



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

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, MAY 13, 2025**

NOTICE TO THE PUBLIC:

Any documents produced by the City and distributed to a majority of the Planning Commission regarding any item on this agenda will be made available in the City Clerk's Office during normal business hours at City Hall located at 336 Pacific Avenue, Shafter CA. In addition, such documents will be posted on the City's website at www.shafter.com.

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE: Commissioner Simmons

INVOCATION: Vice Chairman Piuser

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

APPROVAL OF AGENDA:

PUBLIC COMMENT:

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

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: April 8, 2025

PUBLIC HEARING:

Should anyone challenge any proposed action which is the subject of a public hearing listed on this agenda, that person challenging any action taken after the public hearing may be limited to raising only those issues addressed at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at or prior to this public hearing.

- 1. Zone Code Amendment No. 25-21 Smoke Shop Prohibition:** Planning Commission conduct public hearing and adopt Resolution No. 25-460, a Resolution of the Planning Commission of the City of Shafter, recommending that the City Council approve Zone Code Amendment No. 25-21, an Amendment to Title 17 (Zoning Ordinance) of the Shafter Municipal Code to prohibit the establishment of smoke shops, smoking lounges and tobacco stores in all zoning districts within the City of Shafter. (Planning Director Esselman)

ROLL CALL

- 2. Tentative Tract Map No. 7463:** Planning Commission continue conducting the public hearing; and adopt Resolution No. 25-459, a Resolution of the Planning Commission of the City of Shafter recommending the City Council of the City of Shafter approve Tentative Tract No. 7463, with findings and conditions of approval. (Planning Director Esselman)

ROLL CALL

- 3. Zone Change No. 25-78:** Planning Commission find the project is exempt from the California Environmental Quality Act; conduct hearing and adopt Resolution No. 25-461, a Resolution of the Planning Commission of the City of Shafter recommending approval of Zone Change No. 25-78 to the City Council. (Planning Director Esselman)

ROLL CALL

COMMISSIONER REPORTS:

ADJOURNMENT:

Pursuant to the Americans with Disabilities Act, if you need special assistance to participate in a City Council Meeting, please contact the City Clerk at (661) 746-5000 at least three (3) days prior to the meeting or time the special services are needed to allow

City staff in making reasonable arrangements to provide you with access to the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection in the City Clerk's

Office at Shafter City Hall, 336 Pacific Ave., Shafter, CA 93263. This is to certify that this Agenda notice was posted at City Hall and Police Dept. by 5:00 p.m., May 8, 2025.

Yazmina Pallares, S/S, City Clerk

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

1. You are strongly encouraged to observe the Planning Commission meetings live via YouTube <https://www.youtube.com/user/CityofShafter/>
2. If you wish to make a comment on a specific agenda item or public comment, please submit your comment via email by **6:00 PM on May 13, 2025** to the City Clerk at CityClerk@shafter.com
3. If you wish to make a written comment to the City Clerk, 336 Pacific Avenue, Shafter, CA 93263.

4. If you wish to make a comment during the live meeting, callers must first register with the City Clerk at 661-746-5012 before the meeting begins to receive instructions and the call-in number and code. Please call by 5:00pm on the Monday prior to the Planning Commission meeting to allow ample time for sign up. You will need to provide your name, phone number and the item number you wish to address.
5. All public comments are provided to the Planning Commission and applicable Staff, for review and consideration by the Board prior to taking action on any matters listed on the agenda and are incorporated into the official record of the Planning Commission meeting.

**MINUTES OF THE REGULAR MEETING OF THE
SHAFTER PLANNING COMMISSION
COUNCIL CHAMBER, 336 PACIFIC AVENUE
MEETING HELD IN-PERSON AND VIA ZOOM AND LIVESTREAM TO YOUTUBE
TUESDAY, APRIL 8, 2025**

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE: Commissioner Sanchez

INVOCATION: Commissioner Camacho

ROLL CALL:

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

APPROVAL OF AGENDA:

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

AYES: CAMACHO, JOSHAN, SANCHEZ, AND SIMMONS

NAYS: NONE.

ABSENT: PIUSER.

ABSTENTIONS: NONE.

MINUTES OF PREVIOUS MEETING:

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

*MOVED (CAMACHO) AND SECONDED (SANCHEZ) COMMISSIONERS APPROVED THE MINUTES OF THE JOINT
SPECIAL MEETING OF FEBRUARY 18, 2025, AND THE REGULAR MEETING OF MARCH 11, 2025, AS
PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:*

AYES: CAMACHO, JOSHAN, SANCHEZ, AND SIMMONS

NAYS: NONE.

ABSENT: PIUSER.

ABSTENTIONS: NONE.

PUBLIC COMMENT:

There were no members of the public wishing to speak.

PUBLIC HEARING:

*Should anyone challenge any proposed action which is the subject of a public hearing listed on
this agenda, that person challenging any action taken after the public hearing may be limited to
raising only those issues addressed at the public hearing described in this notice, or in written
correspondence delivered to the Planning Commission at or prior to this public hearing.*

1. **Tentative Tract Map No. 7462:** Senior Planner Cazares made introductory comments. A notice of public hearing was properly advertised.

Chairman Joshan opened the public hearing.

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

MOVED (SANCHEZ) AND SECONDED (SIMMONS) COMMISSIONERS CONDUCTED PUBLIC HEARING; AND ADOPTED RESOLUTION NO. 25-458, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING THE CITY COUNCIL OF THE CITY OF SHAFTER APPROVE TENTATIVE TRACT NO. 7462, WITH FINDINGS AND CONDITIONS OF APPROVAL. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CAMACHO, JOSHAN, SANCHEZ AND SIMMONS.

NAYS: NONE.

ABSENT: PIUSER.

ABSTENTIONS: NONE.

2. **Tentative Tract Map No. 7463:** Senior Planner Cazares made introductory comments and requested the public hearing be continued to the May 13, 2025, Planning Commission meeting.

Chairman Joshan opened the public hearing.

Being no members of the public wishing to speak, the public hearing was continued to the May 13, 2025, Planning Commission meeting.

MOVED (SANCHEZ) AND SECONDED (CAMACHO) COMMISSIONERS OPENED A PUBLIC HEARING; AND CONTINUED THE HEARING TO A DATE CERTAIN OF THE MAY 13, 2025, PLANNING COMMISSION MEETING. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: CAMACHO, JOSHAN, SANCHEZ AND SIMMONS.

NAYS: NONE.

ABSENT: PIUSER.

ABSTENTIONS: NONE.

COMMISSIONER REPORTS: There were no Commissioner Reports.

ADJOURNMENT:

MOVED (CAMACHO) AND SECONDED (SIMMONS) ADJOURNED THE PLANNING COMMISSION MEETING AT 6:13 P.M. MOTION CARRIED WITH NO OPPOSITION.

Lovedeep Joshan, Chairman

ATTEST:

Hermila Aleman, Deputy City Clerk

DATE: May 13, 2025
TO: Planning Commission
FROM: Planning Department
SUBJECT: Zone Code Amendment No. 25-21 Smoke Shop Prohibition

RECOMMENDATION:

Planning Commission conduct public hearing and adopt Resolution No. 25-460, a Resolution of the Planning Commission of the City of Shafter, recommending that the City Council approve Zone Code Amendment No. 25-21, an Amendment to Title 17 (Zoning Ordinance) of the Shafter Municipal Code to prohibit the establishment of smoke shops, smoking lounges and tobacco stores in all zoning districts within the City of Shafter.

APPLICANT

This request was initiated by City Staff and Leadership.

OWNER

Not applicable.

LOCATION: As an Amendment to the Zoning Ordinance, this will be citywide.

BACKGROUND

Currently, Title 17 of the Shafter Municipal Code (Zoning Ordinance) does not define any zoning regulations for smoke shops, tobacco stores, smoking lounges, or similar land uses. There is no direction or requirements in the local zoning code that governs in which zone districts within the boundaries of the City of Shafter a smoke shop is permissible, conditionally permissible, or prohibited out-right. In theory, the City has no specific zoning policies to restrict the establishment of such uses, and therefore has no ability to protect sensitive land uses and the community from any potential impacts that may arise from proximity to smoke shops, tobacco stores, etc.

In the summer of 2024, the Shafter Police Department became aware that an existing tobacco retailer was engaged in the sale of prohibited products, including cannabis and illegal gambling. Such illegal activities raised concerns about the impacts of such operations on surrounding businesses and the community at-large, including minors and sensitive, adjacent land uses. It also raised concerns about their use as illegal, commercial cannabis stores.

The illegal activities at the subject property ceased thereafter, the tenant/operator of the smoke shop was removed, and other enforcement actions were carried out. The incident caused a review of the City’s current Smoke Shop, Hookah Lounge, and Tobacco Store regulations. That review revealed that the City does not have specific regulations governing how or where such uses may operate.

On June 18, 2024, the Shafter City Council adopted Urgency Ordinance No. 756 to

PUBLIC HEARING

Zone Code Amendment No. 25-21 Smoke Shop Prohibition

establish a 45-day moratorium temporarily prohibiting the establishment and operation of smoke shop businesses, hookah lounges, and tobacco stores. Under such moratorium, the City would not approve any business license, permit, or entitlements for potential new operators of such uses.

On July 16, 2024, the Shafter City Council issued a 10-day report of actions taken during the pendency of the moratorium and directed staff to return with an extension of the 45-day moratorium. The California Government Code, Section 65858, gives cities the authority to extend a moratorium for an additional ten (10) months and fifteen (15) days with a 4/5 vote.

On July 30, 2024, the Shafter City Council adopted Urgency Ordinance No. 757 establishing a 10-month and 15-day extension of the moratorium to prohibit the establishment of smoke shops, smoking lounges, and tobacco stores. The moratorium extension provided for in this ordinance will end on June 15, 2025.

The moratorium, and extensions thereof provided Staff with time to evaluate the City's current zoning regulations and study whether new regulations are appropriate, given that the State of California has also recently passed additional new laws prohibiting a tobacco retailer, or any of the tobacco retailer's agents or employees, from selling, offering for sale, or possessing with the intent to sell or offer for sale, most flavored tobacco products including flavored e-cigarettes and menthol cigarettes, as well as tobacco product flavor enhancers in retail locations.

ANALYSIS

During the time that the urgency ordinances were in place, Staff were directed to study the impacts of these uses and to develop comprehensive regulations and zoning requirements for the establishment of future Smoke Shops, Hookah Lounges and/or Tobacco Stores in the city.

It was determined that retail smoke shops that sell tobacco and vaping products have various negative impacts on the surrounding communities. According to 2023 data from the Truth Initiative, in California alone, \$15.44 billion is spent per year on smoking-related health care costs.

While State law already prevents retailers from selling tobacco and vaping products to minors, a 2019 JAMA Pediatrics' article showed that smoke shops were more likely to not check ID and to sell to underage people than other types of retail establishments. The article also showed that 49.8% of the smoke and vape shops where decoys attempted to purchase tobacco and vape products failed to verify age requirements at the time of sale. The 2023 National Youth Tobacco Survey revealed that over 2 million middle and high school students used tobacco products that year.

A longitudinal analysis of tobacco and vape retail density in California by UC San Diego revealed that increased retail access to tobacco products is associated with higher smoking rates among both youth and adults. Proximity to tobacco shops has also been tied to higher smoking prevalence, and the quantity of stores can influence the

perception of product availability and ease of access.

Communities may also experience a higher rate of violent and property crimes correlated with the presence of smoke shops. In 2014, using crime data and GIS spatial analysis, researchers at UC Riverside determined that the existence of tobacco stores in South Los Angeles communities was associated with high levels of violent and property crimes.

The City of Shafter has exercised its own authority to prohibit all medical marijuana dispensaries and commercial cannabis activity in all zone districts within the city limits. Section 11.290 of the Shafter Zoning Ordinance (Medical Cannabis Uses Prohibited) and Section 11.300 (Regulation of Personal, Medical, and Commercial Uses of Marijuana) regulate personal, medical, and commercial marijuana-related land uses. Staff are now proposing that a similar approach be taken to prohibit smoke shops and similar uses in all zone districts of the city boundaries.

In the last year, Staff has not received any inquiries about establishing any smoke shop businesses, hookah lounges, or tobacco stores within the City of Shafter. There are no open, building permits or entitlement applications with the City.

The proposed revision to Title 17 can be found in Exhibit “A” of Exhibit 1. Within each zone district chapter of the City’s Zoning Ordinance, a row will be added to the table that shows “uses permitted” within that zone district to explicitly state that “smoke shops, tobacco stores, and smoking lounges” are prohibited in that zone district. Graphically, this is represented by a black box which indicates a use is not permitted in this District. Chapter 1 shall also be amended to provide a definition for the uses.

FINDINGS

Per Section 2.40 of the Shafter Zoning Ordinance (Amendments to Zone Districts and Other Provisions), the following findings must be made prior to adoption of any amendment to the Ordinance:

1. The zone code amendment is consistent with the Shafter General Plan. The amendment supports the Shafter General Plan's goal of providing high-quality services for residents and businesses.
2. The zone code amendment will not adversely affect public health, safety, and welfare or result in an illogical land use pattern. This zone code amendment will protect public health, safety and welfare by limiting the potential impacts of smoke shops on sensitive land uses and the community.
3. The zone code amendment is consistent with the purpose and intent of the remainder of the Zoning Ordinance not under consideration. The amendment does not change any other portion of the Zoning Ordinance and does not conflict with any other portion.
4. The potential environmental impacts of the zone code amendment are insignificant, have been mitigated, or there are overriding considerations that outweigh the potential impacts. The actions proposed herein are not subject to

Zone Code Amendment No. 25-21 Smoke Shop Prohibition

environmental review pursuant to Sections 15060(c)(2) and 15060(c)(3) of CEQA. There are no potential environmental impacts because smoke shops and similar land uses will be prohibited from being built and operated.

CEQA

The actions proposed herein are not subject to environmental review pursuant to Sections 15060(c)(2) and 15060(c)(3) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15060(c)(2) pertains to activities that will not result in a direct or reasonably foreseeable indirect change to the environment, and Section 15060(c)(3) pertains to any activity that is not defined as a project under Section 15378. This resolution has no potential for resulting in physical change to the environment directly or indirectly in that it prevents change to the environment by permanently enacting a prohibition on the establishment of smoke shops, tobacco stores, smoking lounges, and similar uses.

Since the aforementioned uses will not be permitted in any zoning district of the city, no change nor impact to the natural environment would result from this activity.

ALTERNATIVES

The City could instead require discretionary approval for smoke shops, tobacco stores, and smoking lounges within specific zone districts. For example, a Conditional Use Permit could be required for such uses in only the industrial and business park zones, while being prohibited in all other zones (i.e. residential, commercial, and institutional zone districts). Through the CUP process, the City's decision makers and technical experts could place conditions of approval on the development and use of smoke shops that are necessary for the safety, welfare, and public health of the community.

Another alternative is to allow the moratorium to lapse and not adopt any new zoning standards for smoke shops, tobacco stores, and hookah lounges. This would re-affirm the City's inability to enforce and restrict how and where these types of businesses may operate, which opens the door to a repeat of previous illegal activity. Staff do not recommend this option. Staff recommends that the City be proactive in the preparation of specific zoning regulations.

FISCAL IMPACT

There will be no direct fiscal impact related to the proposed amendment to the City of Shafter Zoning Ordinance, since this may be considered an administrative task as it is a change to policy documents. Indirectly, the prohibition on establishment of smoke shops, tobacco stores, and smoking lounges may mean a loss of potential tax revenue that may have resulted from the potential establishment and operation of these uses. Such uses may also introduce new jobs.

ATTACHMENTS

EXHIBIT

Resolution No. 25-460

1

RESOLUTION NO. 25-460

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT NO. 25-21, A PROPOSAL TO AMEND TITLE 17 OF THE SHAFTER MUNICIPAL CODE (ZONING ORDINANCE) TO PROHIBIT THE ESTABLISHMENT OF SMOKE SHOPS, HOOKAH LOUNGES AND TOBACCO STORES IN ALL ZONING DISTRICTS WITHIN THE CITY OF SHAFTER, AS SHOWN IN EXHIBIT “A”.

WHEREAS, the City of Shafter is proposing to amend Title 17 of the Shafter Municipal Code (“Zoning Ordinance”) to prohibit the establishment of smoke shops, smoking lounges, tobacco stores and similar uses in all zone districts (“Project”), as shown in Exhibit “A”; and

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

WHEREAS, the Project will not cause any physical change to the environment, and therefore, is exempt from the provisions of CEQA pursuant to Section 15061(b)(2) and Section 15061(b)(3) of the CEQA Guidelines; and

WHEREAS, a timely and properly noticed public hearing for Zone Code Amendment No. 25-21 was held by the Planning Commission of the City of Shafter at a regular meeting on May 13, 2025, at which hearing evidence, oral and documentary, was admitted on behalf of Zone Code Amendment No. 25-21; and

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

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

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

WHEREAS, the Planning Commission has, at its regularly scheduled meeting on May 13, 2025, studied and considered the proposed amendment to the City’s Zoning Ordinance related to the Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Shafter, in regular session assembled on the 13th day of May, 2025, resolved to recommend to the City Council of the City of Shafter approval of Zone Code Amendment No. 25-21, to prohibit the establishment of smoke shops, hookah lounges, and tobacco stores in all zone districts, as provided in Exhibit “A”.

BE IT FURTHER RESOLVED that a copy of this Resolution be delivered

EXHIBIT 1

forthwith by the Planning Commission Secretary to the City Council of the City of Shafter.

PASSED AND ADOPTED THIS 13th DAY OF MAY, 2025.

Lovedeep Joshan, Chairman

ATTEST

Hermila Aleman, Deputy City Clerk

EXHIBIT A

ZONING ORDINANCE CHAPTER 1 CHANGES

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Home Occupations

Any occupation customarily conducted entirely within a dwelling by its inhabitants, the purpose being incidental to the use of the dwelling for dwelling purposes and provided that no article is sold or offered for sale except that produced by said inhabitants, as provided in Chapter 11 of this Title.

Hookah

A glass or metal water pipe usually decorated and shaped somewhat like a bottle or small tank, with a long, flexible cord pipe, also known as shisha, nargile, hubble bubble, nag, and Turkish water pipe.

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Hookah Lounge (or Smoking Lounge)

An area of a commercial establishment, whether enclosed, indoor or outdoor, designated specifically for the use of hookahs, but does not include private use of hookahs in personal residences if otherwise in compliance with applicable law.

Hospital

An institution for the diagnosis, care, and treatment of human illness, including surgery and primary treatment.

Hotel

A structure or portion thereof or a group of attached or detached structures containing completely furnished individual guest rooms or suites occupied on a transient basis for compensation.

families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. (per Health and Safety Code Section 50675.14 (b)(3)).

Transitional Housing and Transitional Housing Development

Temporary rental housing intended for occupancy by target populations transitions to permanent housing that is operated under program requirements calling for termination of assistance and recirculation of the assisted unit to another eligible program receipt at some predetermined future point in time, which shall be no less than six months (per Health and Safety Code 50675.2 (h)). Transitional housing is considered to be a residential use and subject to only those restrictions that apply to other residential dwellings of the same type in the same zone.

Tobacco Paraphernalia

means any device, product, equipment, or material of any kind that is intended or designed for use for smoking, inhaling, or ingesting tobacco, notwithstanding that the device, product, equipment, or material may also be used for smoking, inhaling, or ingesting any controlled substance. "Tobacco paraphernalia" includes, but is not limited to, all of the following: (i) Metal, ivory, wooden, acrylic, glass, stone, plastic, or ceramic pipes with or without screens,

permanent screens, hashish heads, or punctured bowls; (ii) Water pipes; (iii) Bongs; (iv) Chillums; (v) Ice pipes or chillers; (vi) Cigarette papers or wrappers; (vii) Cigarette rolling machines; (viii) Blunt wraps, as defined in Section 308 of the Penal Code; (ix) Hookahs and similar devices constructed with a receptacle or container in which water or some other liquid may be placed into which smoke passes and is cooled in the process of being inhaled or ingested; and (x) any electronic device that delivers nicotine or other vaporized liquids to the person inhaling from the device, including, but not limited to, an electronic cigarette, cigar, pipe, or hookah. "Tobacco Paraphernalia" shall include any component, part, or accessory of the foregoing, whether or not sold separately.

Tobacco Product

Any product containing, made, or derived from tobacco or nicotine that is intended for human consumption, whether smoked, heated, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, including, but not limited to, cigarettes, e-cigarettes (with or without flavoring), cigars, little cigars, chewing tobacco, pipe tobacco, or snuff or vaping accessories. "Tobacco Product" shall include any component, part, or accessory of the foregoing, whether or not sold separately. "Tobacco Product" does not include a product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product or for other therapeutic purposes where the product is marketed and sold solely for such an approved purpose.

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Tobacco Store (or Smoke Shop)

A retailer, wholesale business, establishment, facility, or any person(s) or location that: (1) sells, offers for sale or offers to exchange for any form of consideration, tobacco, Tobacco Products or Tobacco Paraphernalia; and (2) has fifteen percent (15%) or more of the square feet in the establishment used for the sale, marketing, or display of tobacco, Tobacco Products or Tobacco Paraphernalia.

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Tree Expert

A California Registered Professional Forester or an arborist certified by the Western Chapter of the International Society of Arborists.

Truck (Large)

A truck weighing 11,500 pounds or more unloaded.

ZONING ORDINANCE CHAPTER 4 CHANGES

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Table 4.A Uses Permitted Within Residential Districts

Legend

- Not Permitted in This District
- P Permitted Subject to Consistency Assessment
- C Permitted Subject to Approval of a Conditional Use Permit Application

USE	E	R-E	R-1	R-2	R-3
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. Accessory Dwelling Unit/Junior Accessory Dwelling Unit (ADU/JADU) (per State Law)	P	P	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.	■	■	■	■	■
1. Marijuana Uses, as defined under Section 1.190 and subject to the provisions of Section 11.30 are regulated in the residential districts.	■	■	■	■	■
<u>2. Smoke Shops, Hookah Lounges, and Tobacco Stores</u>	■	■	■	■	■
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.					

ZONING ORDINANCE CHAPTER 5 CHANGES

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Table 5.A Uses Permitted Within Commercial Districts

Legend

- Not Permitted in This District
- P Permitted Subject to Consistency Assessment
- C Permitted Subject to Approval of a Conditional Use Permit Application

USE	GC	NC	DC
B. Commercial Uses			
87. Shopping centers	C	C	C
88. Shoe stores (sales and repairs)	P	P	P
89. Second-hand stores/pawn shops	P	■	P
90. Service station (without convenience sales) subject to Section 11.220 of this Title)	P	P	P
91. Service stations with convenience store, with or without alcoholic beverage sales	C	C	C
<u>92. Smoke Shops, Hookah Lounges, and Tobacco Stores</u>	■	■	■
92. Sporting good stores	P	P	P
93. Stamp and coin shops	P	P	P
94. Stationary stores	P	P	P

ZONING ORDINANCE CHAPTER 6 CHANGES

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Table 6.A Uses Permitted Within Employment Districts

Legend

- Not permitted in this district
- P Permitted subject to Consistency Assessment
- C Permitted Subject to approval of a Conditional Use Permit application

Uses	BP	I
A. MANUFACTURING USES		
C. COMMERCIAL USES AND SERVICES		
30. Plumbing shops and supplies	P	P
31. Recycling facilities (large collection facilities and processing facilities)	■	C
32. Restaurants (including drive-in/drive-through)	P	P
33. Restaurants other than fast foods (Refer to Section 11.50 of this Title);		
a. With entertainment and/or serving alcoholic beverages, including upgrading an existing ABC license (e.g., beer and wine license to a hard liquor license)	C	C
b. Without entertainment and/or serving alcoholic beverages	P	P
34. Service stations (subject to Section 11.220 of this Title)	C	C
35. Sign painting shops	P	P
36. Smoke Shops, Hookah Lounges, and Tobacco Stores	■	■
36. Tattoo parlors	C	C
37. Truck wash	■	C
38. Truck (tractor only) and RV wash (self or full-service)	C	C
39. Tire retreading and recapping	■	C
40. Tire shops (retail and service)	C	P
41. Vending machine service and repair	P	P
42. Veterinary offices and animal hospitals including exterior kennels, pens or runs	C	C

ZONING ORDINANCE CHAPTER 11 CHANGES

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11.310 ADEQUATE STORAGE OF FIREARMS WITHIN THE COMMERCIAL DISTRICTS

1. Purpose

The purpose of this section is to regulate the adequate storage of firearms within Zone Districts permitting firearms sales and repair to prevent burglary and theft.

2. General Requirements

No person shall engage in the business of selling, offering for sale, or displaying for sale, or storing preparatory for sale, any firearms within the City of Shafter unless the person has fully complied with the following:

The seller shall have obtained a permit from the Chief of Police authorizing the storage of firearms within the City of Shafter. The permit shall be issued only upon a showing that the seller has taken steps to ensure the safety of his or her firearms from burglary and theft.

3. Fee

To be set and adjusted by City Council action. The fee shall be paid at the time the application is obtained from the Chief of Police and is nonrefundable.

4. Revocation

A permit issued under the provisions of this chapter shall be revoked by the Chief of Police upon proof to his satisfaction of a violation by the holder of such permit of this chapter, or any ordinance of the City of Shafter or law of the state regulating or establishing standards for the commercial sale of firearms.

5. Appeal of Suspension or Revocation

Any such person, whose permit issued under the provisions of this chapter having been so suspended or revoked, shall have the right to appeal to the City Council in writing within three (3) days after notification of such suspension or revocation, or within thirty (30) days after denial thereof, and to be heard by the City Council with relation thereto at its next regular or regular-adjourned meeting, or at a special meeting of the City Council called for such purpose, and the action of the City Council upon such appeal shall be final and conclusive with respect to the suspension or revocation of such permit.

11.320 SMOKE SHOPS, HOOKAH LOUNGES, AND TOBACCO STORES PROHIBITED

1. Purpose

The purpose of this section is to regulate smoke shops, hookah lounges, and tobacco stores. Nothing in this section shall preempt or make inapplicable any provision of state or federal law.

2. Permits and Licenses Prohibited

No permit or any other applicable license or entitlement for use, nor any business license, shall be approved or issued for the establishment, maintenance or operation of smoke shops, hookah lounges, tobacco stores, or similar uses within the City.

3. Public Nuisance

The establishment, maintenance or operation of smoke shops, hookah lounges, and tobacco stores within the City of Shafter is declared to be a public nuisance and may be abated by the City either pursuant to the City of Shafter Municipal Code or any other available legal remedies, including but not limited to declaratory relief and civil injunctions.

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DATE: May 13, 2025
TO: Planning Commission
FROM: Planning Department
SUBJECT: Tentative Tract Map No. 7463

RECOMMENDATION:

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

APPLICANT

QK
5080 California Ave, Ste 220
Bakersfield, CA 93309

OWNER

Millrose Properties California, LLC
5 River Park Place East, Suite 210
Fresno, CA 93720

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

PROJECT DATA:

1. General Plan Designation: The Mission Lakes property is part of a larger area that has been designated as "Specific Plan" in the City of Shafter General Plan. According to the Land Use Plan of the Mission Lakes Specific Plan, the project area consists of Planning Area 5, 6 and 10. PA-5 and 6 are for Low Density Residential (LDR) land uses, and PA-10 is for recreational land uses.
2. Zoning: The project area is designated as Mission Lakes Specific Plan (SP-2) in the City of Shafter Development Code.
3. Acreage: Approximately 181.44 acres (gross); approximately 86.5 acres (net)
4. Proposed Number of Lots: 548 single-family residential lots (578 total lots)
5. Elementary School District: Norris School District
6. Jr. High School District: Norris School District
7. High School District: Kern County High School District
8. Park District: North of the River Recreation and Parks District

BACKGROUND:

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

PUBLIC HEARING

PROJECT ANALYSIS:

The project site is located on the southeastern edge of the City, north of 7th Standard Road and within the Mission Lakes Specific Plan. Mission Lakes is envisioned as a master-planned community containing a maximum of 5,334 dwelling units at full build-out. It includes a major commercial center; locations for an elementary and middle school, public recreation facilities, an extensive system of landscaped public walkways; and parks.

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

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

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

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

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

Around Tract 7463, Mission Lakes Boulevard will be developed as an arterial street with four travel lanes, two auxiliary/bike lanes, a landscaped median, and a primary paseo

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

PROJECT REVIEW:

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

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

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

MISSION LAKES SPECIFIC PLAN CONSISTENCY:

The proposed residential project is consistent with the adopted Mission Lakes Specific Plan, and the lot size, configuration, and density requirements meet the standard for Planning Areas 5, 6, and 10, as identified in the Specific Plan. The circulation plan, street configuration, trails, parks, landscaping, and proposed improvements are all consistent with the Mission Lakes Specific Plan and approved amendments.

MINERAL RIGHTS:

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

PUBLIC COMMENTS:

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

CEQA:

The proposed Tentative Tract Map includes residential development consistent with the adopted Mission Lakes Specific Plan. Therefore, the project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457. The project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the Mission Lakes Specific Plan in 2005 (SCH No. 2004101029). The certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract No. 7463 as adopted in the Mission Lakes Specific Plan.

FINDINGS:

1. The Planning Commission finds that Tentative Tract No. 7463, with the Conditions of Approval, is consistent with the Shafter General Plan and the Mission Lakes Specific Plan.
2. The Planning Commission finds the proposed subdivision is in substantial conformity with the Subdivision Map Act, and with Title 16 (Subdivision Ordinance) of the Shafter Municipal Code. The proposed lots are in substantial conformance with the provisions of City Ordinances and all lots will have adequate access to public streets, water lines, fire hydrants, drainage facilities, and utilities.
3. The project's uses and design are compatible with projects adjacent to the Mission Lakes Specific Plan.
4. The project contributes to the design qualities expected under the Mission Lakes Specific Plan.
5. The project has demonstrated compliance with the policies of the City of Shafter 2005 General Plan.
6. The attached Conditions of Approval are deemed necessary for the safety and welfare of the community and to ensure reasonable surface access is provided for oil and gas exploration and production within the Mission Lakes Specific Plan.
7. The project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457.

ALTERNATIVES:

The Planning Commission is only an advisory body when it comes to processing projects under the Subdivision Map Act. As such, the Planning Commission can only make recommendations to the City Council, which is the City's legislative authority in

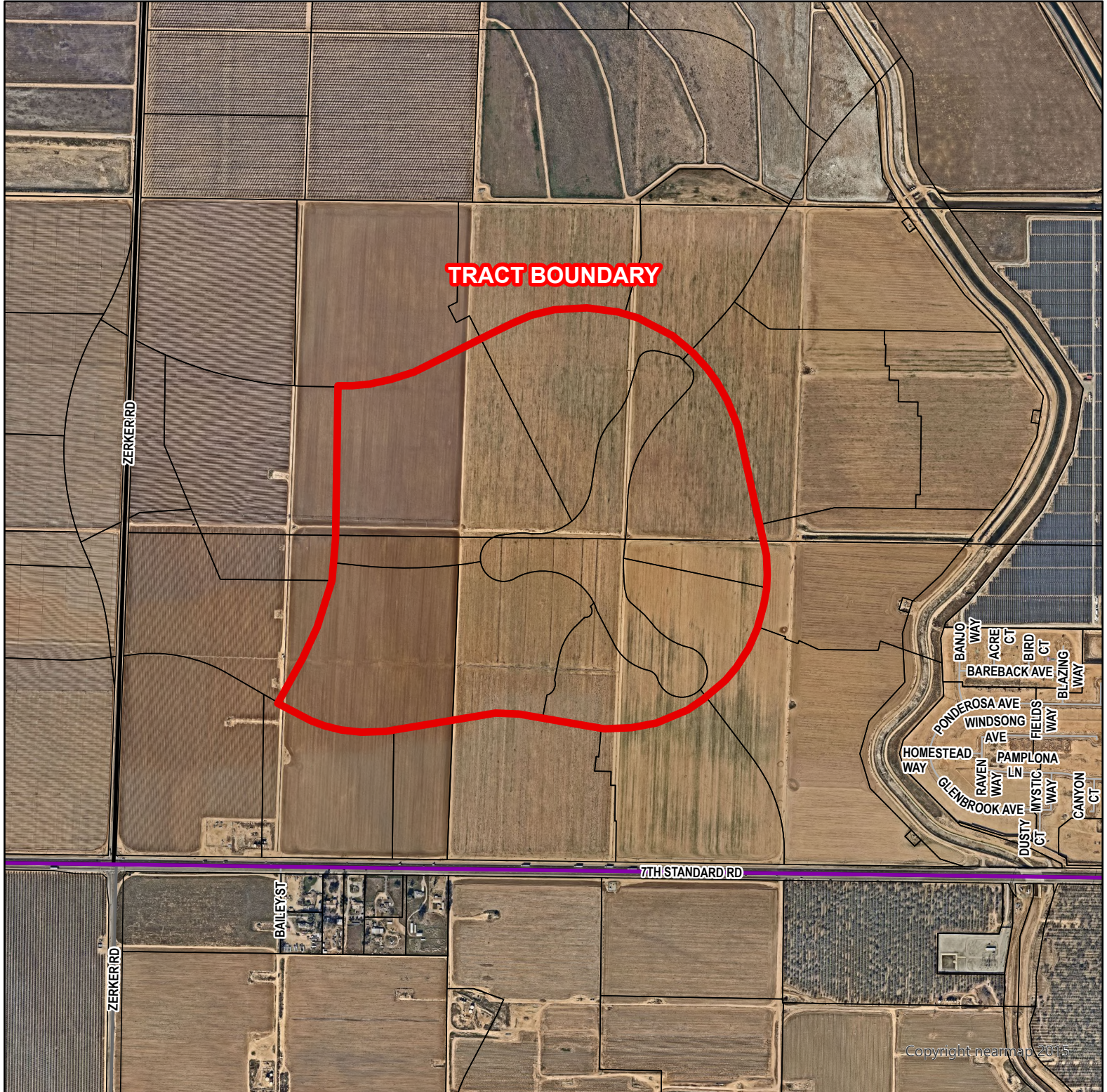
these matters. The Planning Commission could recommend denial to the City Council. However, a City can only deny a Tract Map if the project is not in compliance with applicable City codes and ordinances or the Subdivision Map Act. This project is in compliance with all applicable development standards and policies of the City of Shafter. Staff, in partnership with other advising agencies and affected parties have prepared conditions of approval and alterations to the proposed project that make this an acceptable and locally compatible development. Staff does not recommend the alternative option.



ATTACHMENTS

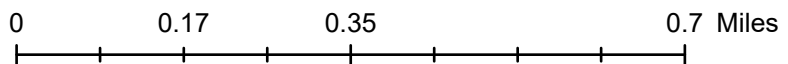
EXHIBIT

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

TRACT NO. 7463 VICINITY MAP



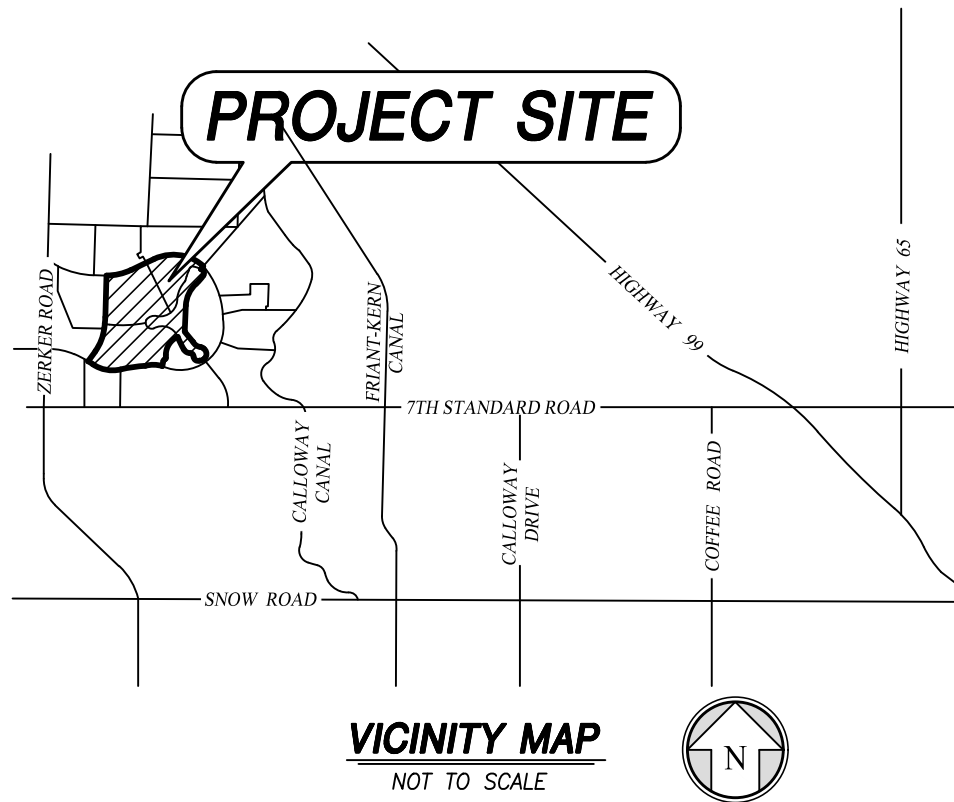
-  Site Locations
-  City Limits



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

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025



GENERAL NOTES:

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

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

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

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

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

DRAINAGE FROM THE PROJECT SITE WILL BE DIRECTED TO TWO ONSITE BASINS (LOTS 'Y' & 'Z') LOCATED IN THE NORTHEAST PORTION OF PARCEL 26 AND THE EASTERLY PORTION OF PARCEL 28 OF PARCEL MAP NO. 11314.

THERE ARE NO FUTURE SIGNALS.

EASEMENTS:

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

ALTERNATE STREET NAMES:

ARROWHEAD RIVER FROG
FALCON SAILVIEW
FISH HAVEN SEAGLASS
MOLLUSK

TOTAL SITE DATA:

LOT SIZES:
PARKS (LOTS 'A' & 'B') 3.32 NET ACRES
BASINS (LOTS 'Y' & 'Z') 2.43 NET ACRES
WATER WELL SITE (LOT 'BB') 20,000 NET S.F.
LDR (LOW DENSITY RESIDENTIAL) 4,000 S.F. MINIMUM
PARKS/RECREATION (LOT 'AA') 44.32 NET ACRES

NUMBER OF LOTS 578
NUMBER OF BUILDABLE LOTS 548
NUMBER OF NON-BUILDABLE LOTS 6
LANDSCAPE LOTS 24

AREAS GROSS - PA-5 109.16 ACRES GROSS
AREAS GROSS - PA-6 28.27 ACRES GROSS
AREAS GROSS - PA-10 44.01 ACRES GROSS
AREAS GROSS - TOTAL 181.44 ACRES GROSS
AREAS NET 86.50 ACRES NET
NET DENSITY: PA-5 & PA-6 LDR: 548 LOTS 4-7.5 DU/AC PER THE MISSION LAKES SPECIFIC PLAN
86.50 ACRES NET 6.3 DU/AC

EXISTING USE AGRICULTURE
PROPOSED USE SINGLE FAMILY RESIDENTIAL, PARKS AND BASINS
EXISTING/PROPOSED ZONING MISSION LAKES SPECIFIC PLAN
EXISTING/PROPOSED LAND USE DESIGNATION: LDR (PA-5 & PA-6) AND PARKS/RECREATION (PA-10) 536-010-88, 536-010-89, 536-010-63, 536-010-36, 536-010-37, 536-010-40, 536-010-69, & 536-010-70
ASSESSOR PARCEL NUMBERS OILDALE MUTUAL WATER COMPANY
CITY OF SHAFTER/NORTH OF THE RIVER
PACIFIC GAS & ELECTRIC
SOUTHERN CALIFORNIA GAS COMPANY
AT&T
CHARTER COMMUNICATIONS (SPECTRUM)
CITY OF SHAFTER

WATER (INCLUDING FUTURE LAKES) NORRIS SCHOOL DISTRICT
SEWER NORRIS SCHOOL DISTRICT
ELECTRICITY KERN COUNTY HIGH SCHOOL DISTRICT
GAS
TELEPHONE
CABLE
FIBER
SCHOOL DISTRICTS:
ELEMENTARY
JR. HIGH
HIGH SCHOOL

OWNER:

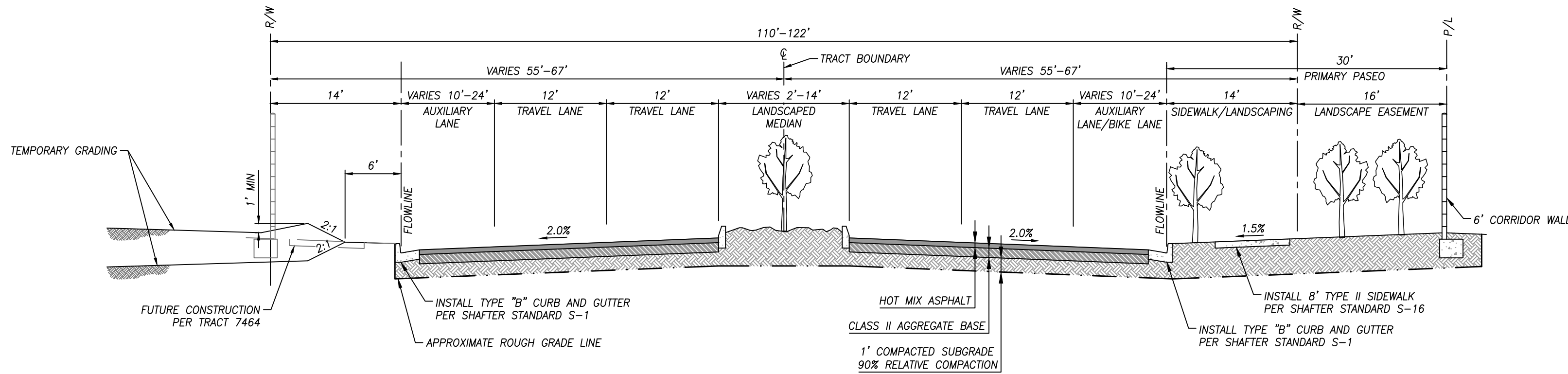
MILLROSE PROPERTIES CALIFORNIA, LLC
8080 N. PALM AVE., STE. 110
FRESNO, CA 93711
(559) 447-3400

SUBDIVIDER:

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

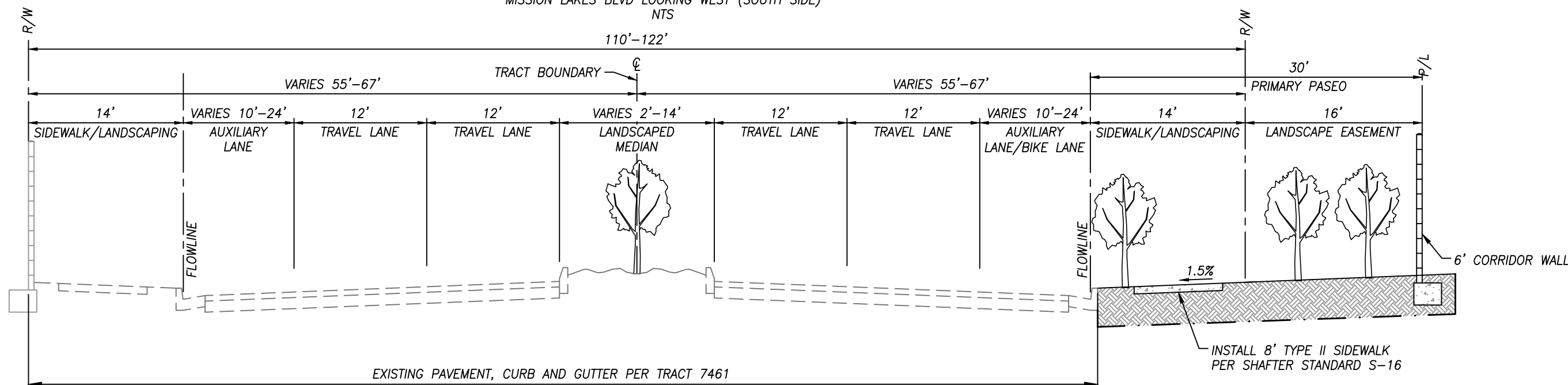
MINERAL RIGHTS OWNER:

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



A ARTERIAL (WITH MEDIAN & SINGLE PRIMARY PASEO)

MISSION LAKES BLVD LOOKING EAST (NORTH SIDE)
MISSION LAKES BLVD LOOKING WEST (SOUTH SIDE)
NTS



B ARTERIAL (WITH MEDIAN & SINGLE PRIMARY PASEO)

MISSION LAKES BLVD
LOOKING WEST (SOUTH SIDE) AT TRACT 7461
NTS

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



PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189
DATE: 02/05/2025

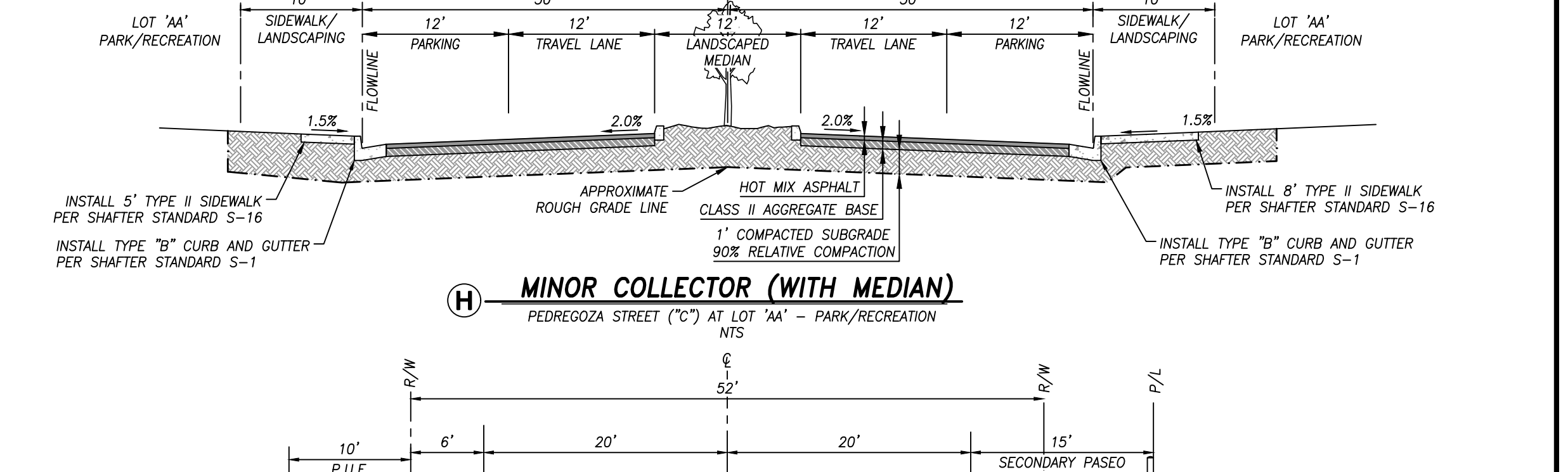
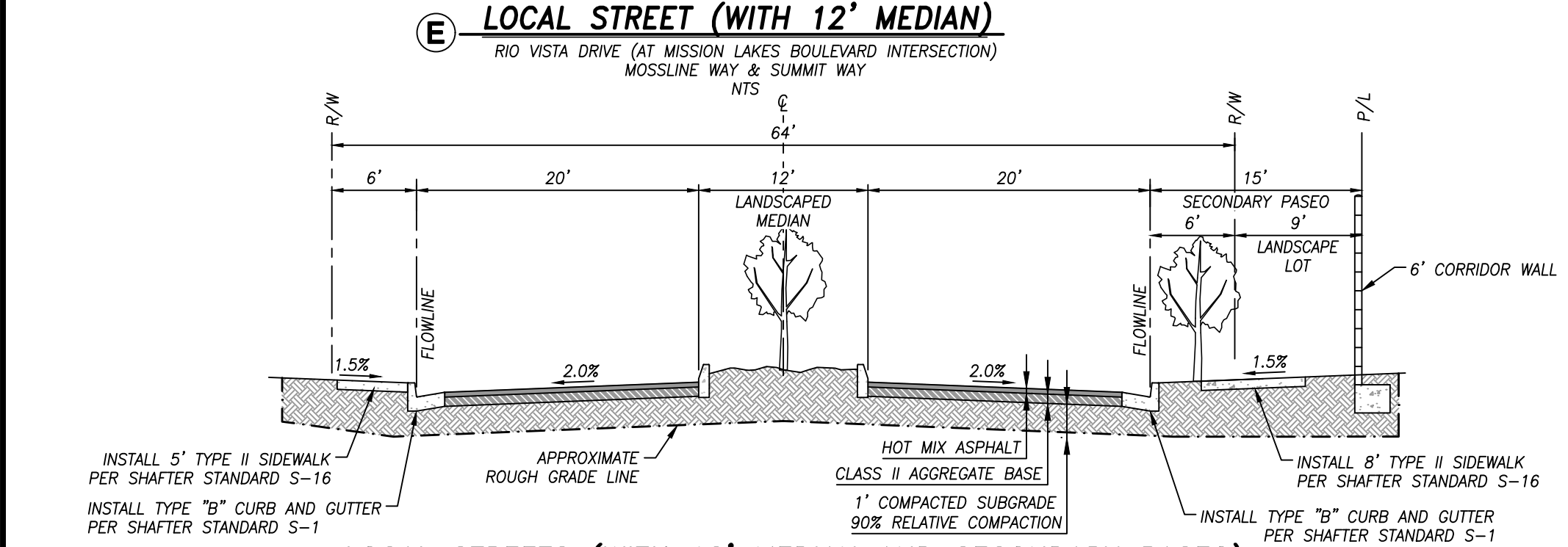
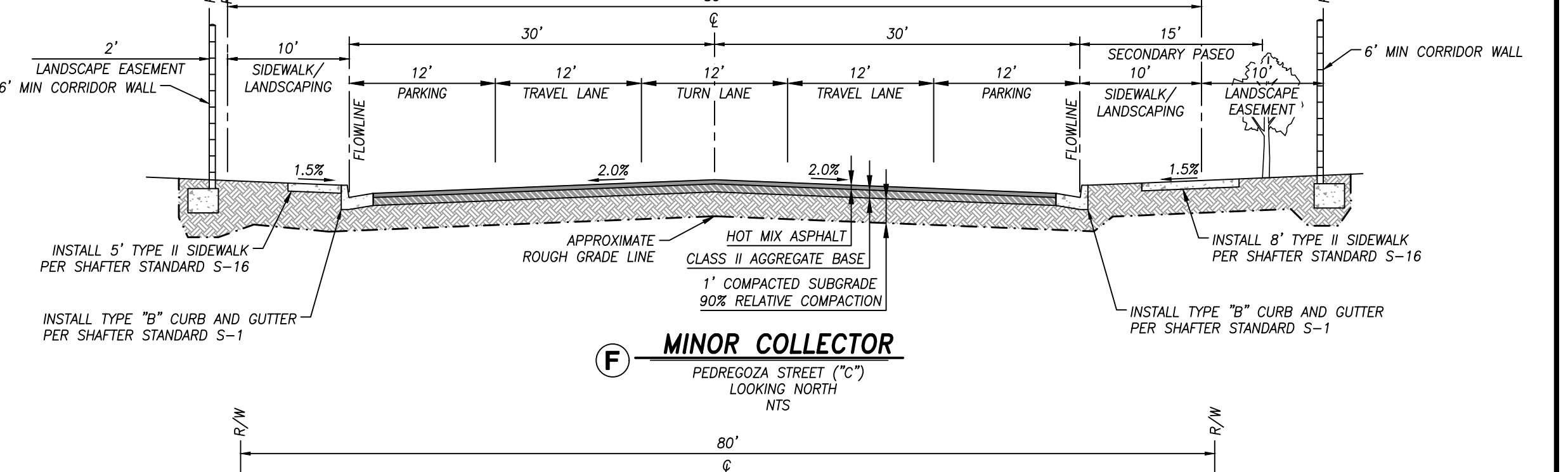
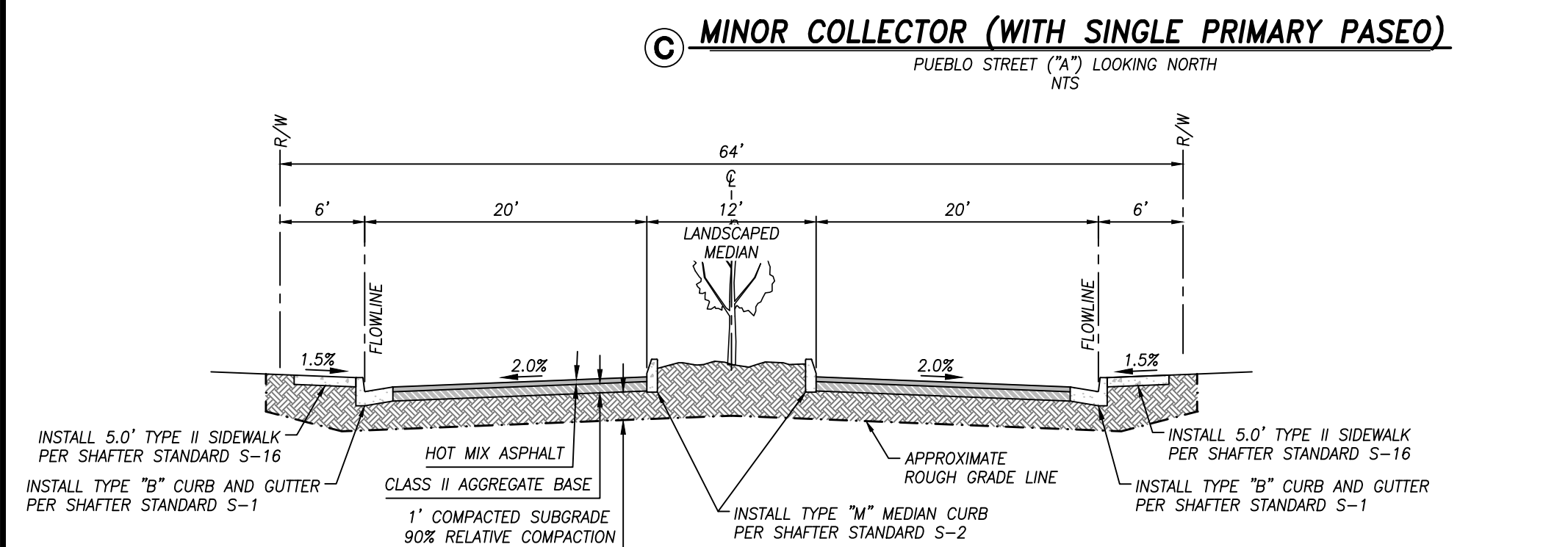
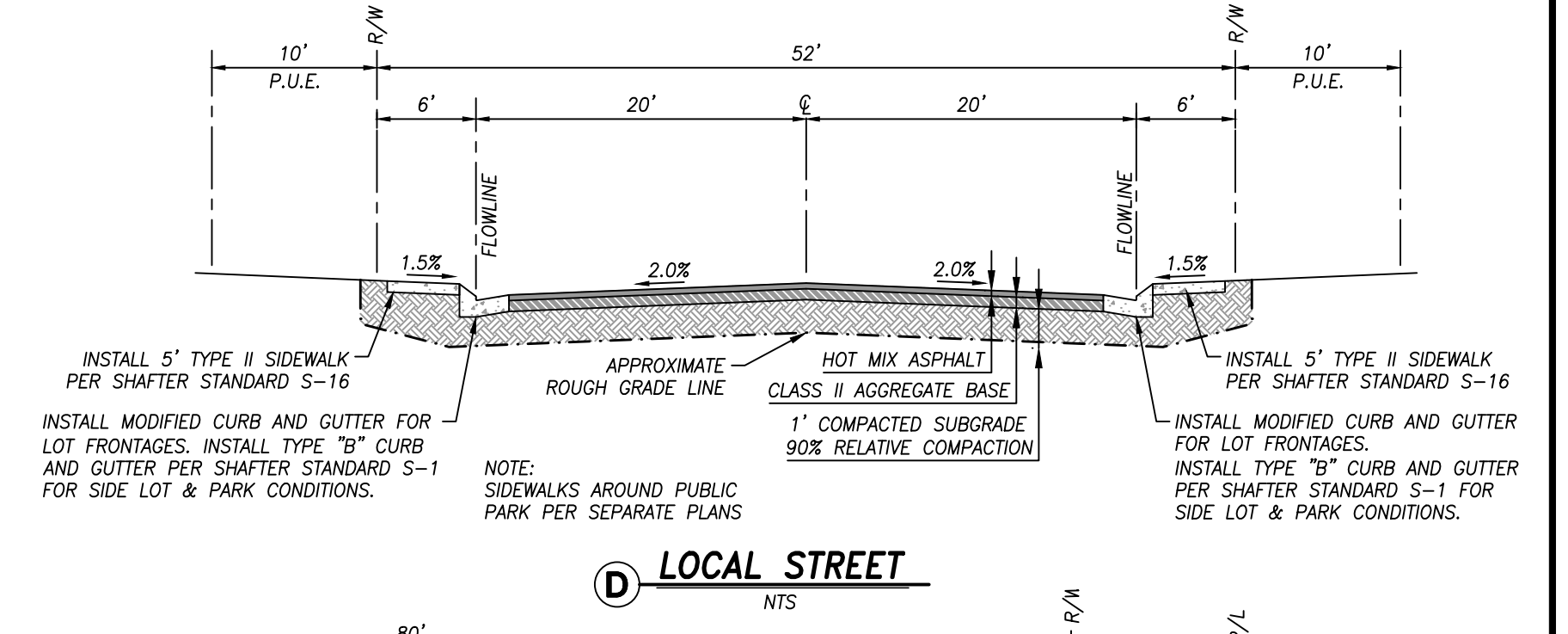
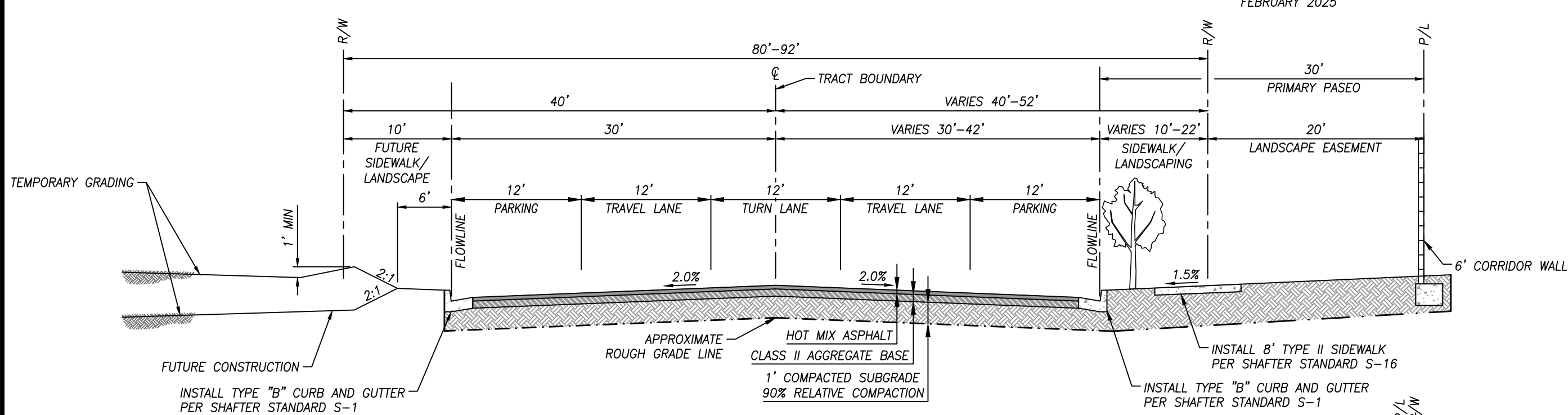


WWW.QKINC.COM
1-800-955-7599
BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA

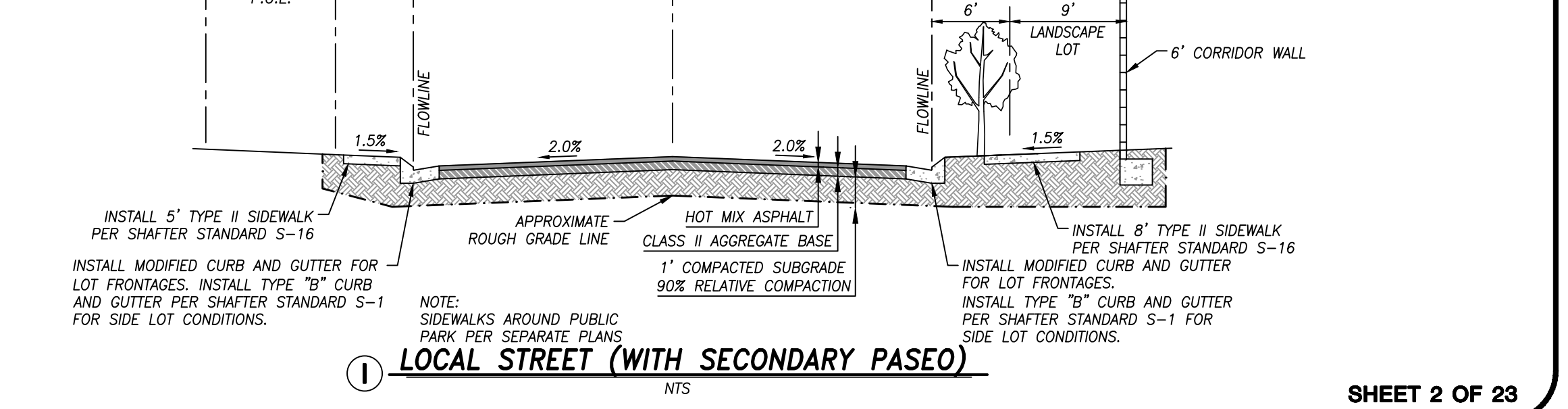
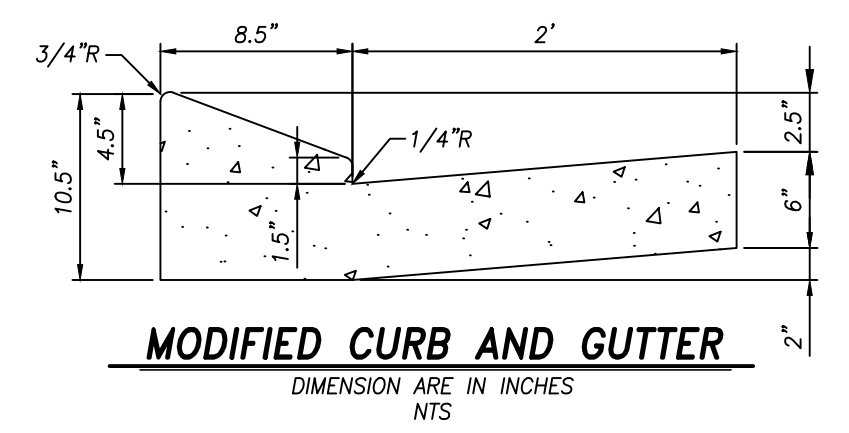
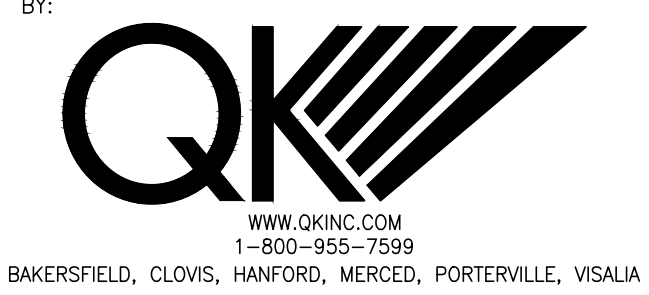
APPROVED
By Ravi S. Pudipeddi at 5:50 pm, Feb 23, 2025

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025



PROJECT SURVEYOR:
 Kristie M. Achee, P.L.S. 8189
 DATE: 02/05/2025



TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, FEBRUARY 2025

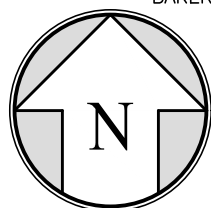
LEGEND:

- CENTERLINE, STREET
- - - EXISTING LOT LINE
- - - EXISTING RIGHT OF WAY
- K.C.R. KERN COUNTY RECORDER
- NATURAL TRAIL, PASEO AND LANDSCAPE EASEMENT
- PLANNING AREA (PA-5) BOUNDARY PER MISSION LAKES SPECIFIC PLAN
- PLANNING AREA (PA-6) BOUNDARY PER MISSION LAKES SPECIFIC PLAN
- PLANNING AREA (PA-10) BOUNDARY PER MISSION LAKES SPECIFIC PLAN
- PROPOSED DIRECTION OF STREET FLOW
- - - SECTION LINE
- - - SHEET DIVISION
- SUBDIVISION BOUNDARY
- TOTAL BUILDABLE LOTS
- ()R1 RECORD PER FILED MAP 7-1 RECORDED NOVEMBER 12, 1971 IN BOOK 5, PAGES 13 AND 14, K.C.R., OR CALCULATED THEREFROM.
- ()R2 RECORD PER PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006 IN BOOK 54 OF MAPS, PAGES 149-158, K.C.R., OR CALCULATED THEREFROM.
- ()R3 RECORD PER RECORD OF SURVEY NO. 3222 RECORDED APRIL 11, 2012 IN BOOK 27 OF RECORD OF SURVEYS, PAGE 191, K.C.R., OR CALCULATED THEREFROM.



PROJECT SURVEYOR:

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




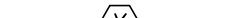
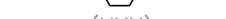

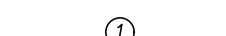



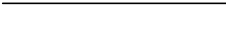





SCALE: 1" = 250'

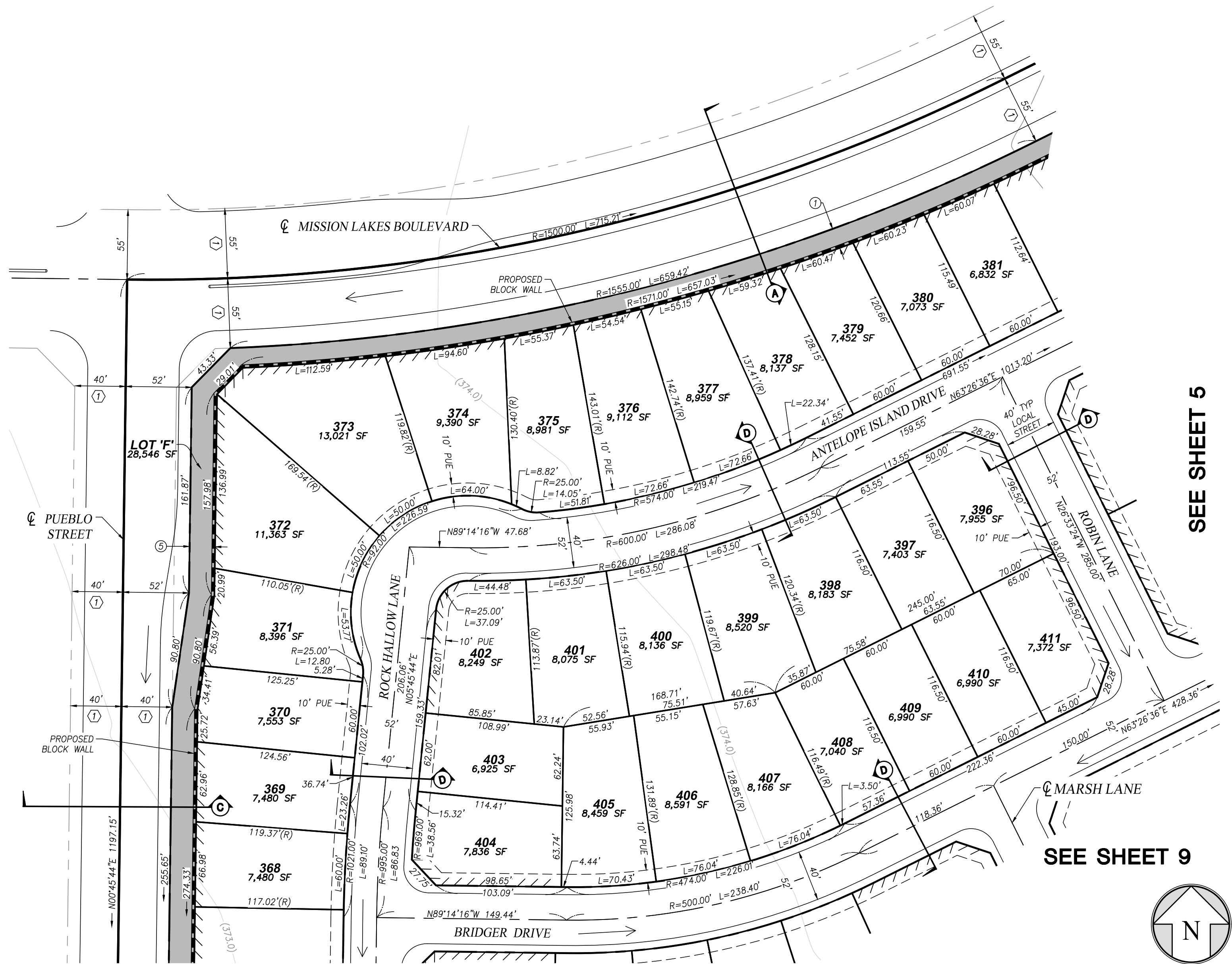


TENTATIVE TRACT NO. 7463

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LEGEND

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



SEE SHEET 5

SEE SHEET 9

SEE SHEET 8

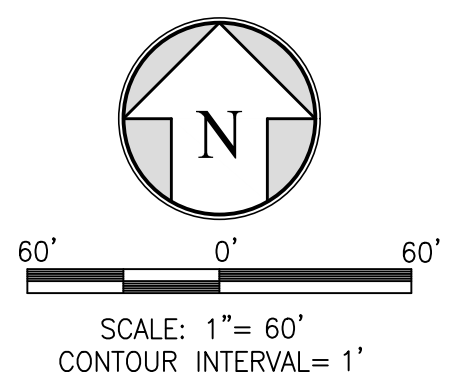


PROJECT SURVEYOR:

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



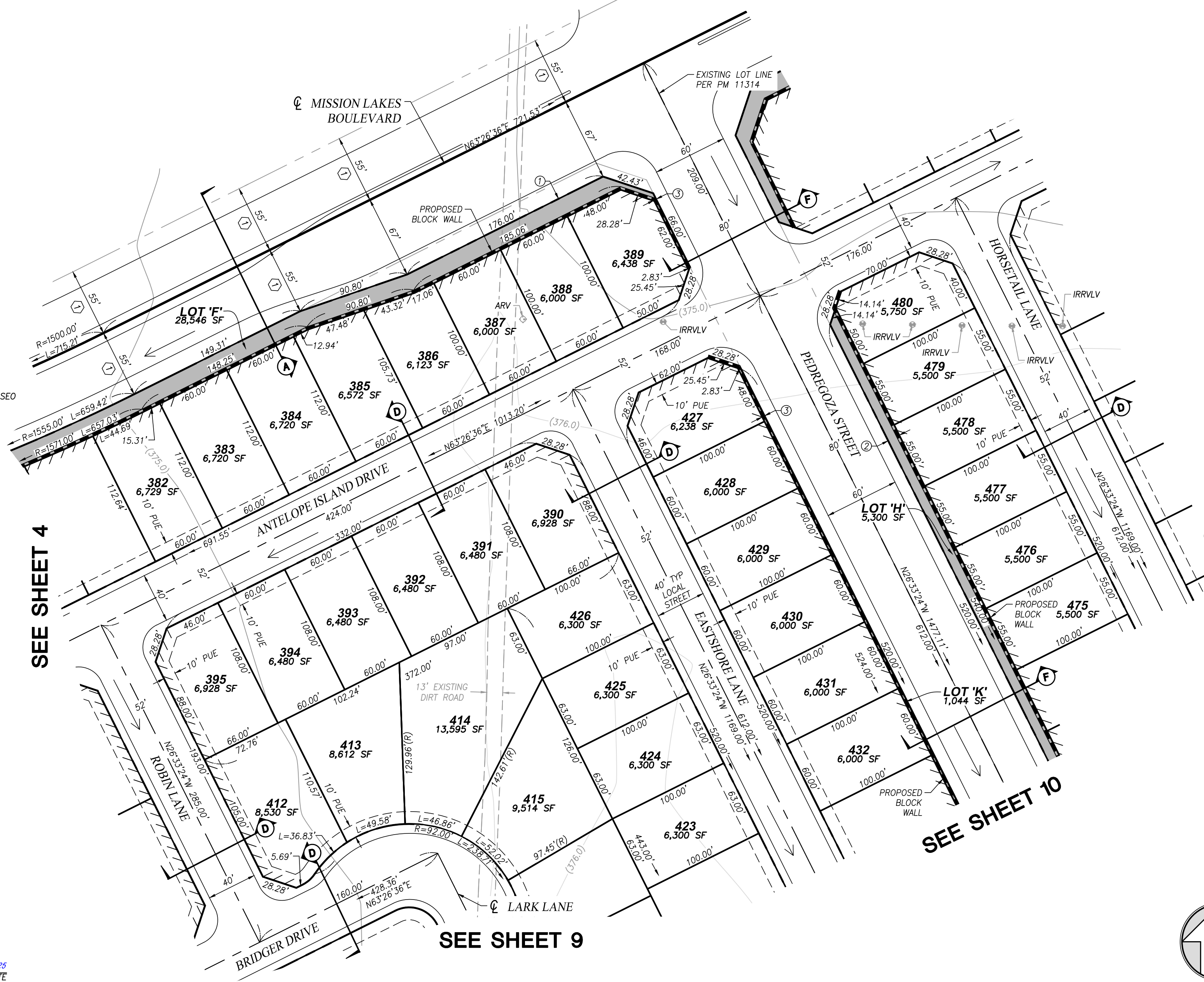
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TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

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



SEE SHEET 6

SEE SHEET 4

SEE SHEET 9

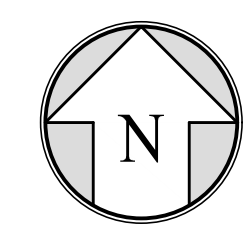
SEE SHEET 10



PROJECT SURVEYOR:

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

DATE
02/05/2025



60' 0' 60'

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

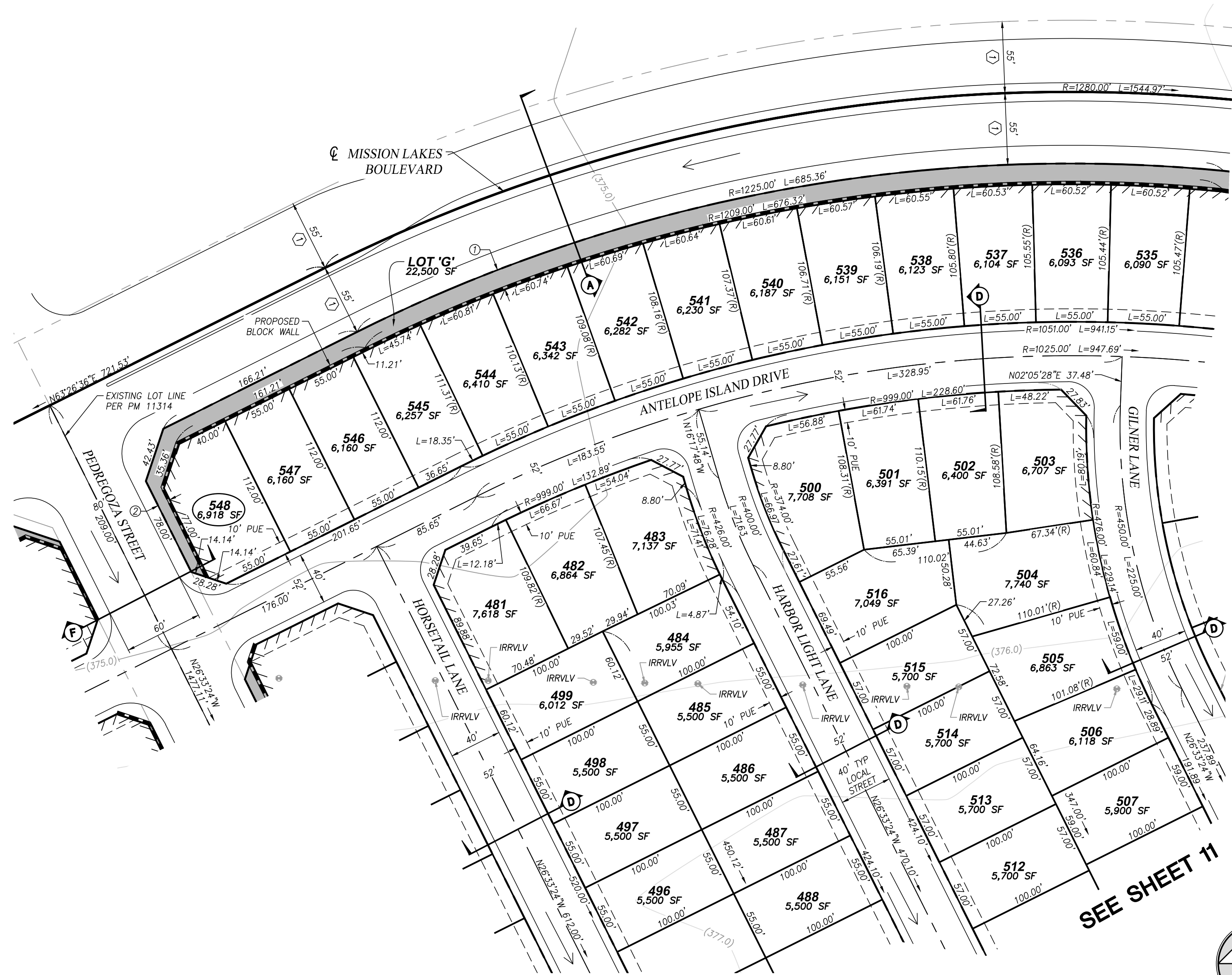
TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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

SEE SHEET 5



SEE SHEET 7

SEE SHEET 11

SEE SHEET 10

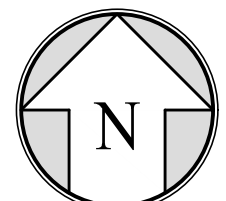


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Kristie M. Achee
 KRISTIE M. ACHEE, P.L.S. 8189 DATE 02/05/2025
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60' 0' 60'
 SCALE: 1" = 60'
 CONTOUR INTERVAL = 1'

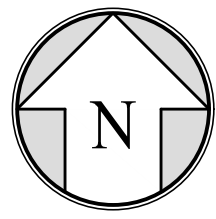
SHEET 6 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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



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



PROJECT SURVEYOR:

Kristie M. Achee

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

02/05/2025

DATE

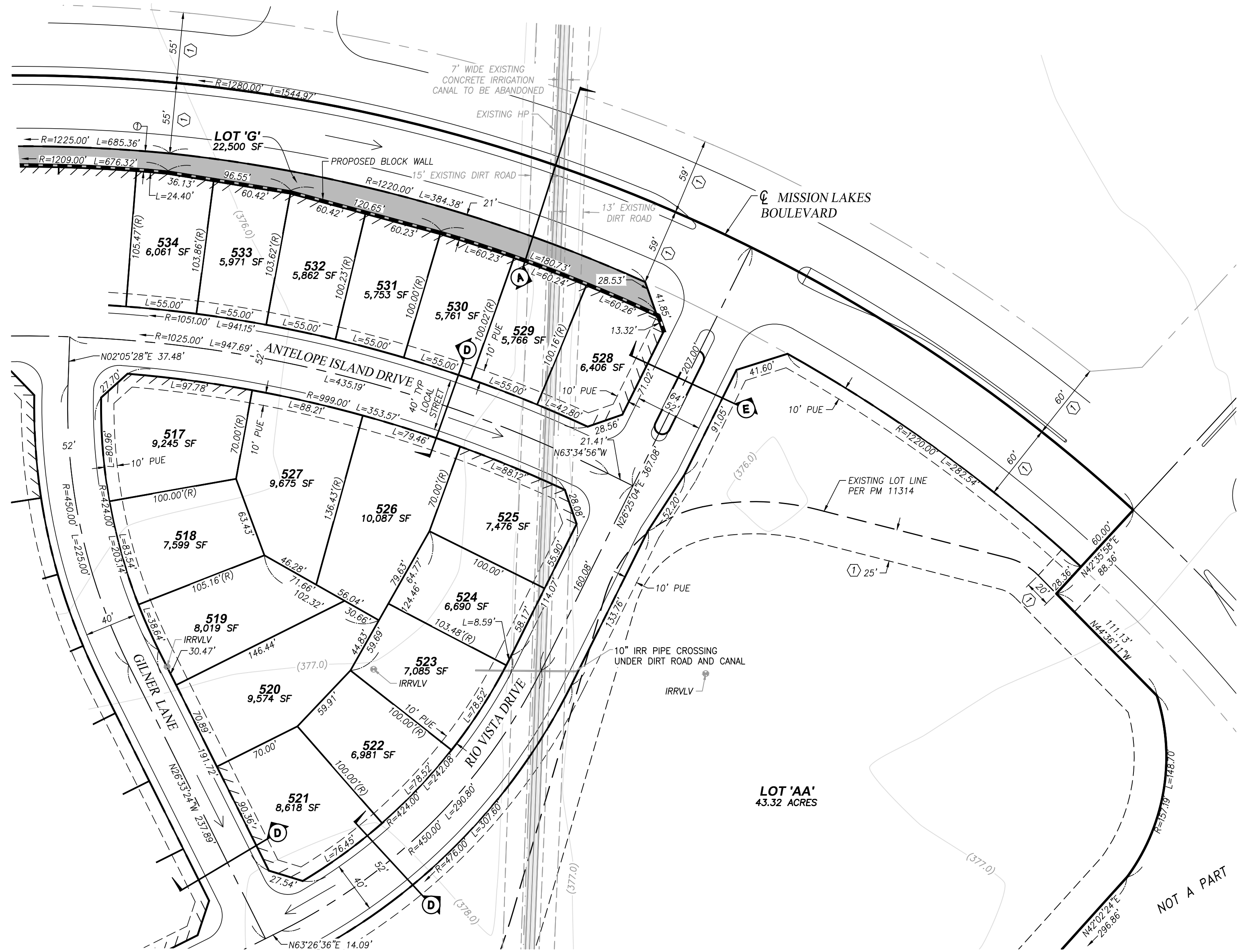
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SEE SHEET 6

SEE SHEET 11



LOT 'AA'
43.32 ACRES

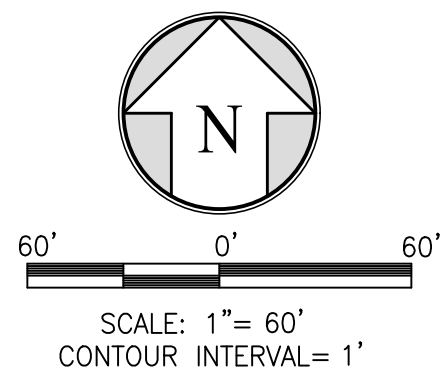
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TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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



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SEE SHEET 9

SEE SHEET 12

SEE SHEET 14

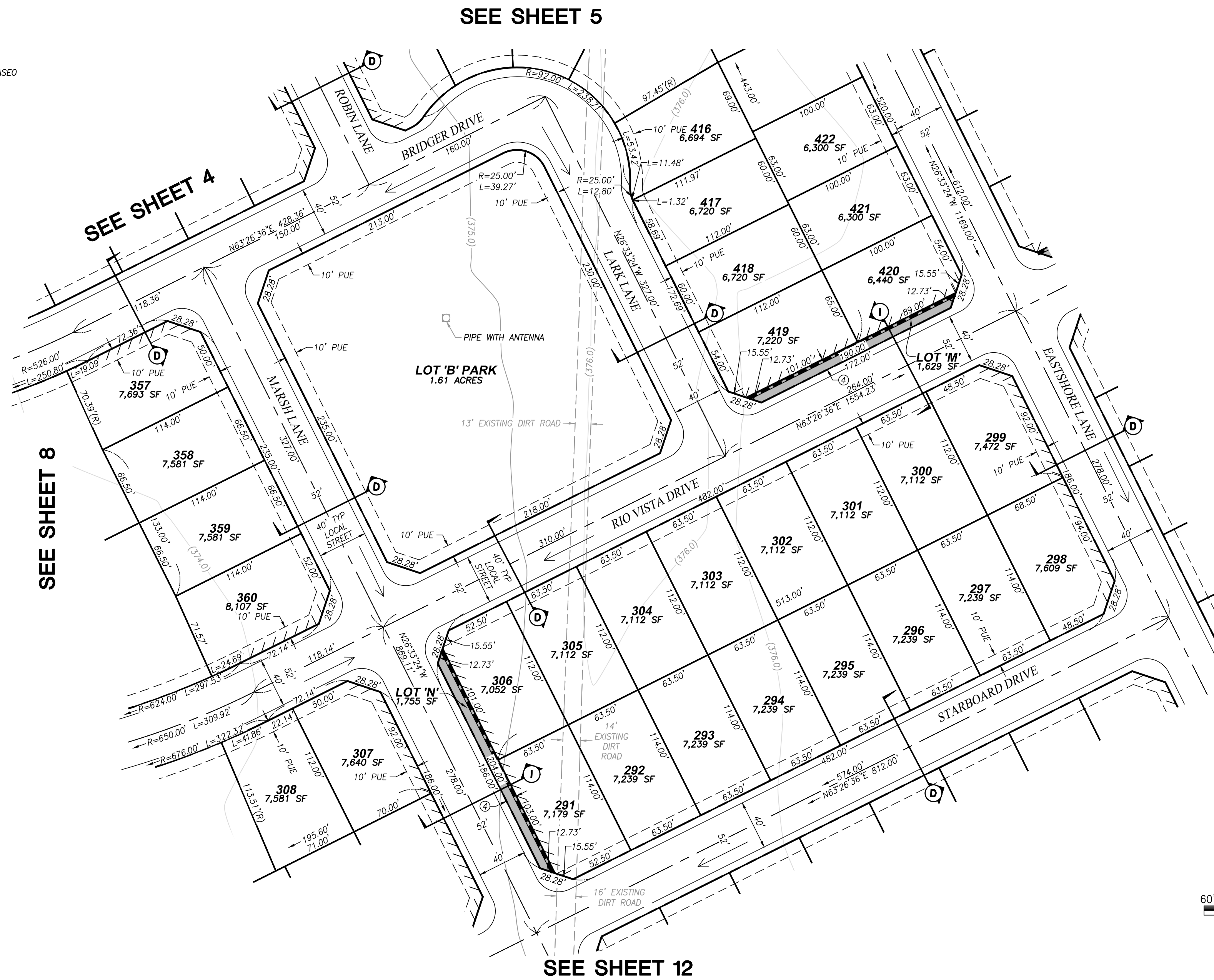
SEE SHEET 12

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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

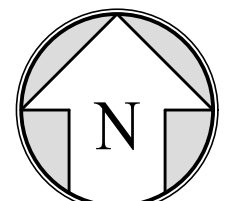


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60' 0' 60'

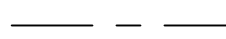

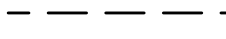




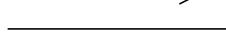
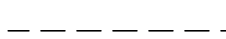




SCALE: 1" = 60'
 CONTOUR INTERVAL = 1'

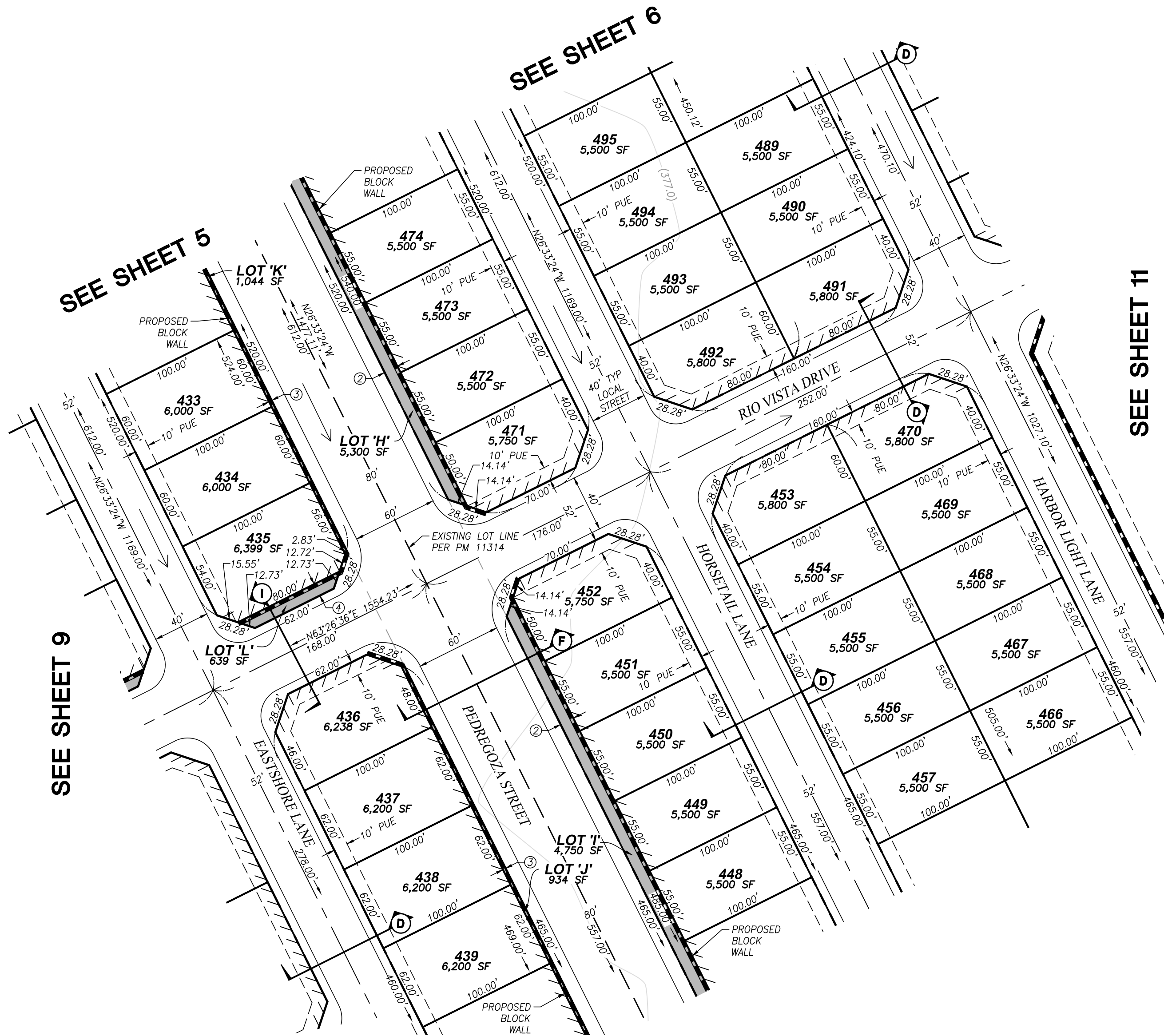
SHEET 9 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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



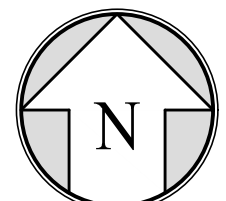
PROJECT SURVEYOR:

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 BY:

02/05/2025
 DATE



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60' 0' 60'














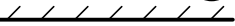
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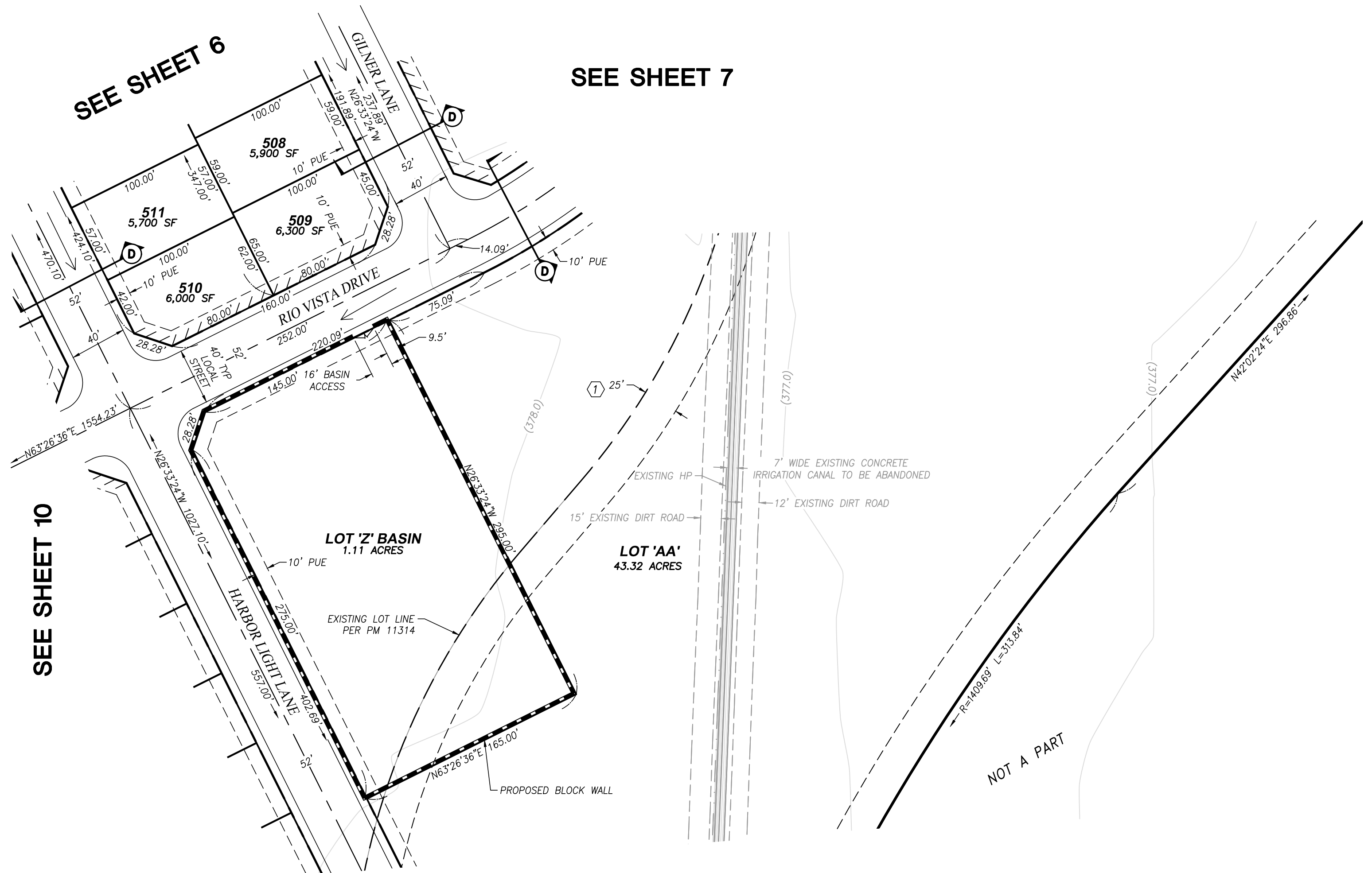
SHEET 10 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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



PROJECT SURVEYOR:

Kristie M. Achee

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

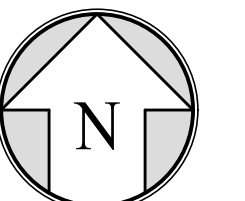
BY:

02/05/2025

DATE



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60' 0' 60'

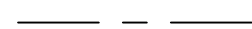







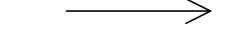









SCALE: 1" = 60'
CONTOUR INTERVAL = 1'

SHEET 11 OF 23

TENTATIVE TRACT NO. 7463

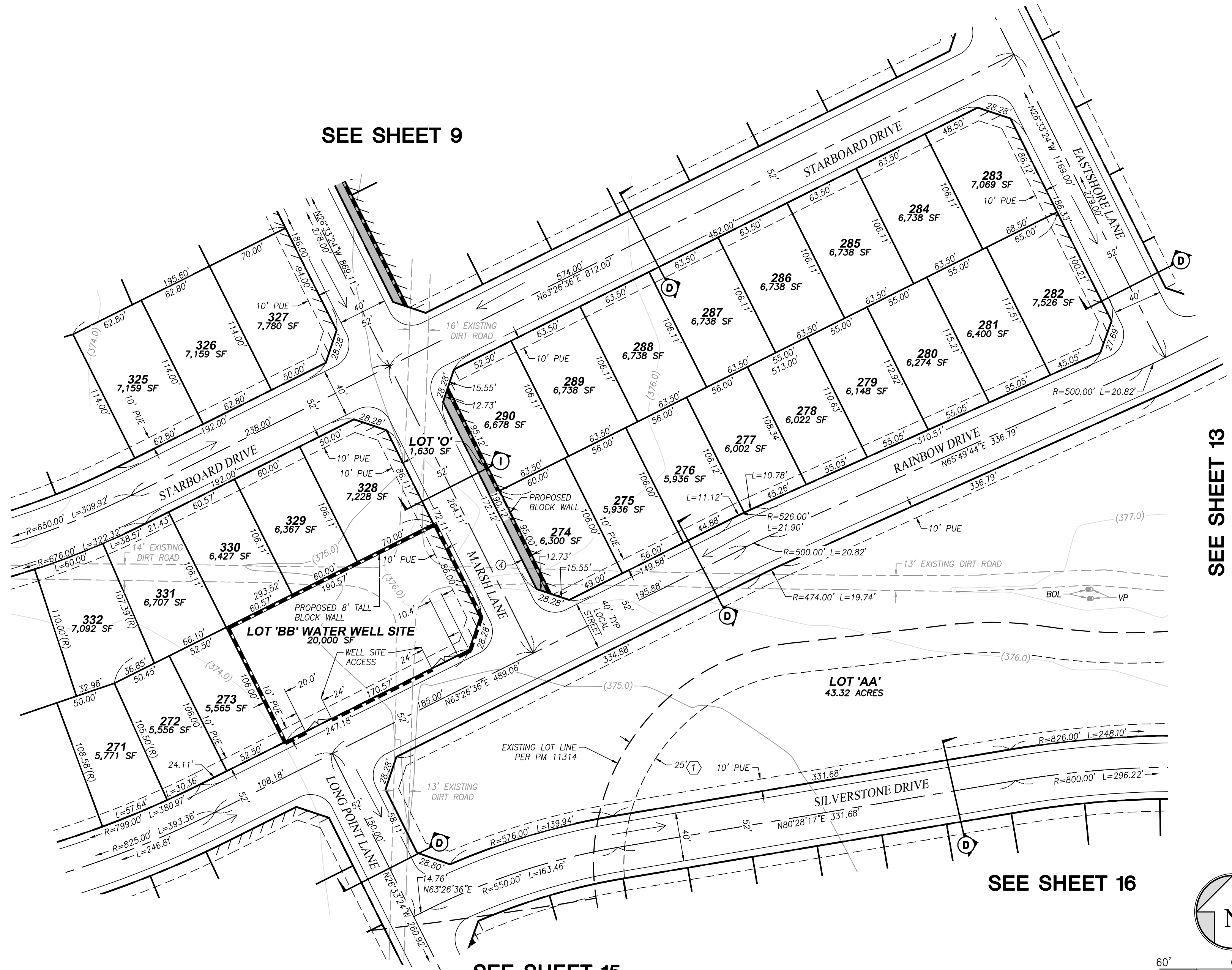
MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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

SEE SHEET 9

SEE SHEET 14



SEE SHEET 13

SEE SHEET 16

SEE SHEET 15

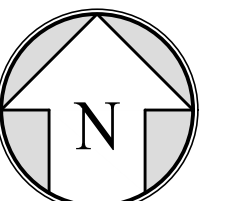


PROJECT SURVEYOR:

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



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

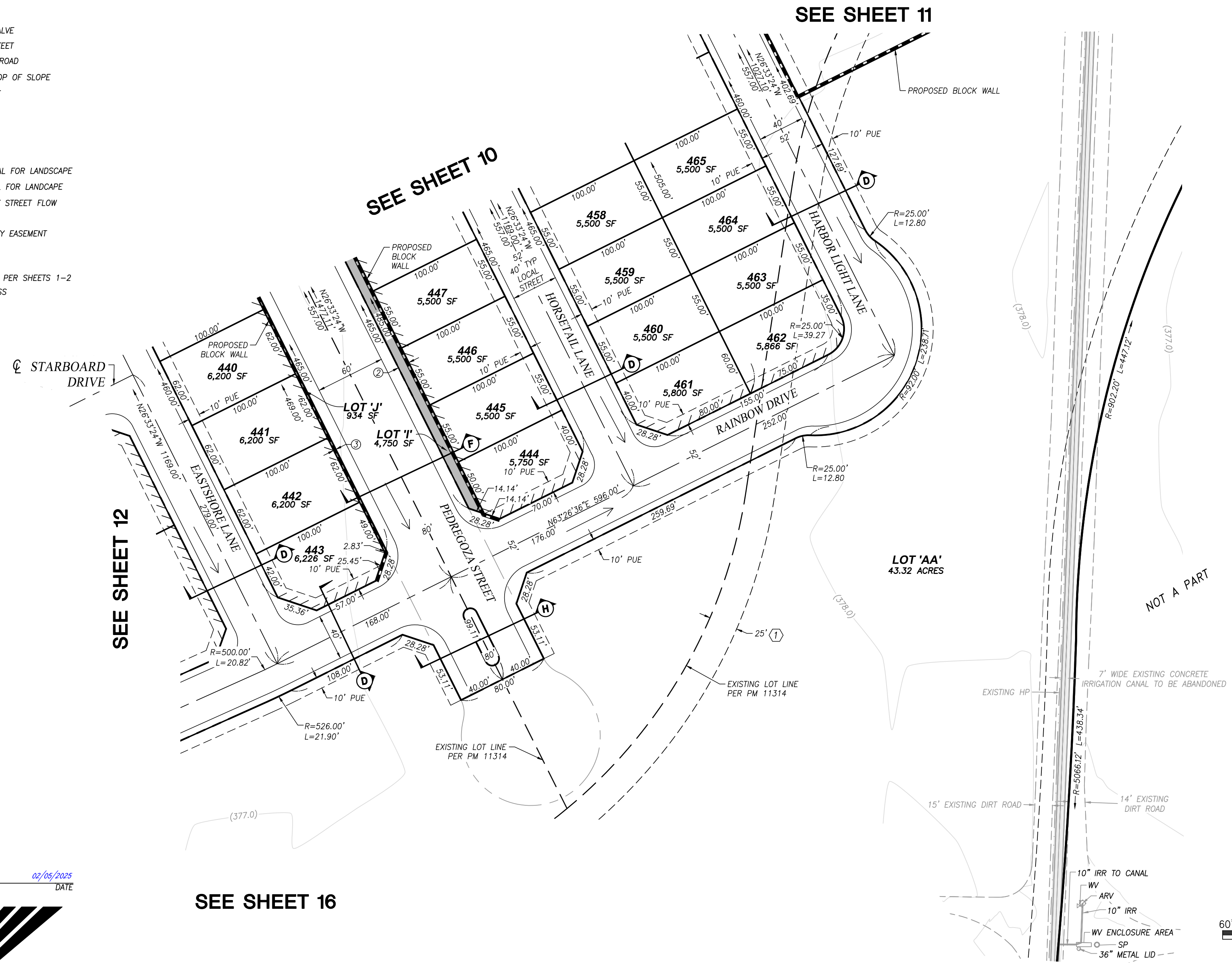
SHEET 12 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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



PROJECT SURVEYOR:

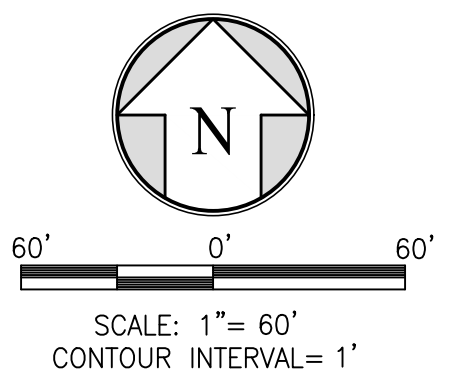
Kristie M. Achee
 KRISTIE M. ACHEE, P.L.S. 8189 DATE 02/05/2025
 BY:



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SEE SHEET 16

SEE SHEET 17



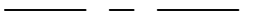


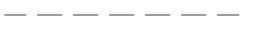
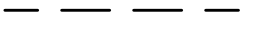



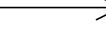






SHEET 13 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

SEE SHEET 8

LEGEND

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



SEE SHEET 12

SEE SHEET 15

SEE SHEET 18

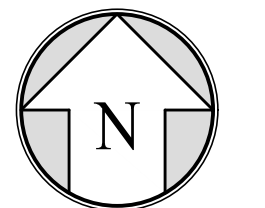


PROJECT SURVEYOR:

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



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

SHEET 14 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

SEE SHEET 12

- LEGEND**
-  CENTERLINE, STREET
 -  EASEMENT, SEE SHEET 1
 -  EXISTING CONTOURS IN FEET
 -  EXISTING EDGE OF DIRT ROAD
 -  EXISTING LOT LINE
 -  PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
 -  PROPOSED BLOCK WALL
 -  PROPOSED DIRECTION OF STREET FLOW
 -  PROPOSED FLOWLINE
 -  PROPOSED PUBLIC UTILITY EASEMENT
 -  RADIAL
 -  TYPICAL STREET SECTION PER SHEETS 1-2
 -  WAIVER OF DIRECT ACCESS

SEE SHEETS 14 & 18



SEE SHEET 16

SEE SHEET 19

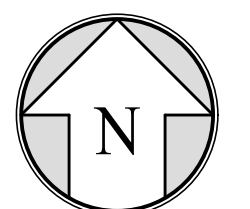


PROJECT SURVEYOR:

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



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



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



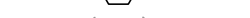











SHEET 15 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

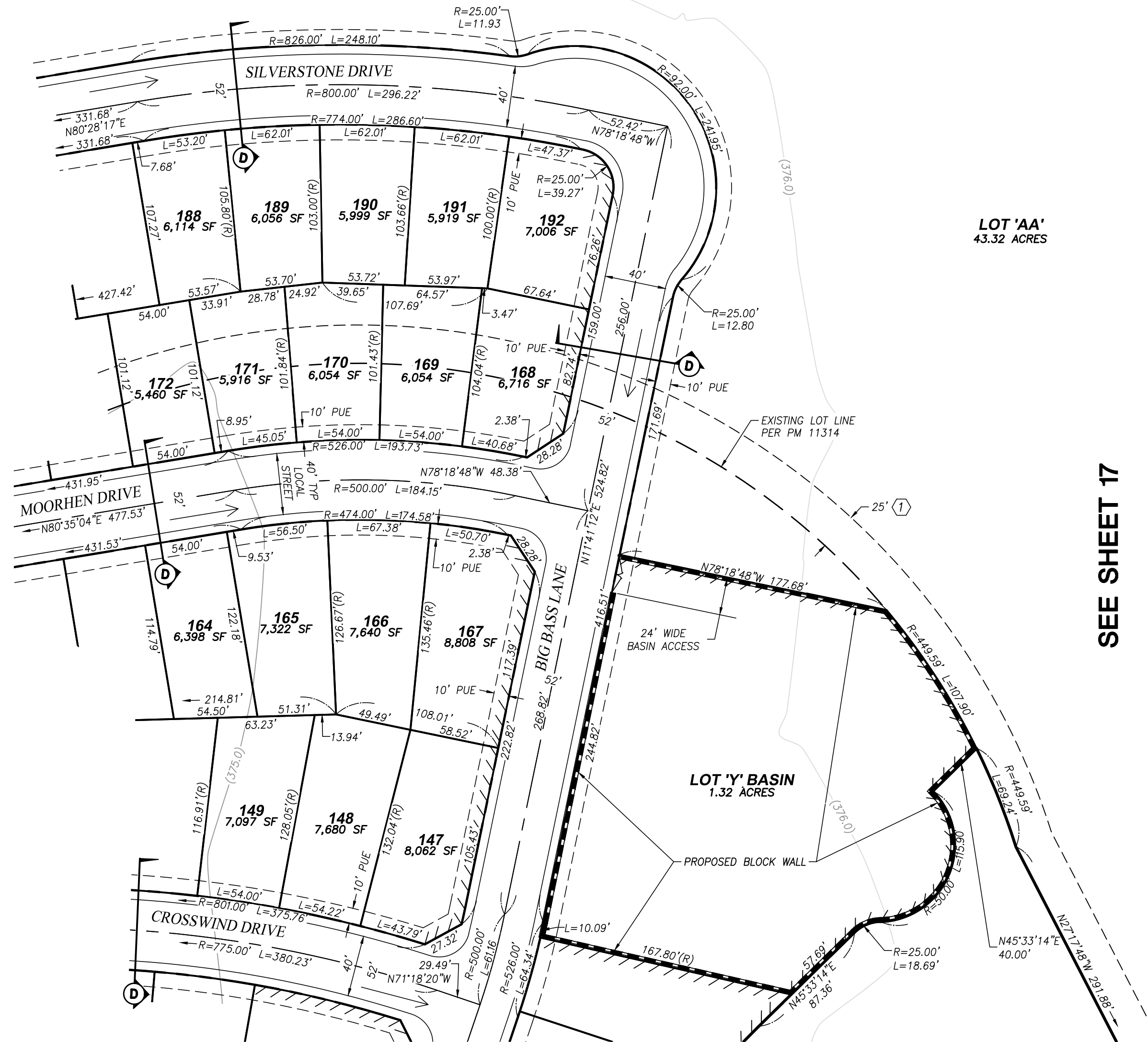
SEE SHEETS 12 & 13

LEGEND

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

SEE SHEET 15

SEE SHEET 17



SEE SHEET 20



PROJECT SURVEYOR:

Kristie M. Achee

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

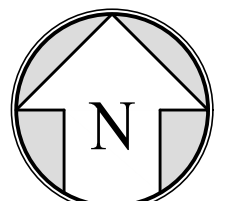
02/05/2025

DATE

BY:



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BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA



60' 0' 60'

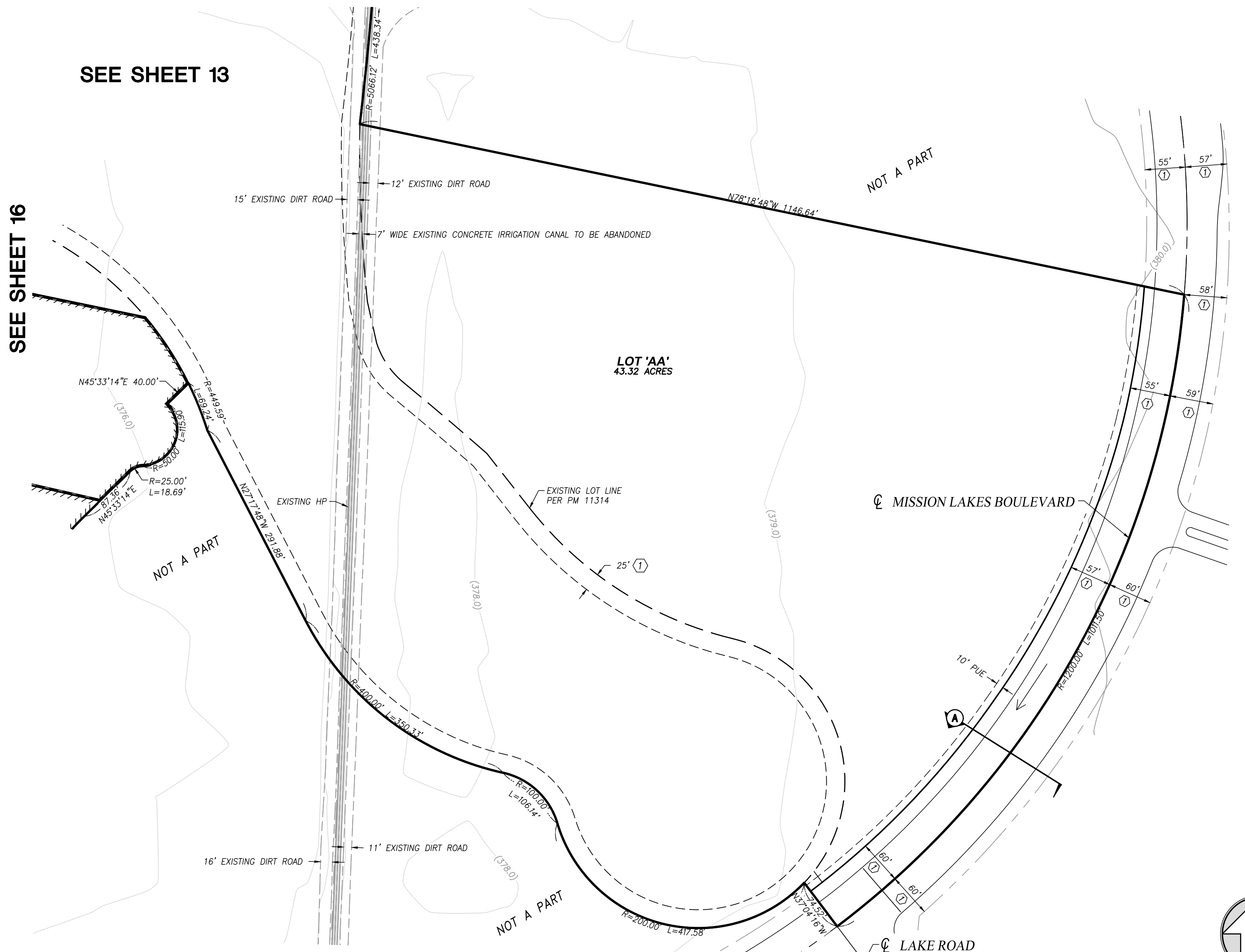
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CONTOUR INTERVAL = 1'

SHEET 16 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

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

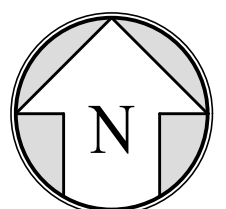


PROJECT SURVEYOR:

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



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



100' 0' 100'









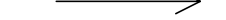

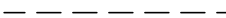


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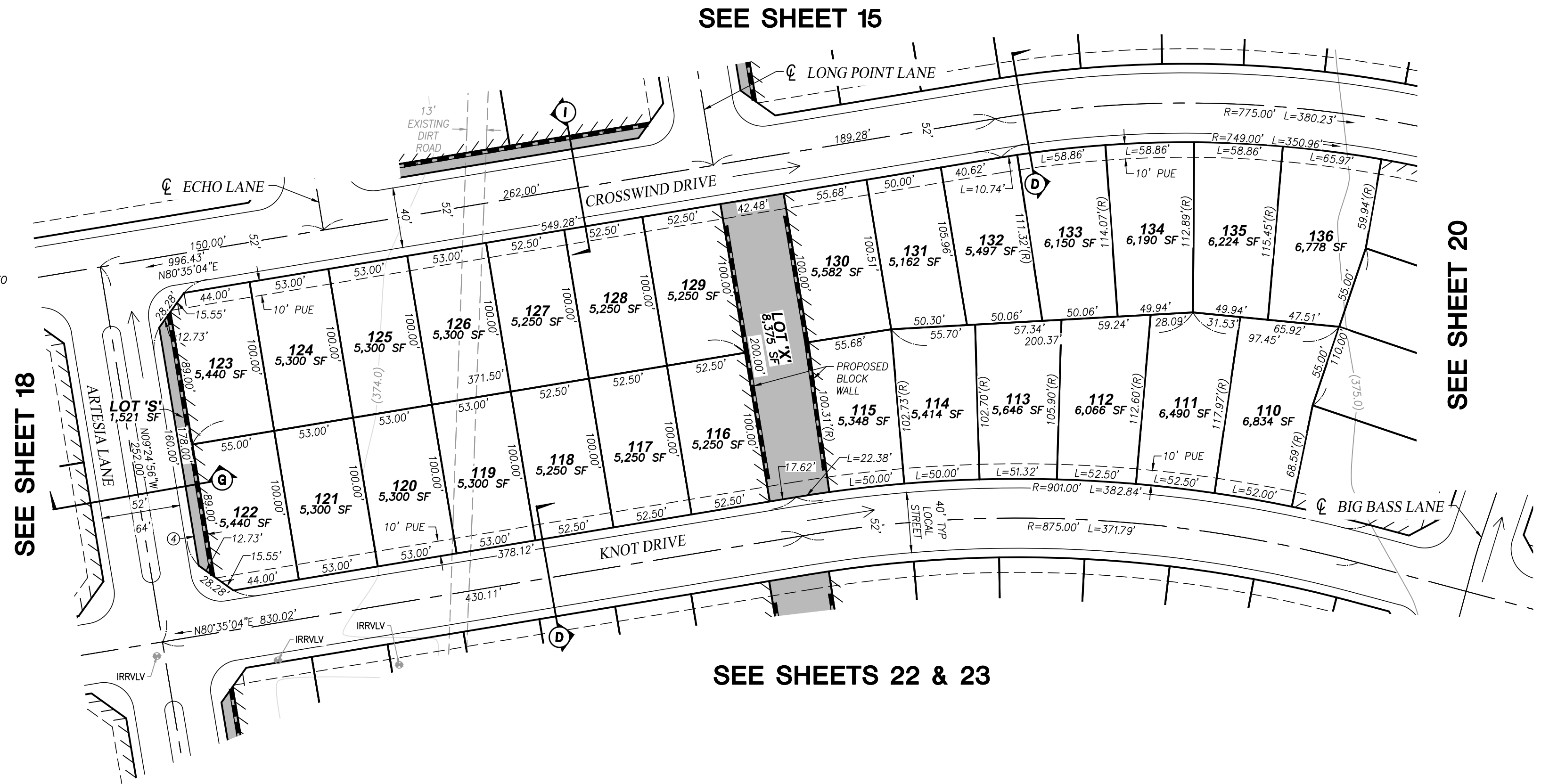
SHEET 17 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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

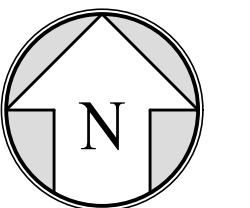


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Kristie M. Achee
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 BY:



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 BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA



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

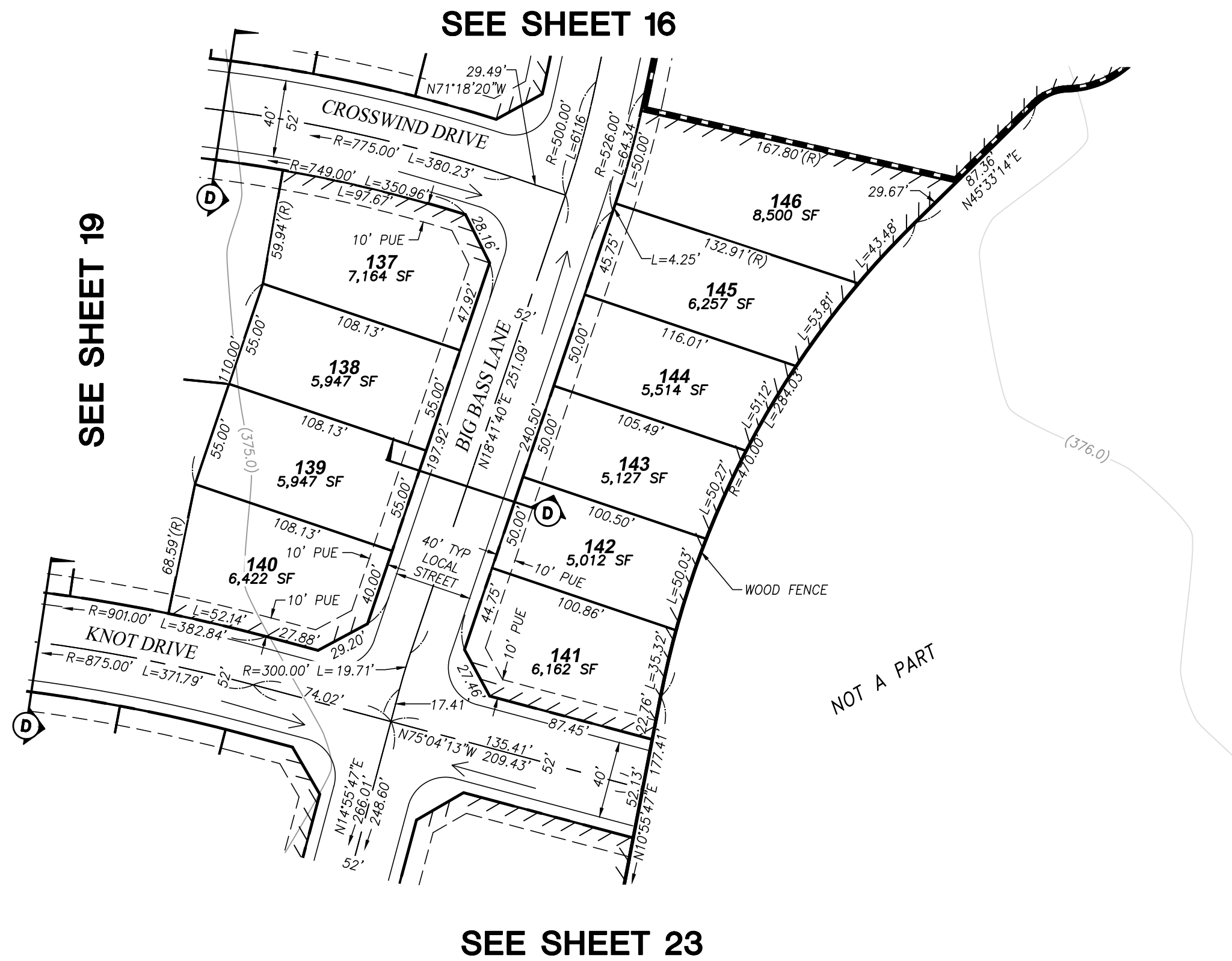
SHEET 19 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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



PROJECT SURVEYOR:

Kristie M. Achee

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

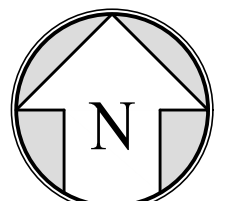
BY:

02/05/2025

DATE



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



60' 0' 60'

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

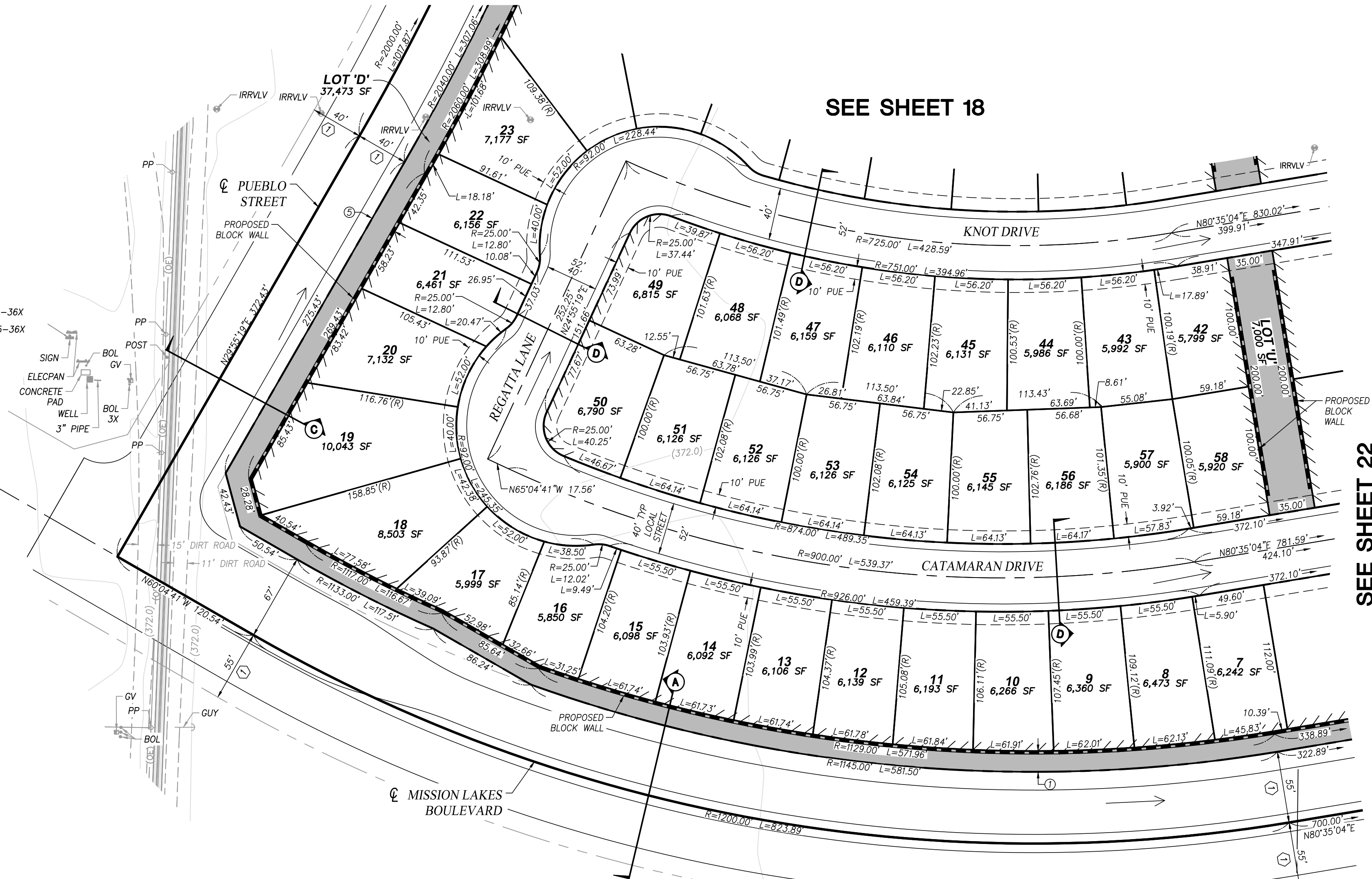
SHEET 20 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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



SEE SHEET 18

SEE SHEET 22

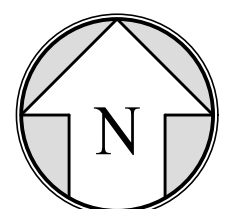


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Kristie M. Achee
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60' 0' 60'

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

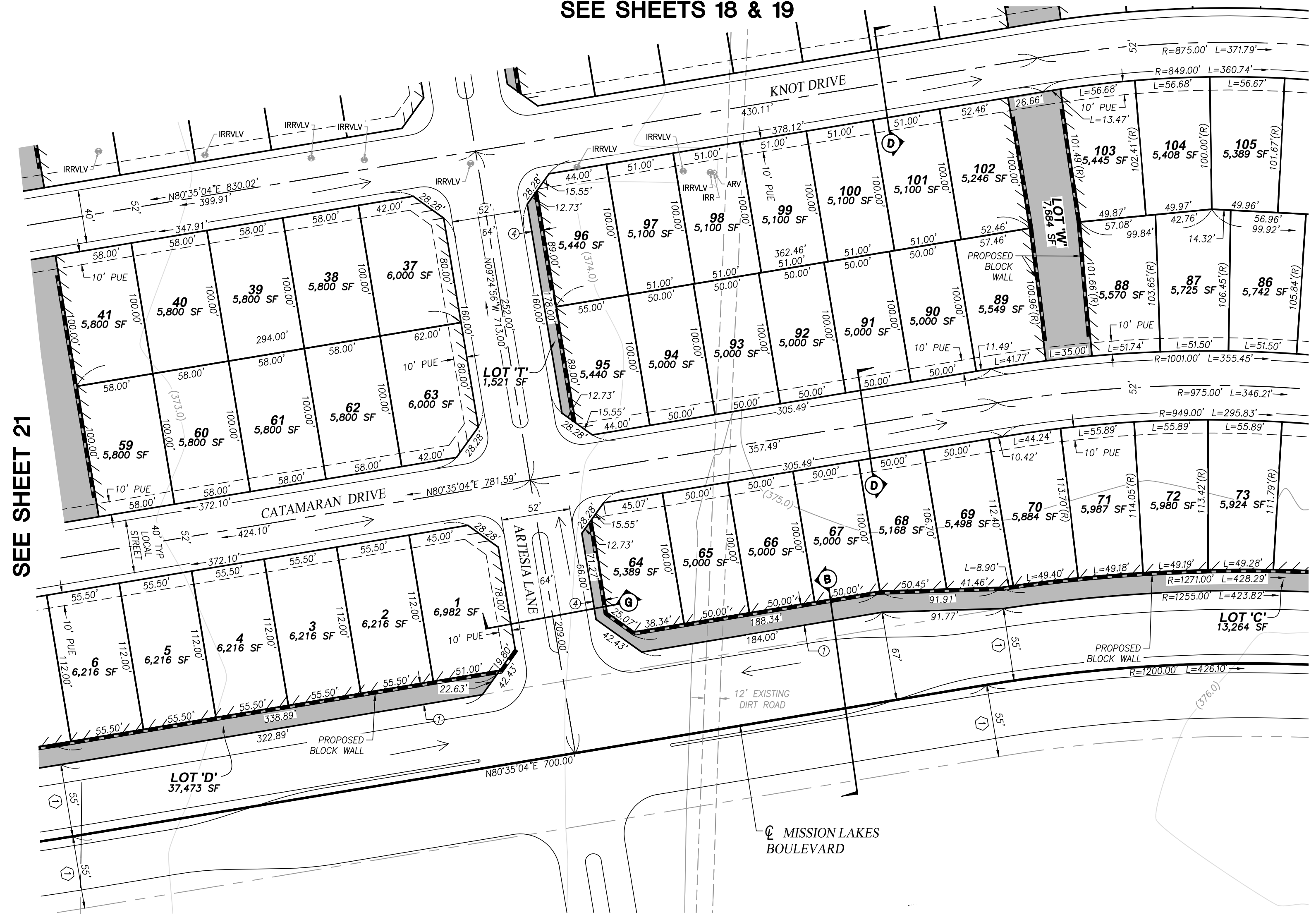
SHEET 21 OF 23

TENTATIVE TRACT NO. 7463

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SEE SHEETS 18 & 19

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



SEE SHEET 21

SEE SHEET 23

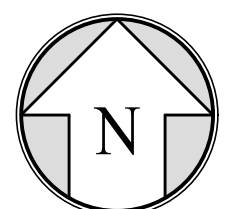


PROJECT SURVEYOR:

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



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



60' 0' 60'

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











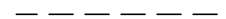


SHEET 22 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

SEE SHEETS 19 & 20

LEGEND

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

SEE SHEET 22



PROJECT SURVEYOR:

Kristie M. Achee

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

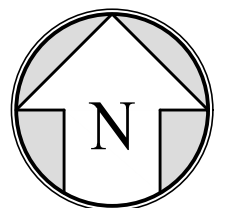
BY:

02/05/2025

DATE



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



60' 0' 60'

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

SHEET 23 OF 23

RESOLUTION NO. 25-459

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING APPROVAL OF TENTATIVE TRACT NO. 7463, AS DEPICTED IN EXHIBIT “A”, TO THE CITY COUNCIL OF THE CITY OF SHAFTER

WHEREAS, Lennar Homes of California, Inc., 8080 N. Palm Ave., Suite 110, Fresno, CA 93711, submitted a tentative tract map application to the City of Shafter to subdivide 181.44 acres (gross) into 548 single-family residential lots, 3 public park lots, 2 basin lots, 1 water well site, and 24 landscape lots within the adopted Mission Lakes Specific Plan; and

WHEREAS, Lennar Homes of California, Inc., 8080 N. Palm Ave., Suite 110, Fresno, CA 93711, is requesting approval of Tentative Tract No. 7463 on that certain property in the City of Shafter as shown in Exhibit “A”; and

WHEREAS, the Planning Commission, through its secretary, did set Tuesday, May 13, 2025, at the hour of 6:00 p.m. in the Council Chambers of City Hall, 336 Pacific Avenue, Shafter, California, as the time and place for a public hearing before said Planning Commission on said proposal, and notice of the public hearing was given in the manner provided in Title 16 of the Shafter Municipal Code; and

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

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

WHEREAS, the certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract No. 7463 and is consistent with the Mission Lakes Specific Plan and approved alterations thereof; and

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

WHEREAS, at said public hearing held on May 13, 2025, the proposed tentative tract map was duly heard and considered, and the Planning Commission found as follows:

1. All required public notices have been given. Hearing notices regarding the proposed project were mailed to property owners within 300 feet of the project area, the mineral rights owner, and published in a local newspaper of general circulation at least 10 days prior to the hearing.

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

13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457. The project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the

Mission Lakes Specific Plan in 2005 (SCH No. 2004101029). The certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract No. 7463 within the Mission Lakes Specific Plan area.

3. The Planning Commission finds the proposed subdivision is in substantial conformity with the Subdivision Map Act and with Title 16 (Subdivision Ordinance) of the Shafter Municipal Code. The proposed lots are in substantial conformance with the provisions of the Mission Lakes Specific Plan and all lots have adequate and proper access to public streets, sanitary sewer, water lines, fire hydrants, drainage structures and utilities.

4. The attached Conditions of Approval are deemed necessary for the safety and welfare of the community and to ensure reasonable surface access is provided for oil and gas exploration and production within the Mission Lakes Specific Plan.

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

6. The proposed subdivision (Tentative Tract No. 7463), together with the provisions for its design and improvement, is consistent with the City of Shafter General Plan. The proposed density and intensity of development are consistent with the Mission Lakes Specific Plan. Proposed road improvements are consistent with the Circulation Program. The overall design of the project, as conditioned, is consistent with the goals and policies of all elements of the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Shafter, in a regular meeting on the 13th day of May 2025, resolved to recommend to the City Council approval of Tentative Tract Map No. 7463 (Exhibit “A”), as described in Planning Commission Resolution No. 25-459, with conditions of approval as shown in Exhibit “B”.

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

PASSED AND ADOPTED THIS 13th DAY OF MAY, 2025.

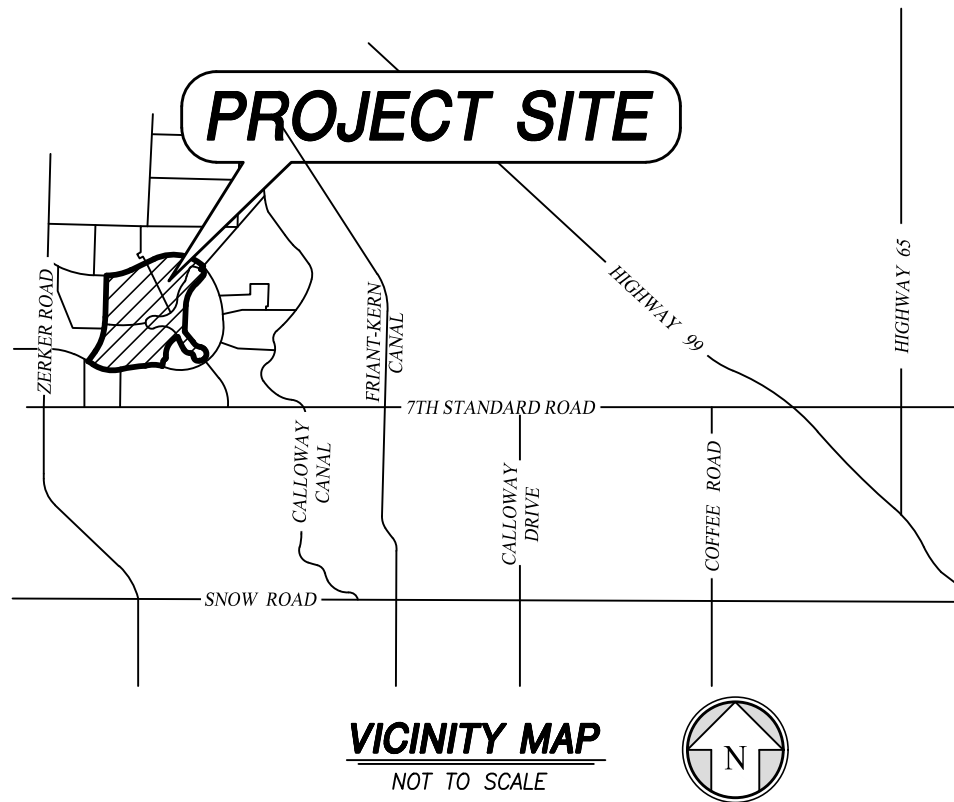
Lovedeep Joshan, Chairman

ATTEST

Hermila Aleman, Deputy City Clerk

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025



GENERAL NOTES:

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

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

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

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

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

DRAINAGE FROM THE PROJECT SITE WILL BE DIRECTED TO TWO ONSITE BASINS (LOTS 'Y' & 'Z') LOCATED IN THE NORTHEAST PORTION OF PARCEL 26 AND THE EASTERLY PORTION OF PARCEL 28 OF PARCEL MAP NO. 11314.

THERE ARE NO FUTURE SIGNALS.

EASEMENTS:

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

ALTERNATE STREET NAMES:

ARROWHEAD RIVER FROG
FALCON SAILVIEW
FISH HAVEN SEAGLASS
MOLLUSK

TOTAL SITE DATA:

LOT SIZES:
PARKS (LOTS 'A' & 'B') 3.32 NET ACRES
BASINS (LOTS 'Y' & 'Z') 2.43 NET ACRES
WATER WELL SITE (LOT 'BB') 20,000 NET S.F.
LDR (LOW DENSITY RESIDENTIAL) 4,000 S.F. MINIMUM
PARKS/RECREATION (LOT 'AA') 44.32 NET ACRES

NUMBER OF LOTS 578
NUMBER OF BUILDABLE LOTS 548
NUMBER OF NON-BUILDABLE LOTS 6
LANDSCAPE LOTS 24

AREAS GROSS - PA-5 109.16 ACRES GROSS
AREAS GROSS - PA-6 28.27 ACRES GROSS
AREAS GROSS - PA-10 44.01 ACRES GROSS
AREAS GROSS - TOTAL 181.44 ACRES GROSS
AREAS NET 86.50 ACRES NET
NET DENSITY: PA-5 & PA-6 LDR: 548 LOTS 4-7.5 DU/AC PER THE MISSION LAKES SPECIFIC PLAN
86.50 ACRES NET
6.3 DU/AC

EXISTING USE AGRICULTURE
PROPOSED USE SINGLE FAMILY RESIDENTIAL, PARKS AND BASINS
EXISTING/PROPOSED ZONING MISSION LAKES SPECIFIC PLAN
EXISTING/PROPOSED LAND USE DESIGNATION: LDR (PA-5 & PA-6) AND PARKS/RECREATION (PA-10) 536-010-88, 536-010-89, 536-010-63, 536-010-36, 536-010-37, 536-010-40, 536-010-69, & 536-010-70
ASSESSOR PARCEL NUMBERS OILDALE MUTUAL WATER COMPANY
CITY OF SHAFTER/NORTH OF THE RIVER
PACIFIC GAS & ELECTRIC
SOUTHERN CALIFORNIA GAS COMPANY
AT&T
CHARTER COMMUNICATIONS (SPECTRUM)
CITY OF SHAFTER

WATER (INCLUDING FUTURE LAKES) NORRIS SCHOOL DISTRICT
SEWER NORRIS SCHOOL DISTRICT
ELECTRICITY KERN COUNTY HIGH SCHOOL DISTRICT
GAS
TELEPHONE
CABLE
FIBER
SCHOOL DISTRICTS:
ELEMENTARY
JR. HIGH
HIGH SCHOOL

OWNER:

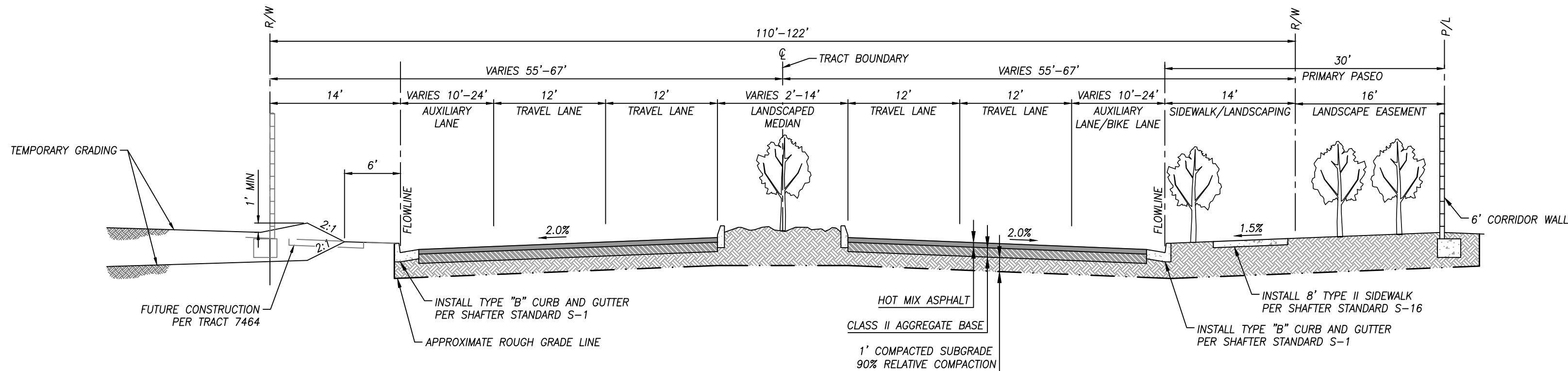
MILLROSE PROPERTIES CALIFORNIA, LLC
8080 N. PALM AVE., STE. 110
FRESNO, CA 93711
(559) 447-3400

SUBDIVIDER:

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

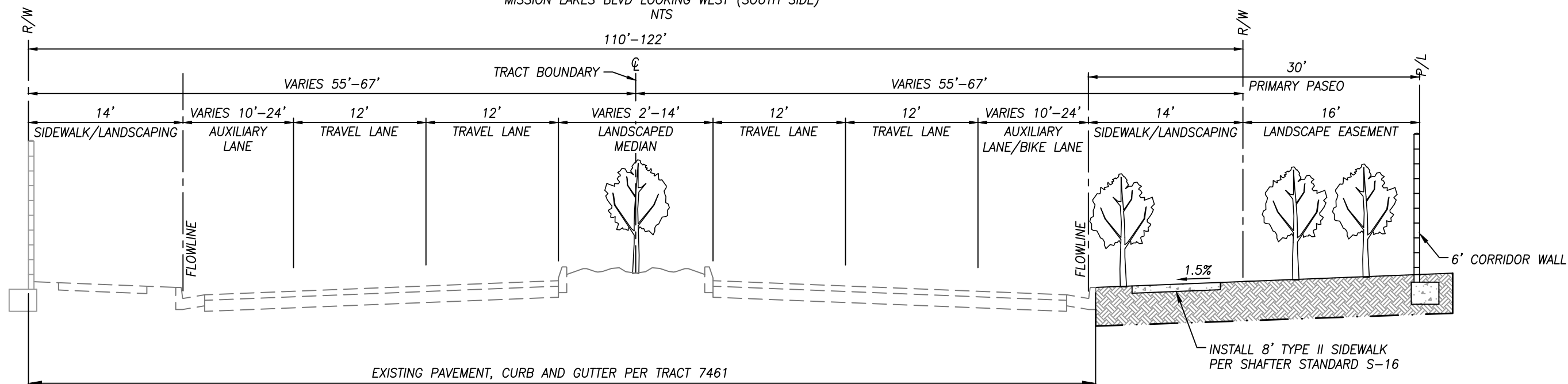
MINERAL RIGHTS OWNER:

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



A ARTERIAL (WITH MEDIAN & SINGLE PRIMARY PASEO)

MISSION LAKES BLVD LOOKING EAST (NORTH SIDE)
MISSION LAKES BLVD LOOKING WEST (SOUTH SIDE)
NTS



B ARTERIAL (WITH MEDIAN & SINGLE PRIMARY PASEO)

MISSION LAKES BLVD
LOOKING WEST (SOUTH SIDE) AT TRACT 7461
NTS

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



PROJECT SURVEYOR:

Kristie M. Achee, P.L.S. 8189
DATE: 02/05/2025

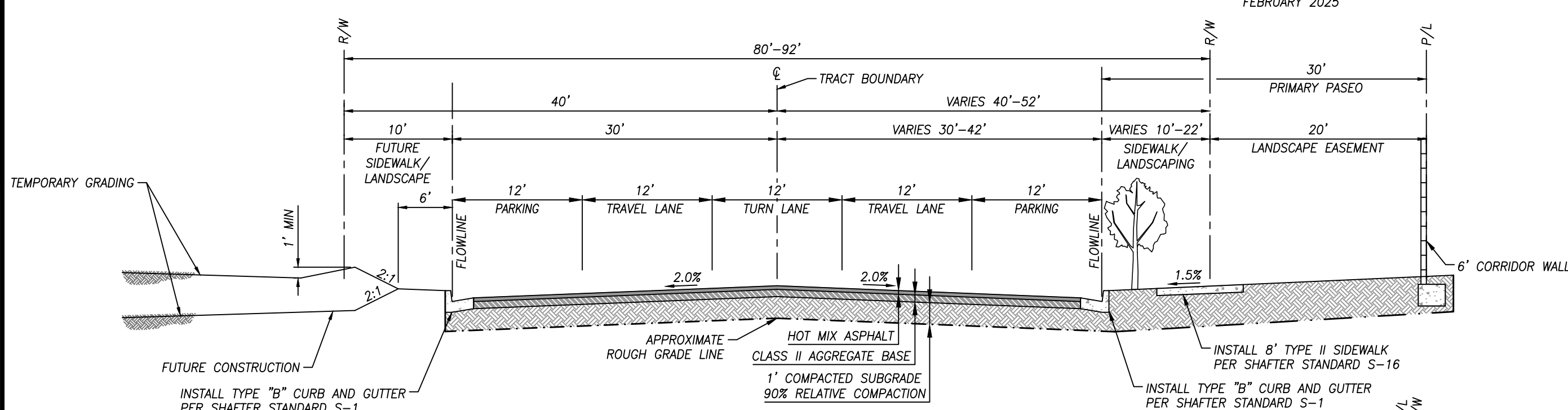


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APPROVED
By Ravi S. Pudipeddi at 5:50 pm, Feb 23, 2025

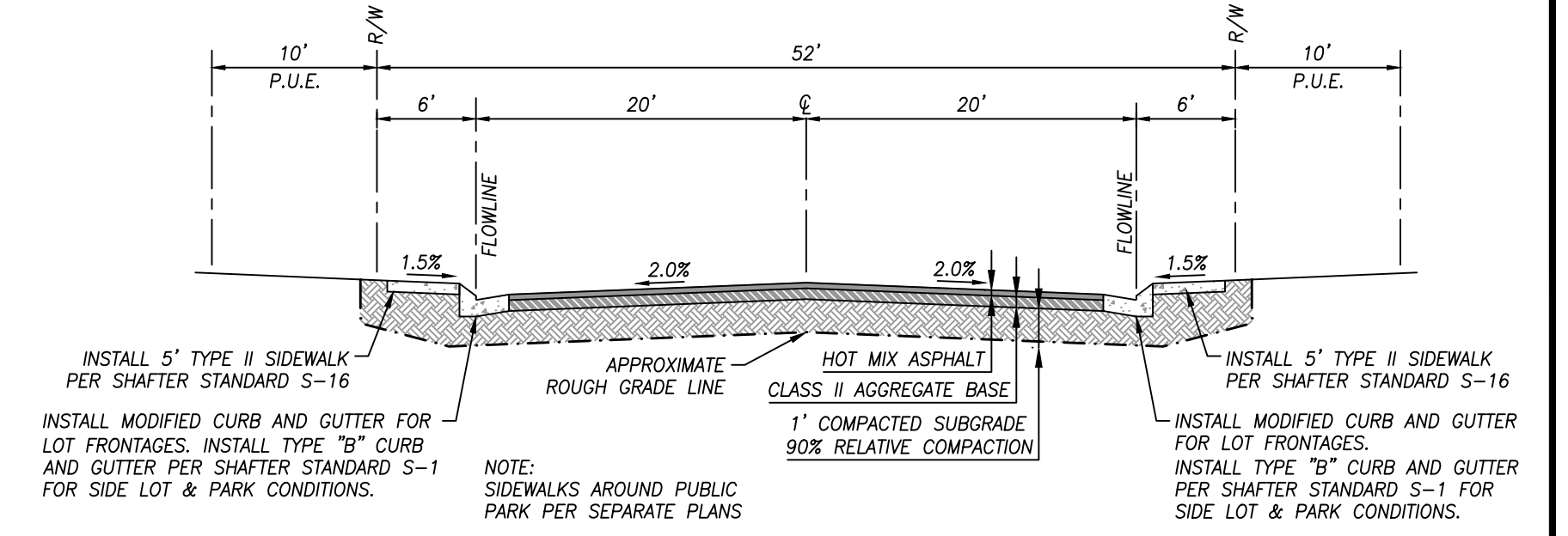
TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025



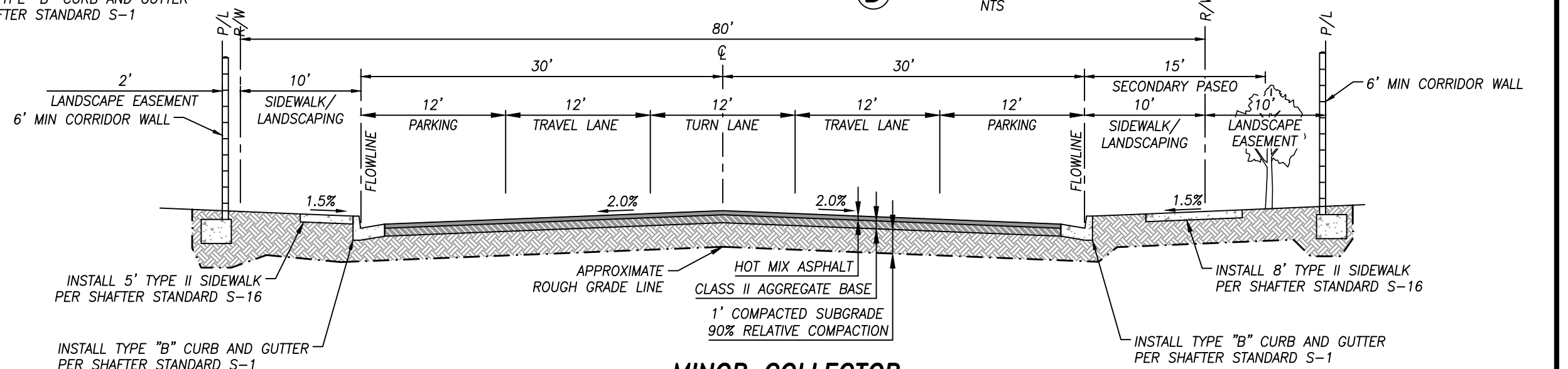
C MINOR COLLECTOR (WITH SINGLE PRIMARY PASEO)

PUEBLO STREET ("A") LOOKING NORTH
NTS



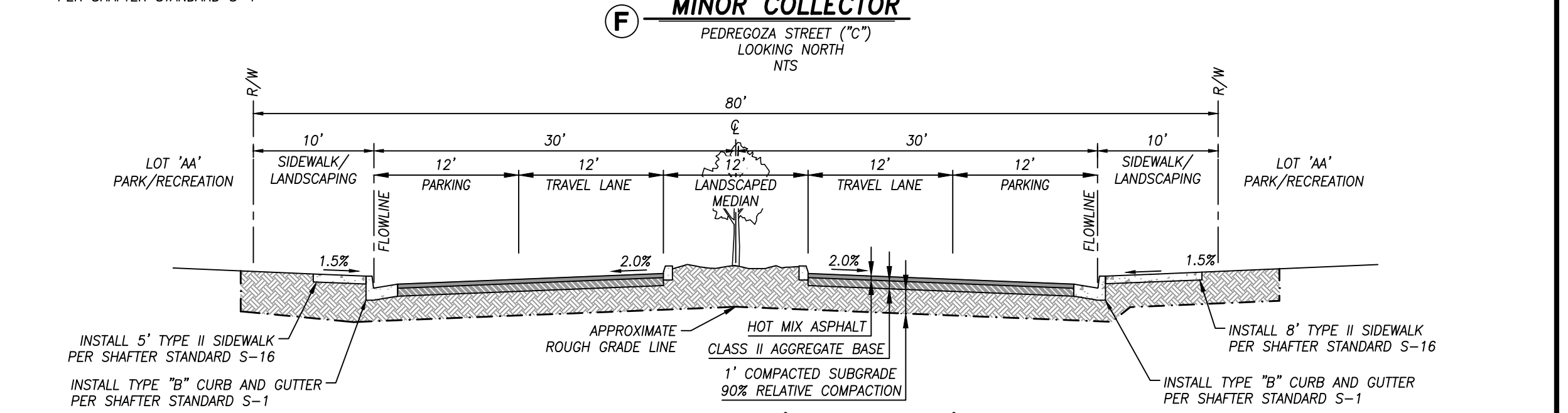
D LOCAL STREET

NTS



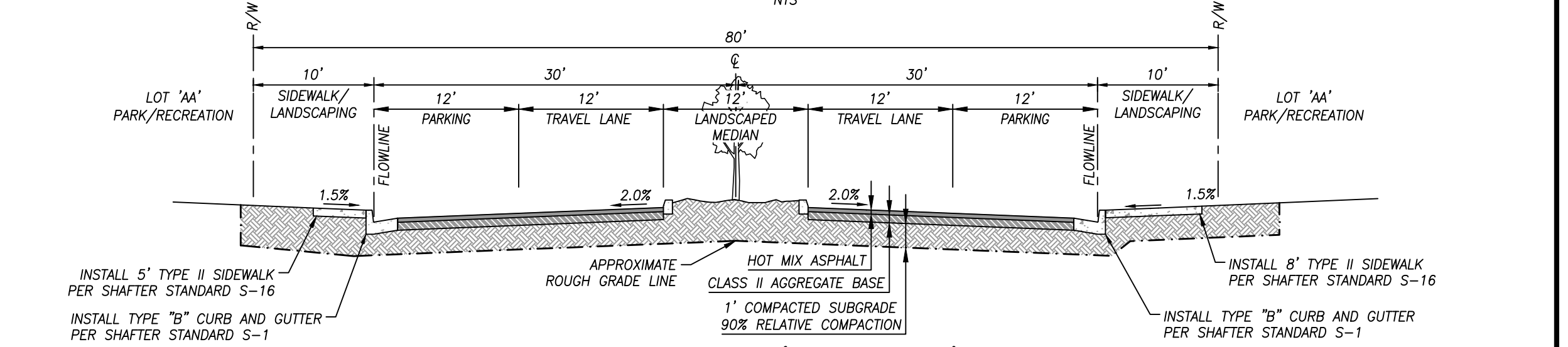
E LOCAL STREET (WITH 12' MEDIAN)

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



F MINOR COLLECTOR

PEDREGOZA STREET ("C") LOOKING NORTH
NTS



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

ARTESIA LANE
NTS

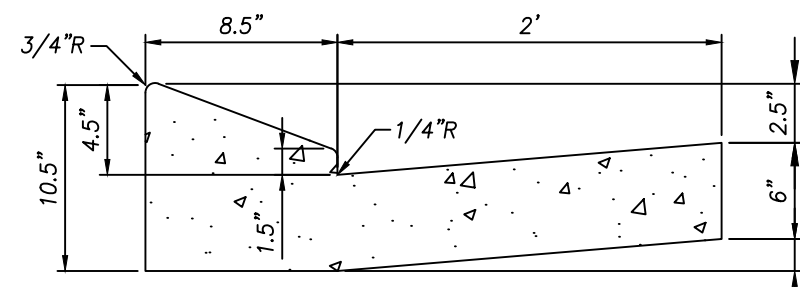


PROJECT SURVEYOR:

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

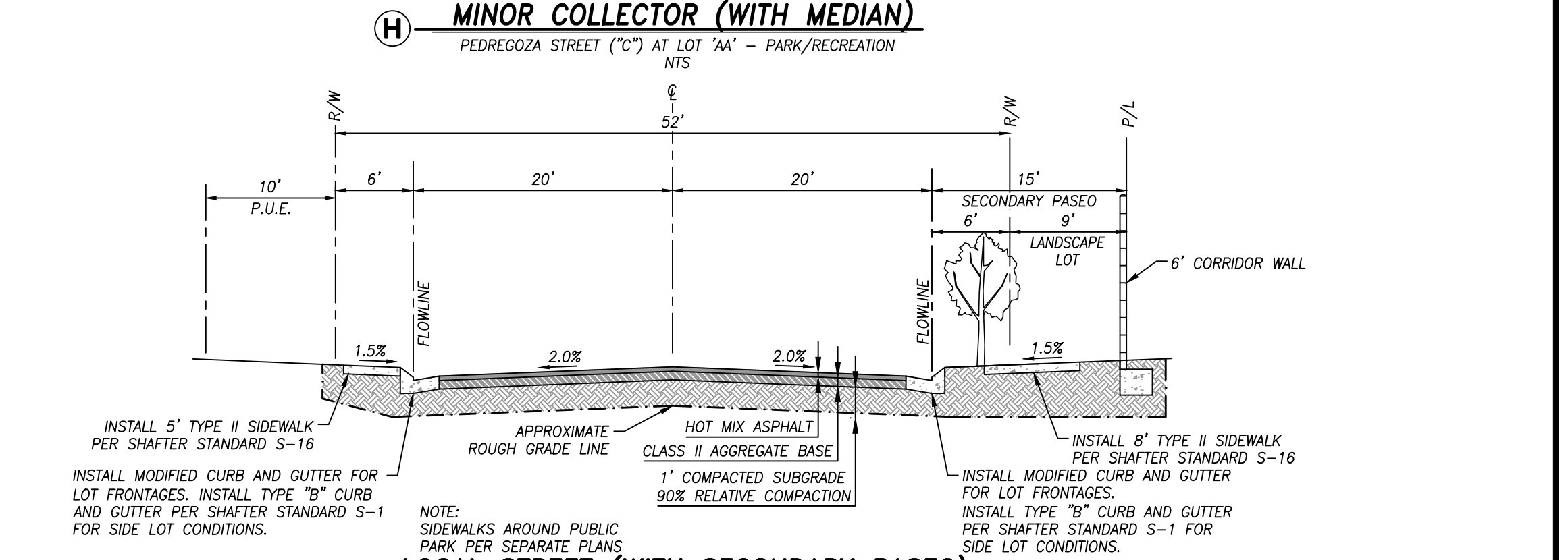


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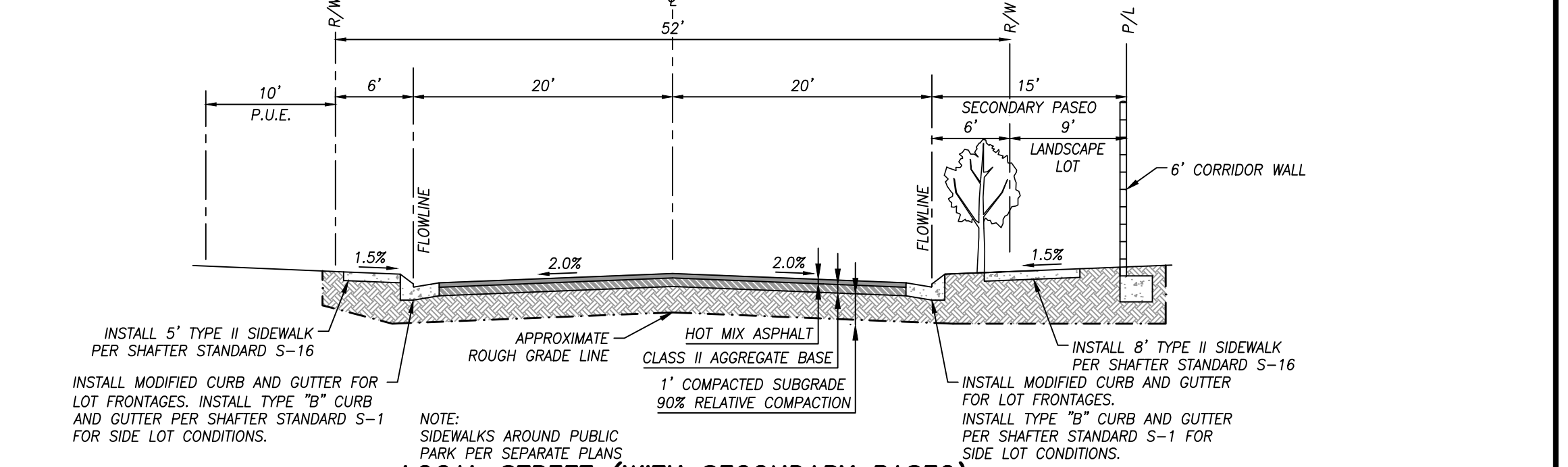
MODIFIED CURB AND GUTTER

DIMENSION ARE IN INCHES
NTS



H MINOR COLLECTOR (WITH MEDIAN)

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




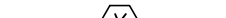
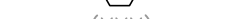

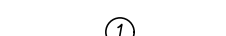



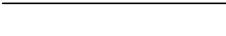





I LOCAL STREET (WITH SECONDARY PASEO)

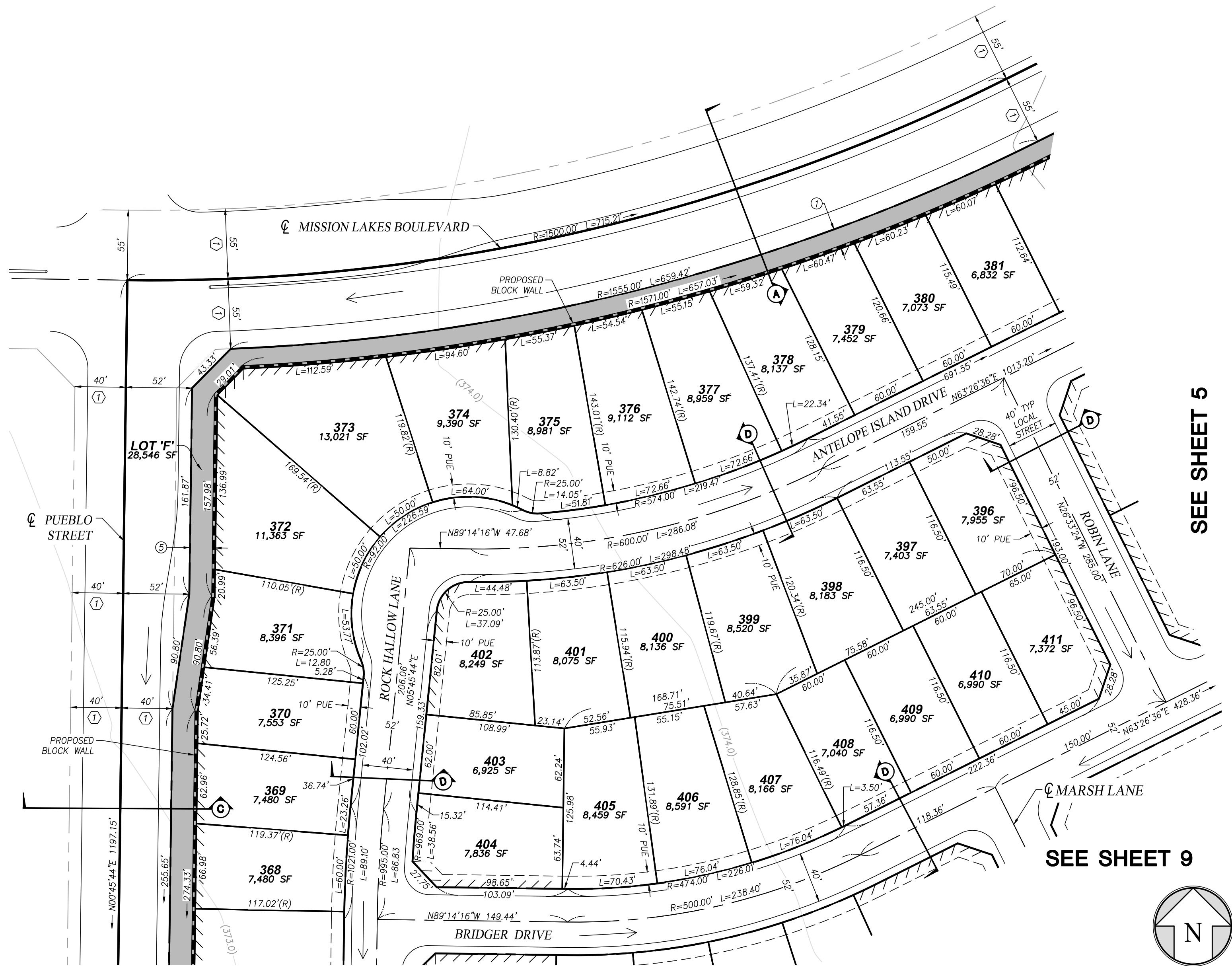
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TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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



SEE SHEET 5

SEE SHEET 9

SEE SHEET 8



PROJECT SURVEYOR:

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

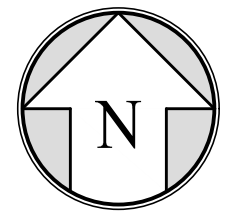
02/05/2025

DATE

BY:



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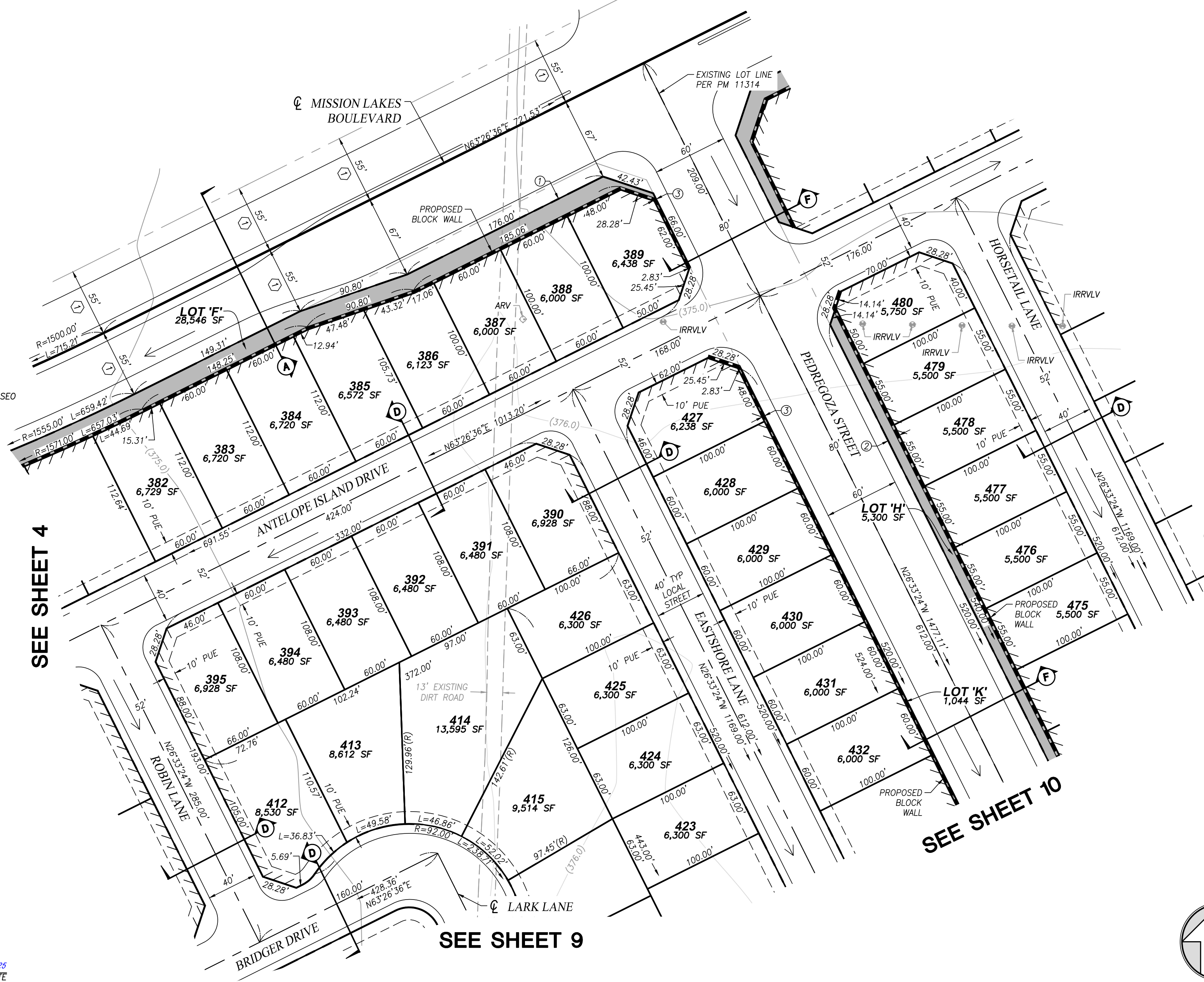
60' 0' 60'
SCALE: 1" = 60'
CONTOUR INTERVAL = 1'

SHEET 4 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

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



SEE SHEET 4

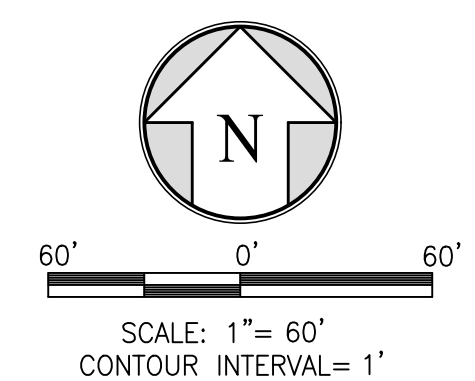
SEE SHEET 9

SEE SHEET 10

SEE SHEET 6



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Kristie M. Achee
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 BY: _____ DATE: 02/05/2025



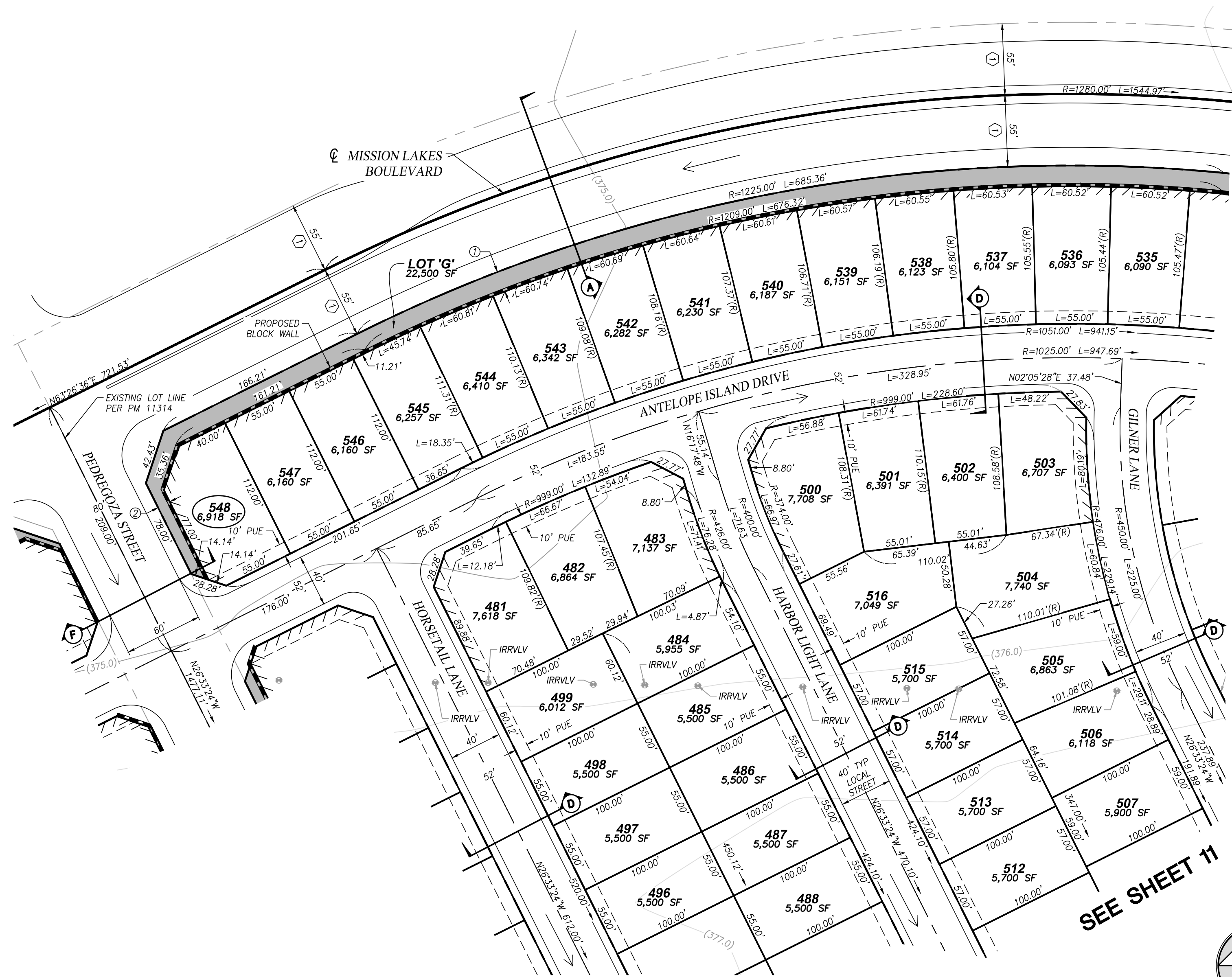
TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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

SEE SHEET 5



SEE SHEET 7

SEE SHEET 11

SEE SHEET 10

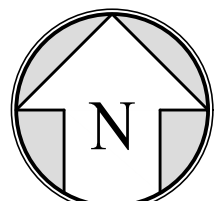


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Kristie M. Achee
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60' 0' 60'

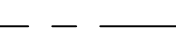
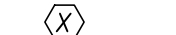
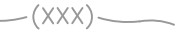




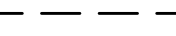



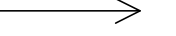
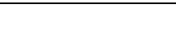





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 CONTOUR INTERVAL = 1'

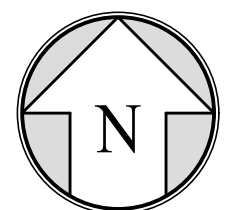
SHEET 6 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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



60' 0' 60'

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



PROJECT SURVEYOR:

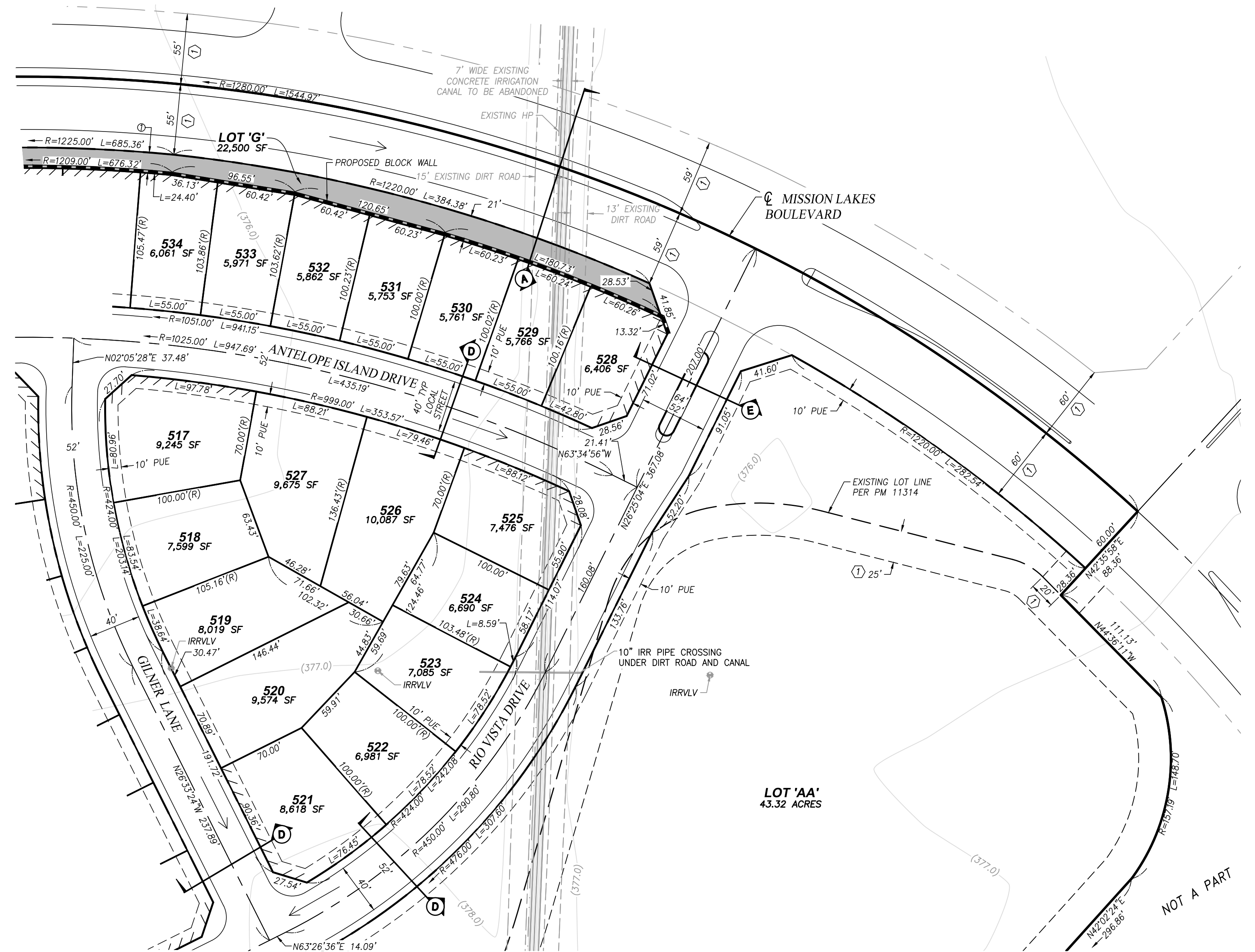
Kristie M. Achee
KRISTIE M. ACHEE, P.L.S. 8189 DATE 02/05/2025
BY:



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SEE SHEET 6

SEE SHEET 11

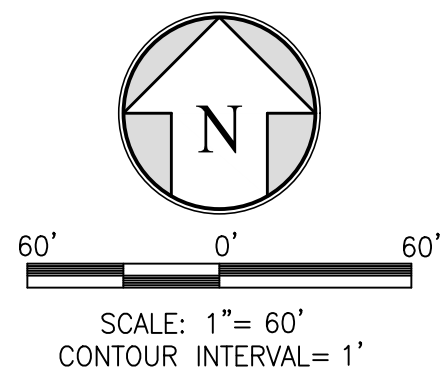


TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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



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SEE SHEET 4

SEE SHEET 9

SEE SHEET 12

SEE SHEET 14

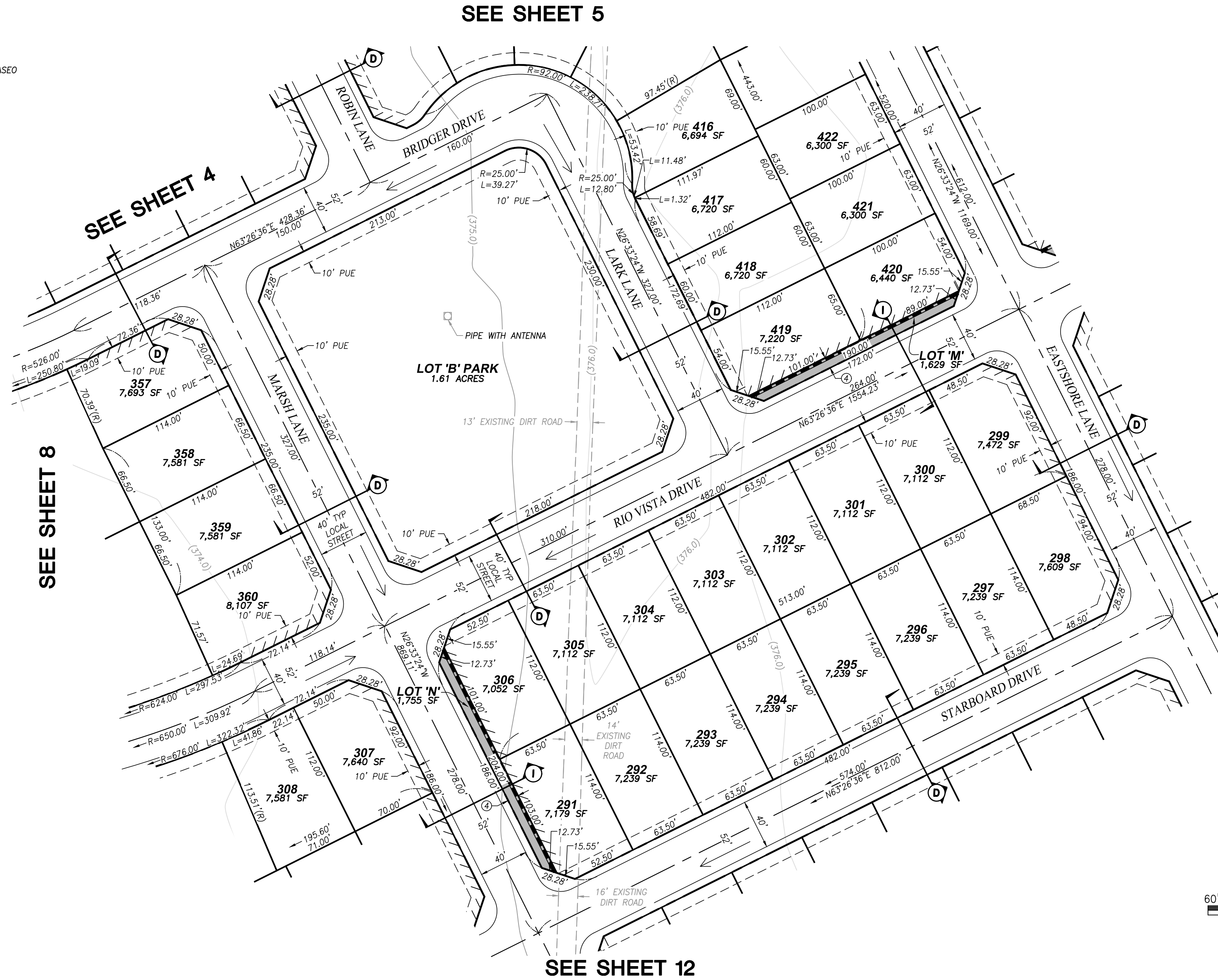
SEE SHEET 12

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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

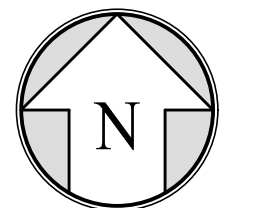


PROJECT SURVEYOR:

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



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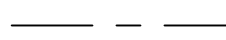

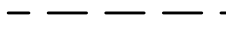




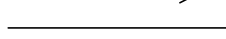
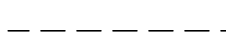




60' 0' 60'
 SCALE: 1" = 60'
 CONTOUR INTERVAL = 1'

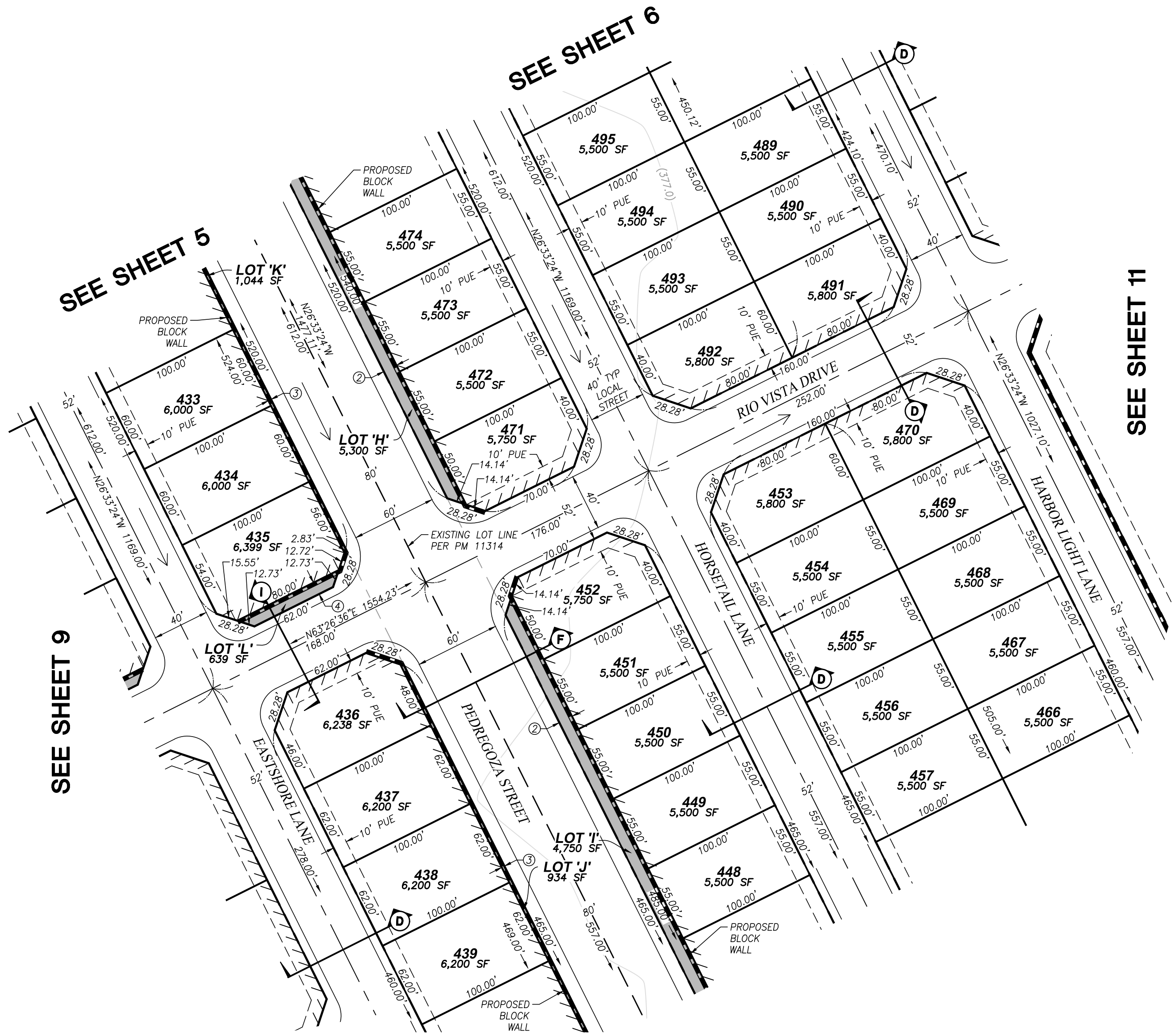
SHEET 9 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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



SEE SHEET 5

SEE SHEET 6

SEE SHEET 9

SEE SHEET 11

SEE SHEET 13

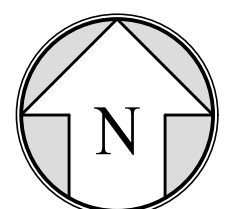


PROJECT SURVEYOR:

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



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60' 0' 60'














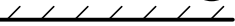
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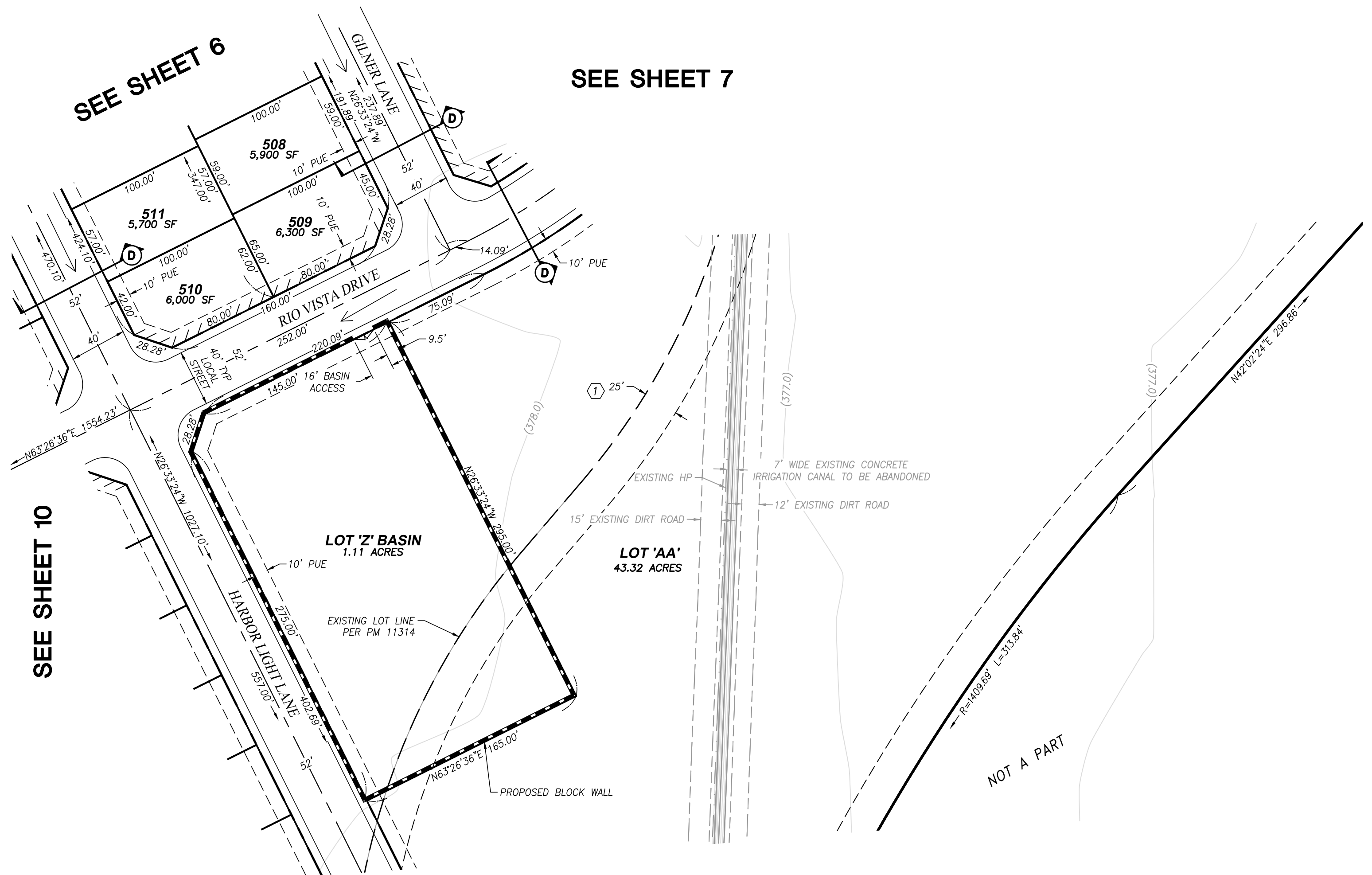
SHEET 10 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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



PROJECT SURVEYOR:

Kristie M. Achee

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

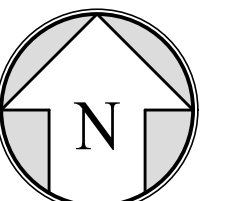
02/05/2025

DATE

BY:



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



60' 0' 60'

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

SHEET 11 OF 23

TENTATIVE TRACT NO. 7463

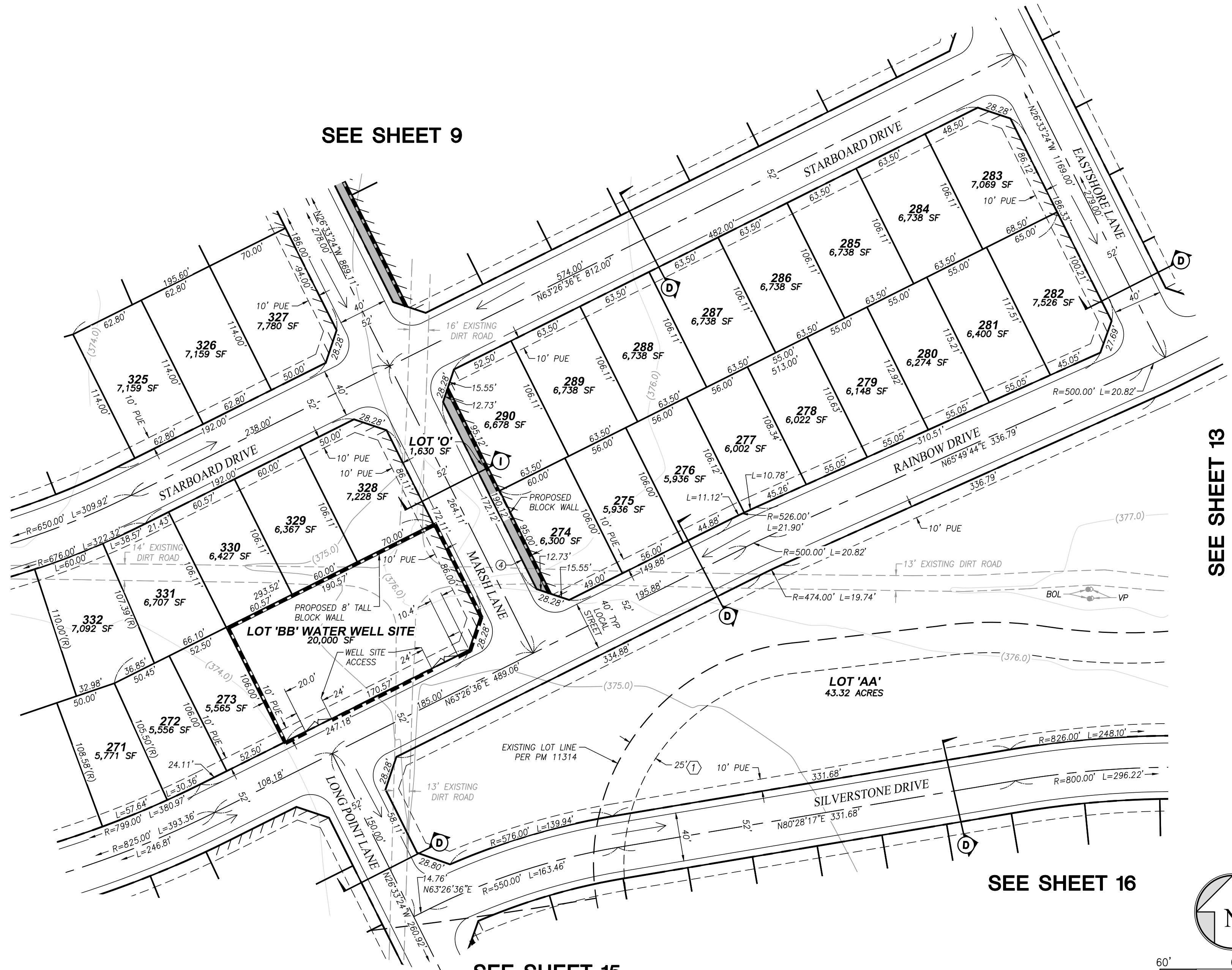
MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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

SEE SHEET 9

SEE SHEET 14



SEE SHEET 13

SEE SHEET 16

SEE SHEET 15

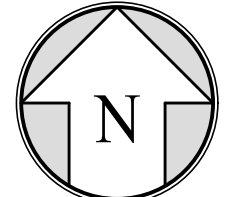


PROJECT SURVEYOR:

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



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 BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA



60' 0' 60'

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

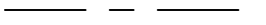


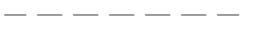
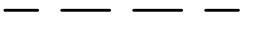



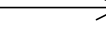






SHEET 12 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

SEE SHEET 8

LEGEND

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



SEE SHEET 12

SEE SHEET 15

SEE SHEET 18

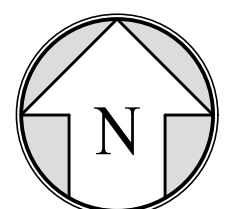


PROJECT SURVEYOR:

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



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 BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA



60' 0' 60'

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

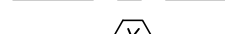
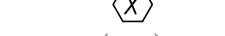






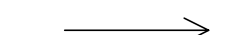
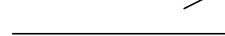

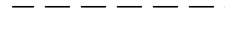

SHEET 14 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

SEE SHEET 12

LEGEND

-  CENTERLINE, STREET
-  EASEMENT, SEE SHEET 1
-  EXISTING CONTOURS IN FEET
-  EXISTING EDGE OF DIRT ROAD
-  EXISTING LOT LINE
-  PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
-  PROPOSED BLOCK WALL
-  PROPOSED DIRECTION OF STREET FLOW
-  PROPOSED FLOWLINE
-  PROPOSED PUBLIC UTILITY EASEMENT
-  RADIAL
-  TYPICAL STREET SECTION PER SHEETS 1-2
-  WAIVER OF DIRECT ACCESS

SEE SHEETS 14 & 18



SEE SHEET 16

SEE SHEET 19

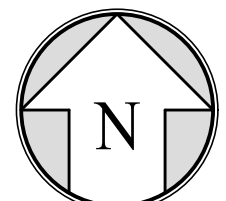


PROJECT SURVEYOR:

Kristie M. Achee
 KRISTIE M. ACHEE, P.L.S. 8189
 BY: _____ DATE: 02/09/2025



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60' 0' 60'

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

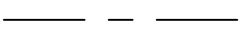
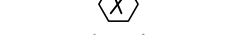


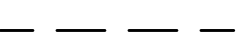

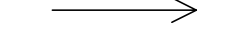




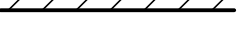


SHEET 15 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

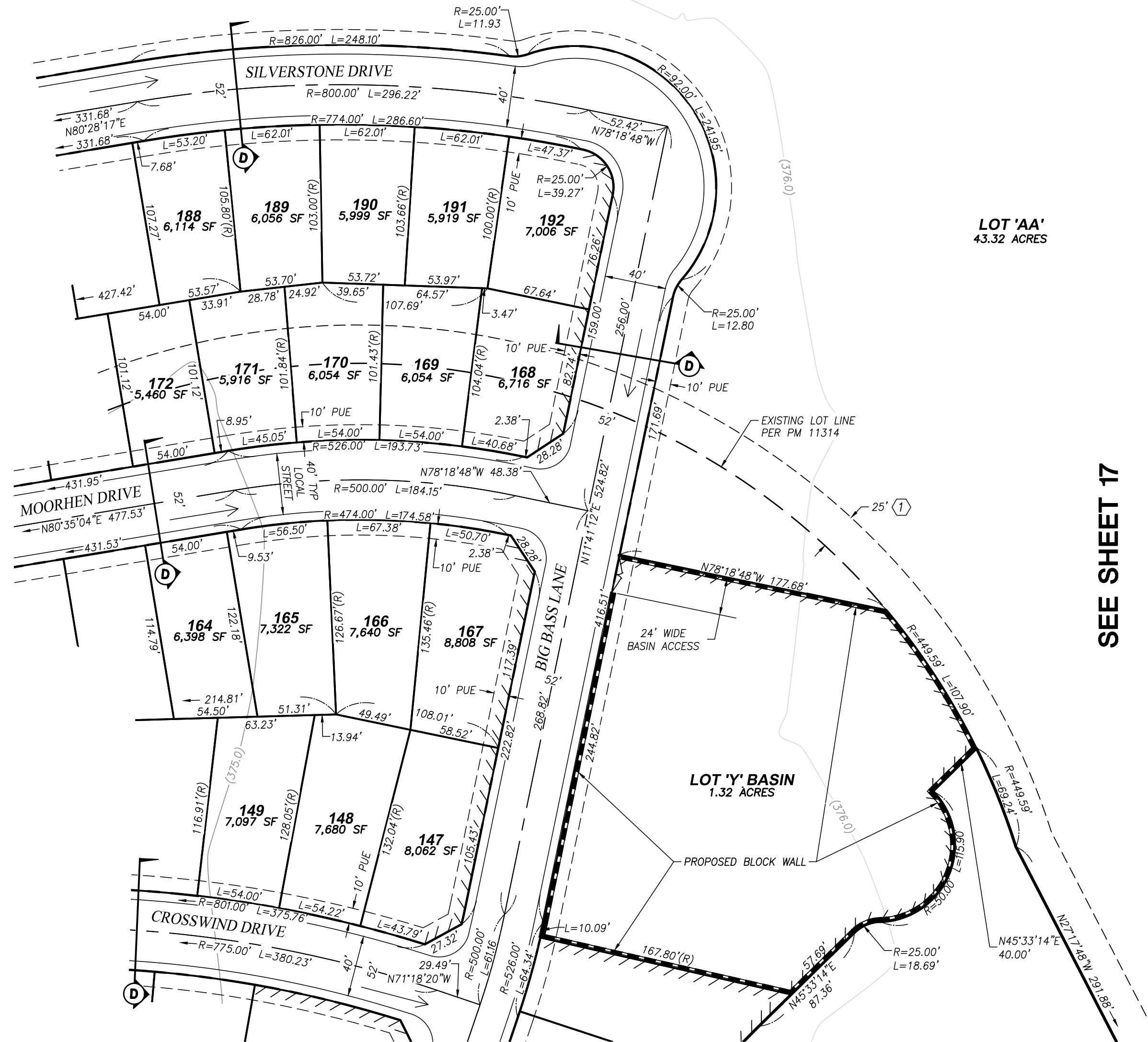
SEE SHEETS 12 & 13

LEGEND

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

SEE SHEET 15

SEE SHEET 17



SEE SHEET 20



PROJECT SURVEYOR:

Kristie M. Achee

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

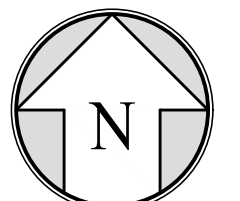
BY:

02/05/2025

DATE



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BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA



60' 0' 60'

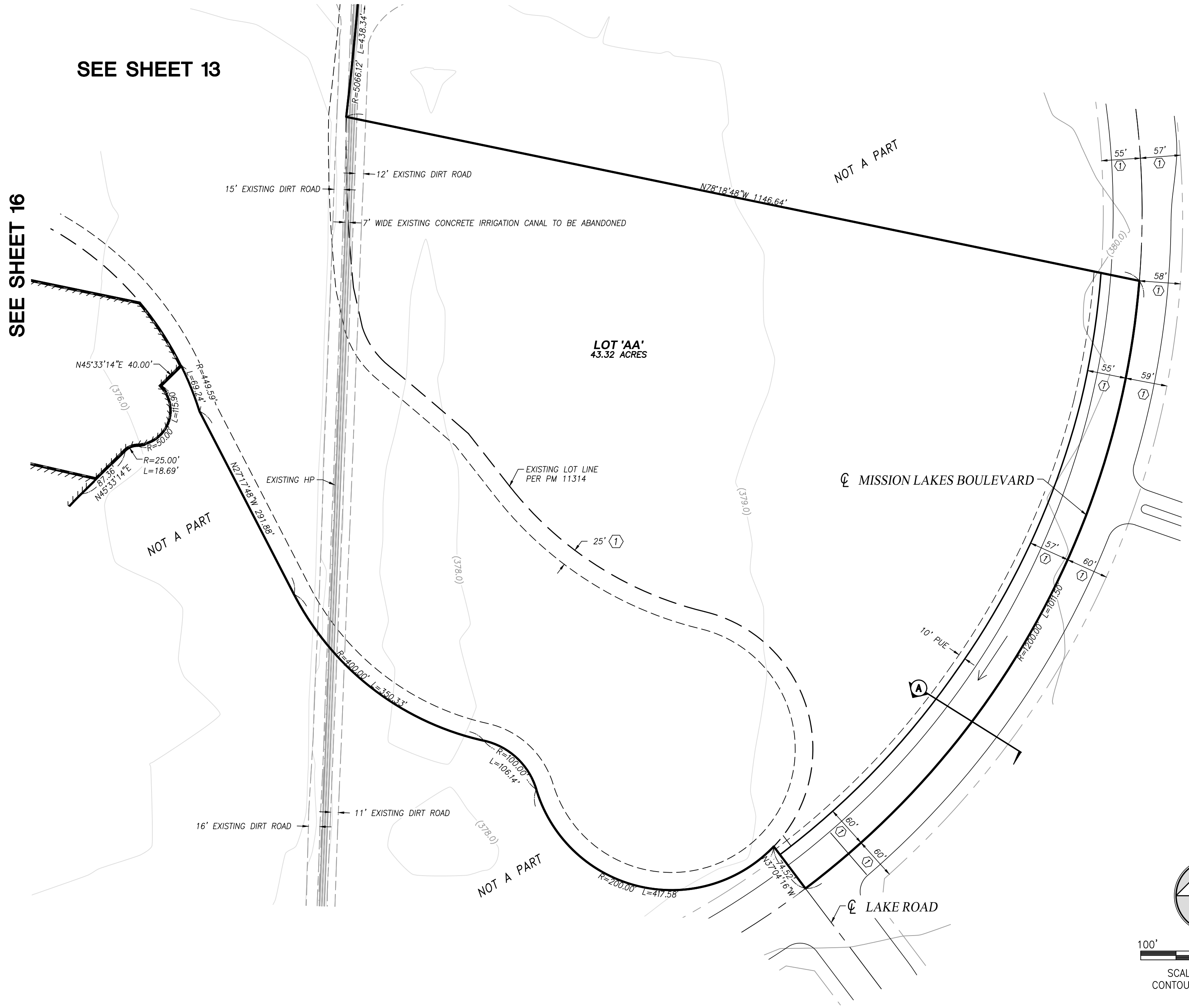
SCALE: 1" = 60'
CONTOUR INTERVAL = 1'

SHEET 16 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

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

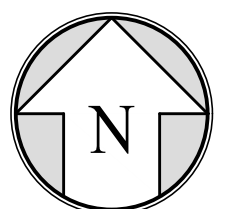


PROJECT SURVEYOR:

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



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



100' 0' 100'

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

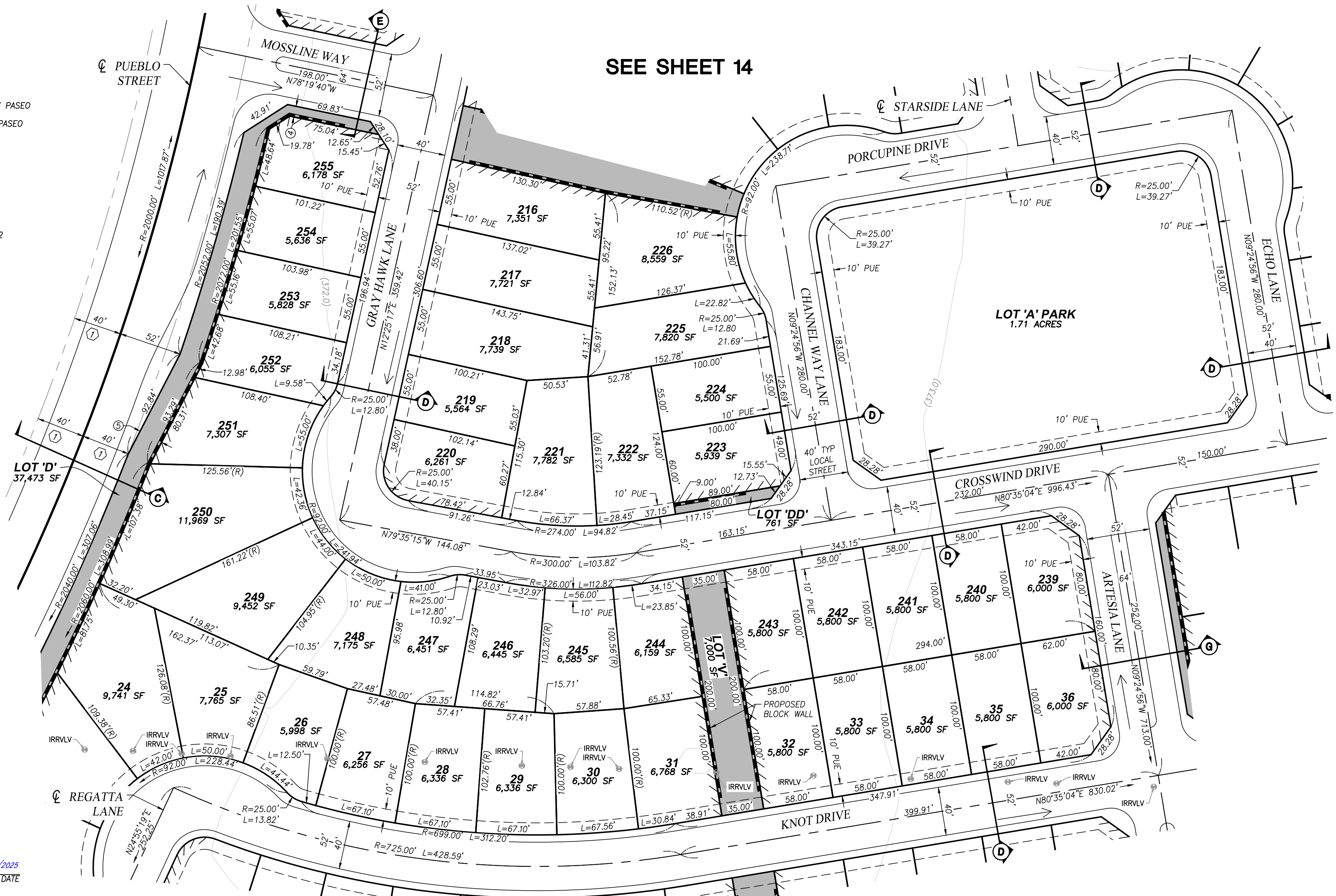
SHEET 17 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

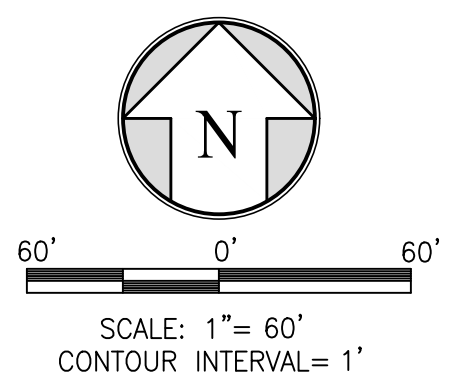
- CENTERLINE, STREET
- (X) EASEMENT, SEE SHEET 1
- (XXX) EXISTING CONTOURS IN FEET
- IRRVLV EXISTING IRRIGATION VALVE
- EXISTING RIGHT OF WAY
- ④ PROPOSED 9' ADDITIONAL FOR SECONDARY PASEO
- ⑤ PROPOSED 20' ADDITIONAL FOR PRIMARY PASEO
- PROPOSED BLOCK WALL
- PROPOSED DIRECTION OF STREET FLOW
- PROPOSED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



SEE SHEET 14

SEE SHEETS 15 & 19

SEE SHEETS 21 & 22











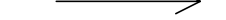

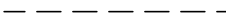


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Kristie M. Achee
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 BY: _____ DATE: 02/05/2025

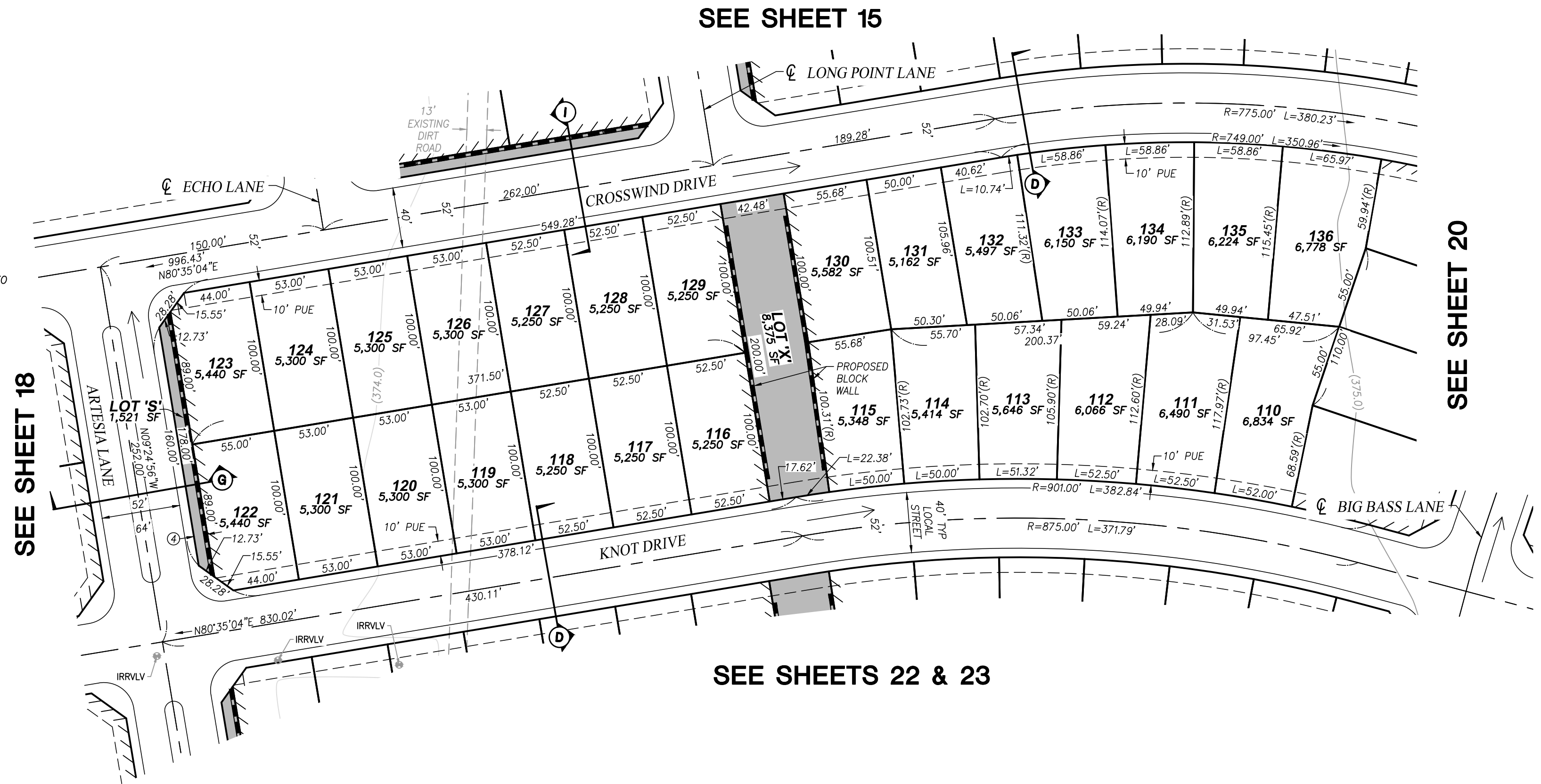


TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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



SEE SHEET 15

SEE SHEET 20

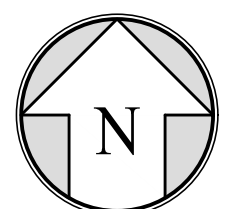
SEE SHEET 18

SEE SHEETS 22 & 23



PROJECT SURVEYOR:

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



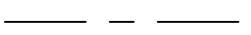


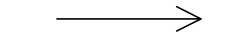
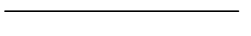
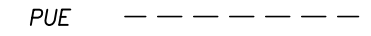


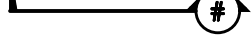
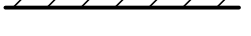
60' 0' 60'
 SCALE: 1" = 60'
 CONTOUR INTERVAL = 1'

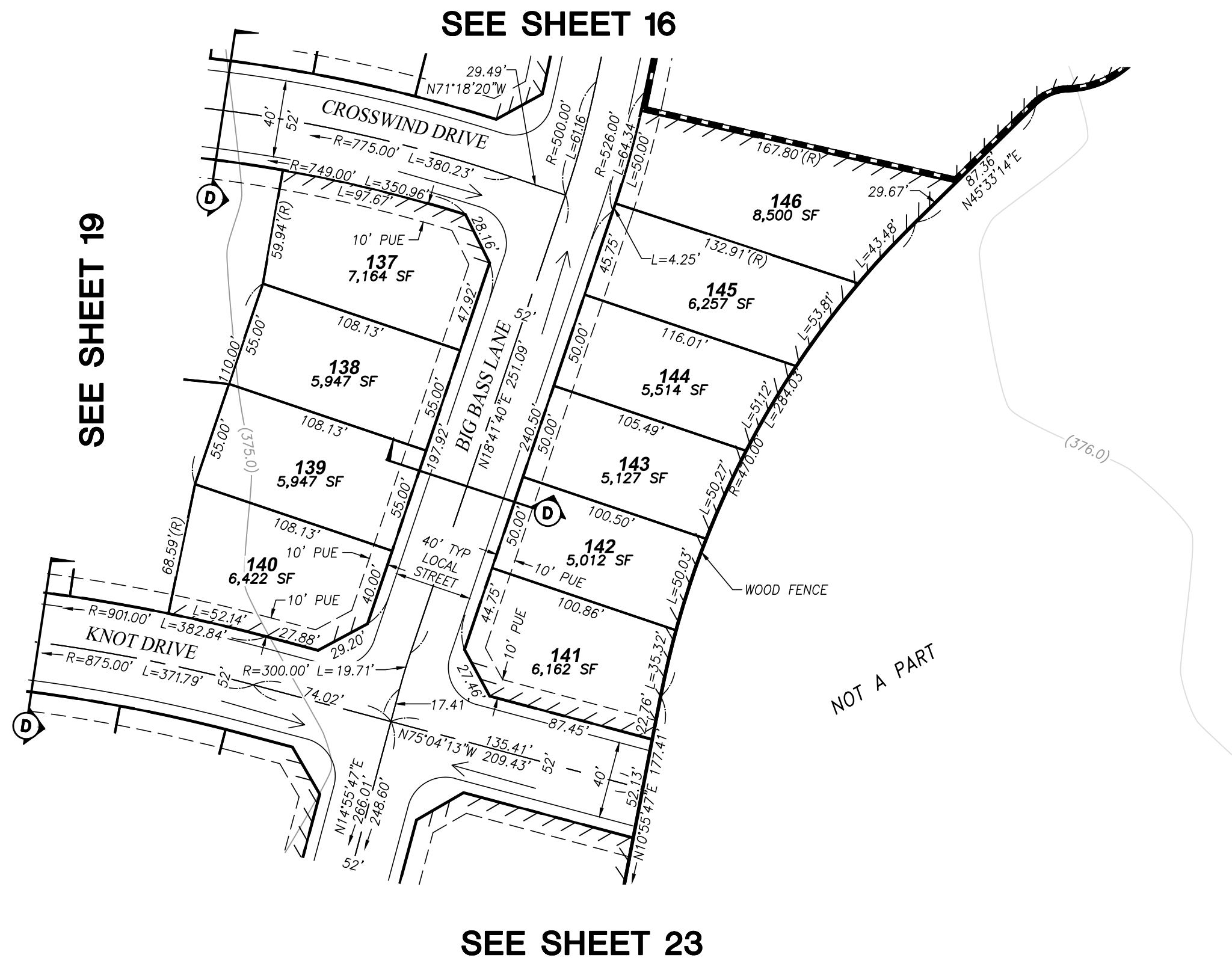
SHEET 19 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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

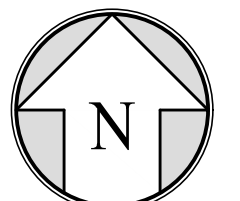


PROJECT SURVEYOR:

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



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 BAKERSFIELD, CLOVIS, HANFORD, MERCED, PORTERVILLE, VISALIA



60' 0' 60'

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

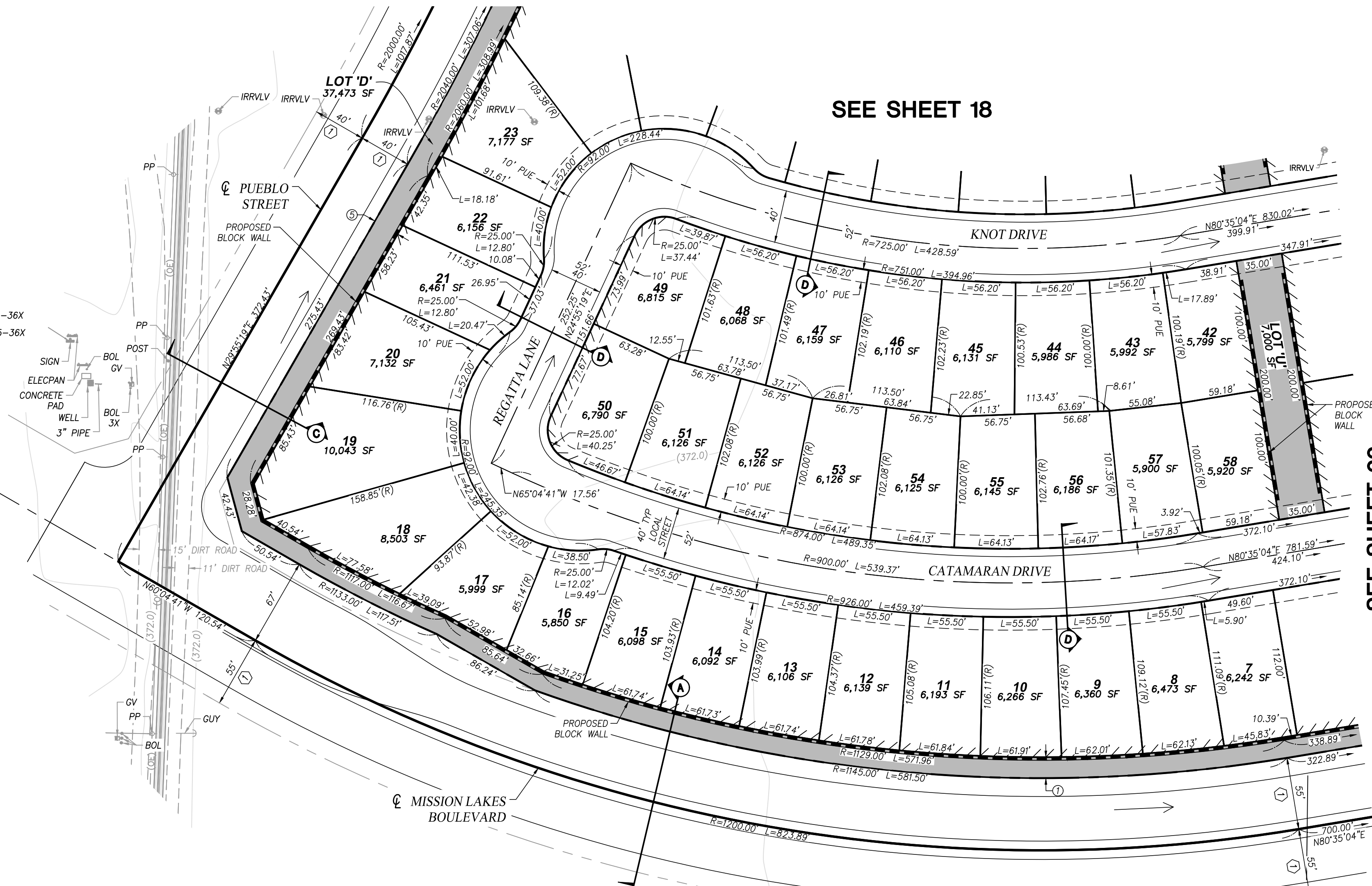
SHEET 20 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

LEGEND

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

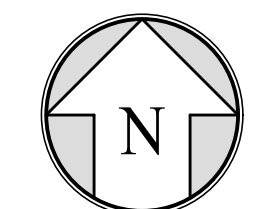


SEE SHEET 18

SEE SHEET 22



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



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

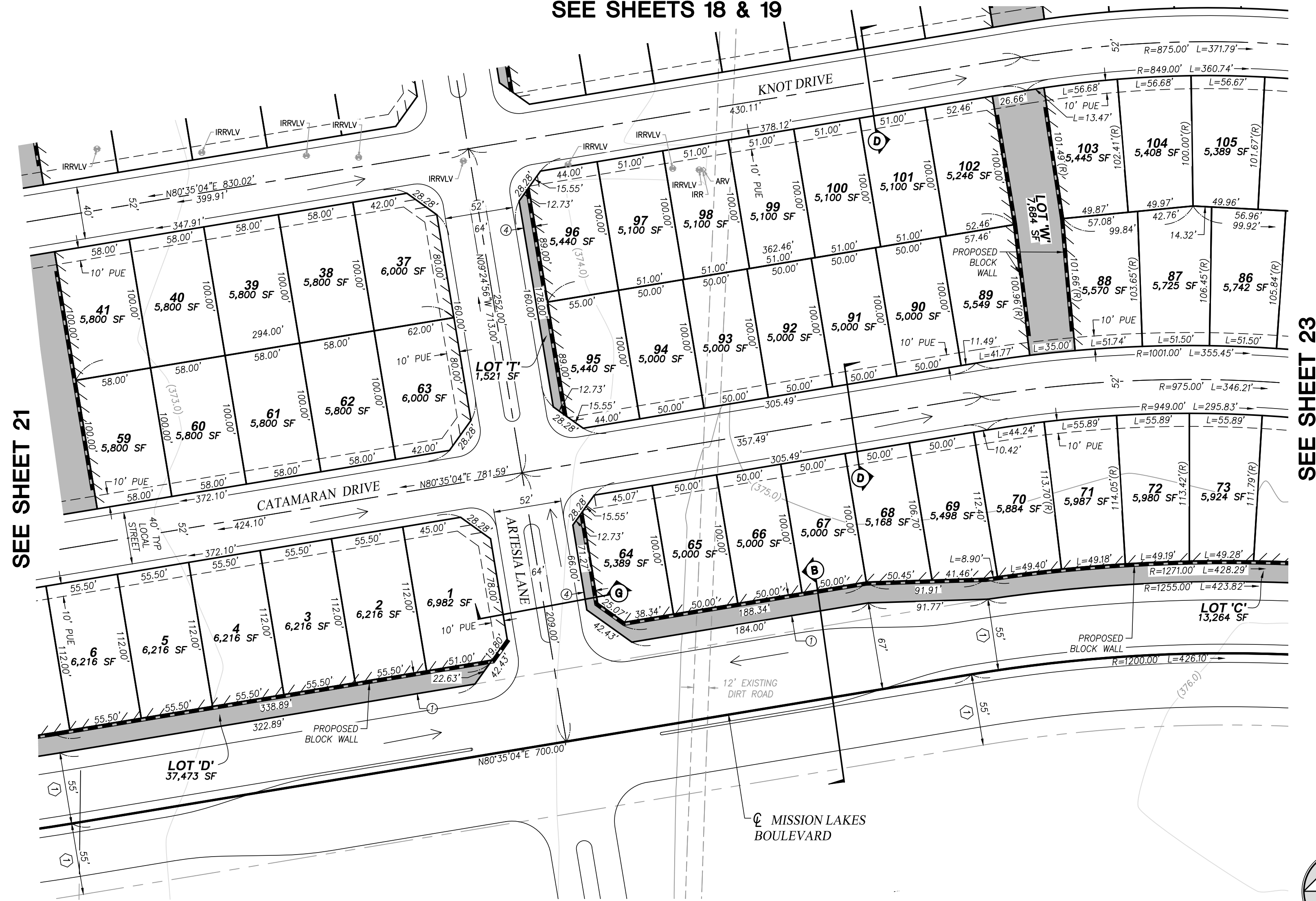
SHEET 21 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

SEE SHEETS 18 & 19

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



SEE SHEET 21

SEE SHEET 23

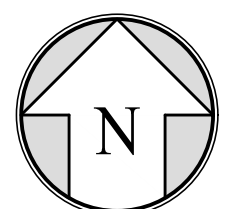


PROJECT SURVEYOR:

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



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



60' 0' 60'

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

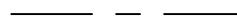









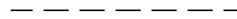


SHEET 22 OF 23

TENTATIVE TRACT NO. 7463

MERGER AND RE-SUBDIVISION OF PARCELS 26, 27, 28, 30 AND 'D' OF PARCEL MAP NO. 11314 RECORDED JANUARY 31, 2006, IN BOOK 54 OF MAPS, PAGES 149 THROUGH 158, IN THE OFFICE OF THE KERN COUNTY RECORDER, LOCATED IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 26 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA. FEBRUARY 2025

SEE SHEETS 19 & 20

LEGEND

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

SEE SHEET 22

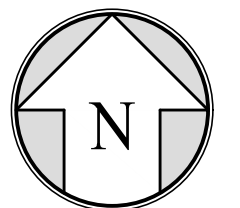


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60' 0' 60'

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

SHEET 23 OF 23

EXHIBIT “B”

CONDITIONS OF APPROVAL TENTATIVE TRACT NO. 7463

GENERAL

1. The owner(s), project proponent(s), and/or applicant(s) (hereinafter referred to as “Developer”), solely at their cost and expense, shall defend, indemnify and hold harmless the City of Shafter (hereinafter referred to as “City”), its agents, legislative bodies, officers and employees regarding any legal or administrative action, claim or proceeding concerning approval of Tentative Tract No. 7463 and/or related actions including, without limitation, actions taken or not taken with respect to the California Environmental Quality Act (hereinafter referred to as “CEQA”); or, at its election and in the alternative, shall relinquish such approval. Developer shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by Developer, but subject to the City's reasonable approvals. Developer shall also reimburse the City, its agents, legislative bodies, officers and employees for any judgments, amounts paid in settlements, court costs and attorneys' fees which the City, its agents, legislative bodies, officers and employees may be required to pay or otherwise pay because of such action, claim, or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve Developer’s obligations under these conditions of approval (hereinafter referred to as “Conditions”).
2. The Developer or the Developer’s engineer shall submit a list of all contractors and/or subcontractors performing work on this project to the City Finance Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City of Shafter.
3. The following disclosure shall be given as part of transfer of properties: “All your real property is near property used for agricultural operations, you may be subject to inconveniences or discomforts arising from such operations on any 24-hour basis. Said discomforts may include, but not be limited to equipment noises, odors from manure or other chemicals, and dust or smoke. The City has determined that the use of real property for agricultural operations is a high priority and favored use to the City and Kern County and will not be considered a nuisance for those inconveniences or discomforts arising from agricultural operations, provided such operations are consistent with accepted customs, standards, and laws.”
4. Until all portions of the tentative tract have been developed, all vacant and undeveloped land, not being actively farmed, shall be maintained in a weed-free and clean manner by the Developer. Should said property not be so maintained, the City shall notify the property owner that the property is to be cleaned within thirty (30) days of receipt of said notice. If the property owner does not comply within the required time frame, City may then clear the land and bill the property owner for expenses incurred.

5. Unless a final map is recorded, this tentative tract shall expire twenty-four (24) months from the date of approval by the City Council, unless an extension is granted by the City Council. Should an extension be requested, Developer, not less than sixty (60) days prior to the expiration date, shall submit to the City, the applicable processing fees and a completed application requesting an extension of the map approval in accordance with the provisions of City Code and the Subdivision Map Act. PLEASE NOTE: This will be the only notice given for the above specific expiration date. The applicant is responsible for initiating an extension request.
6. All construction and development shall be consistent with the City of Shafter Mission Lakes Specific Plan and Tentative Tract No. 7463.

PLANNING

7. Prior to initiating any grading or earthmoving within Tract No. 7463, the Developer shall provide the City of Shafter Planning Department with written confirmation from the San Joaquin Valley Air Pollution Control District (SJVAPCD) that the proposed development follows the requirements of the District's Rule 9510.
8. The Developer shall be required to permanently maintain all landscaping, except for landscaping included in the Community Facilities District, including the replacement of any trees or shrubs that do not survive.
9. Only the street names or alternate street names that have been approved on the attached Tentative Tract Map shall be shown on the Final Map(s) for Tract No. 7463. If the Developer wishes to change the street names at any point in time, a street name change request will need to be submitted to the Shafter Planning Department and approved prior to changing or using any proposed street names.
10. If the Developer proposes to phase the map or make any changes to the approved tentative map contents, the Developer shall submit a Substantial Conformance application to the Planning Director for review and approval. If the map is phased, the Planning Department may request that the Developer apply for a Change of Conditions to update any affected conditions as necessary.
11. Approved access shall be provided for each lot in accordance with City standards.
12. All roof-mounted air conditioning equipment shall be located on the rear portion of the roof ridge line in such a manner as to be screened as much as practical from view from public streets.
13. With the exception of model houses, as provided in Section 3.080, Chapter 3, Title 16 (Subdivision Ordinance) of the Shafter Municipal Code, no building permit shall be issued by the City of Shafter until Tract No. 7463 has been recorded pursuant to the requirements of Title 16 (Subdivision Ordinance) and Title 17 (Zoning Ordinance) of the Shafter Municipal Code.

14. If Condition No. 146 is initiated by the Developer and executed by the City of Shafter, no building permit shall be issued until wet utilities have been installed, an all-weather surface roadway is completed on the subject property, and survey stakes or other form of temporary documentation will be provided for, and approved by the Building and Safety Inspector, to verify building location. Missing stakes or other temporary documentation will result in delays in inspection schedule.
15. The following note shall appear on the final map and all grading and construction plans:
 - a. If during grading or construction, any plugged, abandoned, or unrecorded oil or gas wells are uncovered or damaged, the California Department of Conservation/Geologic Energy Management Division (CalGEM) shall be contacted to inspect and approve any remediation required.
 - b. If any abandoned water wells are located within the development or discovered during excavation or grading, the Kern County Public Health Department - Environmental Health Services Program must be contacted to obtain information for the proper permitting and destruction procedures.
 - c. Building setbacks on lots with existing plugged wells shall satisfy the requirements of the CalGEM. If the recommended setbacks cannot be satisfied, the Developer shall submit, concurrent with the submittal for a building permit for the impacted lot, written confirmation from the CalGEM that the setback provided is acceptable.
16. During grading operations, all activity shall be restricted to periods of low wind to reduce dust emissions. Verification of compliance will be the responsibility of the City of Shafter Building Inspection Division.
17. Prior to construction, the Developer shall submit plans for the public parks to be developed on Lot 'A', Lot 'B', and Lot 'AA', approved under Tentative Tract No. 7463. The public park designs shall be approved by the City of Shafter in consultation with the North of the River Recreation and Park District. The public parks in Tract 7463 shall be fully constructed, landscaped, and completed by the Developer, consistent with the Mission Lakes Specific Plan and all applicable standards, prior to receiving over 60% of the Certificates of Occupancy (more specifically being the 329th Certificate of Occupancy) for this subject tract. Lot 'A', Lot 'B', and Lot 'AA' shall be dedicated/deeded to the North of the River Recreation and Park District upon completion and acceptance of all improvements by the City of Shafter.

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

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

18. The Developer of Tract No. 7463 shall comply with all SJVAPCD requirements while grading and developing the site. It is the Developer's responsibility to contact the SJVAPCD to determine with which requirements/rules the Developer must comply.
19. Prior to recordation of any final map for Tract No. 7463, the Developer shall enter into a development agreement with the City of Shafter, in a form and substance reasonably approved and required by the City, which shall provide for a minimum square footage of residential units within the subdivision, and which shall provide for payment of park fees, traffic fees, and any other fees deemed necessary by the City.
20. All utilities shall be designed and constructed in such a way as to allow for them to be extended into any future residential development areas.
21. The landscape lots and trail system in Tract No. 7463 shall be planted with a combination of evergreen and deciduous trees at a density sufficient to provide a year-round visual buffer. Tree species and spacing shall be reviewed and approved by the City as part of the approval of the landscape plans for the tract.
22. If during development activities, any wells are encountered, the property owner is expected to immediately notify the CalGEM construction site well review engineer in the Inland district office, and file for Division review an amended site plan with well casing diagrams.
23. On all corner lots and/or reverse corner lots within the tract, fences/walls shall not be located within the first 5 feet of the Public Utility Easement behind the street side yard and front-yard property lines. A note stating this must be included on all site plans during building permit review. The City will not permit walls nor fences to be built within the first five (5) feet of the PUE dedication on the side-yard of corner/reverse corner lots.
24. No permanent structure shall be built within a 10-foot radius of any existing wells within Tract No. 7463.
25. The design of all houses proposed to be built by the Developer/Home Builder(s) within Tract 7463 must be in substantial conformance with the Mission Lakes Specific Plan Chapter 5: Design Guidelines.
26. The Developer/Home Builder of Tract 7463 shall use a variety of floor plans within the residential tract as required in the City of Shafter Zoning Ordinance Table 2.B (Residential Floor Plan and Elevations Guidelines). Floor plans and elevations will be subject to the review and approval of the Shafter Planning and Building Departments. The Developer/Home Builder shall plot alternative floor plan types and/or elevation styles on contiguous lots within Tract 7463.

BUILDING

27. Prior to issuing a certificate of occupancy for any building, the building address(es) shall be permanently installed and be clearly visible from the street.
28. The Developer shall obtain a letter from Kern County Fire Department stating Kern County Fire's approval of construction of 199 dwelling units without a secondary access. A copy of this letter shall be provided to the Building Department prior to the recording of a Final Map.
29. Prior to issuance of the first building permit, the Developer shall provide written confirmation from the SJVAPCD confirming that any and all applicable off-site mitigation fees for the subdivision have been paid in full.
30. No final inspection or issuance of a certificate of occupancy shall be approved for any lot until all required improvements have been completed by the Developer and accepted by the City.
31. Developer shall pay all development fees and impact fees adopted by the City in effect at the time of issuance of any building permits. The Developer can also elect to pay traffic impact fees at the time of each building permit's issuance.
32. Developer shall comply with the latest California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Fire Code and all other applicable codes, ordinances, regulations, and development standards in effect at the time of issuance of relative permits.
33. Prior to issuance of each building permit for houses within Tract No. 7463, Developer shall submit a site plan to the City Planning Department for review and approval. The site plan shall reference the floor plan layout and building elevations, including exterior building materials and colors, for each of the single-family residences to be constructed within Tract No. 7463. The siting of each structure on the plans must comply with the applicable lot development standards of the latest Mission Lakes Specific Plan.
34. Private drives constructed of Portland cement concrete shall be constructed at a minimum width of 16 feet from the edge of public roadway pavement to the garage of each home.
35. A landscaping plan, including design of a permanent irrigation system, shall be submitted to and approved by the Planning Director and City Engineer. Said approved landscape and irrigation plan shall be implemented prior to receiving a final inspection for any house constructed within the subdivision. All landscaping is subject to the requirements for landscaping contained herein these conditions and with City Standards. Landscaping shall include an irrigation system for both the front-yard and the street side-yard (where applicable) provided the street side-yard is not obscured from sight from an adjacent street by fencing, for each lot within the subdivision. Landscaping shall comply with current State guidelines for residential landscaping.
36. Fiber Optic Installation for Dwelling Units: Owner agrees to install in each dwelling unit the following fiber optic requirements:

- a. Install a Dedicated City Fiber Enclosure adjacent to the other utility enclosures or a Common Communication Enclosure (collectively “Utility Enclosure”) for the proposed communications utilities (phone, cable, fiber, etc.). The enclosure type shall be Benner-Nawman 14326W-UL or as approved by the City. The Utility Enclosure may face the garage exterior or interior and shall include one 120-volt, 15-amp convenience receptacle inside the enclosure mounted on either side of the wall. A surge-protected receptacle must be installed or verification that an equivalent surge protection device (SPD) has been installed as an integral part of the service equipment or located immediately adjacent to the service equipment to be in accordance with article 230.67 of the California Electrical Code.
- b. Install a wireless-transparent Structured Media Enclosure (“Media Enclosure”), such as models: Legrand 30” ENP3050, Legrand 42” ENP4250, Leviton 30” 49605-30W, Primex Verge 30” P3000, 42” Primex Verge P4200, or as approved by the City. The Media Enclosure shall be installed in the wall of a master bedroom closet or a laundry room furthest from the water supply and maintain a minimum 48-inch horizontal clearance between and 24-inch clearance above any metallic appliances or accessories. The Media Enclosure shall include one 120-volt, 15-amp convenience receptacle located inside the enclosure.
- c. Install a conduit pathway from the Utility Enclosure to the Media Enclosure with a minimum of one (1) 1-inch diameter non-metallic, flexible conduit which shall maintain a minimum 36-inch bend radius and protrude a minimum of 6-inches into the enclosures. The conduit shall be marked with orange Tyvek or plastic tags, labeled “City Fiber Use Only”, 661-746-8929”, tie wrapped to the conduit in plain view within the enclosures.
- d. Install a continuous conduit without breaks or couplings from the existing City Fiber Distribution Enclosure located in the right-of-way (“Distribution Enclosure”) to the bottom side of the Utility Enclosure. The conduit shall be installed a minimum of 36-inches below grade, protrude a minimum of 12-inches into the Utility Enclosure, be orange in color, and be factory labeled “City of Shafter 661-746-8929”. If the conduit does not have an integrated tracer wire, a continuous external #12 AWG solid-conductor tracer wire with high-density polyethylene insulation rated for direct burial shall be installed along with the conduit leaving a minimum 15-feet of slack coiled in the Distribution Enclosure and 3-feet of slack coiled in the Utility Enclosure. The conduit and tracer wire shall be inspected by a City of Shafter representative before shading and backfilling.
 - i. After backfilling, polyester cable pulling tape (Muletape), or equivalent, shall be installed in all conduit paths between the Distribution Enclosure and the Utility Enclosure. Mule tape shall be slack (no tension) and fastened to the plug or cap.
 - ii. Couplings shall be used to repair damaged or short-length conduit only if approved by the City. Conduit couplings shall be an air-tight, water-tight, push-on compression fitting approved by the City. Tracer wire couplings shall be air-tight, water-tight, twist on or compression connector approved by the City. Coupling integrity shall be inspected by a City of Shafter representative.

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

ENGINEERING

- 37. Developer shall remove and replace any existing public or private improvements that may become damaged during any phase of construction, as required by the City Engineer. The contractor working within the public right-of-way shall obtain an encroachment permit from the City Engineer prior to commencing any such work.
- 38. Developer shall relocate and/or install all necessary infrastructure to provide utilities to the proposed project.
- 39. A ten (10) foot public utility easement, as shown on the tentative map, shall be provided in the front of all lots and on the street side of all corner lots/reverse corner lots as requested by the utility companies and the City Engineer. Easements shall be granted with the final map. Easements must also be shown on individual site plans during building permit application review.
- 40. Easements to be given to the City or any other public utility agency for sewer, water, storm drain, electrical, or any other utility or similar purpose shall not cross private property without prior approval of the City Engineer.
- 41. Any above-ground utility cabinets or facilities to be located within the road right-of-way or public utility easement shall be permitted only upon approval by the City Engineer. Such approval will be made in writing, upon written request of the applicant and/or the affected utility company.
- 42. Any obstructions including utilities, irrigation lines, etc., shall be removed and/or relocated, if necessary, at the expense of the Developer.
- 43. No final inspection shall be approved until all required improvements have been completed by the applicant and accepted by the City of Shafter.
- 44. All new utilities shall be underground service.
- 45. During construction, vehicular access points shall be covered with decomposed granite, road oil, or some other treatment acceptable to the City Engineer, to prevent generation of dust during periods of vehicular activity and/or windy conditions and tracking of mud and dirt on public roadways.
- 46. Prior to the issuance of a Certificate of Occupancy on any lot of Tract No. 7463, all required improvements shall be completed and accepted by the City of Shafter. Required improvements shall be those improvements necessary to provide adequate City Services to the subject lot as determined by the City Engineer.

47. All improvements shall be complete within one (1) year from the date of filing of the final map for the development unless a time extension is granted by the City Engineer. The timing of improvements shall be subject to approval of the City Engineer.
48. Type and location of centralized mail delivery units shall be determined by the postal service. If the postal service requires special easements for the placement of the delivery units, then said easements shall be shown on the final map.
49. All road, landscaping, trail, sidewalk, block wall, and paseo improvements, required by and consistent with Tract No. 7463 and the Mission Lakes Specific Plan, shall be constructed by the Developer and approved by the City of Shafter prior to recordation of the final map or shall be included as a public improvement in the subdivision improvement agreement. Wall plans, materials, and dimensions shall be consistent with the requirements of the Mission Lakes Specific Plan and Tentative Tract No. 7463 and shall be approved by the City of Shafter prior to construction. The timing of improvements shall be subject to approval of the City Engineer.
50. Developer shall place the entire subdivision within a new or add to an existing Community Facilities District prior to recordation of a final map and prior to acceptance of improvements by the City of Shafter. The maintenance district shall be set-up to cover the cost of street lighting, drainage basin maintenance, landscaping maintenance, and/or park maintenance, as well as all administrative costs associated with the City of Shafter's management of the District.
 - a. The Developer shall be required to cover the cost of street lighting, maintain all landscaping, park maintenance, including the replacement of any trees or shrubs that do not survive, within public right-of-way and landscape easements for a period of one (1) year after final inspection of the landscape improvements, or until such time as the maintenance district is formed, whichever shall occur last.
 - b. Developer shall be fully responsible for the formation, and formation cost of the Community Facilities District, as directed by the City Engineer.
 - c. Developer shall be fully responsible for paying the cost of water for all landscaping and electricity for the streetlights for a period of one (1) year after issuance of Notice of Completion.
51. Engineered plans and building permits are required for all block walls greater than 6 feet in height.
52. Developer shall design and install a system of conduits, terminal enclosures, distribution enclosures, splice enclosures, connection points, and hand holes for a fiber optic network to each buildable lot within the development. Design and material specifications are available from the City of Shafter. Plans shall be submitted to and approved by the City of Shafter, prior to recordation of the final map, showing the proposed utility trench and all appurtenant hardware. The design shall include the following minimum specifications:

- a. A combination of fiber optic conduits shall minimally include 4” SDR-11 HDPE, 2” SDR-11 HDPE, 1.25” SDR-11 HDPE, and 7-Way bundled HPDE innerduct with attached tracer wire. Fiber optic conduits may be joint-trenched with other utility company pipes and/or conduits.
 - b. All underground fiber optic conduits, innerduct bundles, etc. shall be factory-labeled “City of Shafter 661-746-8929”. Conduits shall be identified by a permanent marking, with the address number of the residence they serve, within the distribution enclosures.
 - c. All underground fiber optic conduit paths shall have tracer wire. If the conduit does not have an integrated tracer wire, a continuous external #12 AWG solid-conductor tracer wire with high-density polyethylene insulation rated for direct burial shall be installed along with the conduit leaving a minimum 15-feet of slack coiled in the endpoint enclosures.
 - d. The ends of all fiber optic conduits and innerducts shall be plugged or capped to prevent dirt, debris, or foreign objects from entering.
 - e. After backfilling, all conduits shall be checked for obstructions, and re-excavated and repaired or replaced as required. All conduits ½-inch or larger shall require polyester cable pulling tape (Muletape) or equivalent installed. Polyester cable pulling tape (Muletape) shall be slack (no tension) and fastened to the plug or cap. Innerducts shall be mandrel tested and are subject to inspection by a City of Shafter representative.
 - f. A combination of underground utility enclosures shall minimally include 36”W x 60”L x 36”D polymer concrete enclosures with dual torsion covers, 36”W x 36”L x 24-36”D and 24”W x 36”L x 24-36”D High Density Polyethylene (HDPE) enclosures.
 - g. All underground utility enclosures shall be factory-stamped “City Fiber”.
53. Prior to construction, all improvement plans and landscaping plans shall be approved by the City of Shafter.
54. The side-yard fences constructed along local streets shall consist of a masonry block retaining wall, or other material as approved by the City Engineer, topped with a wooden fence. Sufficient area behind the sidewalk shall be provided to accommodate the installation of community mailboxes, where required by the US Postal Service.
55. The final subdivision map proposed for recordation shall be in substantial conformance with the approved tentative map or any approved alterations thereafter.

ENGINEERING: GRADING & DRAINAGE

56. Prior to review of any required improvement plans, both a drainage/hydrology study and a grading plan shall be submitted to and approved by the City Engineer. A master grading plan covering Tract No. 7463 shall be submitted and approved. Future development plans shall be based upon the approved master plan. Any deviation from the approved master plan will require the approval of the City Engineer.
57. The drainage/hydrology study and hydraulic analysis for the project shall be performed by a registered civil engineer and submitted to the City Engineer for review and approval. The

study shall demonstrate that any potential run-off will not impact surrounding properties. The study shall focus on the project property and any affected adjacent properties.

58. A soils report, prepared by a registered civil engineer shall be submitted along with the grading plan. Soils report shall be performed in compliance with the latest edition of California Building Code, and Chapter 15.28 of the Shafter Municipal Code. In addition, all site grading, earthwork and building design shall be performed in accordance with the recommendations of the soils report.
59. A grading permit shall be obtained from the City prior to commencement of any grading activity.
60. Prior to issuance of a building permit, the Developer shall file a “Rough Grade Certificate” with the City in accordance with the City Engineering Design Standards. Rough Grade Certificate shall be accompanied by certified soil compaction test data from an acceptable materials testing company and a certificate that the rough grade is in substantial conformance with the approved grading plan and Chapter 15.28 of the Shafter Municipal Code. Developer to obtain “Rough Grade Certificate” form from the City.
61. Prior to final approval, acceptance of work, or issuance of Certificate of Occupancy, the Developer’s engineer shall file a “Final Grade Certificate” stating that all required grading has been done in accordance with the approved grading plan. Developer to obtain “Final Grade Certificate” form from the City.
62. The location and frequency of soils compaction testing shall be per the City Engineer. Soils compaction testing shall be provided by the Developer.
63. Minimum slopes across any flat surface shall be 1%. For slopes less than 1%, surface drainage shall be channeled into a concrete v-gutter, curb and gutter, underground storm drain, or similar drainage structure.
64. All building pads shall provide a minimum of 2% slope away from each house to an earth swale, and a minimum of 1% from the highest point in the swale to the street. A four-inch landscape drain may be used to replace the earth swale. The minimum pad height shall be twelve (12) inches above the adjacent curb.
65. Street side corner lots shall not have their side yard slope (finish grade to back of sidewalk) exceed 4 horizontal: 1 vertical. If maximum slope is exceeded, side yard shall be retained in an approved manner.
66. Wood retaining structures shall not be approved. Developer shall use masonry, keystone, concrete, or other approved material.
67. Engineered off-site drainage plans for Tentative Tract No. 7463 shall be submitted to and approved by the City of Shafter prior to recordation of a final map. The approved drainage facilities shall be constructed and approved by the City of Shafter prior to issuance of building permits.

68. All storm drain pipes and manholes shall be installed with the street paving. Catch basin shall be installed per city standards.
69. Drainage Basin:
 - a. Developer shall construct a drainage basin on Lot Y and Lot Z as shown on the Tentative Tract Map No. 7463. Developer shall provide calculations showing all drainage areas utilizing the basin, and show the percentage of the capacity utilized by Tract No. 7463.
 - b. Developer shall construct permanent masonry walls around the proposed drainage basin on Lot Y with a minimum 16' access controlled by a gate.
 - c. Developer shall construct permanent masonry walls around the proposed drainage basin on Lot Z with a minimum 16' access controlled by a gate.
70. The number and location of street-based siphons and cross gutters allowed, if any, will be determined during the grading and drainage review process. The minimum grade for allowed cross gutters shall be 0.6%.
71. Grading onto adjacent property shall not be done without written permission from the adjacent property owner.
72. The Office of the City Engineer shall be notified 24 hours in advance of the placement of any fill material.
73. Fill and/or import material shall be subject to the approval of the soils engineer.
74. Developer is responsible for the grading of lot pad areas to within 0.1 foot of the design elevations.
75. All areas in the site on which structures are to be placed must be compacted to 90% relative density, for a minimum distance of 5-feet in all directions from the foundations of the structure.
76. All fill material shall be moisture conditioned to at least 2% above optimum moisture and compacted to 90% relative density, as determined by test methods referenced in Chapter 15.28 of the Shafter Municipal Code, and so certified by test and report from the soils engineer.
77. The design engineer shall exercise sufficient supervisory control during grading operations to ensure compliance with the plans, specifications, and code within his purview.
78. The placement of fill shall be in 6-inch-maximum lifts, compacted with heavy compaction equipment approved by the City Engineer, unless specifically recommended otherwise in the preliminary soils report.
79. Compaction in proposed pavement areas should be per City standards and should extend to a minimum distance of 2-feet beyond the outside edges of pavement.

80. All cut and fill slopes shall not be steeper than 2 horizontal to 1 vertical.
81. All fill areas to be cleared of all vegetation and other unsuitable materials for a structural fill and the areas shall be scarified to a depth of 6-inches, unless specifically noted otherwise in the preliminary soils report.
82. All slopes in excess of three (3) feet shall be prepared and maintained to control against erosion.
83. Grading work shall be supervised as engineered grading in accordance with Chapter 15.28 of the Shafter Municipal Code.
84. During grading, reasonable searching should be performed for concealed subsurface obstructions. All abandoned subsurface obstructions should be removed. If terminus of any abandoned piping is outside the project limits, the piping should be removed within the project and properly capped at the project boundary.
85. Developer's attention is directed to the provisions of SJVAPCD's Regulation VIII - Fugitive PM 10 Prohibitions, which requires the submission of a Dust Control Plan for certain construction projects. Developer shall comply with all applicable SJVAPCD rules and regulations including the submission of a Dust Control Plan as may be applicable. Current SJVAPCD rules and regulations are available online at <http://www.valleyair.org/rules/1ruleslist.htm>.
86. It shall be the Developer's responsibility to prevent a dust nuisance from originating from the site of the work as a result of his operations. Preventative measures to be taken by the Contractor shall include but shall not be limited to the following:
 - a. Water shall be applied to all unpaved areas as required to prevent the surface from becoming dry enough to permit dust formation.
 - b. Paved surfaces over which vehicular traffic is permitted to travel shall be kept free of dirt.
 - c. Temporary suspension of the work, either as a result of order by the Engineer or as a result of conditions beyond the control of the Contractor shall not relieve the Contractor from his responsibility for dust control as set forth herein.
87. Any temporary drainage basin serving the subdivision shall be surrounded with a chain link fence with privacy slats.

ENGINEERING: WATER/FIRE

88. The Developer shall install two water systems for the project together with such equipment, pipeline, and facilities, including individual water services, as may be necessary to ensure the development has a minimum supply of water for the purposes of the development including fire protection. One water system shall be developed exclusively for drinking or domestic water service. The other shall be for fire protection, irrigation of lawns, parks,

and common landscape area and be provided by either existing or new wells. Developer shall submit water improvement plans to the City Engineer and Oildale Mutual Water Company for review and approval. Developer shall construct the public water system in accordance with Subdivision Engineering Design Manual for the subject property. The dual water system shall be constructed by the Developer and approved by the City of Shafter and Oildale Mutual Water Company prior to recordation of the final map.

89. To the greatest extent possible, above ground air-vac or air release valves required by Oildale Mutual Water Company shall be in public landscaping or entrances to Natural Trail areas, and not along residential property frontages. This requirement is subject to the approval of Oildale Mutual Water Company.
90. To the greatest extent possible, wet utilities (sewer, water, storm drain) shall be installed between the flowlines on all streets.
91. Fire protection shall be provided per Kern County Fire Department Standards for the type of development. A Certificate of Approval shall be obtained by the Developer from the Kern County Fire Department. Evidence of this Certificate of Approval shall be provided to the City prior to acceptance of the water system by the City.
92. Prior to installation, all water improvement plans shall be reviewed and approved by the Kern County Fire Department. The review includes hydrant locations and access into and out of the tract. A plan review permit, obtained from the Kern County Fire Department, must be applied and paid for prior to the review of any modified or new tract map.
93. The water line size, location and materials shall be subject to the approval of the City Engineer. The minimum water line size shall be in accordance with the Subdivision and Engineering Design Manual.
94. Tie-ins to existing water mains shall be constructed in a manner approved by the City Engineer.
95. Whenever possible, the water system shall be looped to minimize dead ends.
96. Separate dual water services shall be installed for each residential property.
97. No permanent structures shall be constructed over proposed or existing utility easements.
98. Prior to issuance of a building permit, water mains and fire hydrants to be installed by applicant shall be completed, tested, and accepted (CFC).
99. The Developer shall provide AWWA approved fire hydrants that comply with Kern County Development Standards (Clow 850 or equivalent).
100. The required fire hydrants shall be placed a maximum of 660 feet apart throughout the tract for firefighting purposes. Final hydrant locations shall be approved by Kern County Fire prior to installation.

101. The Developer shall install reflective markers to identify hydrant locations pursuant to California Health and Safety Code 13060.
102. The required fire hydrants shall provide a minimum fire flow of 1,500 gallons per minute for 2 hours with 20 PSI residual, as determined by the Kern County Fire Department.
103. The water system for the required fire hydrants shall be looped, if practicable.
104. The Developer shall install the required water, access and street signs prior to issuance of any building permit.
105. A fire flow test shall be performed and approved by the Kern County Fire Department prior to issuance of any building permit and before any Certificates of Occupancy are issued. The Kern County Fire Department shall be contacted for a fire flow test and approval prior to the commencement of construction.
106. All fire access roads to each parcel must meet specifications set forth in Section 503.2 of the California Fire Code and the applicable Appendix and Ordinance sections.
107. All new residential construction will require automatic fire sprinklers and shall meet all other fire requirements of the California Fire Code.

ENGINEERING: SEWER

108. No properties shall be served by a septic system.
109. Developer shall install a sewer system for the development together with such materials, pipelines, manholes, and individual services for the purposes of the development. Developer shall submit sewer improvement plans to the City Engineer for review and approval prior to recordation of the final map. Developer shall construct the public sewer system in accordance with the Shafter Subdivision Engineering Design Manual for the subject property.
110. Sewer line size, location, slope, and materials shall be subject to the approval of the City Engineer. Minimum sewer line size, location, slope, and materials shall also be in accordance with the Subdivision and Engineering Design Manual.
111. Tie-ins to existing sewer mains, manholes, or other structures shall be constructed as directed by the City Engineer.
112. Sewer pipelines and manholes shall be installed within the proposed street paving of the development.
113. Separate sewer services shall be installed for each property. At no time shall sewer be joint trenched with water.
114. Sewer lines shall not be permitted in easements between the backyards or side-yards of residential lots.

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

ENGINEERING: STREET & TRAFFIC

116. Developer shall construct and provide rights-of-way for all streets, curb, gutter, cross gutter, drainage facilities, sidewalks, walls, landscaping, streetlights, drive approaches, intersections, and other related improvements consistent with Tentative Tract No. 7463 and the Mission Lakes Specific Plan. Developer shall submit street improvement plans prepared by a registered civil engineer to the City Engineer for review and approval and shall include: Preliminary soils report, preliminary engineer's estimate of construction costs; and plan check and inspection fees.
117. Additional rights of way easements or dedications necessary for street and/or public utility improvements located outside the tract boundary shall be granted to the City of Shafter prior to map recordation.
118. The drawings shall include all proposed public street pavement, curb, gutter, driveways, streetlights, cross gutter, catch basins, striping, signage, traffic signals, and sidewalks along the perimeter of all streets adjacent to or within the project site. Said improvements shall be constructed as per the street improvement plans approved by the City Engineer in a manner consistent with the Subdivision and Engineering Design Manual.
119. All local streets shall be developed as full-width streets in accordance with standards and specifications of the Mission Lakes Specific Plan and the City of Shafter, as approved by the City Engineer. All local streets shall be fifty-two (52) feet full right-of-way with forty (40) feet flowline to flowline.
120. Additional Street Requirements:
- a. Developer intends to continue to use a modified 4.5-inch wedge shaped curb along home frontages similar to City of Fresno Standard P-9. City of Shafter agrees to the use of this 4.5-inch wedge shaped curb provided Developer supplies a slip form for a 4.5-inch wedge shaped curb that is consistent with the City of Shafter standard 6-inch curb. Final dimensions are subject to City of Shafter approval. It is the intention of the City to develop a City curb and gutter standard based on this wedge shape curb to better comply with ADA regulations on home frontages. This modified curb shall be used on residential lot frontages only.
 - b. Mission Lakes Boulevard shall be constructed to its full flowline to flowline width along the tract boundary. Sidewalk, landscaping, and wall improvements may be deferred along the opposite side of the subject tract on Mission Lakes Boulevard until those areas are developed.
 - c. Pueblo Street shall be constructed to its full flowline to flowline width along the tract boundary. Sidewalk, landscaping, and wall improvements may be deferred along the west side of Pueblo Street until those areas are developed.

121. Should a street transition to another street with a ninety (90) degree turn occur, that transition shall be a street knuckle and shall be shown on the final tract map and in the street improvement plans.
122. Cul-de-sac and street knuckle dimensions and radii to conform to the Subdivision and Engineering Design Manual and/or as approved by the City Engineer. The use of off-set cul-de-sacs is approved provided they meet the requirements of the City of Shafter.
123. Street signs shall be installed per City standards as required by the City Engineer.
124. During construction, the Developer shall maintain the project, including all adjacent streets in a dust free condition. This condition applies at all times including weekends, evenings, and nighttime hours. During construction operations, cleanup of soil from the public roadways shall be required, if deemed necessary, by the City Engineer.
125. All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be at a depth as approved by the City Engineer.
126. Driveway approaches shall be constructed in a manner consistent with the requirements for residential approaches as set forth in the City's Subdivision and Engineering Design Manual or as permitted by the City Engineer.
127. Sidewalk, including curb, shall be five (5) feet wide and shall be placed behind the curb, or as specified by the Mission Lakes Specific Plan. Transitions at intersections and wheelchair ramps shall be provided and installed per the City's Subdivision and Engineering Design Manual.
128. Monument and monument covers shall be set per City Standards.
129. Temporary turnarounds, if required, including right-of-way, shall be granted, designed, and installed per the Subdivision and Engineering Design Standards.
130. Property line locations shall be marked with a chiseled line on the top of curb for all property lines. The location of all sewer laterals shall be indicated on the top or face of curb with a stamped "S".
131. Street lighting shall be installed in accordance with the City Engineering and Subdivision Design Manual as directed by the City Engineer. Developer shall coordinate with Pacific Gas & Electric to ensure that the streetlights are established under the LS-2A rate schedule.
132. Secondary access easements shall be provided at the request of the City Engineer. Within any given phase of development, secondary access easements and improvements shall be provided in a manner approved by the City Engineer. Access roads shall be twenty (20) feet in width and shall consist of three (3) inches of Class II aggregate base over six (6) inches of native material compacted to 90% relative maximum density.
133. The Developer shall install a traffic signal at the intersection of 7th Standard Road and Lake Road if one does not exist. Prior to recordation of a final map, the Developer shall bond for

this traffic signal. The certificate of occupancy will not be issued to even a single lot in Tract No. 7463 until the traffic signal at this intersection is fully operational. The Developer shall disclose this to the prospective buyers.

134. The Developer shall provide a traffic study to check whether signal warrants are met for installation of a traffic signals at the intersections of Zerker Road with Mission Lakes Blvd north & south.
135. Waivers of direct access shall be dedicated and shown on the final map(s) for Tract No. 7463 as approved on the tentative map, subject to change by the request of the City Engineer. Said waivers of direct access shall also be shown on the individual plot plans during building permit application.
136. The Developer shall construct a secondary access road from the 7th Standard Road to Mission Lakes Boulevard (South) other than the one from Lake Road to Mission Lakes Boulevard to the Tract 7463's access point at Artesia Lane, pursuant to the City of Shafter's Engineering and Design Standards prior to the issuance of a building permit for the 200th dwelling unit within Tract 7463. Also, the Developer shall construct a secondary access point to Tract No. 7463 prior to the issuance of a building permit for the 200th dwelling unit within Tract No. 7463.

ENGINEERING: LANDSCAPING

137. Electrical Source for Landscaping:
 - a. Developer shall supply and install landscaping electrical services to power any and all required timers, solenoids, pumps, motorized equipment. Cabinets and meter pedestals shall be approved by the City of Shafter. Developer shall contract with Pacific, Gas & Electric the location of each pedestal and make all arrangements for them to deliver power at each location.
138. Water Source for Landscaping:
 - a. Landscaping water service point of connection shall be approved by the City Engineer. The water source shall be from the non-potable water system installed with the tract.
139. Landscaping Enclosure:
 - a. Landscaping timers, electrical service fuses, breakers, etc., shall be installed within a commercial grade landscaping enclosure.
 - b. Commercial grade landscaping enclosure shall be installed within the dedicated landscaping area adjacent to the water source and/or electrical source.
 - c. Commercial grade landscaping enclosure shall be installed on a concrete foundation poured onto a minimum of six (6) inches of native subgrade compacted to 90% (or in accordance with manufacturer's recommendations, whichever is more stringent).

- d. The City of Shafter Subdivision and Design Manual requires a 110-volt duplex electrical service within the enclosure.
- 140. The Developer shall comply with all requirements for grading and erosion control, including the prevention of sedimentation or potential damage to off-site property.
- 141. Sleeves shall be placed under the proposed paving for landscape piping or low voltage electrical per the City Engineer.
- 142. Public landscaping throughout Tract 7463 shall be reviewed and approved by the City of Shafter prior to installation. Plans shall show the locations of water and electrical services necessary to serve the landscaping and lighting needs of these areas.
- 143. Landscape lots shall be equipped with a minimal number of benches, trash receptacles, water fountains, picnic tables, etc. as necessary. Details shall be worked out with the City during landscape plan review and approval.
- 144. Bollards or other effective obstructions shall be placed at the entrances of the landscape lots and wherever else they are deemed necessary by the City for pedestrian safety.
- 145. Developer shall dedicate the public landscaping lots to the City of Shafter at the time of recording of the final map.

ENGINEERING: SUBDIVISION IMPROVEMENT AGREEMENT

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

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

- 147. Any wells located within Tract 7463, prior to, or during, development activities shall be tested by the Developer for liquid and gas leakage. Surveyed locations should be provided to CalGEM in Latitude and Longitude, NAD 83 decimal format. Any wells found leaking must be reported immediately to CalGEM by the Developer.
- 148. No well work may be performed on any oil, gas, or geothermal well by the Developer without written approval from CalGEM. Well work requiring approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other re-abandonment work. The Developer must acquire any required approval from CalGEM prior to commencing any well work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below

final grade. CCR §1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, the Developer must acquire the necessary permit from the Division before commencing work.

149. The Developer shall notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.
150. If during development activities, any wells are encountered that were not previously reviewed by CalGEM, the Developer/property owner is expected to immediately notify CalGEM's construction site well review engineer in the Inland district office, and file for Division review an amended site plan with well casing diagrams. The District office will send a follow-up well evaluation letter to the property owner and local permitting agency.

NORTH OF THE RIVER RECREATION AND PARK DISTRICT

151. Prior to recordation of a final map, the subdivider shall dedicate land with free and clear title to North of the River Recreation and Park District based on a park land dedication requirement of 2.5 acres per 1,000 population in accordance with City of Shafter Municipal Code. If the number of dwelling units increases or decreases upon recordation of a final map(s), the park land requirements will change accordingly. Prior to recordation of a final map, the subdivider shall enter into an agreement with North of the River Recreation and Park District to implement and satisfy this condition. This subdivision is located within the boundaries of the North of the River Recreation and Park District.
 - a. Subdivider shall dedicate 46.64 acres as planned park sites 'A', 'B' and PA-10.
152. Prior to recordation of any final map, the subdivider shall record a covenant on the property disclosing the requirement to dedicate/reserve a public park pursuant to a park agreement with the North of the River Recreation and Park District. Covenant shall be reviewed for approval by the North of the River Recreation and Park District prior to recordation.
153. All park sites shall be improved to North of the River Recreation and Park District requirements/Standards via an agreement with North of the River Recreation and Park District and the subdivider ("Developer Built Park Agreement"). Said agreement shall include the scope and timing of the development of the park site. This agreement shall be recorded with the Kern County Recorder's Office to run with the land. The agreement shall be in place prior to the 250th residential unit permit on Tract 7461 and prior to the approval of the park plans by North of the River Recreation and Park District and the City of Shafter for Tract 7461. If an extension is needed, North of the River Recreation and Park District may exercise the option to record a covenant on the tracts of Mission Lakes stating the work towards the agreement and extending the ability to develop 100 residential units in Tract 7463 and prior to the approval of the park plans for Tract 7463 by North of the River Recreation and Park District and the City of Shafter.
154. Prior to recordation of any final map, the subdivider shall record a covenant on all lots of the subdivision disclosing the potential for light, glare, traffic and noise disturbances associated with the operations of the existing park site. Covenant shall be prepared,

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

155. Prior to recordation of a final map, the subdivider shall provide the Planning Department written proof/verification from North of the River Recreation and Park District that said project is within the NOR Park Maintenance District.
156. Subdivider shall be responsible for improving streets adjacent to the park site to City standards.
157. As an alternative to dedication and transfer of the public park sites to the North of the River Recreation and Park District, and subject to authority granted in state law, Developer may request the City consider alternative arrangements for the dedication and transfer of the public park sites, as authorized by state law, either to the City of Shafter or a combination of the City of Shafter and the North of the River Recreation and Park District. Such alternative arrangements shall be memorialized in an agreement approved by the City of Shafter and the North of the River Recreation and Park District, prior to acceptance of all improvements by the City of Shafter (except for the issuance of a certificate of occupancy for model homes). Nothing contained herein shall obligate the City of Shafter or the North of the River Recreation and Park District to accept such alternative dedication and transfer.

2005 GENERAL PLAN UPDATE MITIGATION

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

DATE: May 13, 2025
TO: Planning Commission
FROM: Planning Department
SUBJECT: Zone Change No. 25-78

RECOMMENDATION:

Planning Commission find the project is exempt from the California Environmental Quality Act; conduct hearing and adopt Resolution No. 25-461, a Resolution of the Planning Commission of the City of Shafter recommending approval of Zone Change No. 25-78 to the City Council.

APPLICANT

Michael Hair, Jr.
Lerdo LLC
6501 Fruitvale Avenue
Bakersfield, CA 93308

OWNER

Michael Hair, Jr.
Lerdo LLC
6501 Fruitvale Avenue
Bakersfield, CA 93308

LOCATION: 341 Central Avenue (APN 027-170-03) and 357 Central Avenue (APN 027-170-02) are both located on the west corner of Central Valley Highway and Central Avenue, within the area that is generally considered the downtown core.

PROJECT DATA

- 1. General Plan Designation: The project site and surrounding properties are designated CPO (Commercial-Professional Offices).
- 2. Zoning: The project site is zoned Downtown Commercial (DC). Adjacent properties to the west are zoned Downtown Commercial (DC), and properties to the east are zoned General Commercial (GC).
- 3. Acreage: 0.51 acres (22,000 square feet)

PROJECT ANALYSIS

The property owner, Michael Hair, Jr., of Lerdo LLC, is requesting a change in zoning from Downtown Commercial (DC) to General Commercial (GC) on a 0.51-acre site, located on the western corner of Central Valley Highway and Central Avenue. The location of the affected parcels is shown in the attached vicinity map (Exhibit 1).

The property owner/applicant is requesting the zone change to facilitate the future establishment and operation of a drive-in/drive-through business. The applicant has submitted a corresponding application for a Conditional Use Permit (CUP) to be brought before the Planning Commission at a future date, in the event that the zone change is approved by City Council.

PUBLIC HEARING

The ultimate use of the site has not been confirmed, however, it has been determined by the applicant's team that the highest and best use of the site, given its size and location, is a commercial drive-in/drive-through business.

Chapter 5 of the Shafter Zoning Ordinance stipulates that "Drive-in/drive-through business, including theaters and restaurants" are not permitted in the Downtown Commercial zone, but they are conditionally permitted in the General Commercial and Neighborhood Commercial zones. This regulation can be seen in Line item 47 of Table 5.A of the Zoning Ordinance, concerning Uses Permitted Within Commercial Districts.

The primary purpose of the General Commercial (GC) District is to provide sites for commercial uses that serve a large segment of the population with a wide variety of retail, wholesale, service, and office uses. The proposed rezoning to General Commercial would identify the site as a possible location for a new range of commercial uses to be proposed and introduced to the community's downtown area at the affected site. The potential to permit or conditionally permit additional commercial uses that are currently not permitted at all in the Downtown Commercial zone may foster commercial growth and increase activity in the City's downtown. Additionally, by expanding the class and character of commercial uses that are permissible for properties within the downtown, the likelihood of this portion of the city remaining competitive with planned commercial areas in other portions of the community, such as those planned along 7th Standard Road or Lerdo Highway, is higher.

This item is not proposing or requesting action on an actual project. There are no development or construction plans in place for this site currently. This is a zoning exercise to change the color on the Shafter Zoning Map from DC to GC. The only decision requested from the Planning Commission at this time is whether the base zone of the site should be allowed to change. Rezoning to GC may allow the property owner the opportunity to market this site for new project proposals and turn the site from a vacant parcel of land to a contributing business.

Overall, the proposed rezoning will help ensure the land is used in a manner that is both beneficial to the property owner and the community, and consistent with the surrounding commercial area. Finally, there is one other drive-through business located in the downtown commercial zone district, at 150 E. Lerdo Highway. The existing drive-through at Rite-Aid shows that the City would not be operating outside established precedent.

CEQA

The proposed zone change is exempt from CEQA under Section 15061(b)(3), which is commonly referred to as the common-sense exemption. This exemption applies when it can be determined with certainty that the activity in question will not have a significant effect on the environment, and therefore the activity is not subject to CEQA.

The proposed zone change is a zoning exercise to change the classification from one commercial zone to another commercial zone. As there is no development associated

Zone Change No. 25-78

with the zone change at this time, there is no possibility that zoning change will cause a significant effect on the environment. The property owner has indicated that a Conditional Use Permit application will be filed with the City after the base zone is changed to potentially establish a land use that is conditionally permitted in the Downtown Commercial zone. The CUP process will allow additional CEQA review to be conducted for the site then.

Since Conditional Use Permits require discretionary action, a more extensive analysis of potential environmental impacts may be assessed in the future, and the Planning Commission will also have another opportunity to review the ultimate use of the property.

ATTACHMENTS

EXHIBIT

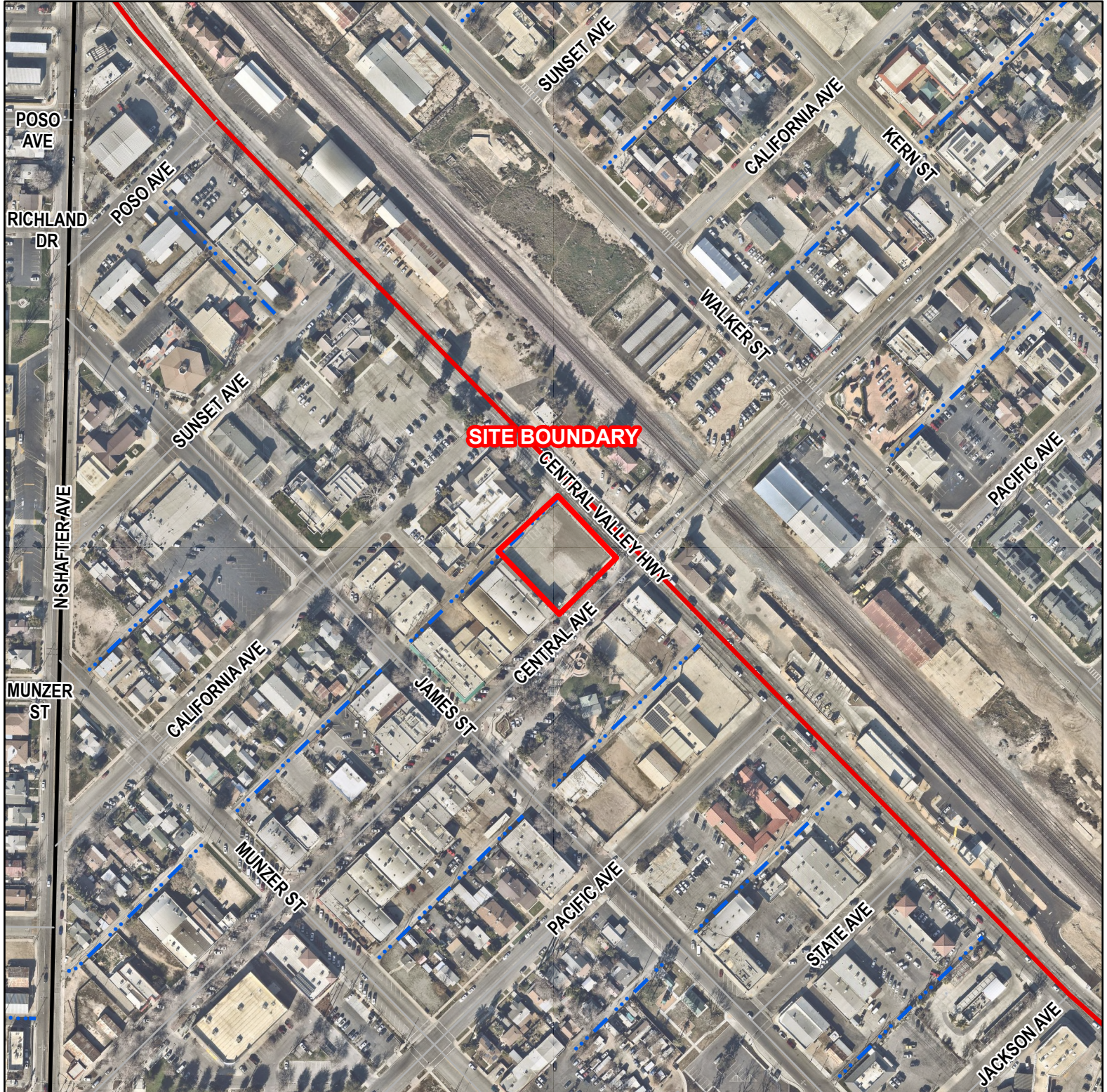
Vicinity Map

1

Resolution No. 25-461

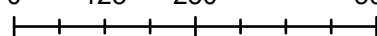
2

Zone Change 25-78 Vicinity Map



-  City Limits
-  Site Location

0 125 250 500 US Feet



N



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

RESOLUTION NO. 25-461

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER
RECOMMENDING APPROVAL OF ZONE CHANGE NO. 25-78 AS DEPICTED IN
EXHIBIT “A”, TO THE CITY COUNCIL OF THE CITY OF SHAFTER.**

WHEREAS, the Planning Commission has, at its regularly scheduled meeting on May 13, 2025, studied and considered Zone Change No. 25-78, a request to change the zoning of 357 Central Avenue (APN 027-170-02) and 341 Central Avenue (APN 027-170-03) from Downtown Commercial (DC) to General Commercial (GC); and

WHEREAS, 357 & 341 Central Avenue are located on the west corner of Central Valley Highway and Central Avenue, on an approximate 0.51-acre site as depicted in Exhibit “A”, attached hereto and made a part of this resolution as set forth herein; and

WHEREAS, the laws and regulations relating to the preparation and adoption of environmental documents, as set forth in the City’s Local Guidelines Implementing the California Environmental Quality Act have been adhered to; and

WHEREAS, the zone change is consistent with the goals, objectives, policies, and programs of the General Plan, and is necessary and desirable to implement the provisions of the General Plan; and

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

WHEREAS, the Planning Commission has determined that it is in the best interest of the City to amend the City of Shafter Zoning Map as proposed in Exhibit “A” to enhance the quality of life and to protect the health, safety and welfare of its citizens by applying orderly development in the City; and

WHEREAS, the Planning Commission has determined that the project is categorically exempt from CEQA under Section 15061(b)(3) of the CEQA Guidelines in that the proposal will have no significant environmental impact. No development is proposed with the subject project; and

WHEREAS, a timely and properly noticed public hearing for proposed Zone Change No. 25-78 was held by the Planning Commission of the City of Shafter at a regular meeting on May 13, 2025, at which hearing evidence, oral and documentary, was admitted on behalf of said zone change.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Shafter, in a regular session assembled on the 13th day of May, 2025, resolved to recommend to

the City Council of the City of Shafter approval of Zone Change No. 25-78, as illustrated in Exhibit "A".

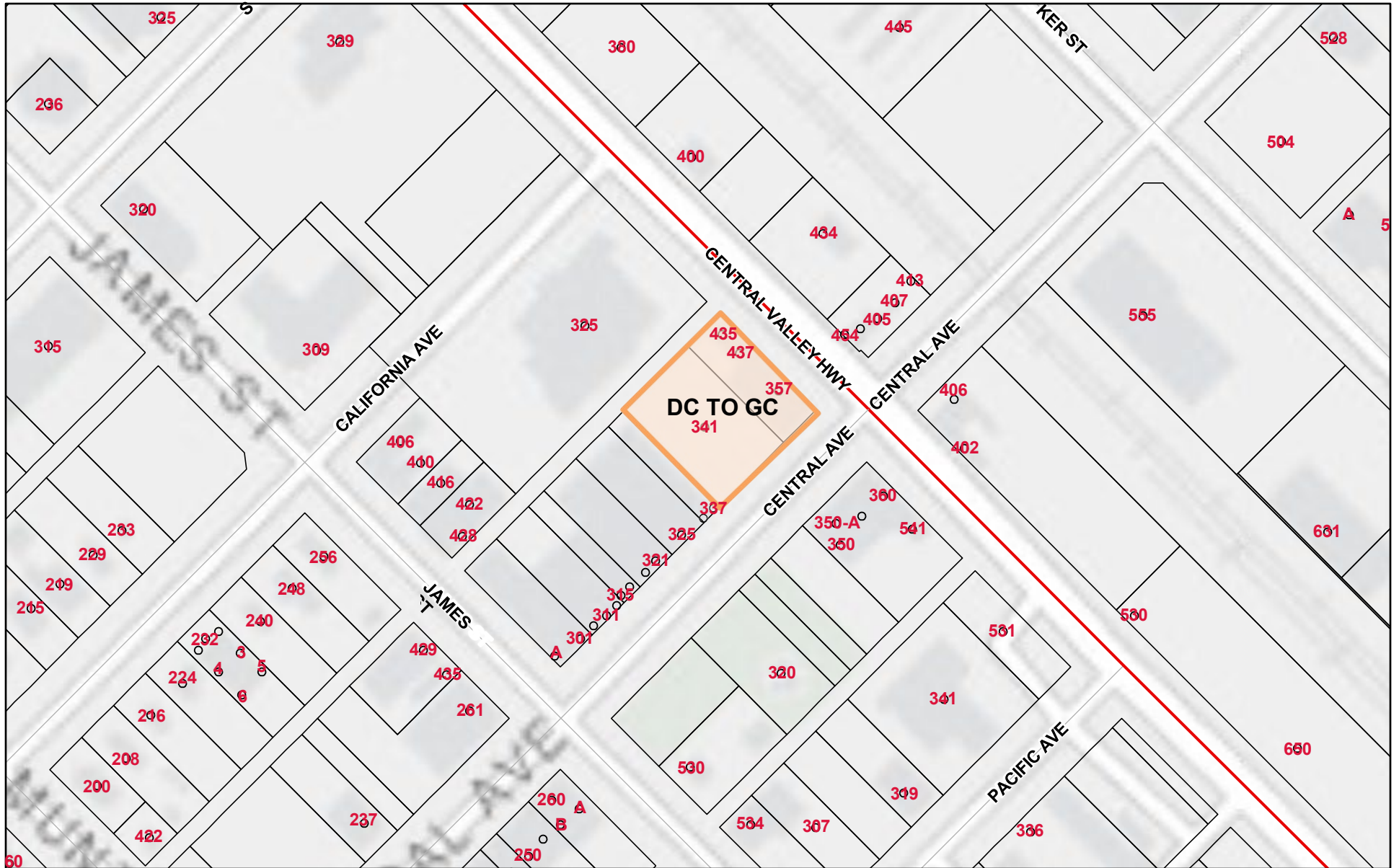
BE IT FURTHER RESOLVED that a copy of this Resolution be delivered forthwith by the Planning Commission Secretary to the City Council of the City of Shafter.

PASSED AND ADOPTED THIS 13th DAY OF MAY, 2025.



Lovedeep Joshan, Chairman ATTEST




Hermila Aleman, Deputy City Clerk

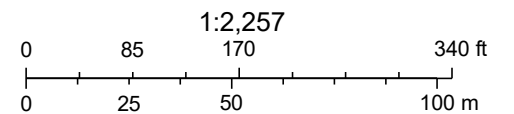
ZONE CHANGE NO. 25-78 EXHIBIT "A"



4/10/2025, 1:40:01 PM

-  Re-Zone Site
-  Parcel Lines

-  Road Centerlines
-  Highway
-  Local



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, City of Shafter, Bureau of Land Management, Esri, HERE,

City of Shafter