,280	=	18.28	KW @	240	VOLTS =	76.2	AMPS		

MANNEL PARK - ELECTRICAL PANEL SCHEDULE

LOCATED IN THE MANNEL PARK MECHANICAL ROOM

- MANNEL PARK LIGHTING IMPROVEMENTS PROJECT - NOTES:

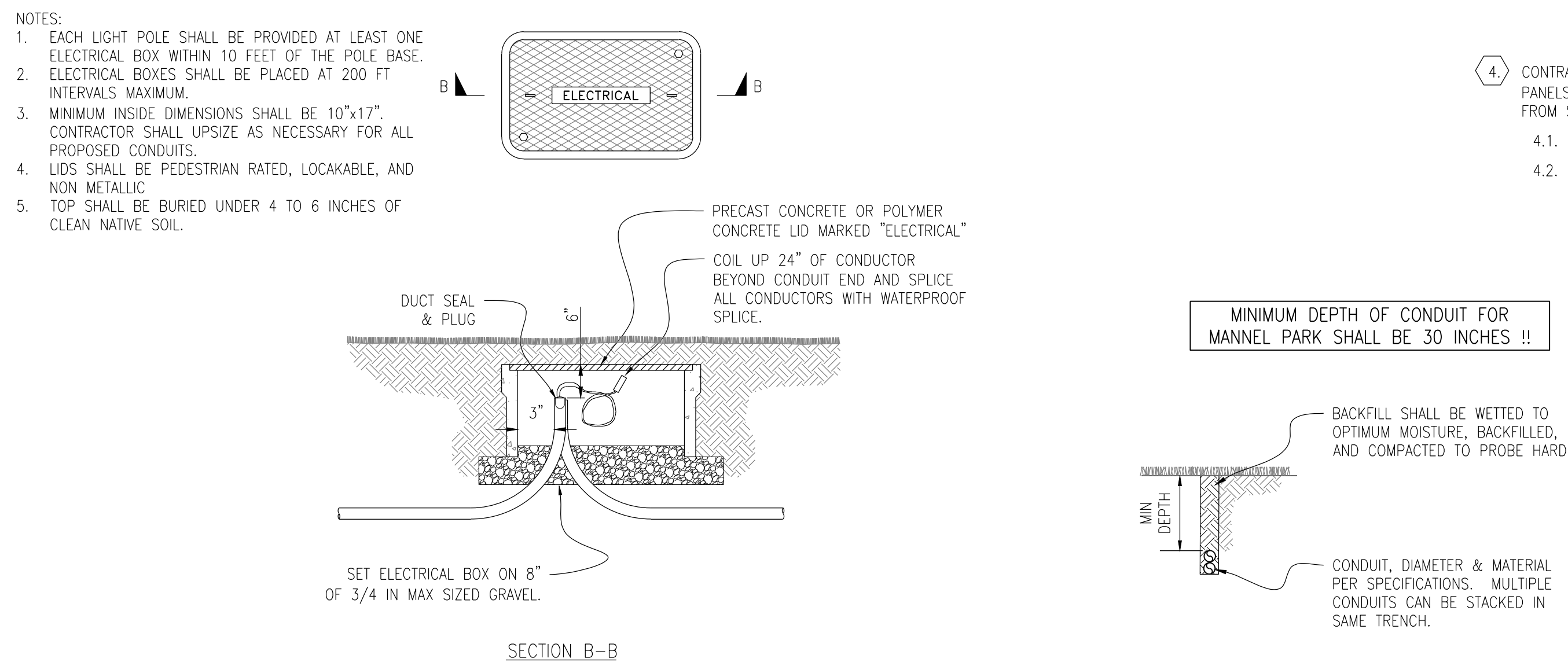
- A. ALL PARK ELECTRICAL AND LIGHTING CONTROLS ARE LOCATED IN THE RESTROOM MECHANICAL ROOM. CONTRACTOR SHALL BE PROVIDED WITH A KEY FOR DAILY ACCESS. CONTRACTOR SHALL ENSURE ACCESS DOORS REMAINED CLOSED AND LOCKED WHEN NOT IN CONTINUOUS USE.
- B. EXISTING PARK LIGHTS ARE EQUIPPED WITH MULTIPLE ELECTRICAL OUTLETS. THESE OUTLET CIRCUITS WILL BE REMOVED FROM SERVICE AND NOT REPLACED WITH THE NEW LIGHTS.
- C. THIS PROJECT IS SUBJECT TO THE CALIFORNIA ELECTRICAL CODE 2022 EDITION

- MANNEL PARK LIGHTING IMPROVEMENTS PROJECT – DESCRIPTION OF WORK

1. CONTRACTOR SHALL REMOVE ALL WIRING RELATED TO THE EXISTING LIGHT POLES. ALL REMOVED WIRING SHALL BELONG TO THE CITY OF SHAFTER. EXISTING WIRING AND CONDUIT SHALL NOT BE REUSED ON THIS PROJECT.
2. CONTRACTOR SHALL REMOVE ALL WIRING RELATED TO THE EXISTING ELECTRICAL OUTLETS MOUNTED ON THE EXISTING LIGHT POLES. ALL REMOVED WIRING SHALL BELONG TO THE CITY OF SHAFTER. ELECTRICAL OUTLETS WILL NOT BE REPLACED ON NEW LIGHT POLES. EXISTING OUTLET WIRING TO BE REMOVED:
- 2.1. OUTLETS ON EXISTING POLES 1-3, 7-10, 15-17 ARE WIRED TO THE EXISTING ELECTRICAL PANEL LOCATED IN THE MECHANICAL ROOM.
 - 2.2. OUTLETS ON EXISTING POLES 4-6 ARE WIRED TO FIELD PANEL P4.
 - 2.3. OUTLETS ON EXISTING POLES 11-14 ARE WIRED TO FIELD PANEL P11.
 - 2.4. OUTLETS ON EXISTING POLES 18-20 ARE WIRED TO FIELD PANEL P19.
3. CONTRACTOR SHALL REMOVE AND DEMOLISH EXISTING POLE LIGHTS AND FOUNDATIONS. REMAINING HOLES SHALL BE BACKFILLED AND COMPACTED WITH CONTRACTOR SUPPLIED CLEAN FILL DIRT.
- 3.1. EXISTING POLE FOUNDATIONS ARE 24IN DIA X 36IN DEPTH, NON-REINFORCED CONCRETE.
 - 3.2. EXISTING CONDUITS SHALL BE ABANDONED IN PLACE AND CAPPED UNDERGROUND.
 - 3.3. CITY SHALL BE ALLOWED TO SALVAGE SOME OF THE EXISTING POLE LIGHT HARDWARE. ALL REMAINING DEMOLISHED MATERIALS SHALL BE DISPOSED OF BY CONTRACTOR.

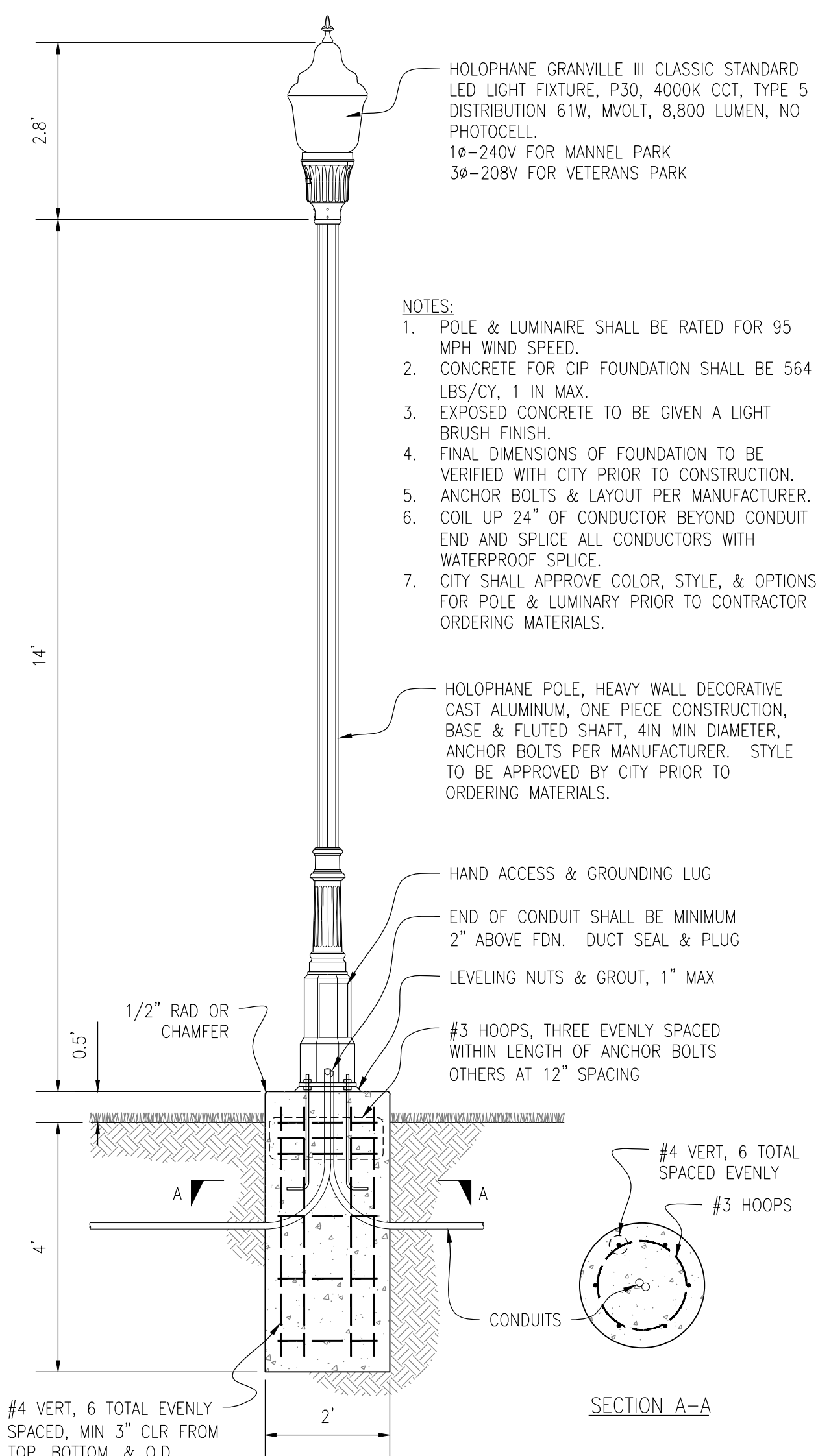
4. CONTRACTOR SHALL REMOVE ALL WIRING RELATED TO THE EXISTING FIELD PANELS (P4, P11, AND P19). THESE PANELS SHALL BE REMOVED FROM SERVICE.
- 4.1. FIELD PANELS SHALL BE REMOVED AND DISPOSED OF.
- 4.2. EXISTING CONDUITS SHALL BE ABANDONED IN PLACE AND CAPPED UNDERGROUND.

5. CONTRACTOR SHALL CONSTRUCT NEW LIGHT POLE ON NEW FOUNDATION AT LOCATIONS SHOWN PER THE APPLICABLE DETAILS.
- 5.1. FINAL LOCATION OF EACH PARK LIGHT SHALL BE APPROVED BY CITY. CITY SHALL MARK LOCATIONS PRIOR TO CONSTRUCTION.
- 5.2. EACH PARK LIGHT SHALL BE PROVIDED A SINGLE ELECTRICAL BOX WITHIN 10 FEET OF THE POLE LOCATIONS. A SINGLE CONDUIT SHALL RUN BETWEEN THE POLE AND THE ELECTRICAL BOX.
6. CONTRACTOR SHALL EXCAVATE, LOCATE, AND INTERCEPT EXISTING CONDUITS AND INSTALL ELECTRICAL BOX. ALL PROPOSED PARK ELECTRICAL CONDUIT SHALL BE ROUTED TO THIS SPICE BOX LOCATION. THIS BOX SIZE SHALL BE 17IN X 30IN MINIMUM AND INSTALLED PER DETAILS.
7. CONTRACTOR SHALL TRENCH AND INSTALL ELECTRICAL CONDUITS AND CONDUCTORS AS DESCRIBED.
 - 7.1. APPROXIMATE ROUTES FOR CONDUITS ARE SHOWN ON THE PLAN. CONTRACTOR SHALL FIELD ROUTE CONDUITS IN THE MOST DIRECT WAY POSSIBLE WHILE STILL AVOIDING ROOT BALLS AND OTHER OBSTACLES.
 - 7.2. AT CONTRACTOR'S OPTION, CONDUITS CAN BE INSTALLED USING TRENCHLESS METHODS.
 - 7.3. MINIMUM DEPTH FOR ALL CONDUITS WITHIN MANNEL PARK SHALL BE 30 INCHES.
 - 7.4. CITY OF SHAFTER WILL BE RESPONSIBLE FOR REPAIRING ALL IRRIGATION DAMAGED BY CONTRACTOR ACTIVITY. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF DAMAGE TO IRRIGATION SO REPAIRS CAN BE PERFORMED.
 - 7.5. CONDUITS SHALL NOT BE INSTALLED PARALLEL TO AND WITHIN 4 FEET OF A SIDEWALK. THIS SPACE IS RESERVED FOR A FUTURE LARGE DIAMETER IRRIGATION MAIN.
 - 7.6. CONDUIT SIZES SHOWN IN THE SCHEDULE ARE MINIMUM.
8. EXISTING ELECTRICAL BOX SHALL BE REMOVED & DISCARDED. CONTRACTOR SHALL REMOVE ALL WIRING. ALL REMOVED WIRING SHALL BELONG TO THE CITY OF SHAFTER. EXISTING WIRING AND CONDUIT SHALL NOT BE REUSED ON THIS PROJECT. EXISTING CONDUITS SHALL BE ABANDONED IN PLACE AND CAPPED UNDERGROUND. REMAINING HOLES SHALL BE BACKFILLED AND COMPACTED WITH CONTRACTOR SUPPLIED CLEAN FILL DIRT.
9. CONTRACTOR SHALL REPLACE THE EXISTING 24HR MECHANICAL TORK TIMER WITH A NEW DIGITAL ASTRONOMICAL TIMER CONFORMING TO SPECIFICATIONS THE EXISTING 60A-3 POLE LIGHTING CONTRACTOR AND 12X12 ENCLOSURE CAN BE REUSED.
10. STOP SHADE STRUCTURE OUTLET WIRING AND GAZEBO WIRING AT INDICATED PULL BOX. COIL UP 5 FT OF CONDUCTORS WITHIN BOX AND TERMINATE ENDS. SHADE STRUCTURE OUTLET INSTALLATION AND GAZEBO ELECTRICAL DOWNSTREAM OF THE PULL BOX SHALL BE PERFORMED BY OTHERS. BREAKERS FOR THESE CIRCUITS SHALL BE TURNED OFF AT THE PANEL.



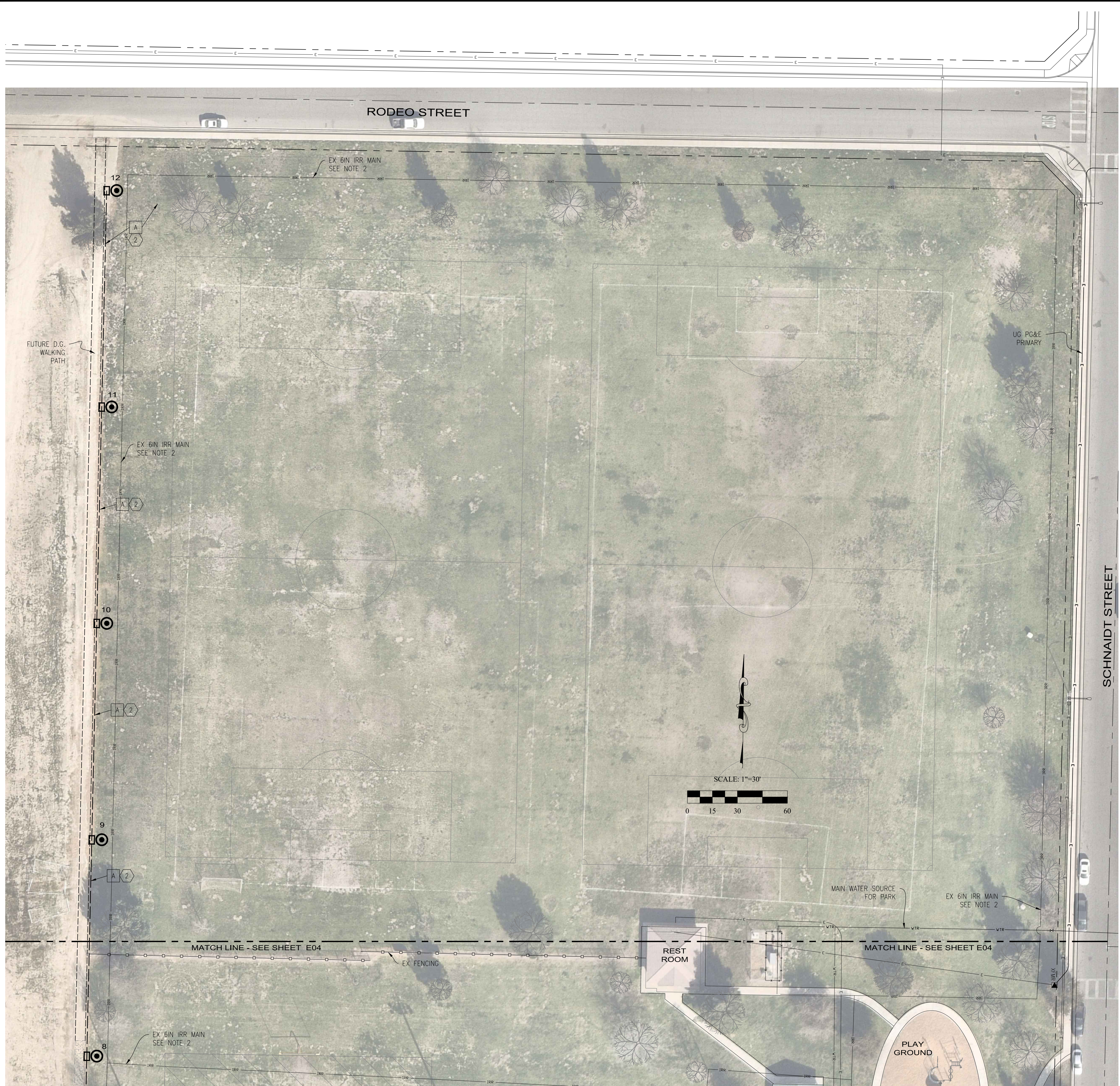
ELECTRICAL SPLICE BOX DETAIL

CONDUIT TRENCH DETAIL



LIGHT POLE DETAIL

FOR ALL NEW LOCATIONS



LEGEND

POLE #

PROPOSED LIGHT POLE

PROPOSED ELECTRICAL BOX

PROPOSED CONDUIT
SEE SCHEDULE

— E —

— IRR —

— WTR —

— E —

ELECTRICAL (U.G.)

IRRIGATION MAIN

FENCING

WATER PIPE

EX SPORTS LIGHTING

CONDUITS & PULL BOXES

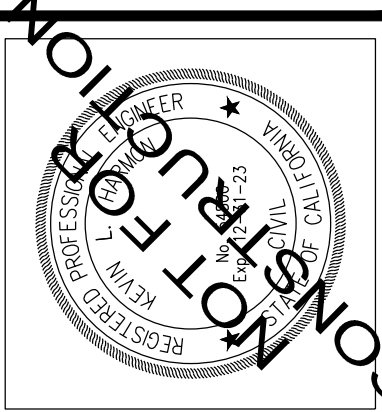
- VETERANS PARK LIGHTING IMPROVEMENTS PROJECT – NOTES:
- A. PROPOSED PARK LIGHTING ELECTRICAL AND EXISTING SPORTS LIGHTING ELECTRICAL ARE LOCATED IN THE VETERANS PARK FIELD HOUSE ELECTRICAL ROOM. CONTRACTOR SHALL BE PROVIDED WITH A KEY FOR DAILY ACCESS. CONTRACTOR SHALL ENSURE ACCESS DOORS REMAINED CLOSED AND LOCKED WHEN NOT IN CONTINUOUS USE.
 - B. ELECTRICAL TO EXISTING SPORTS LIGHTING MAY BE SHUT DOWN DURING THE DAY FOR SAFETY, BUT MUST BE RETURNED TO WORKING STATUS PRIOR TO THE END OF WORK DAY.
 - C. SOME EXISTING PULL BOXES ARE BURIED TO PREVENT VANDALISM OR WIRE THEFT. CITY SHALL FIELD LOCATE THESE BOXES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REBURY BOXES WHEN COMPLETE.
 - D. EXISTING CONDUITS ARE 30”-48” DEEP.
 - C. THIS PROJECT IS SUBJECT TO THE CALIFORNIA ELECTRICAL CODE 2022 EDITION.

VETERANS PARK LIGHTING IMPROVEMENTS PROJECT – DESCRIPTION OF WORK:

- 1
- CONTRACTOR SHALL EXCAVATE & LOCATE EXISTING BLANK CONDUIT RESERVED FOR THIS LIGHTING IMPROVEMENTS PROJECT, MAKE CONNECTION, AND INSTALL REMAINING CONDUITS & BOXES PER PLAN.
- 2
- CONTRACTOR SHALL TRENCH AND INSTALL ELECTRICAL CONDUITS AND CONDUCTORS AS DESCRIBED.
- 2.1.
- APPROXIMATE ROUTES FOR CONDUITS ARE SHOWN ON THE PLAN. CONTRACTOR SHALL FIELD ROUTE CONDUITS IN THE MOST DIRECT WAY POSSIBLE WHILE STILL AVOIDING ROOT BALLS AND OTHER OBSTACLES.
- 2.2.
- MINIMUM DEPTH FOR ALL CONDUITS WITHIN VETERAN PARK SHALL BE 18 INCHES.
- 2.3.
- 6 INCH IRRIGATION MAIN WITH VALVE CONTROL WIRES SHALL BE PROTECTED. CONTRACTOR SHALL BE REQUIRED TO POTHOLE & VERIFY THE LOCATION OF THE 6 INCH IRRIGATION MAIN AT ALL CROSSING LOCATIONS PRIOR TO TRENCHING OR DRILLING FOR LIGHT FOUNDATIONS.
- 2.4.
- CITY OF SHAFTER WILL BE RESPONSIBLE FOR REPAIRING ALL IRRIGATION DAMAGED BY CONTRACTOR ACTIVITY EXCEPT FOR THE 6 INCH IRRIGATION MAIN DISCUSSED ABOVE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF DAMAGE TO IRRIGATION.
- 2.5.
- CONDUIT SIZES SHOWN IN THE SCHEDULE ARE MINIMUM.
- 2.6.
- CITY SHALL LOCATE AND CONTRACTOR SHALL UNCOVER ANY EXISTING & BURIED ELECTRICAL BOX NECESSARY FOR WIRE PULLING OR SPLICING.
- 3
- PARK LIGHTING CONTROLS:
- 3.1.
- CONTRACTOR SHALL INSTALL A NEW DIGITAL ASTRONOMICAL TIMER CONFORMING TO SPECIFICATIONS.
- 3.2.
- CONTRACTOR SHALL SIZE, SUPPLY, AND INSTALL A TWO CHANNEL LIGHTING CONTACTOR FOR THE PARK LIGHTING.
- 3.3.
- CONTRACTOR SHALL SUPPLY & INSTALL A MINIMUM SIZED 24x42x12 WALL MOUNTED METAL ELECTRICAL ENCLOSURE TO HOUSE THE ASTRONOMICAL TIMER, LIGHTING CONTACTOR, AND FUTURE BASKETBALL COURT LIGHTING CONTROLS.

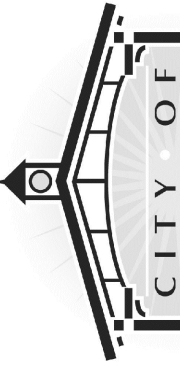
VETERANS PARK - CONDUIT SCHEDULE					
CONDUIT			CONDUCTOR		REMARKS
NO.	DIA	MATERIAL	QTY - SIZE - COLOR (PURPOSE)	MATERIAL	
A	1-1/2"	PVC SCH40	1 - #10 AWG - BLACK (3PH LIGHTING HOT) 1 - #10 AWG - BLUE (3PH LIGHTING HOT) 1 - #10 AWG - RED (3PH LIGHTING HOT) 1 - #8 AWG - GREEN (LIGHTING GROUND)	ALUMINUM	POLE LIGHTING
B	2"	PVC SCH40	2 - #10 AWG - BLACK (3PH LIGHTING HOT) 2 - #10 AWG - BLUE (3PH LIGHTING HOT) 2 - #10 AWG - RED (3PH LIGHTING HOT) 1 - #8 AWG - GREEN (LIGHTING GROUND)	ALUMINUM	POLE LIGHTING
G	EX. 2"	PVC SCH40	2 - #10 AWG - BLACK (3PH LIGHTING HOT) 2 - #10 AWG - BLUE (3PH LIGHTING HOT) 2 - #10 AWG - RED (3PH LIGHTING HOT) 1 - #8 AWG - GREEN (LIGHTING GROUND)	ALUMINUM	POLE LIGHTING

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**SHAFTER**
CITY OF

2022 PARK LIGHTING
IMPROVEMENTS PROJECT

SITE PLAN

SHEET

E05

5 OF 6



- NOTES:

1. EACH LIGHT POLE SHALL BE PROVIDED AT LEAST ONE ELECTRICAL BOX WITHIN 10 FEET OF THE POLE BASE.
2. ELECTRICAL BOXES SHALL BE PLACED AT 200 FT INTERVALS MAXIMUM.
3. MINIMUM INSIDE DIMENSIONS SHALL BE 10"x17". CONTRACTOR SHALL UPSIZE AS NECESSARY FOR ALL PROPOSED CONDUITS.
4. LIDS SHALL BE PEDESTRIAN RATED, LOCACABLE, AND NON METALLIC
5. TOP SHALL BE BURIED UNDER 4 TO 6 INCHES OF CLEAN NATIVE SOIL.



VETERANS PARK - ELECTRICAL PANEL SCHEDULE
LOCATED IN THE FIELD HOUSE ELECTRICAL ROOM

VETERANS PARK LIGHTING IMPROVEMENTS PROJECT - NOTES:

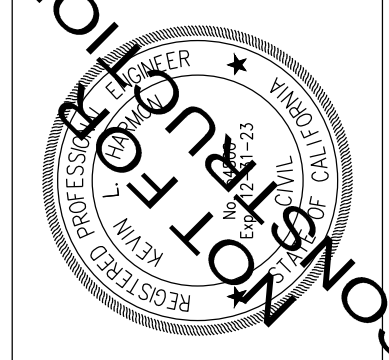
- A. PROPOSED PARK LIGHTING ELECTRICAL AND EXISTING SPORTS LIGHTING ELECTRICAL ARE LOCATED IN THE VETERANS PARK FIELD HOUSE ELECTRICAL ROOM. CONTRACTOR SHALL BE PROVIDED WITH A KEY FOR DAILY ACCESS. CONTRACTOR SHALL ENSURE ACCESS DOORS REMAINED CLOSED AND LOCKED WHEN NOT IN CONTINUOUS USE.
- B. ELECTRICAL TO EXISTING SPORTS LIGHTING MAY BE SHUT DOWN DURING THE DAY FOR SAFETY, BUT MUST BE RETURNED TO WORKING STATUS PRIOR TO THE END OF WORK DAY.
- C. SOME EXISTING PULP BOXES ARE BURIED TO PREVENT VANDALISM OR WIRE THEFT. CITY SHALL FIELD LOCATE THESE BOXES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REBURY BOXES WHEN COMPLETE.
- D. EXISTING CONDUITS ARE 30"-48" DEEP.

VETERANS PARK LIGHTING IMPROVEMENTS PROJECT – DESCRIPTION OF WORK:

1. CONTRACTOR SHALL EXCAVATE & LOCATE EXISTING BLANK CONDUIT RESERVED FOR THIS LIGHTING IMPROVEMENTS PROJECT, MAKE CONNECTION, AND INSTALL REMAINING CONDUITS & BOXES PER PLAN.
2. CONTRACTOR SHALL TRENCH AND INSTALL ELECTRICAL CONDUITS AND CONDUCTORS AS DESCRIBED.
 - 2.1. APPROXIMATE ROUTES FOR CONDUITS ARE SHOWN ON THE PLAN. CONTRACTOR SHALL FIELD ROUTE CONDUITS IN THE MOST DIRECT WAY POSSIBLE WHILE STILL AVOIDING ROOT BALLS AND OTHER OBSTACLES.
 - 2.2. MINIMUM DEPTH FOR ALL CONDUITS WITHIN VETERAN PARK SHALL BE 18 INCHES.
 - 2.3. 6 INCH IRRIGATION MAIN WITH VALVE CONTROL WIRES SHALL BE PROTECTED. CONTRACTOR SHALL BE REQUIRED TO POTHOLE & VERIFY THE LOCATION OF THE 6 INCH IRRIGATION MAIN AT ALL CROSSING LOCATIONS PRIOR TO TRENCHING OR DRILLING FOR LIGHT FOUNDATIONS.
 - 2.4. CITY OF SHAFTER WILL BE RESPONSIBLE FOR REPAIRING ALL IRRIGATION DAMAGED BY CONTRACTOR ACTIVITY EXCEPT FOR THE 6 INCH IRRIGATION MAIN DISCUSSED ABOVE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF DAMAGE TO IRRIGATION.
 - 2.5. CONDUIT SIZES SHOWN IN THE SCHEDULE ARE MINIMUM.
 - 2.6. CITY SHALL LOCATE AND CONTRACTOR SHALL UNCOVER ANY EXISTING & BURIED ELECTRICAL BOX NECESSARY FOR WIRE PULLING OR SPLICING.
3. PARK LIGHTING CONTROLS:
 - 3.1. CONTRACTOR SHALL INSTALL A NEW DIGITAL ASTRONOMICAL TIMER CONFORMING TO SPECIFICATIONS.
 - 3.2. CONTRACTOR SHALL SIZE, SUPPLY, AND INSTALL A TWO CHANNEL LIGHTING CONTACTOR FOR THE PARK LIGHTING.
 - 3.3. CONTRACTOR SHALL SUPPLY & INSTALL A MINIMUM SIZED 24x42x12 WALL MOUNTED METAL ELECTRICAL ENCLOSURE TO HOUSE THE ASTRONOMICAL TIMER, LIGHTING CONTACTOR, AND FUTURE BASKETBALL COURT LIGHTING CONTROLS.



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2022 PARK LIGHTING IMPROVEMENTS PROJECT

SITE PLAN

SHEET
E06
6 OF 6



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 6, 2022

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Michael James, Public Works Director

SUBJECT: AWARD PROFESSIONAL SERVICES CONTRACT FOR NORTH
SHAFTER COMMUNITY PARK DEVELOPMENT ARCHITECTURAL &
ENGINEERING DESIGN

RECOMMENDATION

Council do the following action(s):

1. Accept proposals received for the North Shafter Community Park Development Architectural & Engineering Design Services Project;
2. Authorize an award of a professional services contract for said project to Wynn Smith Landscape Architecture, Inc.; and,
3. Authorize Public Works Director to execute said contract on behalf of the City.

BACKGROUND

Last year, the City was awarded a grant through the Statewide Park Program valued at approximately \$3.8 million to design and construct a new community park in the North Shafter area. The grant does not require local matching funds provided the actual costs stay within the grant project total. As awarded, the park will be five acres and feature playgrounds, shaded picnic areas, exercise stations, on-site parking, a spray park, a multi-purpose outdoor court, and open space. Due to limited staff time and experience with park designs, Public Works opted to conduct a Request for Proposals (RFP) for qualified consulting firms.

The RFP resulted in three (3) proposals submitted by the following firms:

1. Klassen Corporation
2. Ordiz Melby Architects
3. Wynn-Smith Landscape Architecture, Inc.

**AWARD PROFESSIONAL SERVICES CONTRACT FOR NORTH SHAFTER COMMUNITY PARK
DEVELOPMENT ARCHITECTURAL & ENGINEERING DESIGN**

ANALYSIS

To comply with typical requirements for professional services funded with grants, ranking submittals for this RFP was strictly based on qualifications. The ranking was specifically based on the scoring criteria previously provided in the RFP, which are listed below.

Criteria	Max Points
Understanding of the work to be done	25
Experience with similar kinds of work	20
Quality of staff for work to be done	15
Capability of developing innovative or advanced techniques	10
Familiarity with state procedures	10
Financial responsibility	10
Demonstrated Technical Ability	10
Total	100

Four City staff representing both the departments of Public Works and Planning scored each proposal using the criteria. The following is a summary of the scoring results:

Consultant	Individual Proposal Scoring				Average
	Marcos Torres	Steve Esselman	Chris Schultz	Michael James	
Wynn-Smith Landscape Architecture, Inc.	82	86	90	82	85.0
Ordiz Melby Architects	77	71	71	74	73.3
Klassen Corporation	86	83	83	79	82.8

Wynn-Smith Landscape Architecture, based in the San Diego area, submitted the highest-ranked proposal. Among the factors that led to their ranking is their lead role in designing comparable community parks for Gossamer Grove. This firm was later asked to submit a supplementary cost proposal for fulfilling the desired scope of work. The cost proposal submitted and provided with this staff report is valued at \$342,022. The Public Works Department has reviewed the cost proposal and has determined that it is complete and fair, which now enables the City to consider awarding a professional services contract.

FISCAL IMPACT

Capital Improvement Program Project No. PK00008 has the full grant funding of \$3.8 million programmed into the current fiscal year budget.

CEQA ANALYSIS

A California Environmental Quality Act Notice of Exemption, dated February 22, 2021, was previously filed for the planned park development.

APPROVED BY THE CITY ATTORNEY

Yes

ALTERNATIVES

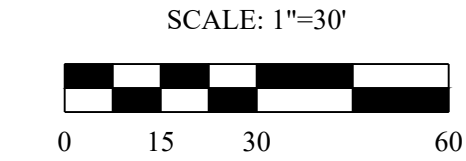
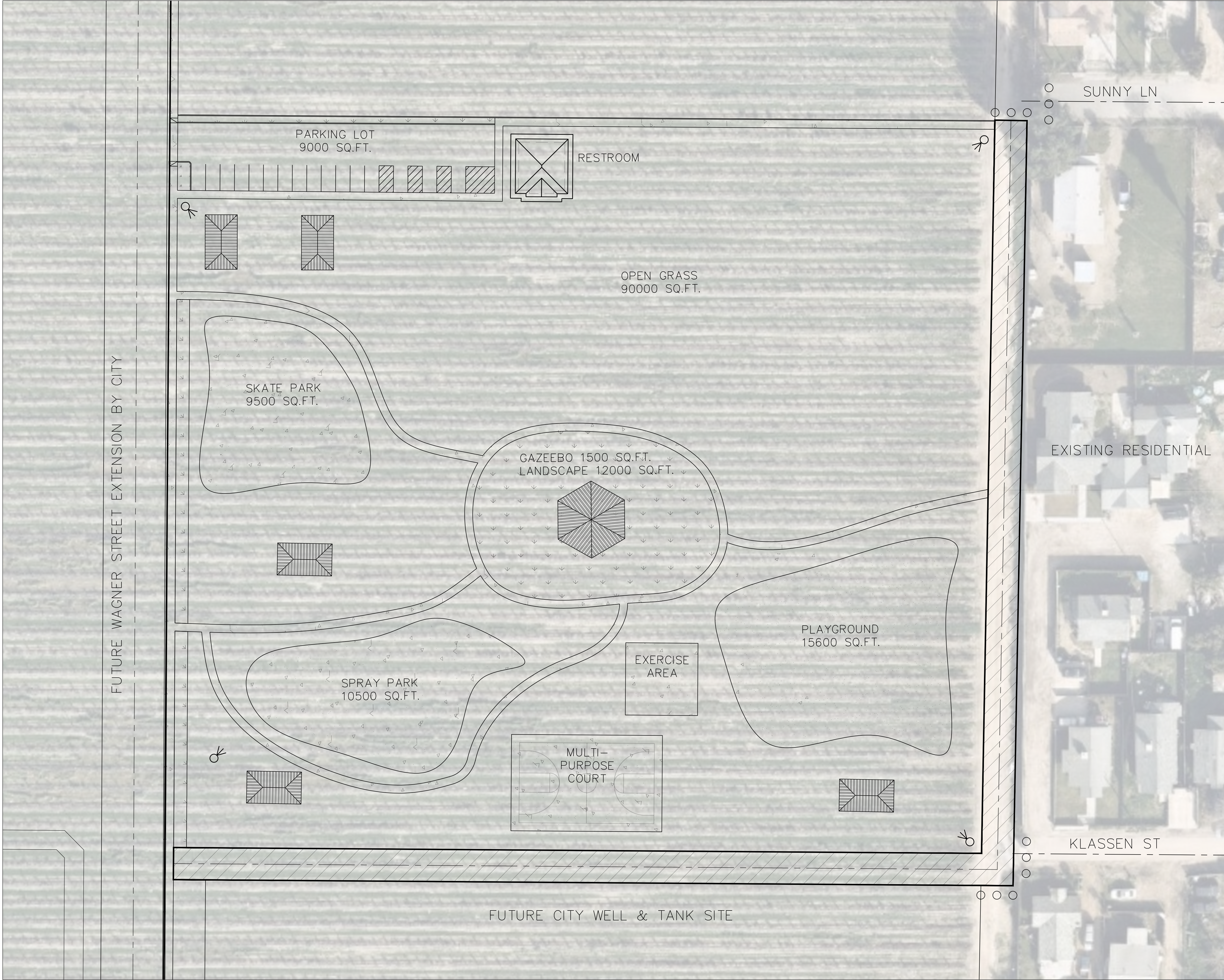
State grant funding for design work awarded through an RFP process generally requires a grant recipient to award strictly based on qualifications, meaning the City cannot negotiate with either of the consultants submitting one of the lower-ranked proposals. To consider costs from other consultants, staff would need to prepare and conduct a second RFP, which would likely take several months to complete and not lead to a different or better outcome. As previously stated, City staff lack the time and experience needed to conduct designs and prepare plans and specifications for a community park project. The recommended contract award is the best opportunity to proceed with the park project design and have it fully-funded by the grant. Therefore, alternative action is not recommended.

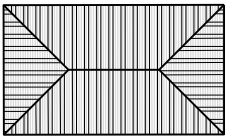
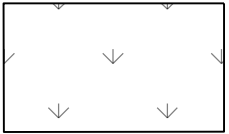
NEXT STEPS

Upon approval of the recommended items, a professional services contract will be prepared for consultant and City staff approval. The anticipated park design work will take most of 2023 to complete.

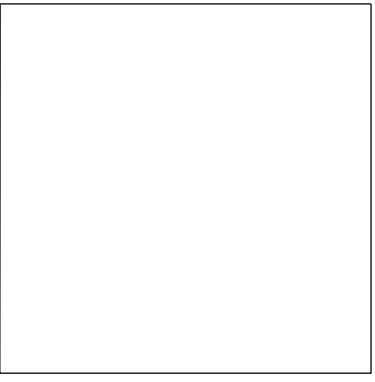
ATTACHMENTS

1. Conceptual Park Site Plan
2. Project Proposal Submitted by Wynn Smith Landscape Architecture
3. Fee Proposal Submitted by Wynn-Smith Landscape Architecture
4. Notice of Exemption Filed for Project



- LEGEND**
-  SECURITY CAMERA
 -  SHADE AREA
 -  PEDESTRIAN & BICYCLE PATH
 -  ORNAMENTAL LANDSCAPING
 -    BOLLARDS RESTRICTING PARK ACCESS TO PEDESTRIANS AND BICYCLES

REV#	DATE	DESCRIPTION

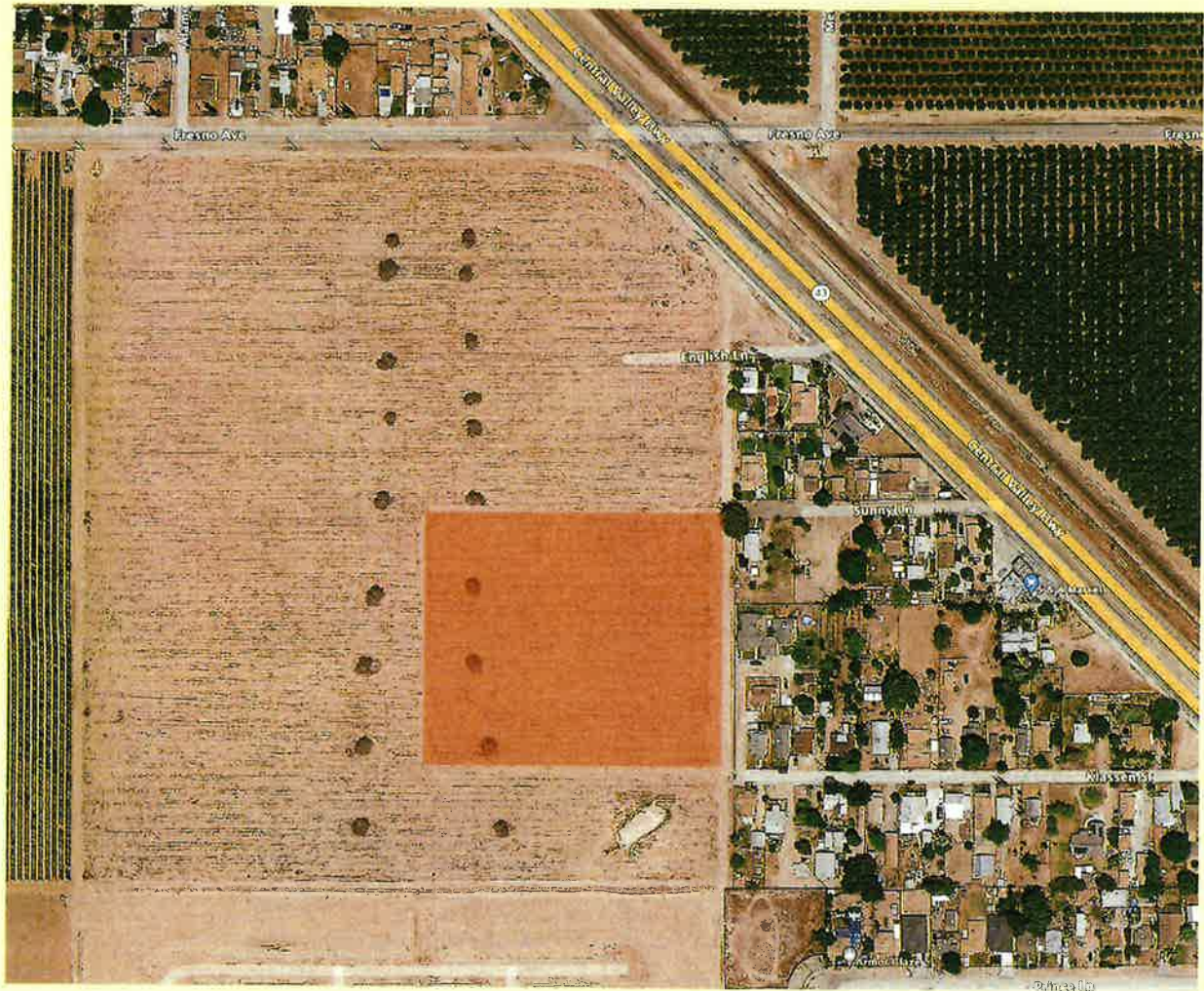


ENGINEERING SERVICES DEPARTMENT
336 Pacific Avenue Shafter, CA 93263
Phone (661) 746-5002 Fax (661) 746-9125



CITY OF SHAFTER
NORTH SHAFTER COMMUNITY PARK
DEVELOPMENT PROJECT
CONCEPTUAL DRAWING

SHEET
1
OF 1



A Unique Set of Qualifications for North Shafter Community Park Development







September 30, 2022

Michael James
Public Works Director
City of Shafter
336 Pacific Avenue
Shafter, CA 93263

Re: North Shafter Community Park Development – Statement of Qualifications

Dear Mr. James,

Our team has the professional and creative experience necessary to refine the City's and public's preliminary concept plan into effective construction documents that will guide the construction of the park and this is, in part, due to a great passion for creating parks that improve the quality of life for the community.

We are very pleased and excited to submit our team's unique qualifications for this important project.

Our team has been carefully assembled to respond to the unique requirements of the park. Most of our team members have worked together on projects for many years and have proven to communicate well with each other as well as local agencies within the City of Shafter and Kern County to solve design problems. With our team's expertise in park development we feel confident that our collective experience will help the City of Shafter offer a park that will serve the public very well.

We are looking forward to working on this project with the City and the community. You may reach me to discuss any part of this Statement of Qualifications at 858-513-0030 or email tim@wynn-smith.com. If selected for this project, we will be honored to help create a park of which you will all be proud.

Respectfully,

Timothy M. Smith, PLA, ASLA
President
LLA #4008

13319 Poway Road
Suite 150
Poway, CA 92064



Unique Qualifications for: North Shafter Community Park Development





INTRODUCTION	1
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Scope of Work and Associated Work Plan



3

Unique Qualifications for: North Shafter Community Park Development



Scope of Work and Our APPROACH to North Shafter Community Park

Based on the information provided by the City in the RFP, we understand that several public workshops were conducted to determine what amenities were most desirable by the community and what the City is interested in providing the community. Such elements include the following:

1. Gazebo area that may provide a variety of activities
2. 9,500 square foot Skate Park
3. 10,500 square foot Spray Park
4. Multi-purpose court
5. Exercise Area
6. Playground
7. Restroom
8. Open grass
9. Parking lot

Our goal will be to integrate all of these amenities into a park design that places activities adjacent to each other that have good 'spatial relationships' and that they are located most effectively on the 5 acres dedicated to this park. We understand that as part of the public workshops, the community has, at least in part, already determined the best locations for each but there may be some fine tuning. This will involve discussions between our team and the City to assure that the park design respects the work already done and the goals of the City/Community.

We also understand that the park is being funded by a State grant of 3.8 million dollars, which includes consultant fees. The design will respect this budget as much as possible knowing that the prices of nearly everything is rising in the current economy.

The following outlines the process for each design phase:

Phase I - Vision and Pre-Design - along with Amenity Vendor Specs

An initial kick-off meeting will be held with the City to review the project goals, opportunities and constraints. Our team will then gather data about the site and analyze the site and the adjacent neighborhoods to understand the context in which the park lies. As part of this site analysis, a survey will be done to identify the boundaries, edge of streets, existing above ground elements and topography.

Phase II - Conceptual / Schematic Design

Our team will begin to refine the existing concept which will show how circulation into and through the park will provide easy access to the proposed amenities as well as good spots for resting and/or watching activities taking place throughout the park.

As part of this process, we will look for ways to integrate sustainable practices in all aspects of the design, whether that is through material choices, storm water management, efficiency of equipment location, irrigation methods and/or plant material selection. This also includes consideration of short and long term maintenance issues. Where possible, sustainable design solutions will blend into the design as amenities rather than strictly utilitarian.

Deliverables

Phase I - Vision and Pre-Design - along with Amenity Vendor Specs.

- An open mind

Phase II - Conceptual /Schematic Design

- 24x36 sheets and Digital Files
- Site survey
- Hand sketches of park design indicating all amenities, circulation, sitting/gathering areas and parking
- Written notes of key issues to be addressed

Phase III - Design Development

- 24x36 sheets and Digital Files
- Site Plan
- Refined Grading Plan
- Civil Improvement Plans
- Storm Water Pollution Plan
- Lighting and Electrical Plans
- Planting Plans
- Rough Opinion of Probable Cost

Phase IV - Construction Documents

- 24x36 sheets and Digital Files
- Title Sheet
- Site Plan
- Grading Plan
- Civil Improvement Plans
- Engineering Details
- Storm Water Pollution Plan
- Lighting and Electrical Plans
- Electrical Details
- Title 24 Calculations
- Layout Plan
- Landscape Construction Details
- Irrigation Plan and Details
- Hydrozone Plans
- Planting Plans and Details
- Specifications for all disciplines
- Opinion of Probable Cost





Due to the complexity and costs of both the Skate Park and the Spray Pad, we propose an early meeting with the City to review the options and viability of each with regard to potential costs and functionality. A second meeting within this phase will be conducted to review concept designs of each and how they can be integrated into the design along with potential costs.

Based on City feedback, a refined concept plan for the entire park will be prepared to review with the City (perhaps City Council and the community if the City prefers) and obtain feedback from all.

After City approval of the design direction, our team will refine the site plan with more detailed grading, storm water solutions, lighting concepts and utility components to assure that such elements are not an after-thought to be "stuck" into the design.

Phase III - Design Development

The **Design Development Phase** will include more detailed plans such as the following:

1. Site Plan (Identifying all above ground amenities and materials.)
2. Refined Grading Plan (Identifying proposed contours, spot elevations, water, sewer and storm drains.)
3. Civil Improvement Plans
4. Storm Water Pollution Control Plan
5. Lighting and Electrical Plan (Identifying location of light fixtures and type as well as the needs for restroom building, irrigation and spray pad equipment.)
6. Planting Plan (Identify plant species, locations and quantities)

Working through this phase, our team will coordinate with all governing agencies for utility needs and requirements which will take the design process through approximately 70% complete.

Phase IV - Construction Documents

Upon approval of Design Development by the City and/or receipt of City comments, our team will finalize the Construction Drawings for City approval. These plans will be completed for permitting as well as for bidding purposes.

An Opinion of Probable Cost will be provided at the completion of construction documents for review and analysis by the City.

Phase V - Bidding and Contract Award

Our team will assist the City Project Manager with distribution of plans and specifications, contractor pre-bid meetings, respond to prospective bidders questions, issue addendums if necessary and Bid opening.

For an outline of specific tasks required to complete the project, please see our proposed "Tentative Schedule" where we have tailored the spreadsheet to align the scope of work identified in the RFP. A greater breakdown of each task and what will be required to perform each task will be provided in our fee proposal upon request.

As shown in the Tentative Schedule, we propose bi-weekly virtual meetings with the City to keep the City informed of our progress and provide an opportunity for questions and answers to new issues. This may be adjusted as needed.

The WSLA team understands that all design standards must meet the minimum requirements of the City of Shafter Engineering and Design Standards for grading, all ADA requirements, California Codes for Plumbing, Building, Mechanical, Fire, OSHA and the California Model Water Efficient Landscape Ordinance. The design will also follow California Statewide Park Development and Community Revitalization Program and the California Statewide Park Development and Community Revitalization Program Guide.





North Shafter Community Park Tentative Schedule

	WEEK 1	WEEK 2	WEEK 3	WEEK 4	WEEK 5	WEEK 6	WEEK 7	WEEK 8	WEEK 9	WEEK 10	WEEK 11	WEEK 12	WEEK 13	WEEK 14	WEEK 15	WEEK 16	WEEK 17	WEEK 18	WEEK 19	WEEK 20	WEEK 21	WEEK 22	WEEK 23	WEEK 24	WEEK 25	WEEK 26
Phase 1 - Vision and Pre-Design-Along with Amenity Vendor																										
City-Consultant Kick off Meeting																										
1. Participate and follow directives conveyed in the selection of amenities in collaboration with City's planned amenities																										
Preliminary Work - Data Review and Collection																										
Conduct site visits with City staff, elected and appointed officials																										
Phase 2 - Conceptual/Schematic Design/Analysis - Refine Park Site Plan																										
Bi-weekly calls/ meetings																										
Site survey																										
Geotech Soils Testing																										
Opportunities and Constraints - Grading, Drainage, Wet Utilities																										
Opportunities and Constraints - Site Improvements																										
Opportunities and Constraints - Structures																										
Opportunities and Constraints - Dry Utilities																										
Opportunities and Constraints - Electrical/ Lighting																										
Opportunities and Constraints - Landscape																										
Conceptual site design and infrastructure improvements																										
Conceptual Design Grading, Drainage, Wet Utilities																										
Conceptual Design Site Improvements																										
Refine location and spatial relationships of Parking, Picnic areas, Open field, Skate Park, Central Gazebo plaza, Playground, Splash Pad, Exercise Equipment and Pedestrian circulation																										
Meeting with City/Community to discuss Skate Park options (1)																										
Conceptual Design Structures																										
Conceptual Design Dry Utilities																										
Conceptual Design Electrical/ Lighting																										
Conceptual Design Landscape																										
City Approval of Concept Plan																										
Schematic Design																										
Approval of Schematic Design																										
Phase 3 - Design Development Phase																										
Bi-weekly calls/ meetings																										
Refine site plan / revise per City comments																										
Meeting with City to discuss Skate Park options (1)																										
Define landscape materials including plant materials																										
Structure Selection																										
Mechanical needs																										
Plumbing																										
Electrical/Control systems																										
Approval of Design Development																										
Phase 4 Construction Drawings																										
Bi-weekly calls/ meetings																										
Site and Landscape Plans																										
Layout Plan																										
Landscape Construction Details																										
Irrigation Plan																										
Hydrozone Plan																										
Planting Plan																										
Skate Park Details																										
Splash Pad Details and Mechanical																										
Civil																										
Grading and Drainage Plan																										
Storm Water Management Plan																										
Plumbing Plan																										
Sewer and Water Plans																										
Electrical																										
Lighting Plans																										
Electrical Layout and Title 24 Calc's																										
First City Submittal																										
Second City Submittal with revisions based on City comments																										
Phase 5 Bidding and Contract Award																										
Assist Project Manager (PM) with distribution of plans and specifications																										
Assist with sub-contractor pre-bid meetings																										
Assist with formulating responses to prospective bidders' questions																										
Issue addendums if necessary																										
Bid opening																										





Firm & Subconsultant Qualifications

7



Unique Qualifications for: North Shafter Community Park Development



**WYNN · SMITH
LANDSCAPE
ARCHITECTURE, INC.**

Address

13319 Poway Road
Suite #150
Poway, CA 92064

Phone

(858) 513-0030

E-Mail tim@wynn-smith.com

Wynn-Smith Landscape Architecture, Inc. (WSLA) was founded in 1993 and has developed a reputation for creative design concepts, thorough construction drawings, clear communication and timely completion of plans for our clients. We strive to develop projects that are holistically and environmentally sensitive and to create a working atmosphere that fosters close and long term relationships with our clients and site users.

With these objectives, we have had the wonderful opportunity to design outdoor spaces across the United States, Europe and Mexico. Our work involves all phases of master planning, design development, construction documents and construction administration for Community Parks, Equestrian Facilities and Farms, Habitat Restoration, Schools, Commercial Properties, Residences, Multi-Family Housing, Places of Worship, Resorts and a variety of other types of projects.

We enjoy creating outdoor spaces for people and animals with an emphasis on healthy living and attention to aesthetic quality and what keeps us growing in this art is the design process, the formed relationships with our clients, and the reward of knowing we have created outdoor spaces that just feel right for people, animals and the environment.

While "sustainable design" has become amore desirable goal these days our design approach has always pushed for responsible design. We just see it as "good" design and because of that inherent phylosophy it is integrated into every project we do, to the degree that the client will allow.

An additional passion for the firm is creating opportunities for children and adults to play in nature. We believe that creating these opportunities is part of improving the social well-being of society and we are grateful that Landscape Architecture opens that avenue.

Additional services Offered by WSLA include:

- Site Analysis / Site Feasibility Studies
- Conceptual Master Planning
- Construction Documents
- Construction Administration
- Permit Processing
- Community Participation Charettes
- Computer Generated 3D Graphics and Video
- Hand -Crafted Graphics





QK Engineering

Since 1972, QK has successfully partnered with cities, counties, state agencies, and other public agencies, to leverage our talents and services to develop efficient solutions that have lasting positive impacts. These efforts result in the establishment of sustainable communities that offer a better quality of life.

With a diverse staff of more than 135 employees in six offices – Visalia, Hanford, Bakersfield, Porterville, Clovis, and Merced. We provide:

- Civil Engineering
- Land Surveying
- Utility Coordination
- Construction Management
- Labor Compliance
- Urban Design
- Landscape Architecture
- Geographic Information Systems (GIS)
- Land Use Planning
- Environmental Planning
- Biological Resources
- Environmental Permitting

QK is an award-winning professional services firm that has gained recognition many times over through the following:

- Tulare County Association of Governments (TCAG) Local Motion Awards
- San Joaquin Valley Blueprint Awards
- American Public Works Association (APWA) Central California Chapter & National Awards
- American Planning Association (APA) California Central Section Awards
- American Society of Civil Engineers (ASCE) California Fresno Branch and San Francisco Section Awards
- American Council of Engineering Companies (ACEC) California Engineering Excellence Awards
- California Parks and Recreation Society (CPRS) Awards
- California Engineering News Record Top Design Firms

BSK Associates

BSK Associates is a 100 percent employee-owned California S corporation that provides geotechnical engineering, environmental consulting, construction observation/materials testing/special inspection, and analytical laboratory services. BSK's California Corporate number is C0514527. BSK is a certified Small Business for Prevailing Wage Projects (SB-PW No. 2014327) by California Department of General Services Office of Small Business & DVBE Services.

Founded in 1966, BSK is a California-grown company with a presence in the Kern County since 1972. BSK currently employs a staff of approximately 200 with offices and laboratories throughout California (Livermore, Rancho Cordova, Fresno, San Bernardino, and Bakersfield) as well as a laboratory in Vancouver, Washington. BSK is registered with the Department of Industrial Relations (DIR) and its DIR registration number is 1000003557.

The geotechnical related services for this project will be serviced by BSK's Bakersfield office located at 700 22nd Street, Bakersfield, California. The office staffs approximately 25 employees, including two registered geotechnical engineers, a registered geologist, two engineers-in-training, and one geologist-in-training.

BSK will provide our services for this project out of our local office in Bakersfield. Mr. Adam Terronez, P.E., G.E. will serve as the project manager and Principal-In-Charge for work related geotechnical surveying.





Hardin-Davidson Engineering

Hardin-Davidson is a Professional Corporation in the State of California, registered as small business, and provides electrical engineering services. We specialize in the design of electrical systems for industrial, commercial, educational, health care, water & wastewater treatment, parks and recreation, public works and transportation facilities, and renewable energy, co-gen, and solar photovoltaic (PV) systems. Our expertise includes design of power distribution systems, emergency power distribution systems, DC-AC inverter systems, lighting systems, control systems, telephone systems, local area network data/communication systems, fire alarm and detection systems, public address, sound, security, and camera systems. We provide project construction cost estimating opinions, specifications, construction observation services, energy modernizations, and energy documentation.

Spohn Ranch Skateparks

Spohn Ranch began as a community, anchored by Aaron Spohn's backyard half-pipe, and grew into an award-winning skatepark design-build firm. A cornerstone of wheel sports progression for over 30 years, Spohn Ranch's Los Angeles backyard roots have spread globally, culminating in hundreds of cutting-edge creations.

Via three decades of municipal skatepark projects, spanning 40+ states, 15+ countries and a variety of corporate clients including Red Bull and Vans, Spohn Ranch's skatepark designers and skatepark builders have mastered a broad range of techniques specific to creating the highest-quality wheel-focused terrain possible.

With a firsthand passion for skateboarding and wheel sports, the Spohn Ranch family of highly-skilled craftsmen, including landscape designers, iron workers, grading wizards and ACI-certified shotcrete nozzlemen, pride themselves on designing and building skateparks with the relentless dedication to detail and architectural finesse that Spohn Ranch is known for.

California Waters

For over 20 years, California Waters has been bringing water to life for our clients and end users. We continue to illuminate water's magical properties with every project we undertake. More than ornamentation, we view these projects as individual works of art integral to their environments – each leaving a lasting legacy for the communities they enhance.

Capitalizing on an in-house design and engineering team, our splash pad projects are designed with no surprises allowing your project to stay on time and on budget. And our expertise in value engineering based on our construction experience maximizes your project's budget without sacrificing your vision. Not only does this minimize change orders, but because we also have an in-house service division, our splash pads are designed based on what we know works in the field long after the project has been turned over.

The California Waters' Advantage:

- As a contractor, our designs are developed with an insider's understanding of material and equipment costs
- Our in-house designers provide architectural service assistance and guidance throughout the design process to both enhance the project and eliminate costly surprises on a specialized area with multiple code restrictions
- We identify VE options upfront that maintain the project vision and integrity and focus on decreasing the budget
- All design/engineering services are provided in-house allowing us to control the schedule

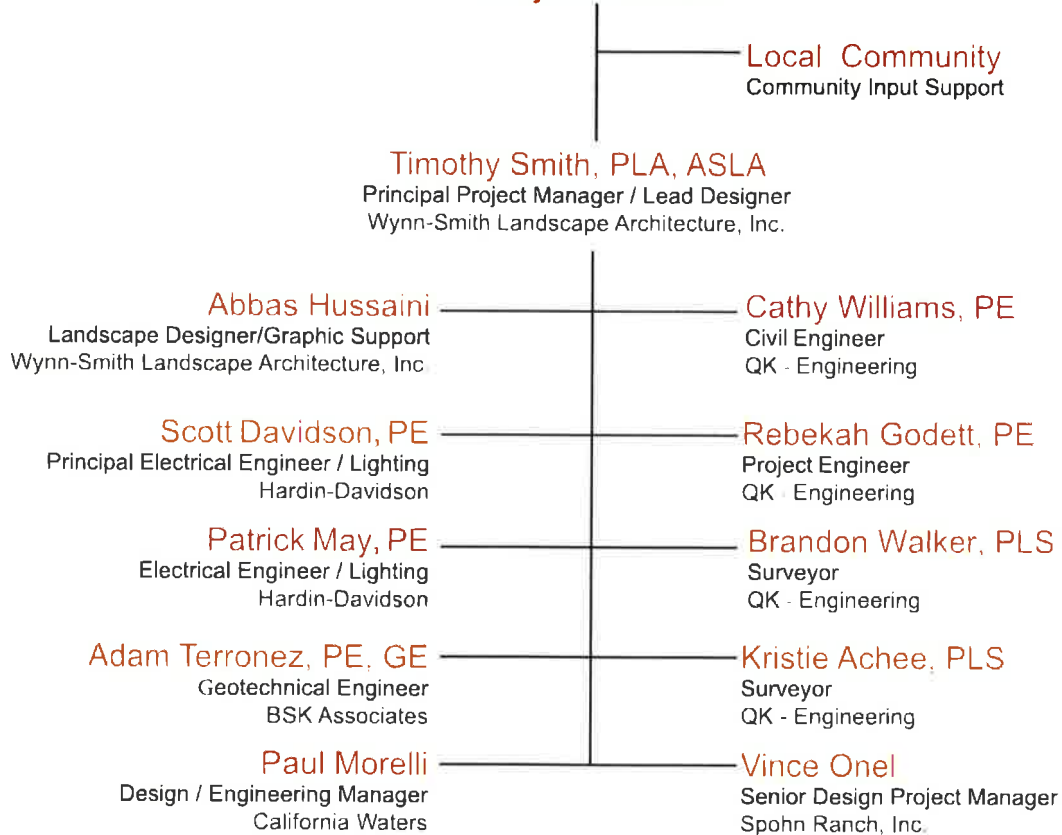


Firm Organizational Chart & Proposed Staffing Plan



FIRM ORGANIZATIONAL CHART & PROPOSED STAFFING

City of Shafter



The WSLA team has valuable experience and knowledge pertaining to park planning and construction documents and looks forward to the opportunity to demonstrate this through our services for the City of Shafter and its citizens.

All key personnel shown are fully committed and available to complete this project. The City of Shafter can be assured of the personal commitment and technical expertise that each team member brings to this project.

All firms are fluent in AutoCAD programs and will be sharing CAD files seamlessly to coordinate all drawings as necessary throughout the design process. We will be using Microsoft Teams for video meetings between consultants when face to face meetings are not efficient.





RELEVANT EXPERIENCE

Employee Project Resumes and Qualifications



13

Unique Qualifications for: North Shafter Community Park Development



Tim Smith, President, PLA, ASLA
Wynn-Smith Landscape Architecture, Inc.

Education

Bachelor of Landscape Architecture
University of Arizona - 1986

Registration

Licensed Landscape Architect:
California, No. 4008
Arizona, No. 31271

Teaching

Adjunct Professor – San Diego Mesa
College Design Center

Professional Affiliations

- Past - President - American Society of Landscape Architects San Diego
- Chair of ASLA Stewardship Committee
- ASLA Storm Water Committee
- AIA Committee on the Environment
- Green Roofs for Healthy Cities

Community Involvement

- American Society of Landscape Architecture
- BEEP – Mentoring Program - Washington Elementary School
- Ramona Design Review Board – Past
- Pro-Bono Design Work for local schools

Experience

Tim Smith, founder and President of Wynn-Smith Landscape Architecture, Inc. in 1993 has a wide range of experience in the design of outdoor spaces across the United States, Europe and Mexico. His work includes the development of master plans, construction documents, construction administration and permitting for a variety of projects such as Community Parks, Housing Development, Streetscapes, Commercial, Institutional, Habitat Restoration and Equestrian Facilities.

With this experience, combined with his great interest in landscape architecture, Mr. Smith brings an abundance of passion to his design process for all types of projects.

Tim's interest in the environment has also lead him to be elected President of ASLA San Diego and prior to that, appointed the Chairperson for the American Society of Landscape Architects – Stewardship Committee where he has led the organization in promoting and educating landscape architects, architects, contractors and civil engineers regarding cost effective sustainable design solutions.

Gossamer Grove Master Planned Community - Streetscapes

Project Manager / Landscape Architect
Lennar | Shafter, CA

Gossamer Grove - Train Park - 2.5 Acres

Project Manager / Landscape Architect
Lennar | Shafter, CA

Gossamer Grove - Farm Park- 2.5 Acres

Project Manager / Landscape Architect
Lennar | Shafter, CA

Gossamer Grove - Community Park - 7.8 Acres

Project Manager / Landscape Architect
Lennar | Shafter, CA

Gossamer Grove - Forest Park - 2.5 Acres

Project Manager /Landscape Architect
Lennar | Shafter, CA

El Caballo Park Master Plan - 22 Acres

Lead Consultant /Landscape Architect
Escondido, CA

Veterans Memorial Park - 1 Acre

Lead Consultant /Landscape Architect
Vista, CA

Vista Valley Pool Center - 3 Acres

Landscape Architect
Vista, CA

Vista Valley Country Club - 4 Acres

Landscape Architect
Vista, CA





Employee Project Resumes and Qualifications



Abbas Hussaini

Wynn-Smith Landscape Architecture, Inc.

Education

Bachelor of Landscape Architecture
Cal Poly State University, Pomona -
2018

Experience

Abbas Hussaini joined Wynn-Smith Landscape Architecture in 2019 with a passion for creating outdoor spaces that are sensitive to the environmental needs of the area and improve the lives of people that use them. While at other firms and with us, he has worked on the design of Parks, Streetscapes, Commercial Properties, Institutional Properties, Single Family Residential and Equestrian Facilities.

Having lived in multiple countries at such a young age, he has learned to appreciate the differences in cultures and how outdoor spaces may appeal to some and not others. This understanding is critical when designing public spaces such as parks to ensure that the greatest number of people will feel comfortable and enjoy spending time in the park.

Mr. Hussaini is detail oriented and brings that quality to the preparation of Landscape Concept Plans and Landscape Construction Drawings using CAD and 3D modeling programs if necessary. He is fluent in the use of all of the most common graphic programs such as Photoshop, Illustrator, In-Design, SketchUp and Lumion, which are used to help convey our design work to clients as well as contractors for bidding purposes.

Gossamer Grove Master Planned Community -
Streetscapes
Landscape Designer
Lennar | Shafter, CA

Gossamer Grove - Farm Park- 2,5 Acres
Landscape Designer
Lennar | Shafter, CA

Gossamer Grove - Community Park - 7,8 Acres
Landscape Designer
Lennar | Shafter, CA

Gossamer Grove - Forest Park - 2,5 Acres
Landscape Designer
Lennar | Shafter, CA

Vista Valley Pool Center - 3 Acres
Landscape Designer
Vista, CA

Rancho Colorado Development - 6 Acres
Community Center and 2 Parks
Landscape Designer
Bullhead City, AZ



Employee Project Resumes and Qualifications



Cathy Williams, PE, QSD/QSP, ENV SP
QK Engineering

Education

B.S. Civil Engineering, San Diego State University

Registration

Registered Civil Engineer
California, No. 75489

CASQA certified Qualified SWPPP
Developer and Qualified SWPPP
Practitioner, No. 22393

Envision Sustainability
Professional,
ENV SP

Professional Affiliations

Member, Home Builders Association (HBA)

Member, American Council of
Engineering Companies (ACEC)

Member, Greater Bakersfield Chamber
of Commerce

Member, American Society of Civil
Engineers (ASCE)

Experience

Ms. Williams has 21 years of land development experience with a vast array of large and small scale residential, commercial and retail developers. She has an in-depth knowledge of designing public and private civil engineering projects in the areas of grading, traffic improvements, water quality, drainage and sewer design. She also has experience in the entitlement of master planned communities. Her responsibilities include project management, client and agency coordination, civil engineering design, and supervision of project design. Ms. Williams currently serves as District Engineer for Greenfield County Water District.

Gossamer Grove Master Planned Community (including Entry Monumentation, Public Square Park, Farm Park, & Community Park)

Project Manager

Lennar | Shafter, CA

Riverstone Park District and Town Center

Project Manager

Lennar | Madera, CA

Belle Terrace Park Improvements

Project Manager

County of Kern | Bakersfield, CA

Copper River Ranch Impact Fee Study

Project Manager

Copper River Ranch Company | Fresno, CA

Fancher Creek Subdivision

Project Manager

Lennar | Fresno, CA

Mission Lakes Feasibility Study

Project Manager

Lennar | Shafter, CA





Rebekah Godett, PE

QK Engineering

Education

B.S. Civil Engineering, California
Polytechnic State University, San Luis
Obispo

Registration

Registered Civil Engineer
California, No. 82845

Professional Affiliations

Member, American Society of Civil
Engineers

Member, Society of Hispanic
Professional Engineers

Experience

Ms. Godett is a Project Engineer with 18 years of engineering experience. Her professional background includes taking subdivisions from Tentative Map stage through construction as well as commercial and street improvement projects. Ms. Godett is very proficient in the drafting and designing of improvement plans, roadways, water, sewer and storm drainage systems for public works and private clients. She is also experienced in writing Dust Control Plans for both residential and commercial applications.

Garden in the Sun Park Capital Improvement Project

Design Engineer

City of Arvin | Arvin, CA

Gossamer Grove, Entry Monumentation and Public Square Park

Design Engineer

Lennar | Shafter, CA

Gossamer Grove Farm Park

Design Engineer

Lennar | Shafter, CA

Gossamer Community Park

Design Engineer

Lennar | Shafter, CA

DiGiorgio Park-Sidewalk Design & Installation

Associate Engineer

City of Arvin | Arvin, CA

DiGiorgio Action Park

Design Engineer

City of Arvin | Arvin, CA

Smothermon Spray Park (Phase II): Sidewalk and Lighting

Assistant Design Engineer

City of Arvin | Arvin, CA





Kristie Achee, PLS
QK Engineering

Education

B.S. Civil Engineering
Mississippi State University
Coursework: Land Surveying
Louisiana State University

Registration

Professional Land Surveyor
California, No. 8189
Mississippi, No. 2950
Louisiana, No. 4895
Engineer-in-Training
Mississippi, No. 5510

Professional Affiliations

Elected Chapter Director, California
Land Surveyors Association,
Bakersfield Chapter 2022-2020,
2020-2019

Elected Chapter Director, California
Land Surveyors Association,
Bakersfield Chapter 2020-2019,
2016-2015, 2014-2013, 2010-2009,
and 2009-2008

Elected President, California Land
Surveyors Association, Bakersfield
Chapter 2012-2011

Experience

As a Professional Land Surveyor, Ms. Achee has held the role of Team Manager and Project Coordinator/Manager on multiple projects. Her over 24 years of professional work experience includes boundary and topographic surveys, ALTA surveys, Record of Surveys, tentative and final tract maps, lot line adjustments, easement and right of way legal descriptions and exhibits, control and as-built surveys in industrial, institutional, residential and commercial settings. Ms. Achee currently serves as contract City Surveyor for the Cities of Delano, Arvin, Farmersville, and Lindsay and Assistant City Surveyor for the Cities of Woodlake and Exeter.

Gossamer Grove Master Planned Community
Land Surveyor/QC Review
Lennar | Shafter, CA

Riverstone Park District and Town Center
Land Surveyor/QC Review
Lennar | Madera, CA

Belle Terrace Park Improvements
Land Surveyor/QC Review
County of Kern | Bakersfield, CA

Rexland Acres Community Sidewalk Project
Project Manager
County of Kern | Bakersfield, CA

Asher Avenue Pedestrian Path Improvement
Land Surveyor/QC Review
County of Kern | Bakersfield, CA

Bakersfield College Infrastructure Improvements
Project Manager
Kern Community College District | Bakersfield, CA

Kern County Justice Facility
Project Manager
HOK | Bakersfield, CA





Brandon Walker, PLS

QK Engineering

Education

B.A. Business Administration & Management, University of Phoenix

Professional Affiliations

Member, California Land Surveyors Association, Bakersfield Chapter

Registration

Professional Land Surveyor:
California, No. 8832

Experience

Mr. Walker is a Professional Land Surveyor and a Survey Party Chief with over 30 years of experience. He has extensive knowledge of ALTA, boundary, topography, pipeline, oilfield, mountain and control surveying. Mr. Walker also has experience filing various maps with Kern County. Additionally, Mr. Walker has 14 years of experience running Trimble GPS Systems and is proficient with Civil 3D 2017. He is also currently serving as the QK Bakersfield chief of parties and survey team leader.

Gossamer Grove Master Planned Community

Senior Land Surveyor

Lennar | Shafter, CA

Belle Terrace Park Improvements

Senior Land Surveyor

County of Kern | Bakersfield, CA

Riverstone Conceptual Land Planning Services, Park District

Senior Land Surveyor

Lennar | Madera, CA

McFarland Community Garden & Trail Project

Land Surveyor/QC Review

City of McFarland | McFarland, CA

Rexland Acres Community Sidewalk Project

Senior Land Surveyor

County of Kern | Bakersfield, CA

Kern Community College District Consulting Services

Senior Land Surveyor

Kern Community College District | Bakersfield, CA

Bakersfield College Science and Engineering Building Construction Staking

Project Manager

Bernard Bros., Inc. | Bakersfield, CA





Adam Terronez, PE, GE
BSK Associates/Geotechnical

Education

BS - Civil Engineering
Cal Poly State University - San Luis Obispo - 1998

Graduate Studies
San Diego State University -
1999-2003

Registration

Geotechnical Engineer, California-2709
Civil Engineer, California-62285
Civil Engineer, Arizona -43316,
Civil Engineer, Colorado-0048193
Civil Engineer, Idaho-15755
Civil Engineer, Utah- 8849580-2202
Civil Engineer, Washington- 51034
Civil Engineer, Nevada-22758
Civil Engineer, Hawaii-15924-C
Civil Engineer, Oregon- 88797PE
Civil Engineer, Texas- 117510
Civil Engineer, New Mexico - 22073

Experience

With more than 24 years of experience dedicated to professional practice, technical excellence and client development, he has gained a reputation for specializing in geotechnical explorations and evaluations for public and private projects, project management, quality control of earthwork operations and construction materials, shallow and deep foundation design, critical-state soil mechanics, monotonic, cyclic, and post-cyclic soil behavior, strong ground motion characterization and selection, probabilistic seismic hazard analysis, site response spectra, triaxial and direct simple shear geotechnical laboratory testing, flexible and rigid pavement design including full-depth reclamation, cost-effective subgrade stabilization alternatives, liquefaction evaluation and remediation, compressible soil remediation, forensic evaluation, slope stability and landside evaluation and stabilization, and design of earth retaining structure design.

His projects have been assigned by private, public, and municipal entities in water/wastewater facilities, pipelines, canals, levees, retaining walls, roadways, highways, bridges, schools, hospitals, parks, multi-story buildings, commercial office complexes, major retail centers, residential sites, airports, and police/fire/prison sites. Mr. Terronez has performed and project managed geotechnical engineering and construction materials testing and observations in Kern County, Kings County, Tulare and Fresno County, Los Angeles, Riverside, Ventura, San Luis Obispo and San Diego County, Owens Valley, Antelope Valley, and in the Mojave Desert regions of California. He has also conducted site investigations for various sites in the states of Arizona, Nevada, New Mexico, Colorado, Oregon, and Hawaii.

City of Bakersfield Beltway Operational Improvements, Bakersfield, CA
City of Bakersfield Kern River Bridge Improvements, Bakersfield, CA
City of Bakersfield Mohawk Street Extension, Bakersfield, CA
City of Bakersfield Westside Parkway Mohawk Street to Allen Road, Bakersfield, CA
City of Bakersfield Kern River Upland and River Edge Restoration, Bakersfield, CA
City of Bakersfield Fairfax Avenue Overcrossing at SR 178, Bakersfield, CA
City of Bakersfield Rosedale Highway Widening, Bakersfield, CA
City of Bakersfield Sports Village Phase 3, Bakersfield, CA
City of Arvin Franklin Street Rehabilitation, Arvin, CA
City of Ridgecrest Tamarisk Avenue Improvements, Ridgecrest, CA
City of Ridgecrest S Sunland Street Rehabilitation, Ridgecrest, CA





Scott Davidson, Principal, PE
Hardin-Davidson Engineering

Education

Bachelor of Science Electrical Engineering
California State University, Fresno - 2006

Registration

Registered Professional Engineer:
California, No. 17850

Experience

Scott Davidson entered the electrical engineering field in 1990 and has over 27 years of design experience. Having worked in power systems electrical engineering with experienced, professional engineers, he is a seasoned engineer specializing in preparation of construction documents for electrical power and low voltage systems.

Project / field involvement includes extensive experience in the design of electrical systems: power distribution and branch circuiting, emergency power generation, segregated power systems, lighting and lighting control systems, fire alarm and evacuation systems, local area networking, public address and sound systems, communications, and specialty systems such as security, surveillance, and automation.

Various types of projects include new construction, remodel / alteration, and modernization projects for parks, schools, commercial buildings, hospitals and clinics, restaurants, religious facilities, airports, transportation facilities, municipal facilities, and custom homes. Most projects are in the California Central Valley and surrounding areas.

Al Radka Park – Fresno, CA
Universally Accessible Park – Fresno, CA
Victoria Park – Fresno, CA
Figarden Loop Park – Fresno, CA
Granite Park Revitalization - Fresno, CA
Martin Ray Riley Park – Fresno, CA
Todd Beamer Park Phase II – Fresno, CA
Einstein Park Sport Lighting – Fresno, CA
Quigley Park Sport Lighting – Fresno, CA
Martin Ray Riley Park – Fresno, CA
Vinland Park – Fresno, CA
Holmes Park Splash Pad – Fresno, CA

Mosqueda Bike & Skatepark Splash Pad – Fresno, CA
Water Tower & Sports Complex – Reedley, CA
Lions Park – Madera, CA
Youth Athletic Complex at Rotary Park – Hanford, CA
Youth Sports Complex & Skatepark – Coalinga, CA
Huron Sports Complex – Coalinga, CA
Sierra Gateway Regional Trail - Clovis, CA
Gossamer Grove Flight Park - Shafter, CA
Gossamer Grove Train Track Park – Shafter, CA
Gossamer Grove Farm Park – Shafter, CA
Fresno Chaffee Zoo – African Adventure – Fresno, CA
Fresno Chaffee Zoo – Kingdom of Asia – Fresno, CA





Paul Morelli

California Waters

Experience

Paul Morelli applies more than 20 years of experience in the design and engineering of splash pads, commercial pool and spas and water features to every project he undertakes. Morelli joined California Waters in 2014. His engineering experience runs the gamut from creative, interactive splash pads that connect people of all ages to the magic of water play - to enticing resort pool and waterplay complexes to enchanting, elegant rooftop pools.

Morelli blends his expertise in mechanical and structural engineering with a passion for creative value-engineered design. The results are beautiful, functional and structurally sound water elements that inspire confidence as well as awe. Morelli's responsibilities include design/engineering planning, construction documentation and BIM coordination.

Splash Pad Projects:

Veterans Sport Park | Tustin, CA

Chukchansi Park | Fresno, CA

Valencia Park | Fullerton, CA

The Splash Zone | Temecula, CA

Ridgeline Park | Corona, CA

Stylus Park | Vista, CA



Employee Project Resumes and Qualifications



Vince Onel

Spohn Ranch Skateparks

Firm / Project Role

Firm Role - Principal, Design Director

Project Role - Skatepark Designer

Experience

25+ years skateboarding

13+ years in skatepark industry

Education

Bachelor of Science

University of Southern California -
2009

Professional Affiliations

- U.S. Green Building Council - LEED Green Associate
- California Park & Recreation Society
- National Recreation & Park Association
- World of Concrete
- World Skateboarding Federation
- USC Skateboarding Association

Experience

Vince grew up in Iowa and discovered skateboarding at age 10. After years of being chased by police on the campus where his father worked as a professor, Vince joined forces with fellow Iowa City skateboarders to advocate for a public skatepark. Advocacy efforts paid off and the park was successfully constructed in 2002. Lessons learned during this effort and a passion for architecture and construction paved the way for a bachelor's degree at the University of Southern California.

Since joining Spohn Ranch in 2009, Vince's AutoCAD and critical thinking skills have led interdisciplinary teams for 150+ projects across 40+ states – always focused on not only innovative skatepark design, but also steadfast schedule and budget.

Highlighted Project List

- Planz Park Skatepark - Bakersfield, California
- North Beardsley Skatepark - Bakersfield, California
- DiGiorgio Park Skatepark - Arvin, California
- Jane Reynolds Skatepark - Lancaster, California
- George Lane Skatepark - Quartz Hill, California
- Doris Davies Park Skatepark - Victorville, California
- Crowley Lake Skatepark - Crowley Lake, California
- Castaic Skatepark - Castaic, California
- Cesar Chavez Skatepark - Modesto, California (in-process)
- Olive Bowl Skatepark - Lindsay, California (in-process)
- College Park Skatepark - Lompoc, California (in-process)
- Campus Park Skatepark - Oxnard, California (in-process)





RELEVANT EXPERIENCE

Relevant Experience



24

Unique Qualifications for: North Shafter Community Park Development



Relevant Experience

Farm Park - Shafter, CA



Project Description

For this 2.5 acre park in Gossamer Grove, Wynn-Smith Landscape Architecture successfully coordinated with QK Engineering and Hardin-Davidson Engineers to bring the grading and lighting together for an effective park. The park offers the a variety of unique experiences with the following amenities:

- Playground with farm related play equipment
- Half basketball court
- Two pickleball courts
- Large shade structure with picnic tables
- Lawn area for viewing sport courts
- Lawn area with shade canopy and exercise area
- Central lawn are for free play
- Two fenced dog park areas with shade
- Meandering concrete path surrounding the central lawn play area
- Planting configurations reminiscent of row crops and the agriculture culture of the community



Prepared by Wynn Smith Landscape Architecture

25

Unique Qualifications for: North Shafter Community Park Development



Relevant Experience

Community Park - Shafter, CA



Project Description

For this 7.8 acre park in Gossamer Grove, Wynn-Smith Landscape Architecture successfully coordinated with QK Engineering, Hardin-Davidson Engineers and Norris School District to bring the grading and lighting together for an effective park. Adjacent to a future elementary school the park provides much needed space for team sports such as soccer and softball. The following amenities support watching the games while providing more quiet spaces for small gatherings:

- A 4.5' high raised central plaza between the soccer fields and softball field creates opportunities to keep an eye on both games
- Multiple cantilevered umbrellas for team meetings or picnics
- Large Polygon shade structure
- A quiet seating area near a small tot lot
- Mini-soccer lawn area on raised plaza
- Bench seating along outer edges of raised plaza
- Sloped lawn seating for game viewing
- Meandering decomposed granite pathways surrounding the park with seating areas at select spots for people watching
- Undulating mounds for variety along the pathways
- Restroom
- Clear pedestrian access to future elementary school



Prepared by Wynn-Smith Landscape Architecture

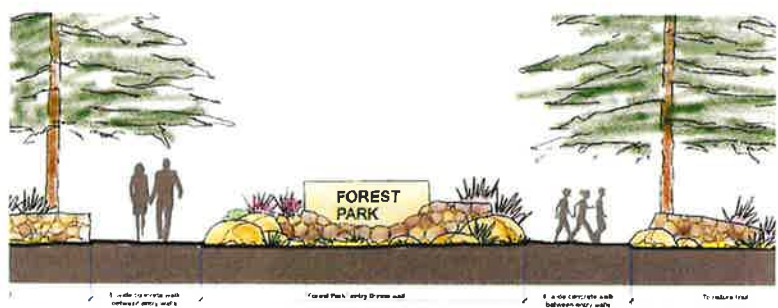
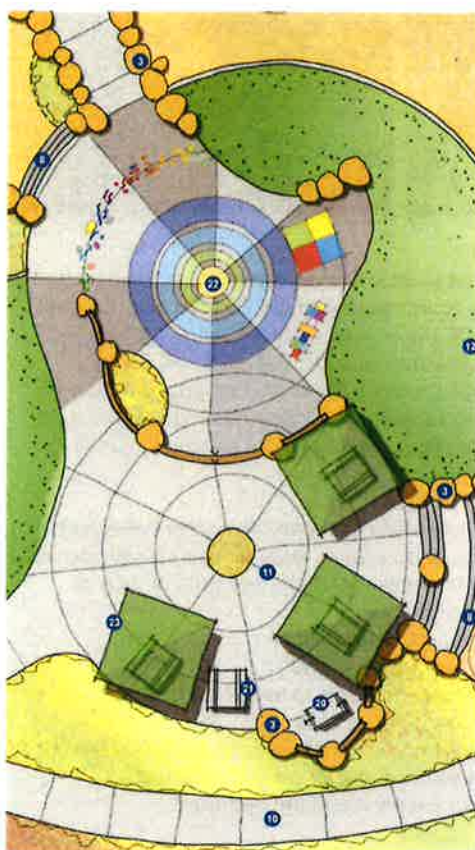
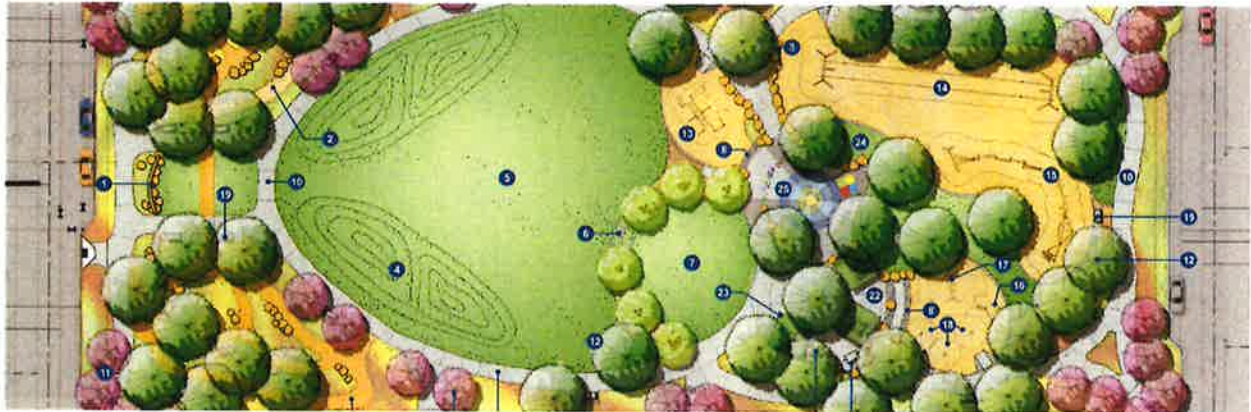
26

Unique Qualifications for: North Shafter Community Park Development



Relevant Experience

Forest Park - Shafter, CA



Project Description

Wynn-Smith Landscape Architecture successfully coordinated with QK Engineering and Hardin-Davidson Engineers to create a 2.5 acre park that will emulate a forest for play and relaxation for all. This park will provide the following amenities:

- Large central lawn play area
- Large area with a variety of play equipment with a forest theme for tots and teenagers
- Multi-level plaza with picnic spaces, cantilevered umbrella shade and a variety of painted games on colored concrete surrounded by pine trees
- Exercise equipment area
- Undulating mounds in the lawn as well as along the surrounding concrete walkway
- Multiple seating areas within a passive, quiet trail system under pine trees



Prepared by Wynn-Smith Landscape Architecture

27

Unique Qualifications for: North Shafter Community Park Development



Relevant Experience

Train Park - Shafter, CA



Project Description

For this 3.25 acre park in Gossamer Grove, Wynn-Smith Landscape Architecture successfully coordinated with Hardin-Davidson Engineers to create a fun park for the local community. The park provides unique spaces around a central lawn "bowl" giving users choices of active and passive play areas. The following is offered in this park:

- Large central lawn play area
- Central plaza with game tables and shade
- Play equipment with a 'train' theme
- An "exploration" space with climbing concrete tubes and boulders
- A small lawn area for quiet activities or playing with small children
- A mini-soccer field
- A shaded BBQ grill and seating



Prepared by Wynn-Smith Landscape Architecture

28

Unique Qualifications for: North Shafter Community Park Development



Relevant Experience

El Caballo Park - Master Plan - Escondido, CA



Project Description

A 22 acre public equestrian park in the City of Escondido, CA, this park provides the following amenities:

- Access to 3,000 acres of riding trails
- 100' x 200' Riding Arena
- 4 Round Pens
- Rodeo Arena with Key
- Therapeutic Riding Arena
- Multiple small corrals for short term park visits
- Overnight trailer parking for extended riding trips
- Public gathering spaces and play areas introducing people to horses
- Multiple viewing areas
- Community Hall Building with Caretaker apartment
- Nature and Animal education opportunities
- Overflow parking



Prepared by Wynn Smith Landscape Architecture

29

Unique Qualifications for: North Shafter Community Park Development



El Caballo Park - Escondido, CA



Project Description - continued

The design of the park reflects the natural surroundings of the 3,000 acre Land Preserve (Daley Ranch) to the north and west of the site and provides opportunities for users to learn about horses and those who work and play with horses.

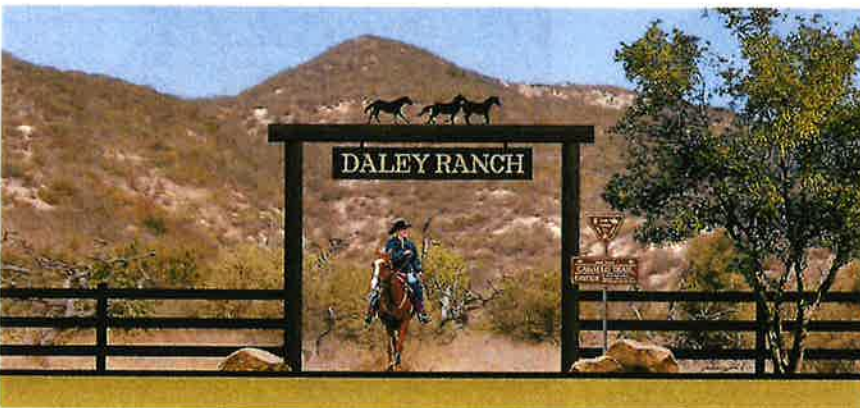
It is a trail head to miles of riding trails as well as a destination park for riders from all over Southern California.



Using natural materials found on site such as existing non-native trees that needed to be cut down due to their invasiveness, fencing, site furnishings and shade structures are to be built by local volunteer efforts, thereby creating a greater sense of community ownership of the park.

The design successfully minimized the amount of environmental mitigation required by the City by paying attention to environmentally sustainable design solutions, thereby reducing the costs of installation and providing more space for useful amenities.

The process leading up to the completion of the master plan involved very open discussions along with group design charrettes that brought a community together which had previously been divided.



We are proud to say that this park is far more than an equestrian park. In many ways it has been a healing park due to the process of getting to the final master plan.



Prepared by Wynn Smith Landscape Architecture

30

Unique Qualifications for: North Shafter Community Park Development

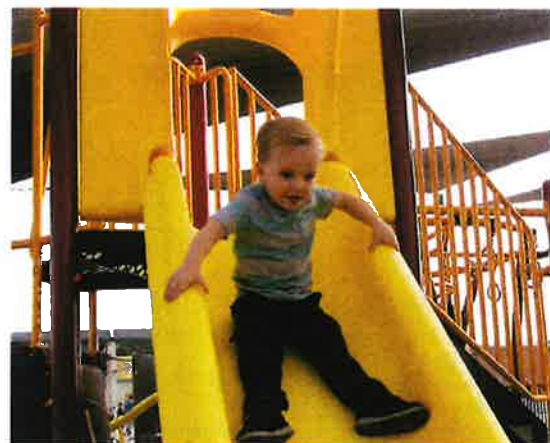


Fallen Heroes Park - Porterville, CA



Project Description

QK designed a 2.33-acre neighborhood park located in southwest Porterville. QK's role was conceptual design, planning, outreach, preparation of construction-ready plans and specifications, and construction administration. Fallen Heroes Park includes youth soccer and baseball areas, a preteen and tot playground, two picnic shelters with barbecues, a lighted basketball half-court, a splash pad, walking trail and trailheads to the adjacent future Tule River Parkway, a central community plaza, restroom facilities, and parking.



Prepared by QK Engineering

31

Unique Qualifications for: North Shafter Community Park Development



Flight Park at Gossamer Grove Master Planned Community- Shafter, CA



Project Description

QK provided the landscape and irrigation design for this 3.5-acre park. The park includes an open playfield, tot-lot, pre-teen play area, full size basketball court, picnic shelter, lighted loop trail with 4 exercise stations, conversation/sitting area, entry plaza, decomposed granite trails off of the loop trails that meander through tall meadow grass and smooth round boulders off the D.G. trail for kids to climb on. The landscaping on the outside of the loop trail is low water use no-mow meadow grass with large shade trees. The inside of the loop trail is a grass play surface large enough for T-Ball practice or youth soccer practice. The irrigation is connected to a central computer with weather station to adjust the run times according to the weather. The irrigation utilizes recycled water for the park.



Prepared for QK Engineering

32

Unique Qualifications for: North Shafter Community Park Development



Kern River Parkway Bike Path- Kern County, CA



Project Description

BSK Associates provided geotechnical services to County of Kern for the planned Kern River Bike Path located along Highway 43 between Interstate 5 and Highway 119 in County of Kern.

BSK's scope of services included field coordination and sampling of 16 hand auger borings to depths of approximately 3.5 feet to collect tub samples for the purposes of testing and evaluating for laboratory permeability.



Prepared by BSK Associates



Sports Village Phase 3 - Bakersfield, CA



Project Description

This project services the southwest area of the City of Bakersfield and included principal soccer field, field lighting, restroom(s), storm drain and sewer improvements, parking lot, roadway improvements, passive area, landscape and irrigation improvements and expansion of the lined pond for the purposes of storing reclaimed water.

BSK performed 18 exploratory borings across the planned 37-acre site to depths ranging from 5 to 15 feet. Geotechnical investigation revealed areas of loose sandy soils. The facility is located on the north side of Taft Highway between Gosford road and Ashe Road.



Prepared by BSK Associates



Tehachapi Boulevard Bike Lane - Tehachapi,, CA



Project Description

BSK Associates provided quality assurance testing of the City of Tehachapi's new 1.5-mile Class One, two-lane asphalt paved bike path located on the north side of Tehachapi Boulevard between Hayes Street east and Steuber Road. The project also included paint striping for enhanced safety to alert the cyclists and motorists at intersections and a new concrete curb separating the travel lane from the adjacent bike path. BSK's scope of services for this project included soil and aggregate base compaction testing, asphalt consistency testing and concrete sampling and testing.



Prepared by BSK Associates

35

Unique Qualifications for: North Shafter Community Park Development



Planz Park Skatepark - Bakersfield, CA

Project Description

- Year: 2014
- 7,000 SQ FT
- 3' - 5' peanut bowl
- "Bakersfield Arch" bank
- Tiered steps
- All skill levels & wheel sports disciplines



Prepared by Spohn Ranch

36

Unique Qualifications for: North Shafter Community Park Development



North Beardsley Skatepark - Bakersfield, CA

Project Description

- Year: 2018
- 8,000 SQ FT
- 4' - 6' amoeba bowl
- Oil derrick entry sculpture
- Stairs with handrail & hubba ledges
- All skill levels & wheel sports disciplines



Prepared by Spofin Ranch

37

Unique Qualifications for: North Shafter Community Park Development



Jane Reynolds Park Skatepark - Lancaster, CA

Project Description

- Year: 2019
- 16,000 SQ FT
- "Ghost Bowl"
- "B-2 Bomber" bank
- Dual-use stage
- All skill levels & wheel sports disciplines



Prepared by Spolin Ranch

38

Unique Qualifications for: North Shafter Community Park Development



Relevant Experience

The Splash Zone, Lake Skinner - Temecula, CA



Project Description

The original Lake Skinner Splash Zone consisted of two splash pad zones connected by a walking path. One spray park encompassed a giant flower garden of water spouts while the other featured a huge water faucet with numerous water-shooting geysers. California Waters rehabilitated the six-year-old splash pad by installing a new surge tank, mechanical filtration system, and UV disinfection system, bringing both projects up to code for summertime fun. Four new toys were added and the existing water toys were removed, refurbished and reinstalled to maximize useful life.

Project Size: 2,290 sf

Scope of Work: Design, Engineering & Renovation



Prepared by California Waters



Ridgeline Park - Corona, CA



Project Description

Project Description: Ridgeline Park splash pad has quickly become an activity hub for families in the Corona community. With only a 10-week construction window, coordination was key to meeting the

City's tight construction deadline. In addition to the splash pad design and construction, California Waters' project scope included an equipment structure, hardscape paving and lighting. Restrooms, outdoor showers, shade structures and a landscaped picnic area complete with fountains and picnic tables were also added.

Project Size: 1,963 sf

Scope of Work: Engineering & Construction



Prepared by Spohn Ranch

40

Unique Qualifications for: North Shafter Community Park Development



Relevant Experience

Stylus Park - Chula Vista, CA



Project Description

Project Description: An extremely unusual feature for splash pads, the Stylus Park interactive splash pad is available to the public both day and evening due to the inclusion of multi-colored LED lighting. The 16 LED lights change colors and are programmed for choreography through a show controller to create special effects that enhance the mushroom jets.

California Waters designed the motor control center and LED light panel systems to connect into the City's integrated building management system, allowing City personnel to control the splash pad remotely.

Project Size: 1,498 sf

Scope of Work: Design, Engineering & Construction



Prepared by: Spain Ranch



Additional Information



42

Unique Qualifications for: North Shafter Community Park Development



Additional Information

The following are additional thoughts we would like to share:

1. It is important to note that after reviewing the City's preliminary estimated construction costs, our team recognizes that some of the line items may be significantly under what the costs will likely be considering inflation and perhaps some misunderstanding of costs such as the Skate Park and the Spray Pad. If we are fortunate enough to be chosen to work with the City on this project, we propose that these items be discussed in the first kick-off meeting.
2. Wynn-Smith Landscape Architecture works with LandFX software on top of AutoCAD to greatly reduce the time it takes us to prepare plans and catch quantity take-off errors. This actually works behind the scene so sharing files with our team is not affected in any way, other than it helps us provide information to them more quickly.
3. While Wynn-Smith Landscape Architecture has not worked on State funded projects, the rest of our team has. We are currently waiting for the State to respond to our DIR application which was started on September 13, 2022.
4. As always, we will keep accurate and current records of payments to employees and sub-consultants to ensure we are prepared for any possible state audits.





Required Forms





REQUIRED FORM - DIR REGISTRATION CERTIFICATION

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to propose on, be listed in a proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. See <http://www.dir.ca.gov/Public-Works/PublicWorks.html> for additional information.

No proposal will be accepted, nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. This requirement will apply to all work under this RFP that is subject to the prevailing wage requirements set forth in Labor Code section 1720, et. seq., ("Prevailing Wage Work") and to proposer and any subcontractor proposed to perform such work.

Offeror hereby certifies that it is aware of the registration requirements set forth in Labor Code sections 1725.5 and 1771.1 and is currently registered as a contractor with the Department of Industrial Relations.

Name of Proposer: Wynn-Smith Landscape Architecture, Inc.

DIR Registration Number: Waiting for State to provide number

*Name of Proposed Subcontractor: Quad Knopf, Inc. dba QK

DIR Registration Number: 1000002214

*Include additional sheets as necessary to list additional proposed subcontractors who will perform Prevailing Wage Work, and DIR registration numbers.

Offeror further acknowledges:

1. Offeror shall maintain a current DIR registration for the duration of the project.
2. Offeror shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its contract(s) with subcontractors engaged to perform any Prevailing Wage Work and shall ensure that all such subcontractors are registered at the time of proposal opening and maintain registration status for the duration of the project.
3. Failure to submit this form or comply with any of the above requirements may result in a finding that the proposal is non-responsive.

Signature: 

Name and Title: Tim Smith - Principal and Project Manager

Dated: September 30, 2022





REQUIRED FORM - DIR REGISTRATION CERTIFICATION

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to propose on, be listed in a proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. See <http://www.dir.ca.gov/Public-Works/PublicWorks.html> for additional information.

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Offeror hereby certifies that it is aware of the registration requirements set forth in Labor Code sections 1725.5 and 1771.1 and is currently registered as a contractor with the Department of Industrial Relations.

Name of Proposer: Wynn-Smith Landscape Architecture, Inc.

DIR Registration Number: Waiting for State to provide number

*Name of Proposed Subcontractor: BSK Associates

DIR Registration Number: 1000003557

*Include additional sheets as necessary to list additional proposed subcontractors who will perform Prevailing Wage Work, and DIR registration numbers.

Offeror further acknowledges:

1. Offeror shall maintain a current DIR registration for the duration of the project.
2. Offeror shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its contract(s) with subcontractors engaged to perform any Prevailing Wage Work and shall ensure that all such subcontractors are registered at the time of proposal opening and maintain registration status for the duration of the project.
3. Failure to submit this form or comply with any of the above requirements may result in a finding that the proposal is non-responsive.

Signature: Tim Smith

Name and Title: Tim Smith - Principal and Project Manager

Dated: September 30, 2022





REQUIRED FORM - DIR REGISTRATION CERTIFICATION

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to propose on, be listed in a proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. See <http://www.dir.ca.gov/Public-Works/PublicWorks.html> for additional information.

No proposal will be accepted, nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. This requirement will apply to all work under this RFP that is subject to the prevailing wage requirements set forth in Labor Code section 1720, et. seq., ("Prevailing Wage Work") and to proposer and any subcontractor proposed to perform such work.

Offeror hereby certifies that it is aware of the registration requirements set forth in Labor Code sections 1725.5 and 1771.1 and is currently registered as a contractor with the Department of Industrial Relations.

Name of Proposer: Wynn-Smith Landscape Architecture, Inc.

DIR Registration Number: Waiting for State to provide number

*Name of Proposed Subcontractor: Spohn Ranch, Inc.

DIR Registration Number: 1000005197

*Include additional sheets as necessary to list additional proposed subcontractors who will perform Prevailing Wage Work, and DIR registration numbers.

Offeror further acknowledges:

1. Offeror shall maintain a current DIR registration for the duration of the project.
2. Offeror shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its contract(s) with subcontractors engaged to perform any Prevailing Wage Work and shall ensure that all such subcontractors are registered at the time of proposal opening and maintain registration status for the duration of the project.
3. Failure to submit this form or comply with any of the above requirements may result in a finding that the proposal is non-responsive.

Signature: Tim M. Smith

Name and Title: Tim Smith - Principal and Project Manager

Dated: September 30, 2022





REQUIRED FORM - DIR REGISTRATION CERTIFICATION

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to propose on, be listed in a proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. See <http://www.dir.ca.gov/Public-Works/PublicWorks.html> for additional information.

No proposal will be accepted, nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. This requirement will apply to all work under this RFP that is subject to the prevailing wage requirements set forth in Labor Code section 1720, et. seq., ("Prevailing Wage Work") and to proposer and any subcontractor proposed to perform such work.

Offeror hereby certifies that it is aware of the registration requirements set forth in Labor Code sections 1725.5 and 1771.1 and is currently registered as a contractor with the Department of Industrial Relations.

Name of Proposer: Wynn-Smith Landscape Architecture, Inc.

DIR Registration Number: Waiting for State to provide number

*Name of Proposed Subcontractor: California Waters

DIR Registration Number: 1000001472

*Include additional sheets as necessary to list additional proposed subcontractors who will perform Prevailing Wage Work, and DIR registration numbers.

Offeror further acknowledges:

1. Offeror shall maintain a current DIR registration for the duration of the project.
2. Offeror shall include the requirements of Labor Code sections 1725.5 and 1771.1 in its contract(s) with subcontractors engaged to perform any Prevailing Wage Work and shall ensure that all such subcontractors are registered at the time of proposal opening and maintain registration status for the duration of the project.
3. Failure to submit this form or comply with any of the above requirements may result in a finding that the proposal is non-responsive.

Signature: Tim Smith

Name and Title: Tim Smith - Principal and Project Manager

Dated: September 30, 2022





References

1. **Gossamer Grove Community** - (Shafter, CA)
Bill Walls - Lennar
Bill.Walls@Lennar.com
(559) 708-6943
2. **TERI - Campus of Life** - Non-profit school for people with learning disabilities (San Marcos, CA)
Project Manager: **Jason Greminger (Consultants Collaborative Inc.)**
jason.greminger@cciconnect.com
(760) 471-2365
3. **Veterans Memorial Park** - (Vista, CA)
Client: **Rico Pinamonti**
rico@pinamontirentals
(760) 805-4804
4. **El Caballo Park Master Plan** (Escondido, CA)
Project Manager: **Loretta McKinney, Director of Library and Community Services**
lmckinney@escondido.org
(760) 839-4871

Please see letter, on the following page, from Loretta McKinney recommending Wynn-Smith Landscape Architecture for a project several years ago.





Loretta McKinney
Director of Library and Community Services
201 North Broadway, Escondido, CA 92025
City Hall: 760-839-4871
Lmckinney@escondido.org

February 29, 2016

City of Murrieta
1 Town Square
Murrieta, CA 92562

ATTN: Brian Ambrose

Please consider this letter of recommendation for Timothy Smith, President, Wynn-Smith Landscape Architecture, Inc. in reference to the City of Murrieta's Request for Qualifications for the Equestrian Park Master Plan.

Mr. Smith's firm was chosen after interviewing four qualified landscape architect firms who responded to the City of Escondido's Request for Proposal for the El Caballo Park Master Plan. During the interview, Mr. Smith and his team demonstrated the expertise required to complete the Plan as well as the talent to work with a community who had different interests in seeing the Master Plan to fruition. Most apparent in the interview was Mr. Smith's passion for and knowledge about horses and their needs.

The El Caballo Park Master Plan process was most successful because Mr. Smith and his team worked cohesively with all the community groups: they are extremely organized, respectful, and professional and stayed within the given timeline. The end result of this project is an outstanding master plan document. The leaders of the different community groups were very impressed throughout the entire process with Mr. Smith's approach as well as his ability to lead the workshops and were in total support of the draft Master Plan when Mr. Smith presented it to the City Council on March 26, 2014.

The City of Murrieta's Equestrian Park Master Plan, as the El Caballo Park Master Plan, are unique from the typical park master plan. While there are many landscape architects that can produce a park master plan, there are few who have the unique perspective and ability to work with the "horse" and "other" community members for a successful product. The El Caballo project was a positive experience for all involved and the resulting Master Plan is a thorough and exceptional working document. For all the aforementioned points, it was a pleasure to work with Tim Smith on the El Caballo Park Master Plan project and recommend Wynn-Smith Landscape Architecture, Inc., for the City of Murrieta's Equestrian Park Master Plan project.

Sincerely,

Loretta McKinney
Director of Library and Community Services



**Scope of Services and Fee Estimate
North Shafter Community Park Development Project
City of Shafter, CA**

A. Scope

Wynn-Smith Landscape Architecture (WSLA) understand that the following components, as determined by the City's previous public workshops, are to be incorporated into the design of the park:

1. Gazebo area that may provide a variety of activities
2. 9,500 square foot skate park
3. 10,500 square foot Spray Park
4. Multi-purpose court
5. Exercise Area
6. Playground
7. Restroom
8. Open Grass
9. Parking Lot
10. Lighting
11. Picnic and Shade Areas
12. Pedestrian Walkways
13. Security Cameras
14. Landscaping

The City's budget for some line items may be significantly less than current costs.

The following outlines the proposed scope of work:

Phase I – Vision and Pre-Design

An initial kick-off meeting will be held with the City to review the project goals, opportunities, constraints and potential construction budget issues as identified in the RFP Estimated Construction Costs. It will be important to gain a clear mutual understanding of how the City will want to address items that may be much more expensive than the City anticipated knowing there is a set budget.

Our team will then gather data and analyze the site and the adjacent neighborhoods to understand the context in which the park lies. As part of this site analysis, a survey will be done to identify the boundaries, edge of streets, existing above ground elements and topography.

A Geotechnical Investigation Report will be prepared by subconsultant QK and BSK Engineering in addition to a Boundary survey and a Topography Survey. See QK's attached proposal for details of that work (Task 2.0).

13319 Poway Road, Suite 150, Poway, CA 92064 Tel. 858.513.0030

Deliverables / Meetings:

- Phase I includes 1 meeting (Kick-off meeting).
- 1 PDF of site survey
- Meeting Minutes

Phase II – Conceptual / Schematic Design – 30% submittal

WSLA will begin to refine the existing concept, previously prepared by the City, which will show how circulation into and through the park will provide easy access to the proposed amenities as well as good spots for resting and/or watching activities taking place throughout the park.

The concept plan will be prepared showing all landscape concept elements including all pertinent hardscape and planting areas. Actual locations of each plant will not be shown on this plan except for primary plantings such as space defining shrubs, trees, and groundcovers. Important accent planting will be indicated. Specific species will be identified during the Design Development phase.

A preliminary concept sketch will be presented to the **City/Community** for review and comment. Based on City feedback during the presentation, the concept plan will be revised to reflect such comments and presented to the City for approval to move into **Design Development**.

Includes up to two (2) minor revisions

See Civil proposal for details - Task 3.0 Schematic Design

See Electrical proposal for details

Deliverables / Meetings:

- Phase II includes 3 meetings (2 biweekly updates and 1 to discuss Skate Park and Splash Pad)
- 3-D renderings of skate park concepts with opinion of probable cost of construction of skate park
- Full-sized plans of Conceptual / Schematic Design – 24"x36" two (2) sets
- Estimates of probable costs
- Meeting Minutes for each meeting – Virtual or in person

Phase III – Design Development – 70% Submittal

Upon City approval of the conceptual / schematic design plans Design Development plans will be prepared as follows:

1. Title Sheet
2. Survey
3. Demolition Plan, as necessary
4. Site Plan (Identifying all above ground amenities and materials.)

5. Civil Improvement Plans, including existing utilities and /or modifications
6. Street and drainage plans (plan and profiles)
7. Signing and pavement delineation plans
8. Engineering standard detail sheets
9. Storm Water Pollution Control Plan, as necessary
10. Landscape Construction Plan - preliminary
11. Landscape standard details and site sections of key elements of design
12. Preliminary Irrigation Plan – identifying meter location, drip and spray irrigation areas and mainline runs.
13. Planting Plan (Identify plant species, locations and quantities)
14. Splash pad details - preliminary
15. Skate park details - preliminary
16. Lighting and Electrical Plan (Identifying location of light fixtures and type as well as the needs for restroom building, irrigation and spray pad equipment.)
17. Specifications - preliminary

For more detail of each of the above plans, see each sub-consultant's attached proposal.

Deliverables / Meetings:

- Phase III includes 3 bi-weekly meetings
- Full-sized plans of Design Development plans – 24"x36" two (2) sets
- Specifications
- Estimates of probable costs
- City's red-line comments to the 70% Design Development plans
- Response spreadsheet for City comments
- One (1) electronic copy of PS&E
- Meeting Minutes for each meeting – Virtual or in person

Phase IV – Construction Documents

90 % Construction Documents

Upon City approval of the Design Development plans Construction Document plans will be prepared as follows:

1. Title Sheet
2. Demolition Plan, as necessary
3. Site Plan (Identifying all above ground amenities and materials.)
4. Civil Improvement Plans, including existing utilities and /or modifications
5. Street and drainage plans (plan and profiles)
6. Signing and pavement delineation plans
7. Engineering standard detail sheets
8. Storm Water Pollution Control Plan, as necessary
9. Landscape Construction Plan:
Includes layout and dimensioning of all hardscape elements. All materials, colors and finishes will be identified.
10. Landscape Construction Details

Details of all elements except for prefabricated shade structures and restroom building which are to be provided by manufacturers of each.

11. Irrigation Plan

Includes: Diagrammatic layout of landscape irrigation piping, valves, control equipment, sprinkler heads, drip emitters and related equipment for the irrigation of planted areas, specifically calling out pipe and equipment sizing and types, brand and model. Details for the installation of the system are included.

12. Hydrozone Plan

Per state MWELo water conservation requirements, a hydrozone plan will be prepared identifying areas requiring similar water consumption. Estimated water use will be calculated. Soil testing to be done by contractor after grading and submitted to City at final inspection.

13. Planting Plan

Includes: Identification of all proposed plant material, their sizes, quantities, varieties and general notes to the contractor. Details for the installation of the plants are included.

14. Splash pad details

15. Skate park details

16. Lighting and Electrical Plans

17. Specifications - preliminary

For more detail of each of the above plans, see each sub-consultant's attached proposal.

Deliverables / Meetings:

- Phase IV includes 3 bi-weekly meetings
- Full-sized plans of Design Development plans – 24"x36" two (2) sets
- Specifications
- Estimates of probable costs
- City's red-line comments to the 70% schematic design plans
- Response spreadsheet for City comments
- One (1) electronic copy of PS&E, Landscape, Electrical, Skate Park and Splash Pad plans.
- Meeting Minutes for each meeting – Virtual or in person

100% Construction Documents

Upon City approval of the 90% plans, WSLA will complete the full 100% Construction Document package including plans, details and specifications for submittal. All comments to the 90% plans will be addressed as appropriate.

Deliverables / Meetings:

- Phase IV includes 2 bi-weekly meetings
- Full-sized plans of Design Development plans – 24"x36" two (2) sets
- Specifications
- Estimates of probable costs
- City's red-line comments to the 90% schematic design plans
- Response spreadsheet for City comments

- One (1) electronic copy of PS&E, Landscape, Electrical, Skate Park and Splash Pad plans.
- Meeting Minutes for each meeting – Virtual or in person

Final Contract Bid Documents

Once final approval for the project is received from the City, WSLA will prepare the final signed set of drawings and provide to City for bidding purposes. The City's red-line comments to the 100% submittal will also be returned.

Deliverables / Meetings:

- Full-sized plans of Design Development plans – 24"x36" two (2) sets
- Specifications
- Estimates of probable costs
- City's red-line comments to the 100% schematic design plans
- Response spreadsheet for City comments
- One (1) electronic copy of PS&E, Landscape, Electrical, Skate Park and Splash Pad plans.

Phase V – Bidding and Contract Award

WSLA will assist the City Project Manager (PM) during the bidding process. These services include the following:

Subtask 1: Prepare and Circulate Final Bid Documents for Construction

- Prepare bid schedule for all construction items
- Respond in writing to contractor's questions regarding plans
- Prepare addenda for plans (1 assumed)

Subtask 2: Plan sets for Bidding and Construction

- Two (2) plan sets for the City
- Five (5) plan sets for the project bidding
- Two (2) plan sets for the Construction Manager
- Five (5) plan sets for the selected Contractor

Phase VI – Construction Phase

WSLA will provide the following services during construction:

- Review and approve material submittals
- Respond to requests for information (RFI's)
- Assist with contract change orders
- Construction observations (as requested by the City)
 - Suggested site visits
 - Construction Kick-off meeting
 - Hardscape forming
 - Post hardscape review
 - Post irrigation review
 - Tree placement
 - Final installation

- Construction observation by Splash Pad and Skate Park consultants may be negotiated if desired by City.
- Construction staking during construction – see Civil’s proposal for more details

Deliverables / Meetings:

- Submittal review responses
- RFI responses
- Change order recommendations
- Observation reports

Exclusions/Assumptions

- As-buils
- Meetings beyond those identified in this proposal
- Utility research and coordination is excluded
- City will respond to comments within two (2) weeks of submittals

Fee Schedule

	WSLA	QK / BSK	Hardin-Davidson	Spohn Ranch	California Waters	Total	10% Consultant Mark-Up	Grand Total	%
Phase I - Vision and Pre-Design- Along with Amenity Vendor Specifications and Analysis	\$5,810.00	\$45,200.00	\$1,500.00	\$0.00	\$0.00	\$52,510.00	\$4,670.00	\$57,180.00	17%
Phase II - Conceptual/Schematic Design - Refine Park Site Plan	\$34,220.00	\$6,700.00	\$2,000.00	\$0.00	\$4,500.00	\$47,420.00	\$1,320.00	\$48,740.00	14%
Phase III - Design Development	\$17,310.00	\$34,200.00	\$3,000.00	\$11,100.00	\$9,350.00	\$74,960.00	\$5,765.00	\$80,725.00	24%
Phase IV - Construction Documents	\$18,100.00	\$20,870.00	\$10,000.00	\$10,300.00	\$13,000.00	\$72,270.00	\$5,417.00	\$77,687.00	23%
Phase V - Bidding and Contract Award	\$5,880.00	\$2,400.00	\$2,000.00	\$0.00	\$1,000.00	\$11,280.00	\$540.00	\$11,820.00	3%
Phase VI - Construction Phase	\$9,880.00	\$45,900.00	\$5,000.00			\$60,780.00	\$5,090.00	\$65,870.00	19%
Total	\$91,200.00	\$155,270.00	\$23,500.00	\$21,400.00	\$27,850.00	\$319,220.00	\$22,802.00	\$342,022.00	100%
								Reimbursables	
								Prints - 24x36	\$1,400.00
								Spohn Ranch	\$1,000.00

Hourly Rates For Additional Work

WSLA

Principal Landscape Architect	\$190.00 / Hour
Project Manager / Landscape Architect	\$150.00 / Hour
Senior Designer / CAD Draftsperson	\$90.00 / Hour
Junior Designer / CAD Draftsperson	\$65.00 / Hour
Irrigation Designer	\$110.00 / Hour
Document Research / Plan Submittals to Agencies	\$65.00 / Hour

QK

See the following sheet.

Hardin-Davidson

Principal Electrical Engineer	\$250.00/Hour
Field Engineer	\$200.00/Hour
Electrical Designer / CAD Operator	\$150.00/Hour

Spohn Ranch

Principal	\$150.00/Hour
Project Manager	\$125.00/Hour
Designer	\$125.00/Hour
Drafter	\$85.00/Hour
Rendering Artist	\$75.00/Hour
Estimator	\$75.00/Hour

California Waters

Officer/Principal	\$200.00/Hour
Registered Engineer	\$175.00/Hour
Senior Project Manager	\$150.00/Hour
Project Manager	\$135.00/Hour
Design Engineer	\$125.00/Hour
Senior CAD Designer	\$100.00/Hour
CAD Designer	\$80.00/Hour
Project Coordinator	\$60.00/Hour
Administrative & Clerical Support	\$50.00/Hour

Charge Rate Schedule



2022 CHARGE RATE SCHEDULE

Current

TECHNICAL SERVICES	
Project Assistant	\$69 / hour
Project Administrator	\$92 / hour
Assistant CADD Technician / Assistant CADD Designer / GIS Technician	\$87 / hour
Associate CADD Technician / Associate CADD Designer / Associate GIS Analyst	\$102 / hour
Senior Associate CADD Technician/ Senior Associate CADD Designer / Senior Associate GIS Analyst	\$118 / hour
Senior CADD Technician / Senior CADD Designer / Senior GIS Analyst	\$133 / hour
Landscape Architect Technician	\$102 / hour
PROFESSIONAL SERVICES	
Engineering	
Assistant Engineer	\$115 / hour
Associate Engineer	\$140 / hour
Senior Associate Engineer	\$160 / hour
Project Engineer	\$180 / hour
Senior Engineer / City Engineer / District Engineer	\$210 / hour
Principal Engineer	\$250 / hour
Planning / Environmental / Landscape Architecture	
Assistant Environmental Scientist	\$85 / hour
Assistant Planner	\$95 / hour
Associate Planner / Associate Environmental Scientist	\$110 / hour
Senior Associate Environmental Scientist	\$135 / hour
Senior Associate Planner	\$135 / hour
Senior Environmental Scientist	\$160 / hour
Senior Planner / Senior Landscape Architect	\$160 / hour
Principal Planner / Principal Environmental Scientist	\$175 / hour
Senior Principal Planner / Senior Principal Environmental Scientist	\$195 / hour
Construction and Project Management	
Field Construction Observer	\$118 / hour
Senior Field Construction Observer	\$138 / hour
Assistant Construction Manager / Assistant Project Manager	\$110 / hour
Associate Construction Manager / Associate Project Manager	\$129 / hour
Project Manager	\$133 / hour
Senior Associate Construction Manager / Senior Associate Project Manager	\$148 / hour
Senior Construction Manager / Senior Project Manager	\$170 / hour
Principal Construction Manager / Principal Project Manager	\$185 / hour
Surveying	
Assistant Surveyor	\$110 / hour
Associate Surveyor	\$125 / hour
Senior Associate Surveyor	\$150 / hour
Project Surveyor	\$165 / hour
Senior Surveyor	\$180 / hour
One-Person Survey Crew	\$140 / hour
Two-Person Survey Crew	\$225 / hour
Three-Person Survey Crew	\$275 / hour
UAV Pilot	\$165 / hour
UAV Flight Observer	\$125 / hour

Fees are based on the median hourly pay rate for employees in each classification, plus indirect costs, overhead, and profit.

EXPENSES	
Plotting, Printing and Reproduction, Equipment Rental, Postage and Shipping	1.15 x Cost
Transportation and per diem (QK will provide documented evidence of business travel, travel outside of work areas shall be pre-approved by Client)	1.15 x Cost
Mileage	\$0.67 / mile
Other Expenses – Including Subconsultants & Purchased Services through Subcontracts	1.15 x Cost

Rates are effective through December 31, 2022. If contract assignment extends beyond that date, a new rate schedule may be added to the contract. Expert Witness/ Litigation support will be billed as quoted.

Rates based on "Prevailing Wage" (PW) for Construction Surveying will be determined by project and County per California law.

12/28/2021

Declaration of California State Board of Landscape Architects:

Landscape Architects are regulated by the California Board of Landscape Architects. Any questions concerning a Landscape Architect may be referred to the Board at:

Board of Landscape Architects
400 R Street, Suite 4020
Sacramento, California 95814
(916) 445-4954

Thank you,

Timothy M. Smith, PLA, ASLA
President
RLA #4008



November 11, 2022

Mr. Timothy Smith, PLA, ASLA
President
Wynn-Smith Landscape Architecture, Inc. (WSLA)
13319 Poway Road, Suite 150
Poway, CA 92064

Subject: Professional Services for North Shafter Community Park – Shafter, CA

Dear Mr. Smith:

Thank you for the opportunity to propose on this park project. QK is pleased to offer our services to Wynn-Smith for the North Shafter Community Park. Having worked with Wynn-Smith on previously successful park projects, we look forward to working with you again on this 5 Acre Park in Shafter. The following includes our project understanding, approach, and proposed schedule and fees for your review and consideration.

Thank you for the opportunity to propose on this project. If you have any questions or would like to discuss this proposal further, please contact Cathy Williams at (661) 616-2600. We look forward to working with you on this important project.

Sincerely,

Cathy Williams, PE, QSD/QSP
Branch Manager - Bakersfield

Amber Aguayo
CFO/COO

Enclosures: Scope of Services and Fee Estimate
Charge Rate Schedule

P220573
cw/bw/aa

Scope of Services and Fee Estimate

North Shafter Community Park Development Project

City of Shafter, CA

PROJECT UNDERSTANDING

The City of Shafter (City) is currently seeking qualified consultants to complete the design phase for a Community Park Development Project located near the intersection of State Route 43 and Fresno Avenue in Shafter, California, funded through Proposition 68 grant. The City has acquired 30 acres of property previously utilized as a grape vineyard and has requested proposals to develop a park of approximately 5 acres within that parcel.

The City wishes to improve the recreational opportunities based on extensive public outreach with North Shafter Residents. The project is expected to provide site improvements including new accessible pathways to the individual play areas including appropriate ADA parking areas for easy public access, maximize environmental and eco efficiency and provide a safe park that supports the community and City's vision. The Consultant hired shall provide the design, prepare final plans, specifications, and construction estimates (PS&E) for ADA compliant paths of travel, vehicle parking, and site features such as skate park, playground, park benches and picnic tables. QK will provide support to Wynn-Smith Landscape Architecture, Inc. (Wynn-Smith) for these services.

APPROACH/SCOPE OF SERVICES

DESIGN AND PROJECT DEVELOPMENT TASKS

TASK 1.0 PROJECT MANAGEMENT SUPPORT

QK will maintain an open line of communication with Wynn-Smith to ensure that the project is moving forward expeditiously. We will provide a support role to ensure we remain aligned throughout the project. The responsibilities include:

- Attend Project Development Team meetings as required to maintain project delivery schedule. It is anticipated that four (4) meetings will be needed (meetings beyond those listed will be billed on a Time and Materials basis with your authorization):
 - Kick-off meeting.
 - Concept presentation.
 - Coordination of City Plan check comments at 70% and 90% phases.
- Ensure our work meets all milestones throughout life of the project.

TASK 2.0 VISION AND PRE-DESIGN (PHASE I)

Subtask 2.1 Preliminary Geotechnical Engineering Investigation

As a subconsultant to QK, BSK Associates (BSK) will complete a Geotechnical Investigation Report. Tasks completed will include:

Field Exploration

BSK will perform seven (7) total borings to varying depths of approximately 3- to 20-feet below ground surface (bgs) or practical refusal. Two (2) Percolation tests will be performed at depths of 3-5 feet for on-site drainage design. All test borings will be drilled with a truck-mounted drilling rig. BSK will obtain bulk soil samples and relatively undisturbed soils samples at each location to perform various laboratory tests.

In order for BSK to complete the testing as described above, the project site must be readily accessible to BSK vehicles and staff. Access limitations due to existing improvements, sensitive habitat or overhead hazards (e.g., electrical and cable wires) may result in time delays and/or additional charges. It shall be the Owner's responsibility

to ensure that proper site access is available and that the site is made suitable as required to support a work truck prior to commencement of the field investigation.

An arrangement to identify underground utilities is necessary prior to our field exploration. Prior to commencement of drilling operations, a BSK representative will visit the site to mark the boring locations, evaluate site accessibility, and contact Underground Service Alert (USA) to evaluate if any of the test boring locations may conflict with underground utilities. Since USA members usually do not mark underground utilities outside of public rights-of-way, we will likely need to rely on utility line records, "as-built" plans, and the assistance of an Owner representative to provide information concerning the location of underground utilities in the vicinity of the proposed test locations. The costs included in this proposal are not commensurate with any costs incurred as a result of damage and/or repair of existing underground utilities or structures. In addition, BSK will not be responsible for damage to underground utilities or other installations unless they are accurately marked on the ground surface and on plans made available to us prior to beginning of field operations. It is the responsibility of the Owner to verify that the proposed boring locations are free of underground utilities or other obstructions not identified and located by USA. To reduce the potential for damage to buried underground utilities, BSK may subcontract a private utility locator to mark identifiable buried utilities within a 20-foot radius of our proposed boring locations for an additional fee.

At the completion of testing and sampling, the borings will be backfilled with soil cuttings. Excess soil cuttings generated during our field exploration will be left onsite at an area selected by the Owner or one of its representatives. Alternatively, we can drum the cuttings and dispose of them at a landfill facility for an additional fee.

Laboratory Testing

The laboratory testing program will incorporate physical and chemical tests and depending on our findings may include the evaluation of the soil density, moisture content, shear strength, expansion index, compressibility/collapse potential, and corrosion potential (minimum soil resistivity, pH, soluble sulfates, and soluble chlorides).

Analysis and Report Preparation

Based on the results of the field exploration and laboratory testing program, engineering analyses will be performed to evaluate site conditions including site geology, soil, and groundwater conditions. Specifically, the report will incorporate the following items:

- Vicinity Map and Site Plan with boring locations
- Subsurface Conditions, Soil Boring Logs, Depth to Groundwater (if encountered)
- Summary of Laboratory Tests
- Geologic and Seismic Literature Review
- Discussion of liquefaction potential and seismic settlement
- Seismic Design Criteria (based on mapped 2019 CBC parameters only)
- Corrosion and expansion characteristics of on-site soils
- Recommendations for site preparation, earthwork, and foundation subgrade
- Recommended embedment and allowable bearing pressure for recommended foundations
- Allowable lateral bearing pressure and skin friction
- Soil Percolation Test results
- Requirements for imported fill materials
- Excavation stability
- Pavement design recommendations
- Flatwork and hardscape recommendations
- Recommendations for site drainage
- Recommendations for construction observations and testing

The Geotechnical Investigation Report will be prepared under the supervision of a California Licensed Geotechnical Engineer.

Deliverable:

- Geotechnical Investigation Report in PDF format

Assumptions:

- City of Shafter will provide to BSK Associates, prior to mobilization, legal right of entry to the site (and other areas if required) to conduct the scope of services.
- City of Shafter will notify BSK Associates, prior to mobilization, of any restrictions, special site access requirements, or known potentially hazardous conditions at the site (e.g., hazardous materials or processes, specialized protective equipment requirements, unsound structural conditions, etc.).
- City of Shafter will provide BSK Associates background information on the site including any as-graded geotechnical reports for the project site.
- Work can be performed during normal business hours (Monday through Friday, 7:00am to 7:00pm).
- Excess soil cutting generated during our field exploration can be left onsite at an area selected by the Owner or one of its representatives.
- Project meetings/conference calls, plan reviews, response to City review comments and construction services and not included in the estimate but can be provided on request on a "time and materials" basis.

Subtask 2.2 *Boundary Survey*

QK will conduct a boundary survey to be used for the preparation of the necessary survey and engineering maps. Since the project site is a portion of an existing parcel, QK will need to be provided with the breakdown of the site boundary to be established for the project. Our scope of work will consist of the following elements:

- Research recorded survey maps and records to determine which survey monuments will control the location of the boundary.
- Research recorded deeds of the subject property and adjacent properties to determine property boundaries.
- Perform field survey, collecting data on survey monuments, including setting control points near site to serve as a basis of the topographic survey.
- Post process field data and analyze accuracy and completeness of data.
- Use maps, deeds, and field data to resolve boundary of the subject parcels.

Deliverable:

- Boundary file in AutoCAD Civil 3D 2022 format.

Subtask 2.3 *Topographic Survey*

QK will perform a detailed topographic survey of the project area. The survey will locate existing improvements, edges of pavement, existing topographic features, right of way lines, survey monuments, and utilities. The survey will also determine inverts of sewer lines in the project area. QK will conduct a detailed field review of the project area to verify the topographic survey and to further identify utilities, street lighting, signage, and other surface features. During the field review, the project area will be photo-logged, and field notes taken for use during project design. Locations of underground utilities will be shown based on existing utilities observed in the field and available records provided by the various utility agencies. The topographic survey shall call out the size and type of pipe for all water, gas, and sewer lines if they can be determined by record maps or field observations. The topographic survey will also accurately show the size of all vaults and underground structures based on the field review and plat maps obtained from the utility agencies. The workflow and deliverable preparation consist of the following steps:

- Set ground control points to control aerial surveying.
- Conduct unmanned aerial flights of project area.
- Post processing of aerial flight data and topo data extraction from aerial dataset.
- Collect street improvements, edge conditions and check station data with traditional surveying techniques.
- Post process field data and analyze accuracy and completeness of data.

- Import topographic data into AutoCAD and reduce to a readable, 40 scale CAD drawing or engineers' preference.
- Create surface to show contours.
- Reducing/drafting checks on field data to accurately depict planimetric data.
- Quality Assurance/Quality Management (QAQC) review of files by a professional land surveyor.
- Provide CAD drawing at acceptable scale for the engineering team.

Exception:

- Subsurface utilities are excluded. Utility research is excluded.

Deliverable:

- Topographic survey including points, planimetric data, and surface information in AutoCAD Civil 3D 2022 format.

TASK 3.0 SCHEMATIC DESIGN (PHASE II)

Subtask 3.1 Preparation of Plans, Specifications and Details

QK will prepare the schematic civil engineering package to include 30% plans, outline specifications, schematic details, update the preliminary estimate of construction costs.

QK will complete a schematic engineering design plan, which will include grading, parking lot layout, curb returns, ADA-compliant curb ramps, sidewalks, landscape areas, lighting, and utilities. Any potential conflicts with utilities, existing features, and right of way will be identified.

Along with the layout of the site, QK will analyze the stormwater runoff produced by the community park and develop a plan that will make it feasible for storm water infiltration. The analysis will include looking at options for onsite retention. The onsite retention may be integrated within the park landscape features such as rain gardens, bio swales, and contoured landscape areas. QK will verify how much will be retained onsite and how much will be directed through underground facilities.

This submittal will not include full construction details. QK will meet with the Wynn-Smith and the City to review this 30% design for the project to get City approval prior to further, detailed design.

Deliverables:

- Full-sized plans – 24" x 36" two (2) sets for submittal to Wynn-Smith
- Estimates of probable costs one (1) set for submittal to Wynn-Smith
- One (1) electronic copy for submittal to the Wynn-Smith

TASK 4.0 DESIGN DEVELOPMENT (PHASE III)

Subtask 4.1 100% Design Development Package (70% Construction Documents)

Upon City directions and/or approval of the schematic engineering design plans (30% submittal), QK will complete the 100% Civil Design Development Plans (70% Construction Documents) package including plans, details and specifications for review and approval by the City. All comments to the working plan sets will be addressed as appropriate.

The 100% Design Development Package (70% construction documents) will include, but not necessarily be limited to, the following:

- Cover sheet
- Topographic survey

- Demolition plan, as necessary
- Site Plans, as necessary
- Civil improvement plans, including existing utilities and/or modifications
- Street and drainage plans (plan and profiles)
- Signing and pavement delineation plans
- Standard detail sheets
- Storm water pollution control plan, as necessary

The topographic information shall be faded as background and remain plan readable. Plans will be set up so they can be reduced to 50% of their original size and plan text remain readable.

Improvement plans will most likely be at a scale of 1" = 20' horizontal. Curb ramps may be detailed at a larger scale, 1" = 5', to demonstrate sufficient detail. Where underground piping is constructed, plan and profile views shall be shown on the same sheet.

QK will prepare contract technical specifications in Microsoft Word. Necessary items not included in the City's technical specifications will be prepared using technical specifications from recent projects, and Special Provisions, and manufacturer's specifications, unless otherwise specified by the City.

QK will also prepare an engineer's opinion of probable construction costs and a bid item schedule for this project. Both items shall be prepared in an Excel spreadsheet format.

The 100% Civil Design Development (70% PS&E) will be submitted to Wynn-Smith for review and incorporation into their plan set. Prior to submittal of the 100% Design Development (70% PS&E) package, QK will conduct an internal QA/QC review of the complete PS&E package and will revise the package as needed.

Deliverables:

- Full-sized plans – 24" x 36" two (2) sets for submittal to Wynn-Smith
- AutoCAD Civil 3D drawings in 2022 format
- Specifications one (1) set for submittal to Wynn-Smith
- Estimates of probable costs one (1) set for submittal to Wynn-Smith
- City's red-line comments to the 30% schematic design plans
- Response spreadsheet for City comments
- One (1) electronic copy of PS&E for submittal to City

QK will meet with Wynn-Smith and the City after review of the 100% Design Development (70% PS&E) submittal to discuss the comments received and determine how best to proceed with the project design. QK will obtain direction and/or approval in writing on the 100% Civil Design Development (70% PS&E) submittal before proceeding to the 90% construction documents.

Subtask 4.2 100% Design Development Constructability Review

QK Construction Management will review the 100% Civil Design Development package (70% Construction PS&E) and will inform the design team of any issues that need to be addressed including Certified Access Specialist (CASP) review for ADA compliance. QK will advise Wynn-Smith on any remaining civil elements that may have constructability concerns. If needed, QK will discuss any improvements to the plans that will assist in development of the Final PS&E.

Subtask 4.3 Coordination with Wynn-Smith for Design Review and Discussion

QK will coordinate with Wynn-Smith during the Design Development task of the project to review and discuss milestones and key issues. QK will additionally meet to review final Design Development plans for City comments, discussion, and approval.

Deliverable:

- Regular Design Team progress meetings (bi-weekly)

TASK 5.0 CONSTRUCTION DOCUMENTS (PHASE IV)

Subtask 5.1 90% Construction Documents

Upon City direction and/or approval of the 100% Civil Design Development documents (70% PS&E), QK will complete the full 90% PS&E package including plans, details, and specifications for submittal. All comments to the 100% Design Development Documents (70% PS&E) will be addressed as appropriate.

Prior to submittal of the 90% Construction PS&E to Wynn-Smith, QK will conduct an internal QA/QC review of the complete PS&E package including plans, details, cost estimate and specifications and will revise the package as needed.

Deliverables:

- Full-sized plans – 24" x 36" two (2) sets for submittal to Wynn-Smith
- AutoCAD Civil 3D drawings in 2022 format
- Specifications one (1) set for submittal to Wynn-Smith
- Estimates of probable costs one (1) set for submittal to Wynn-Smith
- City's red-line comments to the 100% Design Development Documents (70% construction submittal)
- Response spreadsheet for City comments
- One (1) electronic copy of PS&E for submittal to Wynn-Smith

QK will meet with Wynn-Smith and the City after review of the 90% submittal to discuss the comments received. QK will obtain direction and/or approval in writing on the 90% submittal before proceeding to the 100% PS&E.

Subtask 5.2 100% Construction Documents

Upon City direction and/or approval of the 90% PS&E, QK will complete the full 100% Civil PS&E package including plans, details and specifications for submittal. All comments to the 90% PS&E will be addressed as appropriate.

Prior to submittal of the 100% PS&E to Wynn-Smith QK will conduct an internal QA/QC review of the complete PS&E package and will revise the package as needed.

Deliverables:

- Full-sized plans – 24" x 36" two (2) sets for submittal to Wynn-Smith
- AutoCAD Civil 3D drawings in 2022 format
- Specifications one (1) set for submittal to Wynn-Smith
- Estimates of probable costs one (1) set for submittal to Wynn-Smith
- City's red-line comments to the 90% submittal
- Response spreadsheet for City comments
- One (1) electronic copy of PS&E for submittal to Wynn-Smith

QK will meet with Wynn-Smith and the City after review of the 100% submittal to discuss the comments received. QK will obtain direction and/or approval in writing on the 100% submittal package before providing final, signed contract documents.

Subtask 5.3 Final Contract Bid Documents

Once final approval for the project is received from the City, QK will prepare the final, signed PS&E package and provide to Wynn-Smith for bidding purposes. The City's red-line comments to the 100% submittal will also be returned.

Deliverables:

- Full-sized final signed plans – 24"x36" two (2) sets
- AutoCAD Civil 3D drawings in 2022 format
- Final signed specifications two (2) sets
- Estimates of probable costs one (1) set
- City's red-line comments to the 100% submittal
- Response spreadsheet for City comments
- One (1) electronic copy of final signed contract documents

TASK 6.0 BID AND CONTRACT AWARD (PHASE V)

QK will assist Wynn-Smith during the bidding process. These services will include the following.

Subtask 6.1 Prepare and Circulate Final Bid Documents for Construction

For this task, QK will:

- Prepare Civil bid plans and technical specifications
- Prepare bid schedule for Civil Improvements
- Respond in writing to contractors' questions regarding Civil Engineering Plans (10 questions are assumed)
- Prepare addenda for Civil Engineering plans (1 is assumed)

CONSTRUCTION SUPPORT TASKS (OPTIONAL TASKS)

TASK 7.0 ASSISTANCE DURING CONSTRUCTION BIDDING (OPTIONAL TASK)

QK will provide assistance to Wynn-Smith during the construction bidding process. This assistance will be provided by QK staff experienced with construction project management and shall consist of responding to questions from contractors regarding the design and/or technical specifications as prepared by QK.

TASK 8.0 DESIGN SUPPORT DURING CONSTRUCTION (OPTIONAL TASK)

QK will provide assistance to Wynn-Smith during construction. This assistance will be provided by QK staff experienced with construction project management and will include the following for the Civil Improvements:

- Review and approving material submittals
- Responding to requests for information (RFI's)
- Assisting with contract change orders
- Construction observations (as requested by the City and Wynn-Smith)

Deliverables:

- Submittal review response
- RFI response
- Change order recommendations
- Observation reports

TASK 9.0 CONSTRUCTION STAKING DURING CONSTRUCTION (OPTIONAL TASK)

QK will provide one set of construction stakes for the following:

- Limits of demolition
- Rough grade staking

- Proposed ADA pathways
- Limits of the playground areas (skate park, spray park, exercise area, and court area)
- Parking lot containing the proposed ADA parking stalls
- Park lights and camera locations
- Restroom building corners
- Sewer, storm drain and waterline staking
- Staking requests beyond the listed shall be billed on a T&M basis with prior approval from Wynn-Smith

Deliverable:

- Cutsheets

TASK 10.0 CONSTRUCTION TESTING AND INSPECTION (OPTIONAL TASK)

QK will provide assistance to Wynn-Smith during construction by observing the work for conformance with the plans and specifications as requested by the City. As a subconsultant to QK, BSK will provide testing services for items listed on the plans and in the specifications. Compaction reports will be submitted to Wynn-Smith.

Deliverable:

- Compaction Reports

SCHEDULE

Task	Description	Duration
1.0	Project Management Support	60 days
2.0	Vision and Pre-Design (Phase I)	
2.1	Preliminary Geotechnical Engineering Investigation	20 days
2.2	Boundary Survey	25 days
2.3	Topographic Survey	25 days
3.0	Schematic Design (Phase II)	
3.1	Preparation of Plans, Specifications and Details	5 days
4.0	Design Development (Phase III)	
4.1	100% Design Development Package (70% Construction Documents)	20 days
4.2	100% Design Development Constructability Review	5 days
4.3	Coordination with WSLA for Design Review and Discussion	2 days
5.0	Construction Documents (Phase IV)	
5.1	90% Construction Documents	15 days
5.2	100% Construction Documents	10 days
5.3	Final Contract Bid Documents	5 days
6.0	Bid and Contract Award (Phase V)	
6.1	Prepare and Circulate Final Bid Documents for Construction	1 days
7.0	Assistance During Construction Bidding (Optional Task)	5 days
8.0	Design Support During Construction (Optional Task)	5 days
9.0	Construction Staking During Construction (Optional Task)	Est. 12 site visits
Total Duration		90 days

FEE ESTIMATE

Task	Description	Fee Type	Fee Amount
1.0	Project Management Support	T&M	\$5,920
2.0	Vision and Pre-Design (Phase I)		
2.1	Preliminary Geotechnical Engineering Investigation	Fixed Fee	\$18,200
2.2	Boundary Survey	Fixed Fee	\$6,300
2.3	Topographic Survey	Fixed Fee	\$20,700
3.0	Schematic Design (Phase II)		
3.1	Preparation of Plans, Specifications and Details	Fixed Fee	\$6,700
4.0	Design Development (Phase III)		
4.1	100% Design Development Package (70% Construction Documents)	Fixed Fee	\$28,100
4.2	100% Design Development Constructability Review	Fixed Fee	\$1,700
4.3	Coordination with WSLA for Design Review and Discussion	Fixed Fee	\$840
5.0	Construction Documents (Phase IV)		
5.1	90% Construction Documents	Fixed Fee	\$11,200
5.2	100% Construction Documents	Fixed Fee	\$4,700
5.3	Final Contract Bid Documents	Fixed Fee	\$2,600
6.0	Bid and Contract Award (Phase V)		
6.1	Prepare and Circulate Final Bid Documents for Construction	Fixed Fee	\$1,000
Total Estimated Fee (Tasks 1.0 through 6.0 only)			\$107,960
7.0	Assistance During Construction Bidding (Optional Task)	Fixed Fee	\$1,400
8.0	Design Support During Construction (Optional Task)	Fixed Fee	\$2,200
9.0	Construction Staking During Construction (Optional Task)	Fixed Fee	\$43,700
Total Estimated Fee (All Tasks)			\$155,260

Notes:

- Expenses for reproduction, mailing, mileage, etc. are included in the fixed fee above and billed per our attached Charge Rate Schedule.
- All time-and-materials fees will be invoiced monthly based on the level of effort in terms of hours relative to our Charge Rate Schedule.
- When a Task is set on a time-and-materials fee basis, it signifies that it is not possible to accurately predict the amount of work effort required typical of on-call type services. QK will work with the client to set expectations where applicable.
- Tasks billed by fixed fees will be invoiced monthly based on the percentage of work completed.
- Additional Services requested in writing and approved by the client will be provided on a time-and-materials basis.
- Fees for field surveying activities are subject to the payment of Prevailing Wages for Kern County.

EXCLUSIONS AND ASSUMPTIONS

- Minimal meetings and coordination are planned. Any additional meetings and site visits can be held for \$400 per meeting.
- Topographic survey will need to be completed prior to starting Task 3.0.
- To complete the Topographic Survey task, State of California Prevailing Wage Rate will be used.
- Utility research and coordination is excluded.
- As-built drawings are excluded.
- City will respond to comments within two (2) weeks of submittals.

AUTHORIZATION OF SERVICES

In order to authorize services described herein, please send us an Agreement. Typically, we can begin our services within 5 business days of the time authorization is received depending on client need and schedule constraints.

Charge Rate Schedule



2022 CHARGE RATE SCHEDULE

Current

TECHNICAL SERVICES	
Project Assistant	\$69 / hour
Project Administrator	\$92 / hour
Assistant CADD Technician / Assistant CADD Designer / GIS Technician	\$87 / hour
Associate CADD Technician / Associate CADD Designer / Associate GIS Analyst	\$102 / hour
Senior Associate CADD Technician/ Senior Associate CADD Designer / Senior Associate GIS Analyst	\$118 / hour
Senior CADD Technician / Senior CADD Designer / Senior GIS Analyst	\$133 / hour
Landscape Architect Technician	\$102 / hour
PROFESSIONAL SERVICES	
Engineering	
Assistant Engineer	\$115 / hour
Associate Engineer	\$140 / hour
Senior Associate Engineer	\$160 / hour
Project Engineer	\$180 / hour
Senior Engineer / City Engineer / District Engineer	\$210 / hour
Principal Engineer	\$250 / hour
Planning / Environmental / Landscape Architecture	
Assistant Environmental Scientist	\$85 / hour
Assistant Planner	\$95 / hour
Associate Planner / Associate Environmental Scientist	\$110 / hour
Senior Associate Environmental Scientist	\$135 / hour
Senior Associate Planner	\$135 / hour
Senior Environmental Scientist	\$160 / hour
Senior Planner / Senior Landscape Architect	\$160 / hour
Principal Planner / Principal Environmental Scientist	\$175 / hour
Senior Principal Planner / Senior Principal Environmental Scientist	\$195 / hour
Construction and Project Management	
Field Construction Observer	\$118 / hour
Senior Field Construction Observer	\$138 / hour
Assistant Construction Manager / Assistant Project Manager	\$110 / hour
Associate Construction Manager / Associate Project Manager	\$129 / hour
Project Manager	\$133 / hour
Senior Associate Construction Manager / Senior Associate Project Manager	\$148 / hour
Senior Construction Manager / Senior Project Manager	\$170 / hour
Principal Construction Manager / Principal Project Manager	\$185 / hour
Surveying	
Assistant Surveyor	\$110 / hour
Associate Surveyor	\$125 / hour
Senior Associate Surveyor	\$150 / hour
Project Surveyor	\$165 / hour
Senior Surveyor	\$180 / hour
One-Person Survey Crew	\$140 / hour
Two-Person Survey Crew	\$225 / hour
Three-Person Survey Crew	\$275 / hour
UAV Pilot	\$165 / hour
UAV Flight Observer	\$125 / hour

Fees are based on the median hourly pay rate for employees in each classification, plus indirect costs, overhead, and profit.

EXPENSES	
Plotting, Printing and Reproduction, Equipment Rental, Postage and Shipping	1.15 x Cost
Transportation and per diem (QK will provide documented evidence of business travel, travel outside of work areas shall be pre-approved by Client)	1.15 x Cost
Mileage	\$0.67 / mile
Other Expenses – Including Subconsultants & Purchased Services through Subcontracts	1.15 x Cost

Rates are effective through December 31, 2022. If contract assignment extends beyond that date, a new rate schedule may be added to the contract. Expert Witness/ Litigation support will be billed as quoted.

Rates based on "Prevailing Wage" (PW) for Construction Surveying will be determined by project and County per California law.

12/28/2021



HARDIN-DAVIDSON ENGINEERING

356 Pollasky Ave. • Suite 200 • Clovis, CA 93612

559.323.4995 tel • 559.323.4928 fax

ENGINEERING PROPOSAL

Date: November 10, 2022

To: Mr. Tim Smith
Wynn-Smith Landscape Architecture, Inc.
13319 Poway Rd., Suite 150
Poway, CA 92064

Project: North Shafter Community Park Development, Shafter, CA

Scope of Work: Plans and Specifications for a community park, approximately five acres in area, development in the City of Shafter.

Engineering to include: Electrical service; site electrical distribution; feeders and connections for irrigation equipment and spray park; convenience outlets; energy efficient LED site and feature lighting poles, walkway poles and bollards, sign lighting, gazebo and shade structure lighting; CEC title 24, part 6 compliant lighting controls; provisions for IT and surveillance systems as directed by the City of Shafter.

Services to include: Planning meetings (virtual); Title 24 outdoor lighting compliance documentation; pre-bid RFI responses; submittals review; engineering assistance during construction; three site inspections and punch lists; as-built plans.

Fees: Fixed fee basis, in the amount of

Initial Planning Phase		\$ 1,500
Schematic Plan Phase		\$ 2,000
Design Development Phase		\$ 3,000
Final Working Drawings/Specs		\$ 10,000
Bid Phase		\$ 2,000
Construction Phase		\$ 5,000
As-built Drawings		\$ 2,000
Total of Fees	Twenty-five Thousand Five Hundred Dollars	\$ 25,500

Sincerely,

C. Scott Davidson, P.E.

TERMS AND CONDITIONS

The Firm shall perform the services outlined in the Proposal for the stated fee arrangement in accordance with the Terms and Conditions.

Access to Site:

Unless otherwise stated, the Firm will be given access to the site for activities necessary for the performance of the services. The Firm will take precautions to minimize destructive investigation, and the Firm shall not be responsible for the cost to repair any resulting damage.

Hourly Fees:

Where a fee proposal is stated to be hourly, the fee shall be billed on an hourly basis, and the estimated fee shall not be exceeded by more than ten percent without written approval of the Client. Our hourly rates are as follows:

Principal Electrical Engineer	\$ 250.00
Field Engineer	\$ 200.00
Electrical Designer/CAD Operator	\$ 150.00

Notwithstanding any other provision contained in this Proposal, the Firm will not provide additional work unless there is a change order setting, in detail, the scope of additional work or service and the exact compensation to be paid, prepared, and fully executed by both parties in advance of the performance of the additional scope of work.

Billings / Payments:

Invoices for the Firm's services shall be submitted, at the Firm's option, either upon completion of such services or on a monthly basis. Invoices shall be payable within 30 days of the invoice date. If the invoice is not paid within 30 days, the Firm may, without waiving any rights or claims against the Client, and without liability whatsoever to the Client, terminate the performance of the services. Retainers shall be credited on the final invoice.

Late Payment / Non-Payment:

Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 2.0% on the then unpaid balance (24% annual percentage rate), at the sole election of the Firm. In the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

Indemnification:

The Client shall indemnify and hold harmless the Firm and all of its personnel from and against any and all claims, damages, losses and expenses (including reasonable attorney's fees) arising out of, or resulting from, the performance of the services, provided that any such claim, damage, loss, or expense is caused in whole or in part by the negligent act, omission, or other detrimental action of the Client, anyone directly or indirectly employed by the Client (except the Firm), or anyone else for whose acts they may be liable.

Risk Allocation:

In recognition of the relative risks, rewards, and benefits of the project to both the Client and the Firm, the risks have been allocated such that the Client agrees that, to the fullest extent permitted by law, the Firm's total liability to the Client for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this agreement from any cause or causes, shall not exceed ten times our fee or \$100,000 whichever is less. Such causes include, but are not limited to, the Firm's negligence, errors, omissions, strict liability, breach of contract, or breach of warranty.

Termination of Services:

This agreement may be terminated by the Client or the Firm should one reasonably determines the other has failed to perform its obligations hereunder. In the event of termination, the Client shall pay the Firm for all services rendered to the date of termination, all reimbursable expenses, and reimbursable termination expenses.

(continued, next page)

Ownership of Documents:

All documents and electronic media produced by the Firm under this agreement shall remain the property of the Firm and may not be used by the Client for any other endeavor without the written consent of the Firm. Where the contract conditions stipulate the electronic media is to be furnished to the Client, it is understood and agreed that the calculations, drawings, and specification prepared pursuant to this agreement, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this project. They are and shall remain the property of the Firm. The Client may retain copies, including copies stored electronically, for information and reference in connection with the use of the document. Because of the possibility that information and data delivered in machine readable form may be altered, whether inadvertently or otherwise, the Firm reserves the right to retain the original media and to remove from copies provided to the owner all identification reflecting the involvement of the Firm in their preparation. The Firm also reserves the right to retain hard copy originals of all project documentation delivered to the Client in machine readable form, and said original shall be referred to and shall govern in the event of any inconsistency between the two. The Client understands that the automated conversion of information and data from the system and format used by the Firm to an alternate system or format cannot be accomplished without the introduction of inexactitude, anomalies, and errors. In the event project documentation provided to the owner in machine readable form is so converted, the Client agrees to assume all risks associated therewith, and to the fullest extent permitted by law, to hold harmless and indemnify the Firm from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising therefrom or in connection therewith. The Client recognizes that changes or modifications to documents produced by the Firm that are introduced by anyone other than the Firm can neither be predicted nor controlled. Accordingly, when the Firm is requested to transmit documents in machine readable form, the Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify the Firm from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by others of the machine readable information and data provided by the Firm under this agreement. The foregoing indemnification applies, without limitation, to any use of the project documentation on other projects, for additions to this project, or for completion of this project by others, except where such use is authorized, in writing, by the Firm.

Applicable Laws:

Unless otherwise specified, this agreement shall be governed by the laws of the State of California.

Projects With Alterations or Remodel:

Inasmuch as the remodeling and/or rehabilitation of an existing building requires that certain assumptions be made regarding existing conditions, and because some of these assumptions may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portions of the building, the owner agrees that, except for negligence on the part of the design professional, the owner will hold harmless and indemnify the design professional from and against any and all claims, damages, awards, and costs of defense arising out of the professional services provided under this agreement.

Submittal Review:

The submittal review process is to assist the Client to accept specific materials related to our trade. Substitutions made after bid date may be subjected to additional charges, as determined the Firm, at an hourly rate of \$90.00, minimum 2 hours.

The Intended Valid Time Period for this Proposal:

This proposal is valid for 30 days from the date submitted. All work is based on the current editions of applicable codes and regulations.

End



PROPOSAL FOR DESIGN SERVICES

NORTH SHAFTER COMMUNITY PARK

WYNN-SMITH LANDSCAPE ARCHITECTURE | CITY OF SHAFTER, CALIFORNIA

NOVEMBER 2, 2022

EXHIBIT A – SCOPE OF WORK

PROJECT DESCRIPTION

Wynn-Smith Landscape Architecture (Client) in collaboration with the City of Shafter seeks professional design services for the development of a concrete skatepark at North Shafter Community Park.

PHASE 1 – DESIGN DEVELOPMENT

Task 1.1 Project Kick-Off Meeting – Spohn Ranch and the Client will kick-off the project via an in-person or virtual meeting. We will review the project goals, project schedule and points of coordination.

- Task 1.1 Deliverable
 - Meeting Minutes (PDF)

Task 1.2 Information Gathering & Review – During the Project Kick-Off Meeting, Spohn Ranch and the Client will take stock of existing site data, studies and any other information pertinent to the project and project site. We will review existing information and work with the Client to collect additional information as necessary. The site information typically required to begin design work is as follows:

- Site survey (AutoCAD)
- As-built drawings
- Geotechnical report
- Any master plan design work or future improvements planned for the site
- Any local, state or federal design requirements

Task 1.3 Site Walkthrough – Spohn Ranch and the Client will conduct a site walkthrough to review existing conditions, photograph the site and discuss opportunities and constraints.

- Task 1.3 Deliverable
 - Walkthrough Minutes (PDF)

Task 1.4 Public Input Survey – Spohn Ranch will create an online survey to collect design input from the community.

- Task 1.4 Deliverable
 - Survey Flyer with QR Code (JPEG)
 - Online Survey (URL)

Task 1.5 75% Design Development – Incorporating input from the Public Input Survey, Spohn Ranch will prepare two (2) alternate conceptual designs. Conceptual designs will address footprint, access, circulation, spacing, elevations and terrain sections, but not detail the specific dimensions of every obstacle.

- Task 1.5 Deliverable
 - 3D Renderings (JPEG)
 - Labeled & Scaled 2D Site Plans (PDF)
 - Construction Cost Estimates (PDF)
 - 2D Bases (AutoCAD)



SPOHN RANCH, INC.
P 626-330-5803
F 626-330-5503
W SPOHNRANCH.COM
E INFO@SPOHNRANCH
6824 S CENTINELA AVE.
LOS ANGELES, CA 90230

LET'S ROLL.



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LOS ANGELES, CA 90230

LET'S ROLL.

Task 1.6 75% Design Development Review Meeting – Spohn Ranch will lead a virtual meeting with the Client and other relevant stakeholders to present the conceptual designs and solicit feedback.

- Task 1.6 Deliverable
 - Meeting Minutes (PDF)

Task 1.7 100% Design Development – Incorporating feedback from the 75% Design Development Review Meeting, Spohn Ranch will refine the preferred conceptual design to a 100% Design Development level.

- Task 1.7 Deliverable
 - 3D Renderings (JPEG)
 - Labeled & Scaled 2D Site Plan (PDF)
 - Construction Cost Estimate (PDF)
 - 2D Base (AutoCAD)

PHASE 2 – CONSTRUCTION DOCUMENTS

Task 2.1 Construction Documents Kick-Off Meeting – Spohn Ranch will lead a virtual meeting with the Client to review 100% Design Development, special requirements and points of coordination.

- Task 2.1 Deliverable
 - Meeting Minutes (PDF)

Task 2.2 90% Construction Documents – Spohn Ranch will prepare professional construction documents detailing the skatepark-specific site improvements.

- Task 2.2 Deliverable (PDF & AutoCAD)
 - Information Plan
 - 3D Perspective
 - Layout Plan
 - Steel Plan
 - Jointing Plan
 - Grading & Drainage Plan
 - Sections
 - Construction Details
 - Technical Specifications
 - Construction Cost Estimate

The Client will provide a title block and site base in AutoCAD format. Spohn Ranch will coordinate with the Client on other aspects of the construction documents such as access pathways, landscaping, etc.

Task 2.3 90% Construction Documents Review Meeting – The Client will review the 90% Construction Documents submittal and prepare redline comments. Spohn Ranch will lead a virtual meeting with the Client to review the redline comments and identify actions necessary to address the comments.

- Task 2.3 Deliverable
 - Meeting Minutes (PDF)

Task 2.4 100% Construction Documents – Spohn Ranch will incorporate feedback from the 90% Construction Documents Review Meeting and prepare a 100% Construction Documents submittal sealed by a CA-licensed structural engineer.

- Task 2.4 Deliverable
 - 100% Construction Documents (PDF & AutoCAD)
 - Construction Cost Estimate (PDF)



SPOHN RANCH, INC.
P 626-330-5803
F 626-330-5503
W SPOHNRANCH.COM
E INFO@SPOHNRANCH
6824 S CENTINELA AVE.
LOS ANGELES, CA 90230

LET'S ROLL.

EXHIBIT B – PROJECT FEES

Fees for services described in Exhibit A shall be incurred and paid pursuant to the following schedule:

POSITION:	HOURLY RATE:	ESTIMATED HOURS:	ESTIMATED FEE:
PHASE 1 – DESIGN DEVELOPMENT			
PRINCIPAL	\$150.00	4	\$600.00
PROJECT MANAGER	\$125.00	20	\$2,500.00
DESIGNER	\$125.00	40	\$5,500.00
DRAFTER	\$85.00	10	\$850.00
RENDERING ARTIST	\$75.00	16	\$1,200.00
ESTIMATOR	\$75.00	6	\$450.00
PHASE 1 SUB-TOTAL			\$11,100.00
PHASE 2 – CONSTRUCTION DOCUMENTS			
PRINCIPAL	\$150.00	4	\$600.00
PROJECT MANAGER	\$125.00	16	\$2,000.00
DESIGNER	\$125.00	16	\$2,000.00
DRAFTER	\$85.00	40	\$3,400.00
ESTIMATOR	\$75.00	4	\$300.00
STRUCTURAL ENGINEER	\$200.00	10	\$2,000.00
PHASE 2 SUB-TOTAL			\$10,300.00
ESTIMATED REIMBURSABLES + 10% MARK-UP			\$1,000.00
GRAND TOTAL			\$22,400.00

- Fees do not include any work not expressly described in Exhibit A
- Fees assume Spohn's standard terms and conditions incorporated into subsequent agreement



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LOS ANGELES, CA 90230

LET'S ROLL.

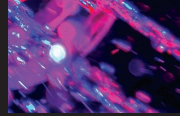


NORTH SHAFTER
COMMUNITY PARK
NORTH SHAFTER, CA

SPLASH PAD DESIGN/ENGINEERING SERVICES PROPOSAL 11.7.22



CALIFORNIA WATERS we bring water to life



QUALIFICATIONS

For over 20 years, California Waters has been bringing water to life for our clients and end users.

Design & Engineering

Capitalizing on an in-house design and engineering team, our splash pad, swimming pool and water feature projects are designed in a way that they can be built with no surprises allowing your project to stay on time and on budget. And our expertise in value engineering maximizes your project's budget without sacrificing your vision. Not only does this minimize change orders, but because we also have an in-house service division, our pools and water features are designed based on what we know works in the field long after the project has been turned over.

- Complete turn-key design/engineering
- Structural Engineering
- Permitting
- Construction Administration

Construction

Using innovative techniques and our deep experience, we identify ways to increase construction efficiencies, adhere to budgets, accelerate schedules and eliminate surprises. Count on us to deliver quality and execute commercial pool and water feature design and construction on all fronts.

The California Waters' Advantage:

- We offer the experience and knowledge base required to design and build larger, more complex projects
- As a contractor, our designs are developed with an insider's understanding of material and equipment costs
- Our in-house designers provide architectural service assistance and guidance throughout the design process to both enhance the project and eliminate costly surprises on a specialized area with multiple code restrictions
- We identify VE options upfront that maintain the project vision and integrity and focus on decreasing the budget
- All design/engineering services are provided in-house allowing us to control the schedule
- Permitting: Having taken multiple complex projects through plan check in counties throughout California- we have excellent relations with numerous City Planning and County Health Departments

California Waters is pleased to submit this proposal for splash pad design and engineering services. Attached is our exhibit "A", "Scope of Engineering Services", exhibit "B", "Compensation", and exhibit "C", "2022 Hourly Engineering Rate Schedule".

ADDRESS

23311 E. La Palma Avenue
Yorba Linda, CA 92887
(949) 528-0900
www.californiawaters.com

POINT OF CONTACT

Leanne Harvey
Director of Business Development
o 949.528.0900 x123
m 949.677.1188
lh Harvey@californiawaters.com

LICENSES

CA License #958960
A, C-53, C-61/D35, D06, D21

COMPANY DATA

.California Waters, LLC.
dba California Waters
Fed ID: 27-1115518
Company Founded: 1999
Design/Construction: 2011

- Commercial Pools & Spas
- Water Features
- Interactive Splash Pads
- Aquatic Facilities
- Waterscapes
- Lakes, Ponds & Streams
- Themed Environments
- Natural & Artificial Rockwork

EXHIBIT "A" SCOPE OF ENGINEERING SERVICES

PROJECT: North Shafter Community Park - Splash Pad, North Shafter, CA

The Client and California Waters ("Consultant") agree to the below scope of work:

Objective:

Provide conceptual, design, and engineering services for a new, up to 2,500 square foot, interactive splash pad to be constructed on grade. Consultant agrees to perform the following services:

PHASE I: VISION AND PRE-DESIGN

- A) Attend virtual conference call to discuss historical splash pad costs and set expectations for realistic splash pad budget

PHASE II: CONCEPTUAL/SCHEMATIC DESIGN

CONCEPTUAL DESIGN

- A) Determine design intent including theming, color, water effects, relation to surrounding environment, target audience, lighting, etc.
- B) Using design intent preferences, develop 3-4 preliminary concept options for review, consideration and discussion
- C) Upon selection of one preliminary concept, coordinate with both Architect and Client to incorporate preferred design components and transition selected preliminary concept to final concept set by providing up to three revisions.

Conceptual Design Deliverables:

- Consultant shall provide client for review and approval: One (1) conceptual layout set for the selected splash pad concept.

SCHEMATIC DESIGN

- A) Consultant shall coordinate with Owner, Architect, Civil Engineer and other project team consultants to determine site requirements and constraints regarding the splash pad layout, equipment location and access, surge tank location and access, piping corridor between the splash pad, surge tank and equipment room, mechanical, electrical, chemical equipment locations and other pertinent design elements that pertain to the splash pad.
- B) Consultant shall identify domestic water supply points and utility connection sizes for the splash pad and coordinate the use of water supply points with the project team.



- C) Consultant shall coordinate the location and sizing for the filter backwash (equipment room), surge tank overflow sewer requirements including all points of connection to the sanitary sewer system for the splash pad.
- D) Consultant shall coordinate the storm drain location and sizing including points of connection to the rain diverter for the splash pad.

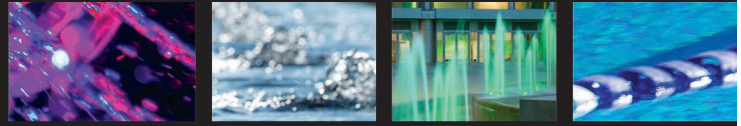
Schematic Design Deliverables:

- Consultant shall provide client for review and approval: One (1) schematic design set of drawings.

PHASE III: DESIGN DEVELOPMENT

- A) To enhance the aesthetics of the splash pad design, Consultant shall collaborate with the design team to identify and address key areas of importance. Consultant shall evaluate the splash pad layout to achieve maximization of user enjoyment.
- B) Consultant shall prepare preliminary sizing for all splash pad equipment based upon the hydraulic requirements, drainage requirements, standard filtration turnover, jet effect flow rate requirements, UV flow requirements, circulation system requirements, surge tank requirements, including sizing of the equipment room and preliminary equipment layout.
- C) Consultant shall develop the splash pad circulation and effects pump systems and piping layout to include pump sizing, drainage piping from the splash pad to the surge tank, all pipe runs will include the preliminary pipe routing.
- D) Consultant shall prepare data table listing area, with square footage, volume, filter turnover rate, and UV turnover rate calculations for the splash pad.
- E) Consultant to provide drawings and specifications indicating all splash pad toys, surge tank, drains, rain diverter and mechanical equipment required to operate the splash pad.
- F) Consultant shall prepare equipment room layout and provide space requirements addressing the effects/circulation pumps, filter, UV and chemical equipment for the splash pad. (It is assumed that the Client will provide the mechanical equipment room as part of this proposed facility. No allowance of any kind is included in this proposal for design of equipment room building, vault, etc.).
- G) Phone conferences via GoToMeeting will be held as required to go over the progress of the plan set and discuss specifics about the project.

ELECTRICAL DESIGN



- A) Consultant shall provide electrical coordination for all the electrical equipment associated with the splash pad. Consultant shall coordinate electrical MCC panel design and coordinate splash pad electrical requirements with site Electrician.
- B) Design of system shall include electrical engineering design for the splash pad equipment, controls, and automation. Electrical plans to include single line diagram, load calculations, panel schedule, electrical site plan, and equipment and field wiring diagram. Consultant shall coordinate with design team to determine if a pad transformer and service entrance and meter section will be required as part of the design. If required, the design of the transformer and service entrance will be included.
- C) Electrical plans shall be signed, stamped and sealed by a California licensed Electrical Engineer.
- D) Electrical design does not include equipment or controls not specified by Consultant.

STRUCTURAL DESIGN

- A) Consultant shall size splash pad slab, toy footings, equipment housekeeping pads and surge tank anchoring system.
- B) Consultant shall size and space rebar required to build the splash pad slab, equipment housekeeping pads, toy footings, and surge tank anchoring.
- C) Consultant shall specify concrete/shotcrete mix design used to construct the splash pad slab, equipment housekeeping pads and surge tank anchoring.
- D) Structural plans shall be signed, stamped and sealed by a California licensed Structural Engineer.
- E) Structural design does not include the equipment room, pipe support systems or other structural appurtenances.

Design Development Deliverables:

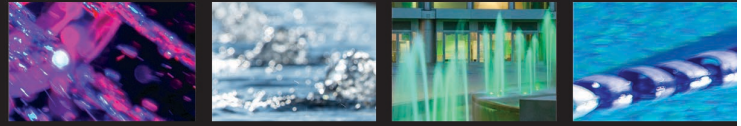
- Consultant shall provide client for review and approval: One (1) set of design development drawings.

Electrical Design Deliverables:

- Consultant shall provide client for review and approval: one (1) set of electrical construction documents.

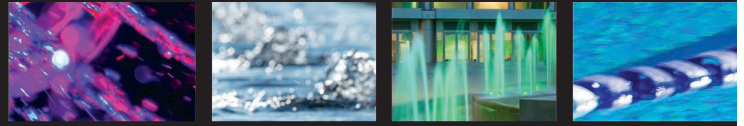
Structural Design Deliverables:

- Consultant shall provide client for review and approval: One (1) set of structural construction documents.



PHASE IV: CONSTRUCTION DOCUMENTATION

- A) Based upon completion and approval of the Design Development phase, the Consultant shall prepare final construction plans, details and specifications based on Client's Consultant's approved final grading and drainage plans and plot maps (if available).
- B) Consultant shall prepare plans at an appropriate scale on 24" x 36" sheet, using AutoCAD MEP version 2020. All AutoCAD base files prepared by other parties to be provided.
- C) Plans will include the preparation of a title and notes sheet, plan sheets and detail sheets. The plan and detail sheets will include the following design elements:
 - 1) Plan view of the equipment room and all equipment, piping layouts, fill source connections, overflow/drain/backwash connections, applicable easements, right of way, and PUE's.
 - 2) Plan view of the surge tank and all surge tank components, pipe penetrations, and access hatch detail.
 - 3) Isometric (three dimensional) layout of the equipment room.
 - 4) Equipment room details shall include:
 - i) Plan and elevation views.
 - ii) All equipment including specification and locations of pumps, filters, UV, disinfection equipment, control panels, ventilation, sump pumps (if applicable), and valves and fittings required for construction.
 - 5) Architectural detail coordination shall include:
 - i) Coordination of all cross sections and elevation details needed for construction.
 - ii) Specification of all pipe sizes, pipe penetrations, intakes, discharges, drains, and overflows.
 - 6) Hydraulic calculations shall include:
 - i) Suction and discharge pipe sizing.
 - ii) Drainage pipe sizing.
 - iii) Filtration sizing.
 - iv) Disinfection design and phasing.
 - 7) Standard detail coordination shall include:
 - i) Pipe penetration details, grading details, level control details, and other miscellaneous details needed for construction.
- D) Consultant will provide an Engineer's opinion construction cost estimate to construct the splash pad.



- E) California Waters will revise the drawings as required after we receive comments back from the design team.

Construction Documentation Deliverables:

- Consultant shall provide client for review and approval: One (1) set of final construction documents and one (1) Engineer's level construction cost estimate.
- A) Consultant shall work with the Kern County Environmental Health Department and the city of North Shafter's Building Department to ensure splash pad plans are approved for construction. Consultant will meet with plan checker as needed to have splash pad construction plans approved.

PHASE V – BIDDING AND CONTRACT AWARD

- A) Respond to all Requests for Information (RFI's).
- B) Review and advise on submittals, shop drawings, product information, material samples, etc.,
- C) Consultant has included in this proposal two site visits to the project site for construction observation.
- D) Develop, maintain and mitigate punch list of corrective work outstanding prior to the Owner's acceptance of the installation and operation.

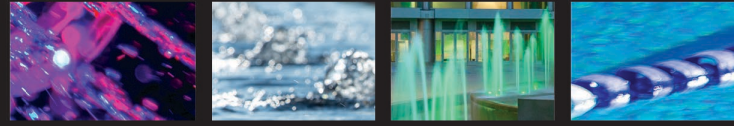


EXHIBIT "B" COMPENSATION

PROJECT: North Shafter Community Park – Splash Pad, North Shafter, CA

California Waters will complete the work outlined in exhibit "A" and invoice the Client monthly on a percentage of completion basis, per phase as defined below.

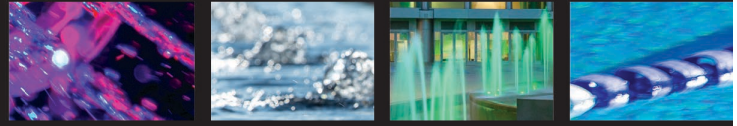
DESIGN SERVICES TASK DESCRIPTION	PROFESSIONAL FEE
01 Vision and Pre-Design	\$ 0
02 Conceptual/Schematic Design (Lump Sum)	\$ 4,500
03 Design Development (Lump Sum)	\$ 9,350
04 Construction Documentation (Lump Sum)	\$13,000
05 Bidding and Contract Award (Lump Sum)	<u>\$ 1,000</u>

TOTAL CONSULTING FEES: **\$ 27,850**

Monthly invoices will be submitted based upon percent complete by work task for the lump sum task items and based upon actual labor hours for the T & E task items.

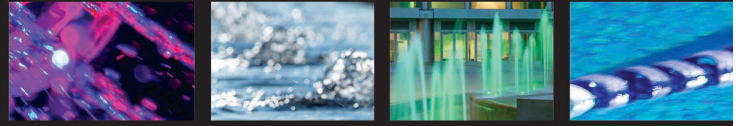
ASSUMPTIONS AND EXCLUSIONS:

- A) The Client's responsibilities shall include providing California Waters with the base data and project information in a timely manner, coordination and management of other team consultants to assure that the project schedule can be met, and prompt payment of invoices in accordance with the terms and conditions included herein. The specific items that are to be provided by the Client or other consultants include the following:
 - 1) Client input pertaining to project design issues and requirements including scheduling.
 - 2) Geologic and soils investigation reports.
 - 3) Any other data that directly impacts California Waters ability to perform the design in an efficient and economic manner.
- B) It is agreed that changes in the Scope of Work requested by Client or by reason of revisions or changes in any applicable law, regulation, policy, standard or personnel of any governmental agency, district or utility company having jurisdiction over all or any part of the project after the date this Agreement shall constitute Extra Work, and Consultant shall be compensated for said Extra Work as agreed between Consultant and Client or on a time-and-materials basis pursuant to Consultant's then effective rate schedule. Client also understands and agrees that the costs of Consultants services are subject to change due to conditions encountered during the course of furnishing services, including but not limited to changes in the Scope of Work, delays, unanticipated or additional requirements imposed by government agencies, districts, utility companies, or other persons, acts of God, or actions of other parties.
- C) No environmental documentation or support, including no environmental permitting.
- D) No surveying or construction staking is included.



- E) Local government approval meetings, hearings, etc., and preparation of presentation graphics will be under separate work authorization, if required.
- F) Existing utility information research and mapping is not included and will be provided by Client. We have provided an alternate design service to provide this work.
- G) Client agrees to pay the costs of permitting, checking and inspection fees, zoning, annexation and other applicable fees, assessment fees, soils engineering fees, soils testing fees, and all other professional service fees, permits, bond premiums, title company charges, blueprints and reproductions, and all other charges and expenses necessary for performance relating to the Scope of Work.
- H) The existence, location, type and size of any underground utilities, improvements and/or obstacles **WILL NOT** be determined by Consultant. Consultant makes no promise, representation, or warranty, expressed or implied, as to the existence, location, type or size of any underground utility, improvement or obstacle. Client agrees to include as a condition of any construction contract relating to the project the requirement that the contractor verify the existence, location, type and size of any underground utilities, improvements or obstacles, whether shown on any construction plan or not, and if such requirement is not included in such construction contract, or if the contractor fails to verify the existence, location, type and size of any underground utilities, improvements or obstacles, Consultant shall not be liable for any delays, expenses or liability suffered by Client and Client agrees to defend and indemnify Consultant against any loss, damage, liability and costs, including attorneys' fees suffered or claimed by any other person by reason of the existence of any underground utility, improvement or obstacle, and any additional cost incurred by Consultant shall be deemed extra work for which Consultant will be paid on a time-and-materials basis pursuant to consultant then effective rate schedule.
- I) The splash pad will be designed using industry standard equipment and components.
- J) The potable water supply, electric power, storm drain and sewer utilities to be provided by others.
- K) Rain diverter – If a storm drain connection is not viable; additional design fees will be required to incorporate a settling system design into the project.
- L) SWPPP Plan is not included in this proposal.
- M) Operation and Maintenance manuals are not included in this proposal.
- N) Bid document creation tasks are not included in this proposal.
- O) The use of REVIT design software.
- P) The Construction and installation of the splashpad.





- Q) All meetings will take place via teleconference. All travel related expenses are excluded and will be reimbursed as outlined in exhibit "C" of this proposal.
- R) Mock-ups of any kind.
- S) Site lighting design work of any kind.
- T) Landscape/hardscape design outside of splash pad area.
- U) Structural pipe supports design work of any kind.
- V) Special studies including but not limited to: water quality analysis, wind studies, and environmental impact reports.
- W) Electrical design does not include equipment or controls not specified by Consultant.
- X) Design of the equipment room make-up air/air ventilation and/or heater intake and exhaust system design..
- Y) Design services to construct the equipment room structure.





EXHIBIT "C"

2022 HOURLY ENGINEERING RATE SCHEDULE

<u>CLASSIFICATION</u>	<u>HOURLY BILLING RATE</u>
Officer/Principal	\$200.00
Registered Engineer	\$175.00
Senior Project Manager	\$150.00
Project Manager	\$135.00
Design Engineer	\$125.00
Senior CAD Designer	\$100.00
CAD Designer	\$80.00
Project Coordinator	\$60.00
Administrative & Clerical Support	\$50.00

LABOR FEES:

- Unless otherwise agreed, fees for professional services are based on the time charged to the project.

RATE ADJUSTMENTS:

- The above hourly rates apply to work performed during the 2022 calendar year. Work performed after the end of 2022 year, will then be at the then-current rate schedule.

EMERGENCY SERVICE RATES:

- For emergency work requested by clients with less than 48-hour notice, time shall be billed at a rate of 1.5x the above Hourly Rates, with a four-hour minimum charge.

REIMBURSABLE EXPENSES:

- The following items will be expensed at direct cost-plus fifteen percent (15%) for the following:

- Air travel, lodging, auto rental, tolls, parking, meals and related expenses.
- Rental or purchase of materials and equipment.
- Sub-consultants.
- Outside blueprinting and reprographic services.
- Other outside expenses incurred for the project on behalf of the Client.

- In House Reproduction items will be expensed at direct cost-plus ten percent (10%) for the following:

- Black & White Prints & Copies (8 ½" x 11 up to 12" x 18") \$0.20 per sheet
- Color Prints & Copies (8 ½" x 11 up to 12" x 18") \$1.30 per sheet
- Black & White Bond Plots & Copies \$0.92 per sheet
- Color Bond Plots & Copies \$1.74 per sheet
- Coil/GBC Punch Binding \$1.35 each

NON-SOLICITATION:

- Client agrees not to solicit California Waters employees for direct employment with client without the explicit written approval from California Waters for a period of two years following employee's termination of employment with California Waters. Should client desire to arrange for direct employment with California Waters personnel, an equitable fee will be agreed to by and between California Waters and client for California Waters costs for recruitment, training, overhead and other costs associated with employee turnover.

RECEIVED WITH FEE

RECEIPT # 15144929

COPY

FILED
KERN COUNTY

FEB 22 2021

NOTICE OF EXEMPTION

TO: X County Clerk, County of Kern
County Administrative Center
1115 Truxtun Avenue, 1st Floor
Bakersfield, CA 93301

FROM: City of Shafter
336 Pacific Avenue
Shafter, California 93263

MARY B. BEDARD
AUDITOR-CONTROLLER-COUNTY CLERK
BY RPM DEPUTY

X Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

1. Project Title: City of Shafter North Shafter Community Park Development Project.
2. Project: The City of Shafter is proposing to develop a small (no more than five acres), passive use only, local neighborhood park with limited parking and vehicular access to West Fresno Avenue. The park site is located approximately 600 feet south of West Fresno Avenue and 600 feet west of State Route 43. The proposed park includes a 9,500 sq. ft. skate park, 4,000 sq. ft. volleyball pit, 10,500 sq. ft. spray park, 15,600 sq. ft. playground, basketball court, small exercise area, gazebo, six shaded picnic tables, restroom, 12 parking stalls, 3 handicap parking stalls, and 9,000 sq. ft. of open grass area.
3. Project Location: City of Shafter, County of Kern
4. Name of Public Agency approving project: City of Shafter
5. Name of Person or Agency carrying out project: City of Shafter
6. Exempt status: 14 CCR §15332
7. Reason why project was exempt:

The North Shafter Community Park Development Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines in that the City is only proposing a small (no more than five acres), passive use only, local neighborhood park with limited parking and vehicular access to West Fresno Avenue. The park is surrounded by existing single-family residential development on three sides. The park will be developed on vacant land once used for agriculture. The size and purpose of the park will not cause the expansion of any new municipal services or land use.

8. Contact Person: Wayne Clausen, Planning Director (661) 746-5002

Signature: Wayne Clausen Date: 2/4/2021
Wayne Clausen

Title: Planning Director

Notice of Environmental Document
Posted by County Clerk on 2/22/2021
and for 30 days thereafter, Pursuant to
Section 21152(C), Public Resources Code

18704



State of California - Department of Fish and Wildlife

2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 12/01/19) Previously DFG 753.5a

RECEIPT NUMBER:

15 — 02222021 — 15144929

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SHAFTER		2/22/2021
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
Kern	18706	

PROJECT TITLE

CITY OF SHAFTER NORTH SHAFTER COMMUNITY PARK DEVELOPMENT PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CIT OF SHAFTER		(661) 746-5002
PROJECT APPLICANT ADDRESS	CITY	STATE
336 PACIFIC AVENUE	SHAFTER	CA
		ZIP CODE
		93306

PROJECT APPLICANT (check appropriate box)☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity**CHECK APPLICABLE FEES:**

☐ Environmental Impact Report (EIR)	\$3,343.25	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	0.00
☐ Certified Regulatory Program document (CRP)	\$1,136.50	\$	0.00

☐ Exempt from fee☒ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☒ County documentary handling fee		\$	50.00
☐ Other		\$	

PAYMENT METHOD:☐ Cash ☐ Credit ☒ Check ☐ Other**TOTAL RECEIVED** \$ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X 	R. ROBERTS-MARTIN, KERN COUNTY CLERK, FSS

Kern County
Clerks Office
1115 Truxtun Ave
Bakersfield CA 93301
661-868-3588

CEQA
**County Clerk
Fee**

#18706	1 @ \$50.000
	\$50.00

Total	\$50.00
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Check #1004009	\$50.00
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Change	\$0.00
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ORDER NO: 430687
MAIL
2/22/2021 3:58:01 PM
BAKERSFIELD
REBECCA ROBERTS-MARTIN



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 6, 2022

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Gabriel Gonzalez, City Manager

SUBJECT: APPROVE THE PROPOSAL FOR PROFESSIONAL SERVICES FROM TETER, LLP IN THE AMOUNT OF \$40,000 FOR THE PROGRAMING AND CONCEPTUAL DESIGN OF NEW POLICE SUBSTATION AND FIRE STATION

RECOMMENDATION

Council:

1. Accept proposals received for the New Police Substation and Kern County Fire Station Architectural & Engineering Programming and Conceptual Design;
2. Authorize an award of a professional services contract in the amount of \$40,000 for said project to Teter, LLP, a professional architect and engineering firm; and,
3. Authorize the City Manager to execute said contract on behalf of the City.

BACKGROUND

The City successfully secured a six-million dollar (\$6M) grant appropriation from the State of California through the Office of State Senator Hurtado's office for the construction of a City of Shafter Police substation at Gossamer Grove. Funding, if available, will also be applied to contribute towards the construction of a new Kern County Fire Station to service the development. To date, the City has secured an approximately five (5) acre parcel at the Gossamer Grove development to site both facilities.

Staff has diligently been working with Senator Hurtado's office to obtain the funding agreement from the appropriate state department that will administer the grant. In this effort, staff has learned the Department of the CA Office of Emergency Services will oversee the grant. However, despite the staff's efforts, we have not made contact with an Cal OES Staff. In the interest of keeping momentum for the construction of the public facilities, Staff believes that it is imperative to commence the architectural and engineering design of the facilities.

MANAGEMENT REPORT

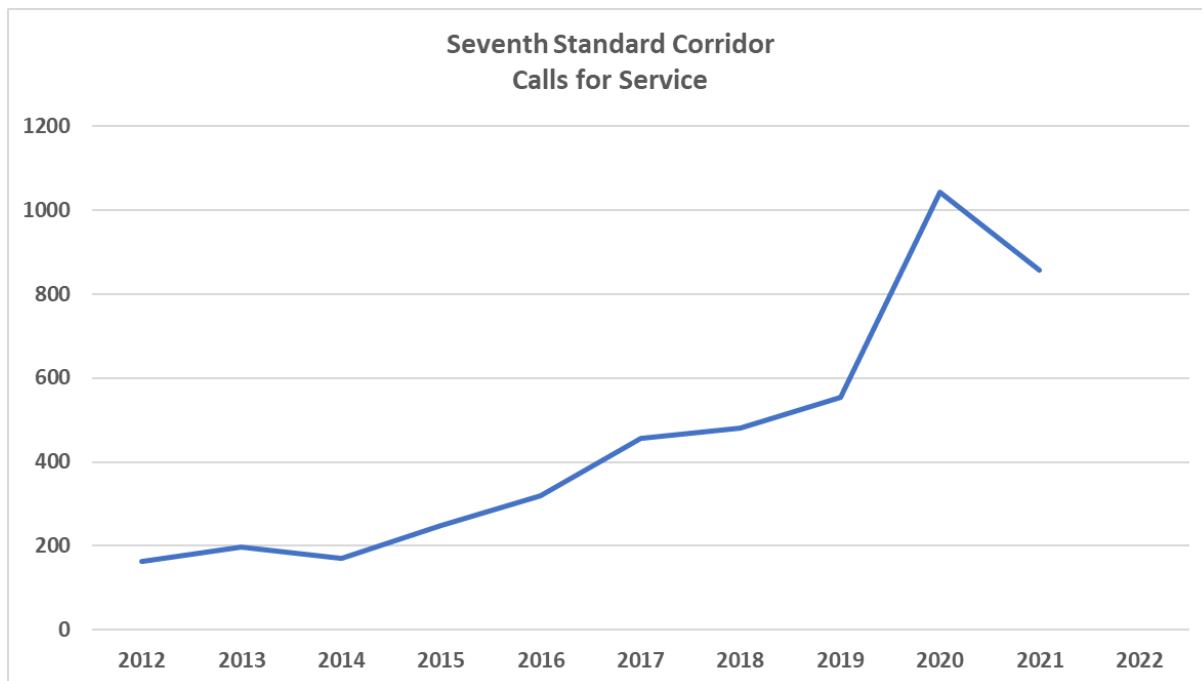
APPROVE THE PROPOSAL FOR PROFESSIONAL SERVICES FROM TETER, LLP IN THE AMOUNT OF \$40,000 FOR THE PROGRAMING AND CONCEPTUAL DESIGN OF NEW POLICE SUBSTATION AND FIRE STATION

ANALYSIS

For the past 20+ years, the City has been developing the Seventh Standard corridor. To the end, we now have the Wonderful Industrial Park and various specific plans. Currently, the Gossamer Grove development, consisting of approximately 3,400 housing units, is under construction with approximately 1,200 occupied. Additionally, two other specific plans, Heritage Ranch and Mission Lakes consisting of 880 and 5,300 (respectively) units are planned to be constructed. At full build out, over the next 7-10 years, approximately 9,500 housing units will be constructed along the Seventh Standard corridor. Meanwhile, the Wonderful Industrial Park at full build-out will add approximately 16 million square feet of distribution centers and warehouse space.

With this much planned development, it is necessary for the City to plan the expansion of city services to the Seventh Standard corridor. Two of the primary services, Staff is of the opinion we should provide, are police and fire services. Based on current, but increasing, calls for service data, it is fair to say the current service is at a needed level and not yet at a demand level.

For example, the following graph illustrates the annual increase, for the period 2012 - 2021, of police calls for service at Gossamer Grove:



Meanwhile, the fire department calls for service for FY 20-21 and FY 21-22 are 131 and 199 respectively.

APPROVE THE PROPOSAL FOR PROFESSIONAL SERVICES FROM TETER, LLP IN THE AMOUNT OF \$40,000 FOR THE PROGRAMING AND CONCEPTUAL DESIGN OF NEW POLICE SUBSTATION AND FIRE STATION

Staff has determined the proposal can be awarded on a sole source basis in that it complies with Section 2.68.270 - Supplies, equipment and contractual services - Exceptions

The bid procedures set forth in Sections [2.68.250](#) and [2.68.260](#) need not be followed in situations determined by the city manager to constitute an emergency or when the commodity or service is proprietary, or for the contracting of professional services (i.e., attorneys, architects or engineers), or contracting for trash and garbage services, or for public relation services, or services connected with elections, or other similar commodities and services as determined by the purchasing officer or city manager.

Furthermore, as previously stated above, it is imperative to continue forward momentum with the eventual construction of the new police substation and fire station to serve the current and planned development along the Seventh Standard corridor.

FISCAL IMPACT

None. Funding is available in the current FY 22-23 Operating Budget.

The \$40,000 is split 50/50 or \$20,000 for the police substation and fire station. The County Fire Department will credit their share (\$20,000) towards the City's annual cost for fire services per the Fire Services Agreement.

CEQA ANALYSIS

The proposed activity is not subject to the California Environmental Quality Act (CEQA) because it is not defined as a "Project" pursuant to Section 15378(b)(4) of the CEQA Guidelines in that the action is a governmental fiscal activity that does not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment.

APPROVED BY THE CITY ATTORNEY

Not Applicable

ALTERNATIVES

None.

NEXT STEPS

Proceed with a kick-off meeting and programming meeting with Shafter Police Department and Kern County Fire Department design teams to commence the programming and conceptual design.

ATTACHMENTS

1. City of Shafter - Police Station and County Fire Station_Proposal 11-29-22r

PROPOSAL FOR PROFESSIONAL SERVICES

11/28/2022

Mr. Gabriel Gonzalez

City Manager
City of Shafter
336 Pacific Ave
Shafter, CA 93263

**Subject: City of Shafter Police Substation & Kern County Fire Station
Programming and Conceptual Design
Shafter, CA**

Dear Gabriel Gonzalez,

TETER is pleased to submit this Proposal for Professional Services to City of Shafter in connection with the proposed Police Substation and Kern County Fire Station. The fee proposal here is based upon TETER, LLP providing Architectural Programming and Conceptual Design services for the development of preliminary designs for the New Police Substation and Fire Station.

PROJECT DESCRIPTION

The new police substation and Kern County fire station will be located on a new site, fronting onto Gossamer Grove Blvd., near the intersection with 7th Standard Road, in southeastern Shafter. The location of the project will be on an undeveloped site. The size and functions of the police substation will be determined during the programming process, it is expected to be approximately 3,000 to 8,000 SF in size. The size and function of the fire station will be determined during the programming process.

SCOPE OF SERVICES

Upon approval of a design services agreement, TETER shall conduct meetings with key City of Shafter/County Fire personnel to determine the size and functional space for the police substation and county fire station to be provided from this location. It is assumed for that these will be joint meetings. Individual meeting may require additional time and fees. Utilizing the information developed in the programming phase TETER, LLP will prepare conceptual design drawings to illustrate the proposed substation. Our services include the following:

Phase I - Programming Services

1. Interview the client and develop lists of staff, staff positions, space needs, and equipment requirements to be included in the conceptual design.
 - Meet with selected City staff, for the police substation and Kern County staff to review operational needs, space requirements and adjacencies.
 - Confirm goals for the space utilization of the new substation and fire station
 - Architectural design of offices, workstations, conference, break rooms and storage room configurations will be developed for review and comment by City staff and management.

- Provide color diagrams for evaluation of identified spaces and adjacencies.
- Attend up to three on-site programming meetings with City and County staff.

Phase II – Conceptual Design

1. Conceptual Design Services for each building:
 - Provide up to 2 design floor plan layouts in the conceptual phase and obtain management approvals of a final layout. Design will include door locations, cabinets, and furniture layouts.
 - Provide up to 2 design site plans with site arrangement for both buildings.
 - Provide preliminary front elevation exterior design of substation based on approved conceptual layout.
 - Provide Opinion of Probable Construction Costs for the substation based on programed facilities and conceptual design.
 - Attend up to three on-site meetings to discuss project design and visualization.

SCHEDULE

TETER is proposing a 6-week schedule for programming and another 6 week schedule for conceptual design. This is based on the client being available for regularly scheduled meetings and providing timely responses to required information. This schedule will start upon receipt of signed contract with authorization to proceed.

PROPOSED FEES

In consideration for the services listed above, Client shall compensate TETER on a time and material basis not to exceed **Forty Thousand Dollars (\$40,000)**. Fee is broken down as indicated here in:

Project Scope	Fee
Police Substation, Programming and Conceptual Design	\$20,000.00
Fire Station, Programming and Conceptual Design	\$20,000.00
Total	\$40,000.00

Note on fee calculation: Since both facilities occupy a common site a single conceptual site plan will be generated for both buildings. Were these projects to be broken into separate design scopes then TETER reserves the right to request additional fees for the separate design efforts.

Time and materials (hourly) fees are based on the attached Hourly Rate Schedule dated November 1, 2021.

Invoices will be billed monthly, based on time expended. Invoices shall be payable within (30) days of invoice date.

REIMBURSABLE EXPENSES

The following expenses incurred on this project are not part of the contract total and will be billed separately:

1. Reproductions, plans, reports, and documents required outside of Architect's normal working sets and in-house progress sets shall be a reimbursable expense to be billed as they are incurred plus fifteen percent (15%) of the expenses incurred.
2. Expenses for mailing such as postage, UPS, FedEx, courier services, etc., shall be a reimbursable expense to be billed as they are incurred plus fifteen percent (15%) of the expenses incurred.

3. Mileage associated with out-of-town travel (i.e., DSA, plan agency review, etc.) will be billed in accordance with the terms outlined in TETER's Hourly Rate Schedule dated November 1, 2021.

PROPOSAL EXPIRATION

1. This proposal is good for a period of up to 90 days from the date of the proposal. After 90 days, the project schedule and/or fees are subject to change.

EXCLUSIONS

The following services are not included in this proposal but may be available upon the Owner's request at an added fee:

1. Typical architectural design documents including schematic design, design development and construction documents.
2. Boundary/ALTA surveys and topographic surveys.
3. Soils investigation and report; it is assumed that a geotechnical report is available to TETER for design of building foundation.
4. Archaeological surveys, studies, or reports.
5. Endangered species reports or studies.
6. Life cycle cost analysis and value engineering.
7. Site visits and client meetings in addition to those specified above.
8. Consultation, addenda, or redesign related to owner changes after design is approved.
9. Work associated with addressing ADA deficiencies (if any) in other areas of the site not directly impacted by the proposed improvements.
10. Services associated with process or requirements of codes or agencies not indicated above including but not limited to California Environmental Quality Act (CEQA), California Coastal Commission Regulations, Requirements of Regional Water Quality Board, and Requirements of Air Quality Management district regulations (ISR), Storm Water Pollution Prevention Program (SWPPP).
11. Site use and entitlement services including site plan review, conditional use permits, variances, zoning and use Issues, and lot line adjustments.
12. Plan check, permit fees, school Fees or other fees.

As noted above, this proposal is good for a period of up to 90 days from the date of the proposal and is of no binding effect on any party hereto unless a formal written contract is subsequently entered into. If you would like to discuss this matter further, or need additional clarification, please contact me directly at (559) 437-0887

Sincerely,



Loren K. Aiton

Senior Architect | Associate

TETER, LLP

7535 N. Palm Ave., Suite 201
Fresno, CA 93711



CITY OF SHAFTER CITY COUNCIL REPORT

MEETING DATE: December 6, 2022

FROM: Gabriel A. Gonzalez, City Manager

PREPARED BY: Michael James, Public Works Director

SUBJECT: DISCUSSION AND DIRECTION OF PROPOSED REVISIONS TO THE
CITY OF SHAFTER BIDDING AND PROCUREMENT POLICY UPDATES

RECOMMENDATION

Council discuss proposed draft bidding and procurement policy ordinance and direct City staff on preparations to formally present said ordinance for adoption.

BACKGROUND

The City Municipal Code dictates its bidding and procurement policies. The policies were last formally established via Ordinance 428 in 1990. The lack of updates since then to account for inflation and new technology has, at times, complicated and delayed projects and purchases.

At the Council's November 16, 2021 meeting, staff provided a summary of recommended policy updates. Some of the objectives of the updates are as follows:

- References to applicable laws and regulations
- Adjustments to authorized award values key staff members
- Leveraging new technology
- Identifying allowances for local vendors and contractor preferences
- More efficient processes to deliver projects and acquire goods and services

The policy updates were presented as a discussion item at the meeting. Upon receiving the presentation, the Council provided comments and direction to staff. Among the notable comments was a concern about the purchasing and contract award authority increases for the City Manager and Department Heads without prior Council knowledge or consent. Following the meeting, staff scheduled individual meetings with Councilmembers to receive additional feedback.

A second policy update summary table for Council consideration and discussion has been completed and included with this staff report. Highlights of the updates are as follows:

DISCUSSION AND DIRECTION OF PROPOSED REVISIONS TO THE CITY OF SHAFER BIDDING AND PROCUREMENT POLICY UPDATES

- Maintain a threshold of a purchase or contract threshold of \$15,000 or higher for requiring a bid process.
- Increase the informal bid procedure budgetary cap from \$50,000 to \$100,000.
- Require formal bid procedures for a purchase or project valued at over \$100,000.
- Increase the City Manager purchase or contract award authority from \$10,000 to \$15,000 to equal the no-bid requirement threshold.
- Increase the Department Head purchase or contract award authority from \$5,000 to \$10,000
- Increase the Department Head Designee purchase or contract award authority from \$1,000 to \$5,000

Not included in the summary table but among the recommended updates are as follows:

- Cooperative purchasing agreements with vendors to assist City with soliciting, evaluating, and awarding purchases and contracts.
- Preference to local vendors or contractors within a five-percent cost differential not to exceed \$5,000.
- Environmentally Preferable
- Purchasing practices to minimize the City's consumption of resources and address environmental initiatives.
- Include software purchases and information technology projects with budgetary bidding thresholds.
- Auctions and other resources to purchase used equipment

ANALYSIS

The following is a summary of how the current and proposed budgetary thresholds for certain types of bids or procurements compare with the State and Federal guidelines.

	City - Current	City - Proposed	State	Federal
Equipment/Supplies/Contractual Services				
No Bid	0 to \$1,000	0 to \$15,000	<\$5,000	\$10,000
Informal Bidding	\$1,000.01 to \$10,000	\$15,000.01 to \$100,000	\$5,000 to \$50,000	\$250,000
Formal Bidding	>\$10,000	>\$100,000	>\$50,000	>\$250,000
Public Projects				
No Bid	0 to \$15,000	0 to \$15,000	<\$5,000	\$10,000
Informal Bidding	\$15,000.01 to \$50,000	\$15,000.01 to \$100,000	\$5,000 to \$50,000	\$250,000
Formal Bidding	>\$50,000	>\$100,000	>\$50,000	>\$250,000
Engineering/Architectural/Legal Services				
No Bid	Qualifications-Based	Qualifications-Based	<\$5,000	Qualifications-Based
Informal Bidding	Qualifications-Based	Qualifications-Based	\$5,000 to \$50,000	Qualifications-Based
Formal Bidding	Qualifications-Based	Qualifications-Based	>\$50,000	Qualifications-Based
Software / Information Technology				
No Bid	N/A	0 to \$15,000	<\$5,000	\$10,000
Informal Bidding	N/A	\$15,000.01 to \$100,000	\$5,000 to \$100,000	\$250,000
Formal Bidding	N/A	>\$100,000	>\$100,000	>\$250,000
Cooperative Purchasing/CMAS/LPA	N/A	<\$200,000	<\$100,000	N/A

**DISCUSSION AND DIRECTION OF PROPOSED REVISIONS TO THE CITY OF SHAFTER
BIDDING AND PROCUREMENT POLICY UPDATES**

FISCAL IMPACT

None

CEQA ANALYSIS

This item is informational and therefore, there is no discretionary action that triggers California Environmental Quality Act review.

APPROVED BY THE CITY ATTORNEY

No

ALTERNATIVES

The Council can defer discussions on the proposed bidding and procurement policy changes, particularly if the current policies are deemed acceptable. However, these policies are outdated compared to current policies applied by other public agencies, which delays and restricts the City's ability to meet its goals and objectives. Therefore, alternative action is not recommended.

NEXT STEPS

Staff will use the feedback received to prepare possible bidding and procurement policy updates for formal consideration and action.

ATTACHMENTS

1. Updated Bidding and Procurement Policy Summary

UPDATED CITY OF SHAFTER BIDDING AND PROCUREMENT POLICY SUMMARY

	<i>DOLLAR THRESHOLD & SIGNING AUTHORITY</i>				
	<i>DEPARTMENT HEAD OR DESIGNEE</i>	<i>DEPARTMENT HEAD</i>	<i>CITY MANAGER</i>	<i>CITY COUNCIL</i>	<i>CITY COUNCIL</i>
	<i>\$0-\$5,000.00</i>	<i>\$5,000.01-\$10,000.00</i>	<i>\$10,000.01-\$15,000.00</i>	<i>\$15,000.01-\$100,000.00</i>	<i>\$100,000.01-Above</i>
	BIDDING NOT REQUIRED			INFORMAL BIDDING	FORMAL BIDDING
EQUIPMENT /SUPPLIES/ MATERIALS: Furniture, hoses, parts, pipe manholes, office supplies, fuel, tools, PPE items, computer software/hardware, etc.	• Vendor selection at discretion of Department Head or Department Head designee. • Credit card allowed.	• Vendor Selection at discretion of Department Head	• Vendor selection at discretion of City Manager. • Requisition Signed by City Manager	• Document a request for minimum of three informal bids or quotes. • Award Approval by City Council • Requisition Signed by City Manager	• Formal Bid Advertisement • Sealed Bids • Award Approval by City Council • Requisition Signed by City Manager
GENERAL SERVICES: Janitorial, landscape maintenance, equipment repair, installation, graffiti abatement, service inspections, uniform cleaning, etc.	• Vendor selection at discretion of Department Head or Department Head designee. • May require insurance documents depending on scope/ nature of work.	• Vendor selection at discretion of Department Head. • Standard Agreement Signed by Department Head.	• Vendor selection at discretion of City Manager. • Standard Agreement Signed by City Manager	• Document a request for a minimum of three informal bids or quotes. • Approval by City Council • Standard Agreement Signed by City Manager	• Formal Bid Advertisement • Sealed Bids • Approval by City Council • Standard Agreement Signed by City Manager
PROFESSIONAL SERVICES: Consultants, architects, designers, auditors, etc.	• Vendor selection at discretion of Department Head or Department Head designee. • Standard Agreement Signed by Department Head. • Insurance coverage as recommended by the City Attorney.	• Vendor selection at discretion of Department Head. • Standard Agreement Signed by Department Head. • Qualifications based selection procedures	• Vendor selection at discretion of City Manager. • Standard Agreement Signed by City Manager • Qualifications based selection procedures	• Document a request for a minimum of three informal proposals. • Approval by City Council • Standard Agreement Signed by City Manager • Qualifications based selection procedures	• Formal Proposal Advertisement • Sealed Proposals • Approval by City Council • Standard Agreement Signed by City Manager • Qualifications based selection procedures
CONSTRUCTION/ PUBLIC WORKS PROJECTS: Capital improvement project, building, shed, maintenance or repair of public facility or street sidewalk, park	• Vendor selection at discretion of Department Head or Department Head designee. • Standard Agreement Signed by Department Head. • Insurance coverage as recommended by the City Attorney.	• Vendor selection at discretion of Department Head. • Standard Agreement Signed by Department Head.	• Vendor selection at discretion of City Manager. • Standard Agreement Signed by City Manager	• Document a request for a minimum of three informal bids or quotes. • Award Approval by City Council • Standard Agreement Signed by City Manager	• Pre-Bid Authorized by Council. • Formal Bid Advertisement • Sealed Bids • Standard Agreement Signed by City Manager