



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

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, JUNE 10, 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 Sanchez

INVOCATION: Commissioner Simmons

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: May 13, 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. 25-22: Hydrogen Production in the Industrial Zone:** Planning Commission conduct public hearing and adopt Resolution No. 25-462, a Resolution of the Planning Commission of the City of Shafter, recommending that the City Council approve Zone Code Amendment No. 25-22, an Amendment to Title 17 (Zoning Ordinance) of the Shafter Municipal Code to allow hydrogen production facilities in the Industrial (I) Zone District with approval of a Conditional Use Permit. (Planning Director Esselman)

ROLL CALL

- 2. Extension of Time Temporary Land Use Permit #23-136:** Staff recommends that the Planning Commission conduct Public Hearing and adopt Resolution No. 25-463, a Resolution of the Planning Commission of the City of Shafter, approving the second One-Year Extension of Time for Temporary Land Use Permit No. 23-136 for Baked Potato and Roasted Corn Sales in the Apple Market parking lot at 111 N Central Valley Highway in Shafter. (Planning Director Esselman)

ROLL CALL

- 3. Extension of Time Tentative Tract Map No. 7007:** Staff recommend Planning Commission to conduct a public hearing and adopt Resolution No. 25-464, a Resolution of the Planning Commission of the City of Shafter, recommending that the City Council approve a two (2) year extension of time for Tentative Tract Map No. 7007 located East of North Beech Avenue between East Fresno Avenue and East Tulare Avenue, in the City of Shafter.
(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., June 5, 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 June 10, 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, MAY 13, 2025**

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE: Commissioner Simmons

INVOCATION: Vice Chairman Piuser

ROLL CALL:

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

APPROVAL OF AGENDA:

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

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

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: April 8, 2025.

*MOVED (SIMMONS) AND SECONDED (PIUSER) COMMISSIONERS APPROVED THE MINUTES OF THE REGULAR MEETING OF APRIL 8, 2025, AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:
MOTION CARRIED BY THE FOLLOWING VOTE:*

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

PUBLIC COMMENT:

Stan Wilson, opposed the project and expressed his preference for Central Avenue to be designated exclusively as a storefront community.

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:** 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 (SIMMONS) AND SECONDED (PIUSER) PLANNING COMMISSION CONDUCTED A PUBLIC HEARING AND ADOPTED RESOLUTION NO. 25-460, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER, RECOMMENDED 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. MOTION CARRIED BY THE FOLLOWING VOTE:

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

2. **Tentative Tract Map No. 7463:** 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 (PIUSER) PLANNING COMMISSION CONDUCTED THE PUBLIC HEARING; AND ADOPTED 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. MOTION CARRIED BY THE FOLLOWING VOTE:

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

3. **Zone Change No. 25-78:** Senior Planner Cazares made introductory comments. A notice of public hearing was properly advertised.

Chairman Joshan opened the public hearing.

Stan Wilson, opposed the project and expressed his preference for Central Avenue to be designated exclusively as a storefront community.

Michael Hair, representing Lerdo LLC, 6501 Fruitvale Ave, spoke in favor of the project and made himself available for questions.

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

MOVED (PIUSER) AND SECONDED (SANCHEZ) PLANNING COMMISSION FOUND THE PROJECT IS EXEMPT

FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; CONDUCTED HEARING AND ADOPTED 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. MOTION CARRIED BY THE FOLLOWING VOTE:

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

COMMISSIONER REPORTS:

On April 22, 2025, Commissioner Sanchez attended Shafter’s General Plan Meeting at the Shafter Police Department.

ADJOURNMENT:

MOVED (SANCHEZ) AND SECONDED (SIMMONS) COMMISSIONERS ADJOURNED THE MEETING AT 6:45 P.M. MOTION CARRIED WITH NO OPPOSITION WITH COMMISSIONER CAMACHO ABSENT.

Lovedeep Joshan, Chairman

ATTEST:

Hermila Aleman, Deputy City Clerk

DATE: June 10, 2025
TO: Planning Commission
FROM: Planning Department
SUBJECT: Zone Code Amendment No. 25-22: Hydrogen Production in the Industrial Zone

RECOMMENDATION:

Planning Commission conduct public hearing and adopt Resolution No. 25-462, a Resolution of the Planning Commission of the City of Shafter, recommending that the City Council approve Zone Code Amendment No. 25-22, an Amendment to Title 17 (Zoning Ordinance) of the Shafter Municipal Code to allow hydrogen production facilities in the Industrial (I) Zone District with approval of a Conditional Use Permit.

APPLICANT

This request to amend the Zone Code was initiated by the City of Shafter.

OWNER

Not applicable.

LOCATION: The project is an Ordinance revision that will apply to the entire City of Shafter.

BACKGROUND

Title 17 (Zoning Ordinance) of the Shafter Municipal Code identifies the types of allowed development within the different zoning districts throughout the city. Chapter 6 of the Zoning Ordinance pertains to the city’s employment zone districts, which include the Business Park (BP) and Industrial (I) zone. Table 6.A of Chapter 6 identifies the Uses Permitted Within Employment Districts and indicates if a use is allowed “by-right,” permitted subject to approval of a conditional use permit (CUP), or not allowed at all.

Currently, Title 17 of the Shafter Municipal Code (Zoning Ordinance) does not define any zoning regulations for hydrogen production and/or similar land uses. There are no directions or requirements in the local zoning code that govern in which zone districts within the boundaries of the City of Shafter a hydrogen production facility is permissible, conditionally permissible, or prohibited outright. When a proposed land use is not explicitly identified as a permitted use or a conditional use by the regulations of the applicable zone district, and a Determination of Similar Use subject to the provisions of Section 1.90 cannot be justified, then the City’s position historically has been that the land use was never intended to be permitted within the zone district.

In the past year, City Staff has received several inquiries from developers about the desire to establish and operate hydrogen production facilities within the City of Shafter. However, none of these inquiries have advanced past the pre-application meeting stage, since there are no comprehensive zoning regulations for applicants to follow when it comes to the establishment and development of hydrogen production facilities.

PUBLIC HEARING

The project proponents instead redirect their focus to developing such facilities in other communities, and the potential economic opportunity and job growth that results from such facilities is instead generated elsewhere.

To summarize, the City's position so far has been that hydrogen production facilities are not permitted in any zone district. As hydrogen production becomes more commonplace, and requests to establish this use in the City increase, it would be beneficial for the City to establish comprehensive zoning regulations that provide guidance to Staff, decision-makers, project proponents, and other stakeholders.

ANALYSIS

Staff suggest that hydrogen production be prohibited in the Business Park (BP) zone district but be a conditional use in the Industrial (I) zone. Depending on the location proposed for the development of a hydrogen production facility, there are land use issues that may need to be addressed through the conditional use permit process. A conditional use permit is intended to control the establishment of those uses that have some special impact or uniqueness, such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. The conditional use permit application provides for the review of the location and design of the proposed use, configuration of improvements, potential impact on the surrounding area from the proposed use, and the evaluation of the use based on fixed and established standards. The review also determines whether the proposed use should be permitted by weighing the public need for and benefit to be derived from the use against any adverse impact it may cause.

Conditional Use Permits require consideration at a noticed public hearing and approval by the Planning Commission. The process will ensure that both Staff and the Planning Commission have the opportunity to not only determine if a proposed hydrogen facility is located in a compatible area, but also to place conditions of approval that are deemed necessary to protect public health, safety and general welfare and to secure the objectives of the Shafter General Plan. The CUP process will also ensure notification of the surrounding property owners and allow for any community concerns related to proposed hydrogen facilities to be addressed by the City and the Planning Commission. Additionally, further environmental review may be carried out during the CUP process to capture and address any potentially harmful impacts.

No other zone district would allow this use. Only Chapter 6 of the zone code would change. The proposed revision to Title 17 can be found in **Exhibit "A" of Exhibit 1** (Title 17 Chapter 6 Revisions). Within Chapter 6 of the City's Zoning Ordinance, a row will be added to Table 6.A (Uses Permitted Within Employment Districts) to explicitly state that "hydrogen production" is conditionally permitted within the Industrial (I) zone district and not permitted within the Business Park (BP) zone district.

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 goals, objectives, policies, and programs of the General Plan and is necessary and desirable to implement the provisions of the General Plan. The amendment supports the Shafter General Plan's goal to provide high quality services for residents and businesses.
2. The Zone Code Amendment will not adversely affect public health, safety, and welfare or result in an illogical land use pattern.
3. The Zone Code Amendment is consistent with the purpose and intent of the remainder of the Zoning Ordinance (Title 17) 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 action proposed is not subject to environmental review pursuant to Sections 15061(b)(3) of CEQA.

CEQA

This revision to the Zoning Ordinance would not cause any physical change to the environment. Therefore, it is Staff's determination that this request is exempt from the provisions of CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines, more commonly known as the common sense exemption. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, so the activity is not subject to CEQA.

Since the aforementioned uses will not be permitted at all in the BP zoning district of the city and would require further discretionary review and approval (thus re-opening CEQA review at a later stage) if proposed in the I-zone, no change nor impact to the natural environment would result from this revision to the zone code language. No development is currently proposed which poses a direct or indirect relation to this Zone Code Amendment.

ALTERNATIVES

The Planning Commission could recommend denial to the City Council of the proposed revision to the Shafter Zoning Ordinance. The City could proceed with not allowing hydrogen facilities anywhere within city limits.

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 text found in policy documents.

Zone Code Amendment No. 25-22: Hydrogen Production in the Industrial Zone

Indirectly, the potential for future establishment of hydrogen production facilities in the city could mean new tax revenue and new jobs in the future. Projects related to this land use could generate economic opportunities for the local/regional community and accelerate California's efforts to meet its ambitious emissions reduction targets. In a community driven by agriculture and warehousing, hydrogen production could open the door to the renewable energy sector for the city, which could help promote economic self-sufficiency. If Shafter becomes a source of hydrogen supply, this could incentivize new business and partnerships.

ATTACHMENTS

Resolution No. 25-462

EXHIBIT

1

RESOLUTION NO. 25-462

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING THE CITY COUNCIL APPROVE ZONE CODE AMENDMENT NO. 25-22, A PROPOSAL TO AMEND TITLE 17 OF THE SHAFTER MUNICIPAL CODE (ZONING ORDINANCE) TO ALLOW HYDROGEN PRODUCTION WITHIN THE INDUSTRIAL ZONE WITH APPROVAL OF A CONDITIONAL USE PERMIT, AS SHOWN IN EXHIBIT “A”.

WHEREAS, the City of Shafter is proposing to amend Title 17 of the Shafter Municipal Code (“Zoning Ordinance”) to allow hydrogen production in the industrial zone of the city of Shafter subject to prior approval of a Conditional Use Permit (“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)(3) of the CEQA Guidelines; and

WHEREAS, a timely and properly noticed public hearing for Zone Code Amendment No. 25-22 was held by the Planning Commission of the City of Shafter at a regular meeting on June 10, 2025, at which hearing evidence, oral and documentary, was admitted on behalf of Zone Code Amendment No. 25-22; 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 June 10, 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 a regular session assembled on the 10th day of June, 2025, resolved to recommend to the City Council of the City of Shafter approval of Zone Code Amendment No. 25-22, to allow hydrogen production in the Industrial (I) zone district with prior approval of a Conditional Use Permit, as provided in Exhibit “A”.

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

EXHIBIT 1

PASSED AND ADOPTED THIS 10th DAY OF JUNE, 2025.

Lovedeep Joshan, Chairman

ATTEST

Hermila Aleman, Deputy City Clerk

EXHIBIT 'A' (TITLE 17 CHAPTER 6 REVISIONS)**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		
1. Bakery/Food Preparation	P	P
2. Batch Plants	C	C
3. Bottling plants	C	P
4. Carpenter and cabinet shops	P	P
5. Cement products manufacturing	C	P
6. Processing frozen food products	P	P
7. Electronics; electrical and related parts; electrical appliances, motors, and devices; radio, television, phonograph, computers.	P	P
8. Fruit, vegetable, and plant products processing, and retail services, including cold storage, packing, preserving, canning, and shipping.	P	P
9. Furniture (manufacture and upholstering)	P	P
10. Instruments; electronic and precision; medical and dental; timing and measuring.	P	P
11. Laboratories: chemical, dental, electrical, optical, mechanical, and medical.	P	P
12. Manufacture and maintenance of electrical and other signs.	P	P
13. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials: canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobacco, wood and yarns.	C	P
14. Office and related machinery: audio machinery, computers, electrical and manual, visual machinery	P	P
15. Pharmaceuticals: cosmetics, drugs, perfumes, toiletries, and soap (not including refining or rendering of fats or oils).	P	P
16. Rubber and metal stamp manufacturing.	C	P
17. Welding Shops	C	P
18. Oil and Gas exploration and production, subject to provisions of Chapter 9 of this Title; if, however, combined with a "PE" District, a conditional use permit is not required in the BP zone district.	C	P
<u>19. Hydrogen Production</u>	■	<u>C</u>
B. WHOLESALE USES AND WAREHOUSING		

DATE: June 10, 2025
TO: Planning Commission
FROM: Planning Department
SUBJECT: Extension of Time Temporary Land Use Permit #23-136

RECOMMENDATION:

Staff recommends that the Planning Commission conduct Public Hearing and adopt Resolution No. 25-463, a Resolution of the Planning Commission of the City of Shafter, approving the second One-Year Extension of Time for Temporary Land Use Permit No. 23-136 for Baked Potato and Roasted Corn Sales in the Apple Market parking lot at 111 N Central Valley Highway in Shafter.

APPLICANT

Arturo Arredondo Owner of "Vamos Al Papalote"
495 Emily Way
Shafter, CA 93263

OWNER

Fisel Obaid
111 N Central Valley Highway
Shafter, CA 93263

LOCATION: The project site is in the Apple Market parking lot located at the southwest corner of N. Central Valley Highway and N. Shafter Avenue (111 N. Central Valley Highway) as shown in **Exhibit 1**.

PROJECT DATA:

- 1. General Plan Designation: The current land use designation for the site is Commercial/Professional Office (CPO). The surrounding land use designations consist of CPO and Business Park (BP) to the north, CPO and BP to the east, Medium Density Residential (MDR) to the south, and Low Density Residential (LDR) and MDR to the west.
- 2. Zoning: The project site is zoned General Commercial (GC). The surrounding zone classifications consist of GC and Industrial (I) to the north, Business Park (BP) and GC to the east, Medium-High Density Residential (R-3) to the south, and Low Density Residential (R-1) and R-3 to the west.
- 3. Acreage: The project site is located within an existing parking lot for Apple Market.

PROJECT ANALYSIS:

On July 11, 2023, the City of Shafter Planning Commission approved TLUP No. 23-136 allowing the sale of baked potatoes and roasted corn in the Apple Market parking lot (**Exhibit 2**) at 111 N Central Valley Highway under Resolution No. 23-428 with conditions of approval. The applicant, Arturo Arredondo, operates his potato and corn business under the name, "Vamos al Papalote." Temporary land use permits are valid for one year and can receive up to four one-year extensions of time before the applicant must provide a plan for the use to be made permanent or the permit expires. On June 11, 2024, the Planning Commission approved one-year extension of time for TLUP No. 23-136, which expires July 11, 2025. There are currently three (3) one-year extensions

PUBLIC HEARING

Extension of Time Temporary Land Use Permit #23-136

of time available to the applicant. On March 31, 2025, the applicant submitted a request and processing fees for the second extension of time.

The site is located at the southwest corner of the intersection of W. Tulare Avenue and N. Central Valley Highway (**Exhibit 1**). The temporary land use consists of a mobile cooker (**Exhibit 3**). The cooking and retail activity occurs from 1:00 p.m. to 9:00 p.m., Wednesday through Sunday. The property owner of Apple Market, Fisel Obaid, has given written consent for the use of the property. No issues or complaints have been submitted to the City during the active period of Temporary Land Use Permit No. 23-136.

The Kern County Environmental Health Department requires a permit for the proposed food preparation and sales. TLUP No. 23-136 has a condition that requires the applicant to obtain the necessary permits from the Kern County Environmental Health Department. The applicant is also required to obtain a business license from the City of Shafter. The applicant currently possesses an active business license and environmental health permit.

The City of Shafter Zoning Ordinance allows such temporary land use and extensions of time, with prior approval from the Planning Commission. Temporary land use permits are valid for one year. Extensions may be approved each year for a total of four (4) years. Staff believes that with the conditions of approval, the project will remain compatible with the surrounding community and recommends approval of the one-year extension of time. If approved, it would be the second one-year extension for the use at the current location. Thereafter, two (2) more extensions of time are available for "Vamos al Papalote."

Additionally, this applicant had previously received a Temporary Land Use Permit (TLUP No. 18-104) and four one-year extensions to sell potatoes and corn in the La Hacienda Market parking lot (315 James Street). The City did not receive any complaints regarding the applicants' operation for the five total years that the operation occurred in the La Hacienda Market parking lot. With the past two years at Apple Market included, this marks a total of seven years that Vamos al Papalote has operated within Shafter and remained in good standing with the community.

Staff believes the project is compatible with the surrounding area and operates in a manner consistent with the provisions of the Shafter Zoning Ordinance, the conditions of approval of Resolution No. 23-428, and all applicable City codes and ordinances. Staff believe that the conditions of approval listed in Exhibit B of **Exhibit 4** (Resolution No. 25-463) are sufficient to continue to allow the sale of baked potatoes and roasted corn at the Apple Market parking lots.

CEQA:

Staff has determined that this project is categorically exempt from CEQA under Section 15301 of the CEQA Guidelines in that the project will utilize an existing facility with no expansion. A notice of exemption has been prepared for the project.

ATTACHMENTS

EXHIBIT

Vicinity Map

1

Site Plan

2

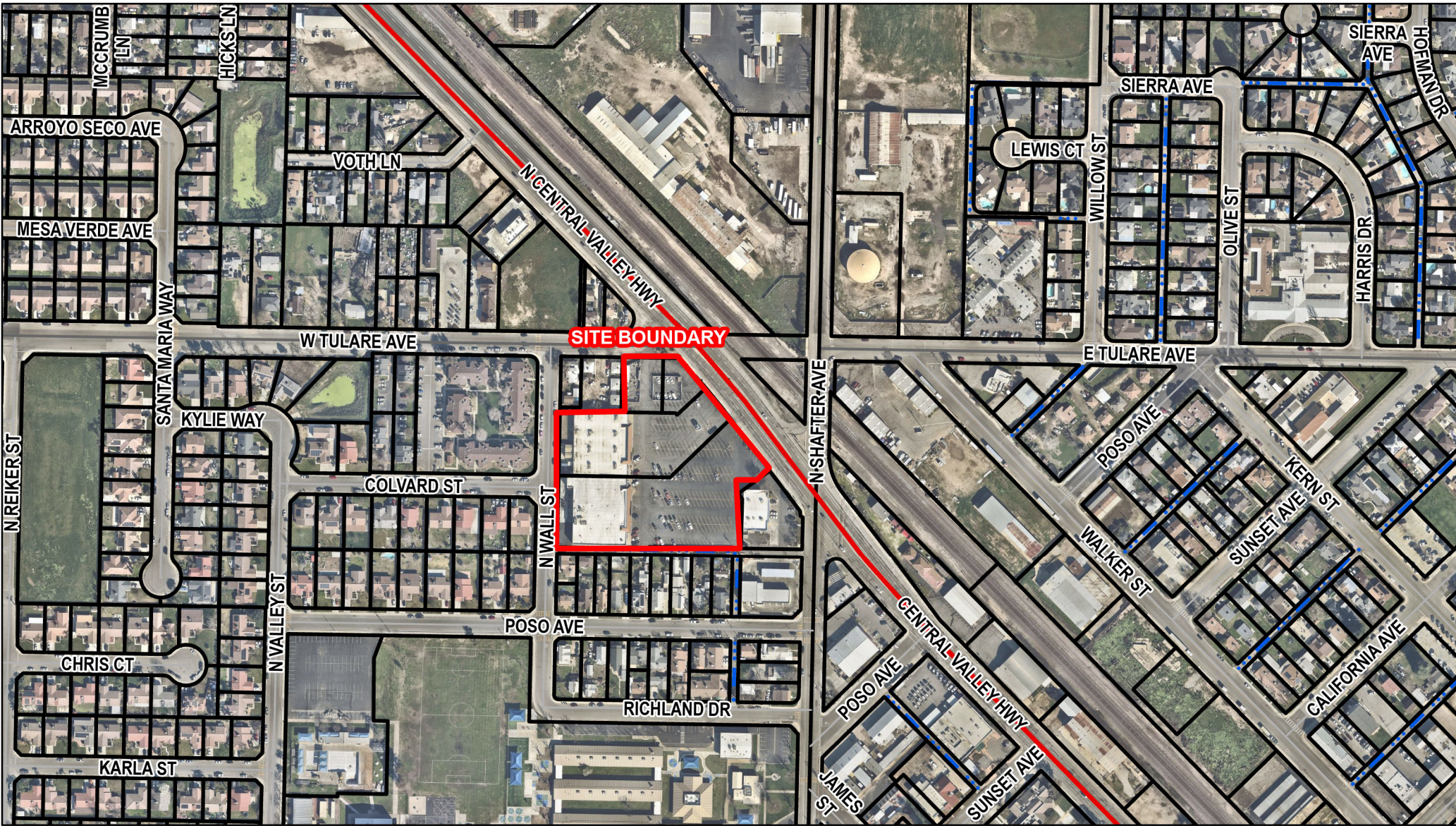
Photo of Cooker

3

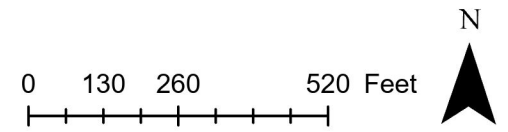
Resolution No. 25-463

4

TLUP No. 23-136 Extension of Time - Exhibit 1



- Parcel Boundary
- Site Location



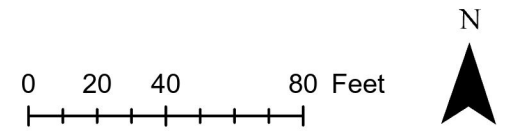
This map and the data contained within it was generated by the City of Shafter. Please consult the City of Shafter Planning Department with any questions, concerns, or potential inaccuracies that may be associated with this document.

City street names are labeled in black/white.

TLUP No. 23-136 Extension of Time - Exhibit 2 Site Plan



 Site Location



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.

City street names are labeled in black/white.

Exhibit 3: Cooker



RESOLUTION NO. 25-463

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING A ONE-YEAR EXTENSION OF TIME FOR TEMPORARY LAND USE PERMIT NO. 23-136 FOR BAKED POTATO AND ROASTED CORN SALES IN THE APPLE MARKET PARKING LOT AT 111 N CENTRAL VALLEY HIGHWAY, CITY OF SHAFTER

WHEREAS, on July 11, 2023, the City of Shafter Planning Commission approved Temporary Land Use Permit No. 23-136 allowing the sale of baked potatoes and roasting corn in the Apple Market parking lot at 111 N. Central Valley Highway under Resolution No. 23-428 and Resolution No. 24-442; and

WHEREAS, the applicant, Arturo Arredondo, is requesting the second one-year extension of time for Temporary Land Use Permit No. 23-136 to sell baked potatoes and roasted corn in the Apple Market parking lot at 111 N. Central Valley Highway; and

WHEREAS, the subject property is zoned General Commercial; and

WHEREAS, the Planning Commission has, at its regularly scheduled meeting on June 10, 2025 studied and considered the proposed Temporary Land Use Permit extension of time to sell baked potatoes and roasted corn in the Apple Market parking lot at 111 N. Central Valley Highway, as shown in Exhibit “A”; and

WHEREAS, the Planning Commission has determined that the Temporary Land Use permit time extension is categorically exempt from CEQA under Section 15301 of the CEQA Guidelines in that the project will utilize an existing facility with no expansion; and

WHEREAS, a timely and properly noticed public hearing for the Temporary Land Use Permit No. 23-136 Extension of Time was held by the Planning Commission of the City of Shafter at a regular meeting on June 10, 2025, at which hearing evidence, oral and documentary, was admitted on behalf of said project; and

WHEREAS, the Planning Commission determined certain conditions of approval are necessary for the second Temporary Land Use Permit Time Extension; and

WHEREAS, the Extension of Time for Temporary Land Use Permit No. 23-136 would be valid until July 11, 2026, by which date the applicant would need to re-apply for another Extension of Time Request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Shafter, in a regular session assembled on the 10th day of June, 2025, approves a One Year Time Extension for Temporary Land Use Permit No. 23-136 for the sale of baked potatoes and roasted corn in the Apple Market parking lot at 111 N. Central Valley Highway, as shown in Exhibit “A” and subject to conditions of approval as provided in Exhibit “B”.

PASSED AND ADOPTED THIS 10th DAY OF JUNE, 2025.

EXHIBIT 4

Lovedeep Joshan, Chairman

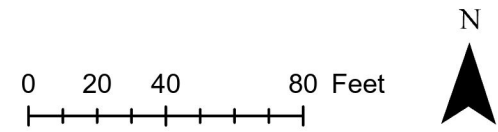
ATTEST

Hermila Aleman, City Clerk

TLUP No. 23-136 Extension of Time - Exhibit A



 Site Location



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.

City street names are labeled in black/white.

EXHIBIT B

TEMPORARY LAND USE PERMIT NO. 23-136 EXTENSION OF TIME CONDITIONS OF APPROVAL

1. The owner(s) or project proponents (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 Temporary Land Use Permit No. 23-136 (hereinafter referred to as “TLUP 23-136”) 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 as a result of such action, claim, or proceeding. The City may, at its sole discretion, participate at its own expense in 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 applicant shall obtain and maintain all required permits from the Kern County Environmental Health Department for the temporary food operation. A copy of the issued permits shall be submitted to the City of Shafter prior to cooking and selling any food on the project site.
3. The applicant shall obtain and maintain a business license from the City of Shafter.
4. The cooking and retail activity are restricted to baked potatoes and roasted corn and shall only be allowed from 1:00 p.m. and 9:00 p.m., Wednesday through Sunday.
5. Tables and chairs for customer use shall not be permitted on the project site.
6. Temporary Land Use Permit No. 23-136 Extension of Time #2 is valid for one year and expires on July 11, 2026.
7. Temporary Land Use Permit No. 23-136 Extension of Time #2 shall not become effective for any purpose unless an “Acceptance of Conditions” form has been signed by the applicant and returned to the City of Shafter Planning Department.

DATE: June 10, 2025
TO: Planning Commission
FROM: Planning Department
SUBJECT: Extension of Time Tentative Tract Map No. 7007

RECOMMENDATION:

Staff recommend Planning Commission to conduct a public hearing and adopt Resolution No. 25-464, a Resolution of the Planning Commission of the City of Shafter, recommending that the City Council approve a two (2) year extension of time for Tentative Tract Map No. 7007 located East of North Beech Avenue between East Fresno Avenue and East Tulare Avenue, in the City of Shafter.

APPLICANT
Cornerstone Engineering
5509 Young Street
Bakersfield, CA 93311

OWNER
Handel Family Trust
413 Central Ave
Shafter, CA 93263

LOCATION: East of North Beech Street between East Fresno Avenue and East Tulare Avenue. See Exhibit 1

BACKGROUND:

The Tentative Tract Map is located East of North Beech Avenue, between East Fresno Avenue and East Tulare Avenue. The proposal subdivides 140 acres into 9 lots, ranging in size from 1.38 acres to 38.07 acres, for financing and conveyance purposes. The property is zoned Specific Plan and is located within the approved Orchard Park Specific Plan, which includes 129 acres for single-family residential development as well as a park site, a retention basin, a drill island, and two paseo lots (Exhibit 2).

On May 8, 2025, the property owner, Handel Family Trust, requested approval of an extension of time to record the final map for Tentative Tract No. 7007 (Exhibit 3).

The original expiration date for the map was November 21, 2008. However, the map remained active through extensions of time for approved tentative maps granted by the State legislature: On July 15, 2008 (12 months), July 15, 2009 (24 months), July 15, 2011 (24 months), July 11, 2013 (24 months), and on September 1, 2015, the City Council approved a two-year extension of time, extending the recordation date to November 21, 2017. On October 15, 2015, the State legislature granted an extension of time for all approved subdivision maps, extending the recordation date to November 21, 2019 (24 months), and January 1, 2021 (24 months). The map has continued to remain active due to additional extensions of time approved by the State legislature and City Council. With the most recent extension of time request on June 15, 2022, the City Council approved a two-year extension of time, extending the recordation date to May 21, 2025. On May 8, 2025, the applicants requested approval of a two-year

PUBLIC HEARING

Extension of Time Tentative Tract Map No. 7007

discretionary extension allowed by the City’s Subdivision Ordinance and the Subdivision Map Act to keep the map available for recordation of the final map(s). Approval of the requested two-year extension would result in Tentative Tract 7007 expiring on May 21, 2027. If the map has still not been recorded by the new expiration date, the applicant would not be eligible for any additional two-year discretionary extensions.

Staff believe the eventual recordation of the approved subdivision would be beneficial to the City and recommend the Planning Commission approve for recommendation to the City Council, the requested two-year extension of time to file a final map for Tentative Tract Map 7007, subject to the conditions approved by the City Council on November 21, 2006.

CEQA

The residential project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457. The project is within the scope of the Program Environmental Impact report (EIR) that was certified for the 2005 City of Shafter General Plan Update and related action (SCH No. 2004101029) and the Addendum to the Certified Final Program Environmental Impact Report per Resolution No. 06-1897. The certified Program EIR adequately describes the activity of the residential development proposed in Tentative Tract No. 7007 as adopted in the Orchard Park Specific Plan per Ordinance 06-583. Therefore, no additional CEQA analysis or documentation is required for the extension of time.

ATTACHMENTS

EXHIBIT

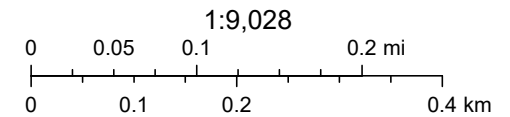
Vicinity Map	1
Vicinity Map Orchard Park Specific Plan	2
Tentative Tract Map No. 7007	3
Resolution No. 25-464	4

Exhibit 1 - Tentative Tract Map No. 7007



5/14/2025, 11:28:13 AM

- Tract 7007
- Shafter City Limits
- Parcels 2024 June 29
- Road Centerlines
- Arterial
- Collector
- Local



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Exhibit 2: Vicinity Map – Orchard Park Specific Plan



EXTENSION OF TIME Tentative Tract 7007

TENTATIVE TRACT MAP NO. 7007 FOR CONVEYANCE PURPOSES

ORCHARD PARK

TO BE SUPPLEMENTED BY STANDARD PLANS AND STANDARD SPECIFICATIONS OF THE CITY OF SHAFTER DATED JUNE, 2006

INDEX OF SHEETS

- SHEET NO. 1. TITLE AND LOCATION
- SHEET NO. 2. SITE PLAN (NW CORNER)
- SHEET NO. 3. SITE PLAN (NE CORNER)
- SHEET NO. 4. SITE PLAN (SW CORNER)
- SHEET NO. 5. SITE PLAN (SE CORNER)

LEGAL DESCRIPTION:

LOTS 5, 6, 7, 8, 9, 10, 11 AND 12 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE SALES MAP DATED FEBRUARY 6, 1913 OF LANDS OF KERN COUNTY LAND COMPANY, IN SECTION 11, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, KERN COUNTY, CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF KERN COUNTY, FEBRUARY 11, 1913.

GENERAL NOTES:

ZONING: SP (140.3 ACRES)
APN: 089-090-01
GENERAL PLAN DESIGNATION: SP - SPECIFIC PLAN
EXISTING LAND USE: AGRICULTURE

POLICE: SHAFTER P.D.
FIRE: KERN COUNTY F.D.
WATER: CITY OF SHAFTER
SEWER: CITY OF SHAFTER
POWER: PACIFIC GAS & ELECTRIC
GAS: THE GAS COMPANY
CABLE T/V: BRIGHOUSE
TELEPHONE: SBC
SCHOOL DISTRICTS: KERN HIGH SCHOOL - SHAFTER HIGH SCHOOL
RICHLAND SCHOOL DISTRICT - SEQUOIA ELEMENTARY
RICHLAND JUNIOR HIGH SCHOOL

TOTAL ACREAGE (GROSS): 161.27 ACRES
TOTAL ACREAGE (NET): 148.82 ACRES
OF PARCELS CREATED: 9 PARCELS

PARCEL DESCRIPTIONS:
PARCEL 'A', 'B', 'C', 'D': BUILDABLE LOTS
PARCEL 'E', 'G': PASEO
PARCEL 'F': PARK
PARCEL 'H': WATER RETENTION BASIN
PARCEL 'I': OIL DRILL ISLAND

SUBDIVIDER:

SAGE SHAFTER I, LLC
3 CORPORATE PLAZA, SUITE 102
NEWPORT BEACH, CA 92660
(949)644-3514

ENGINEER:

NOLTE ASSOCIATES, INC.
1930 HOWARD ROAD, SUITE 125
MADERA, CA 93637
(559)661-5220

LESSEES OF RECORD:

TEXACO EXPLORATION AND PRODUCTION, INC.
111 BAGBY, SUITE 3100
HOUSTON, TX 77002

TEXAS CRUDE ENERGY, INC.
2803 BUFFALO SPEEDWAY
HOUSTON, TX 77098

OWNER:

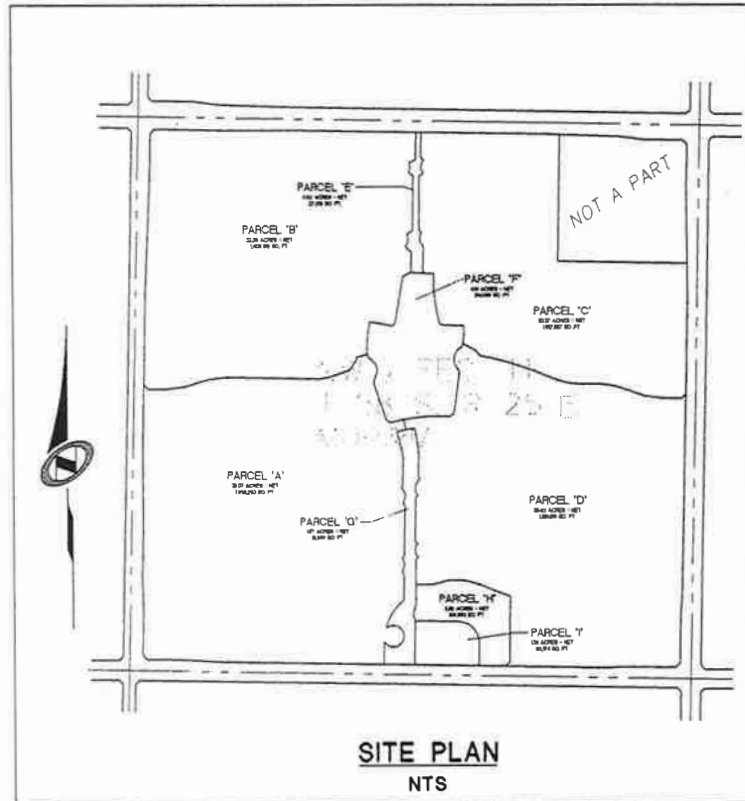
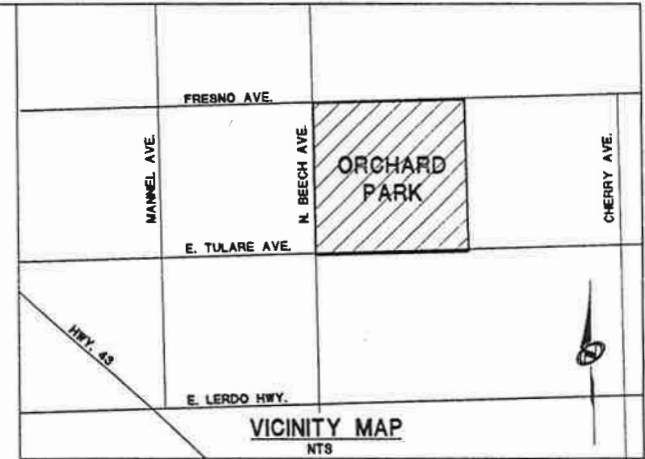
DENNIS & JANICE HANDEL
413 CENTRAL AVENUE
SHAFTER, CA 93263
(661)746-3939

MINERAL RIGHTS OWNERS:

CAMP AND LACHENMAIER FARMS
C/O S.A. CAMP COMPANIES
P.O. BOX 82575
BAKERSFIELD, CA 93380
ATTN: MARK PARKER

JANICE RUTH VANNATTA
P.O. BOX 249
GRATON, CA 95444

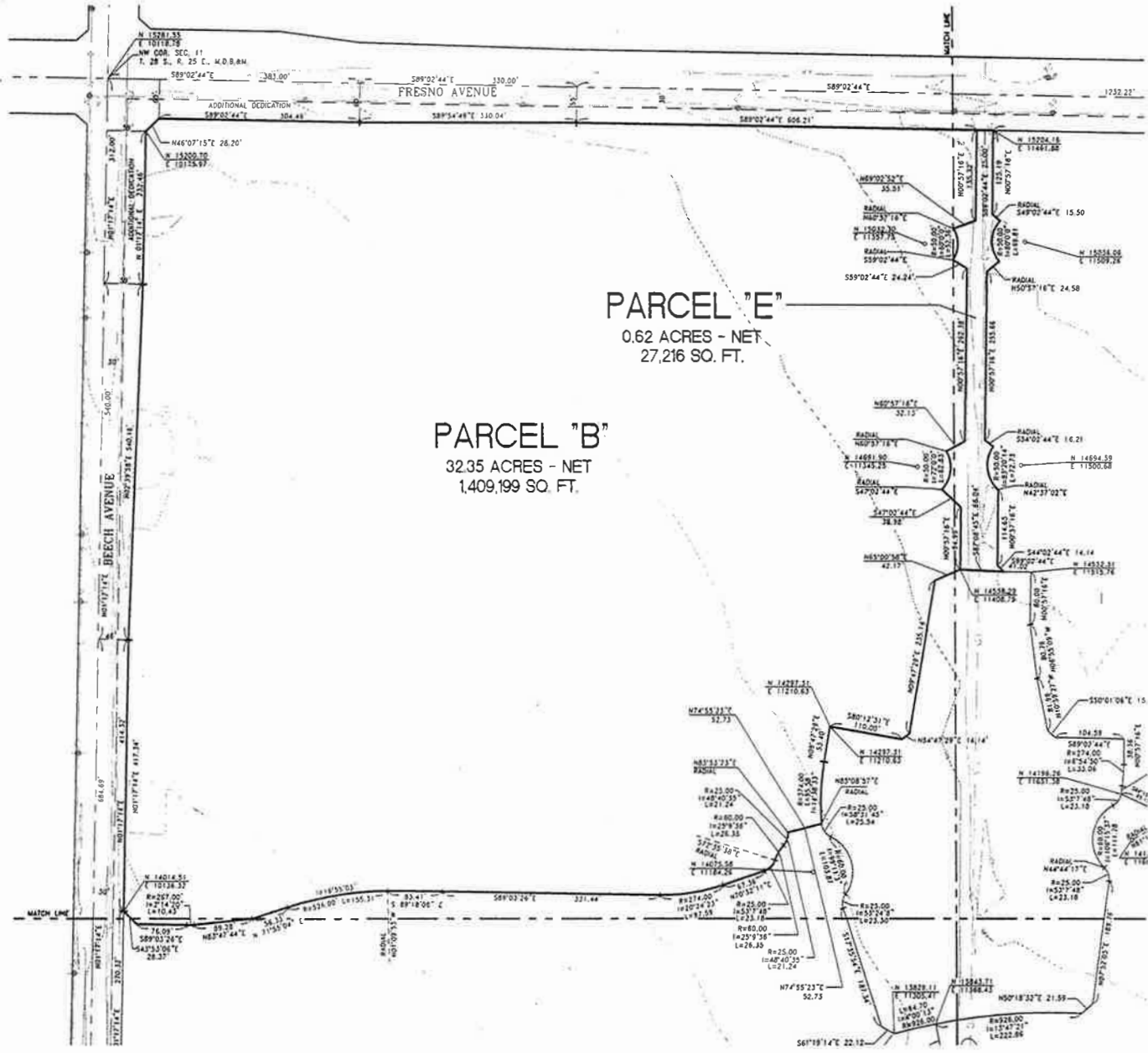
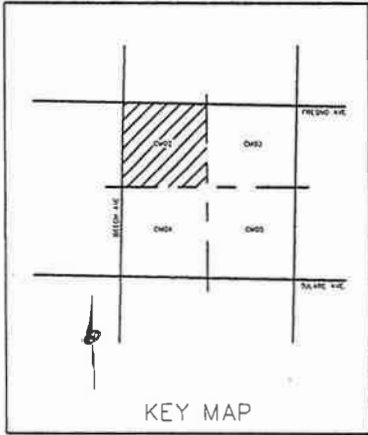
CARMEN V. SELFRIDGE
94 W. GRANT STREET
HEALDSBERG, CA 95488



SHEET 1 OF 5 SHEETS

Tentative Tract 7007

TENTATIVE TRACT NO. 7007

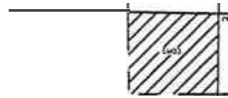
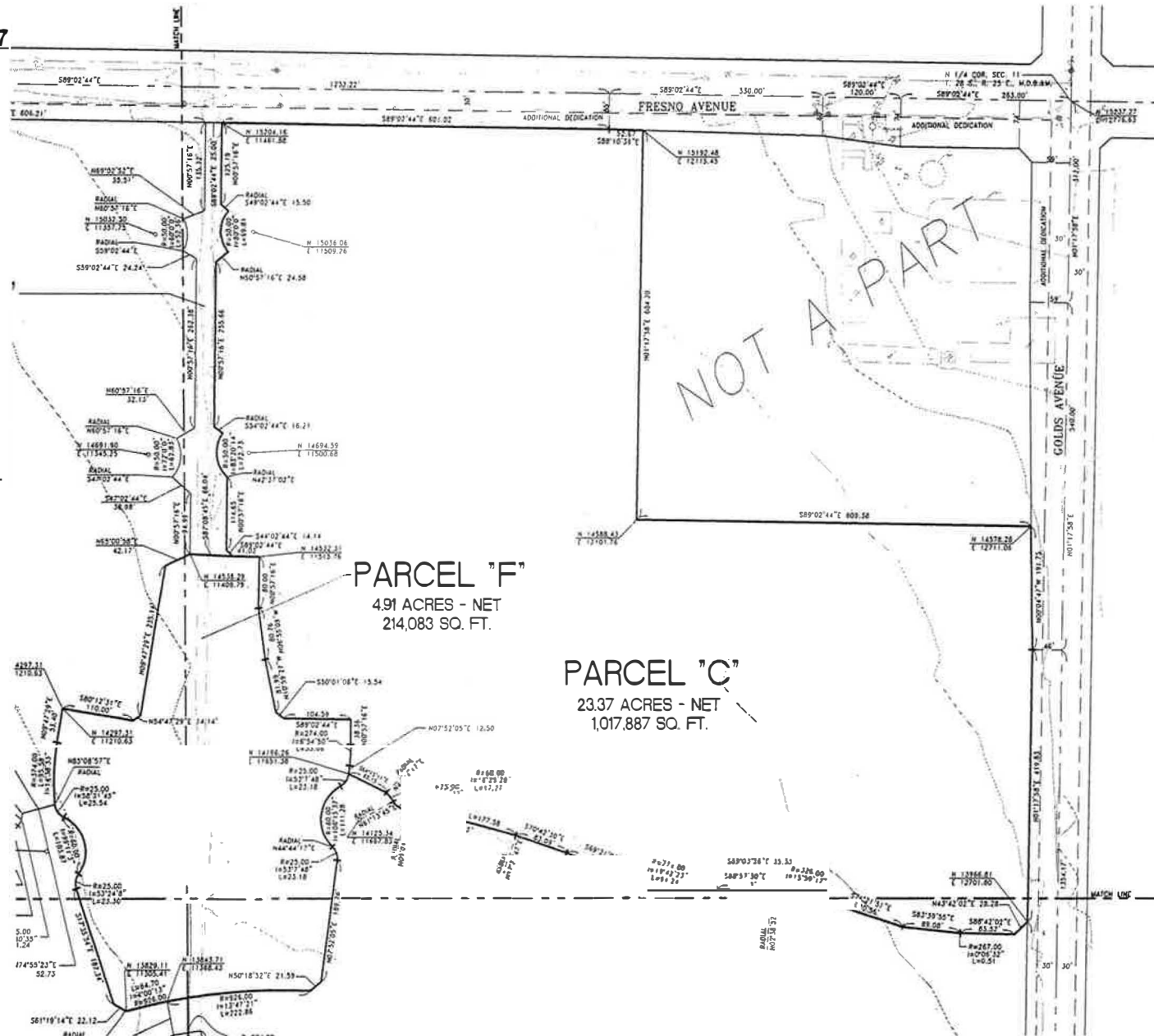


SHEET 2 OF 5 SHEETS

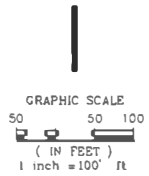
EXHIBIT 3(b)

Tentative Tract 7007

TENTATIVE TRACT NO. 7007



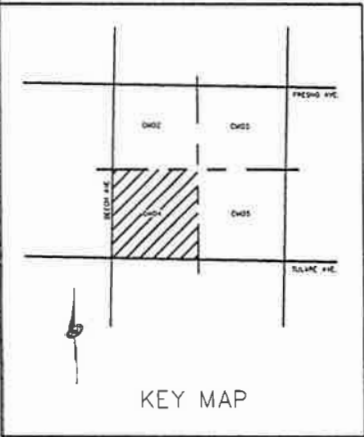
KEY MAP



SHEET 3 OF 5 SHEETS

Tentative Tract 7007

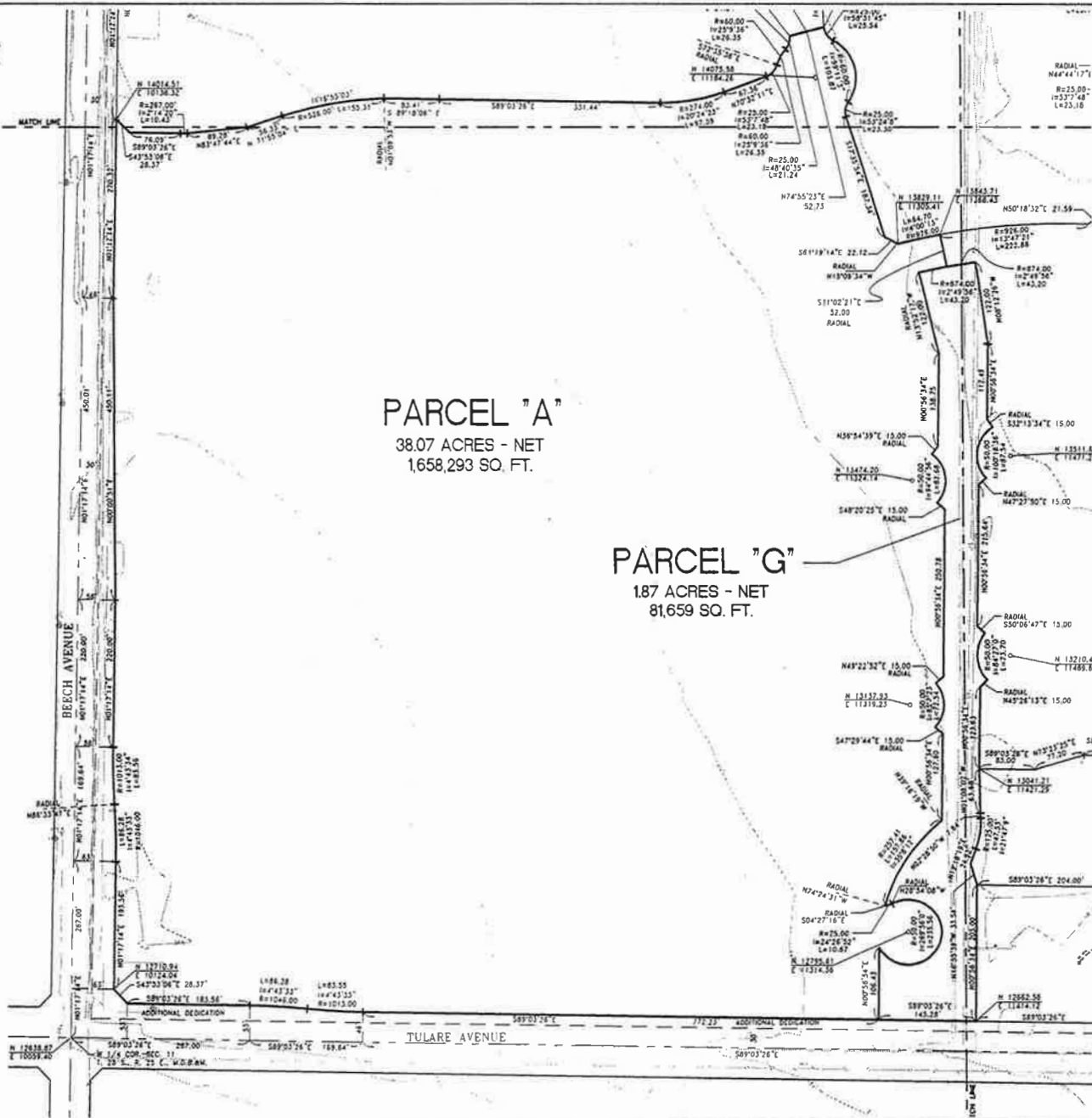
TENTATIVE TRACT NO. 7007



GRAPHIC SCALE
50 0 50 100
(IN FEET)
1 inch = 100' ft.

PARCEL "A"
38.07 ACRES - NET
1,658,293 SQ. FT.

PARCEL "G"
187 ACRES - NET
81,659 SQ. FT.



SHEET 4 OF 5 SHEETS

EXHIBIT 3(d)

RESOLUTION NO. 25-464

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER
RECOMMENDING THE CITY COUNCIL APPROVE A TWO (2) YEAR EXTENSION
OF TIME FOR TENTATIVE TRACT MAP NO. 7007 LOCATED EAST OF NORTH
BEECH AVENUE BETWEEN EAST FRESNO AVENUE AND EAST TULARE
AVENUE, WITHIN THE CITY OF SHAFTER**

WHEREAS, on May 8, 2025, Cornerstone Engineering on behalf of Handel Family Trust dated February 4, 2009, the property owners, requested approval of an extension of time to record a final map on that certain property in the City of Shafter as shown on attached Exhibit "A". The extension of time request was submitted prior to the expiration of the map and is being considered within the 60-day time period allowed by the Subdivision Map Act; and

WHEREAS, Tentative Tract Map 7007, proposing to subdivide 140 acres into 9 lots, ranging in size from 1.38 acres to 37.07 acres, for financing and conveyance purposes was approved by the City Council on November 21, 2006; and

WHEREAS, Tentative Tract No. 7007 is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with section 21000) of the Public Resources Code, pursuant to California Government Code §65457; and

WHEREAS, the project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the 2005 City of Shafter General Plan Update and related actions (SCH No. 2004101029) pursuant to Resolution No. 05-1738 and the Addendum that was certified for the final Orchard Park Specific Plan pursuant to Resolution 06-1897; and

WHEREAS, the certified program EIR and Addendum adequately describes the activity of the residential development proposed in Tentative Tract No. 7007 as adopted in the amended Orchard Park Specific Plan under Ordinance No. 06-583; and

WHEREAS, Tentative Tract Map No. 7007 was approved with a condition requiring the final map to be recorded within two years; and

WHEREAS, on July 15, 2008, the State legislature amended the Subdivision Map Act to provide an additional twelve (12) month extension of time for all approved subdivision maps, thereby extending the recordation of the map to November 21, 2009; and

WHEREAS, on July 15, 2009, the State legislature amended the Subdivision Map Act to provide an additional twenty-four (24) month extension of time for all approved subdivision maps, thereby extending the recordation of the map to November 21, 2011; and

WHEREAS, on July 15, 2011, the State legislature amended the Subdivision Map Act to provide an additional twenty-four (24) month extension of time for all approved subdivision maps, thereby extending the recordation of the map to November 21, 2013; and

WHEREAS, on July 11, 2013, the State legislature amended the Subdivision Map Act to provide an additional twenty-four (24) month extension of time for all approved subdivision maps, thereby extending the recordation of the map to November 21, 2015; and

WHEREAS, on September 1, 2015, the City Council approved a Two-Year Extension of Time, extending the recordation to November 21, 2017; and

WHEREAS, on October 10, 2015, the State legislature amended the Subdivision Map Act to provide an additional twenty-four (24) month extension of time for all approved subdivision maps, thereby extending the recordation of the map to November 21, 2019; and

WHEREAS, on January 1, 2021, Government Code §66452.26 became effective and granted an additional twenty-four (24) month Extension of Time for all approved subdivision maps, thereby extending the recordation of the map to May 21, 2023; and

WHEREAS, on June 7, 2022, the City Council approved a Two-Year Extension of Time, extending the recordation to May 21, 2025; and

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

WHEREAS, the City of Shafter has historically approved subdivision map Extensions of Time in Two-Year intervals; and

WHEREAS, at said Planning Commission meeting held on June 10, 2025, the proposed extension of time for Tentative Tract Map No. 7007 was duly presented and considered and the City Council determined that Tentative Tract Map No. 7007 is eligible to receive a Two-Year Extension of Time for recordation of the Final Map.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Shafter, in a regular session assembled on the 8th day of July 2025, recommends that the City Council approve a Two-Year Extension of Time for Tentative Tract Map No. 7007 (Exhibit “A”) located east of North Beech Avenue between East Fresno Avenue and East Tulare Avenue, subject to the conditions approved by the City Council on June 7, 2022 (Exhibit “B”), to expire on May 21, 2027.

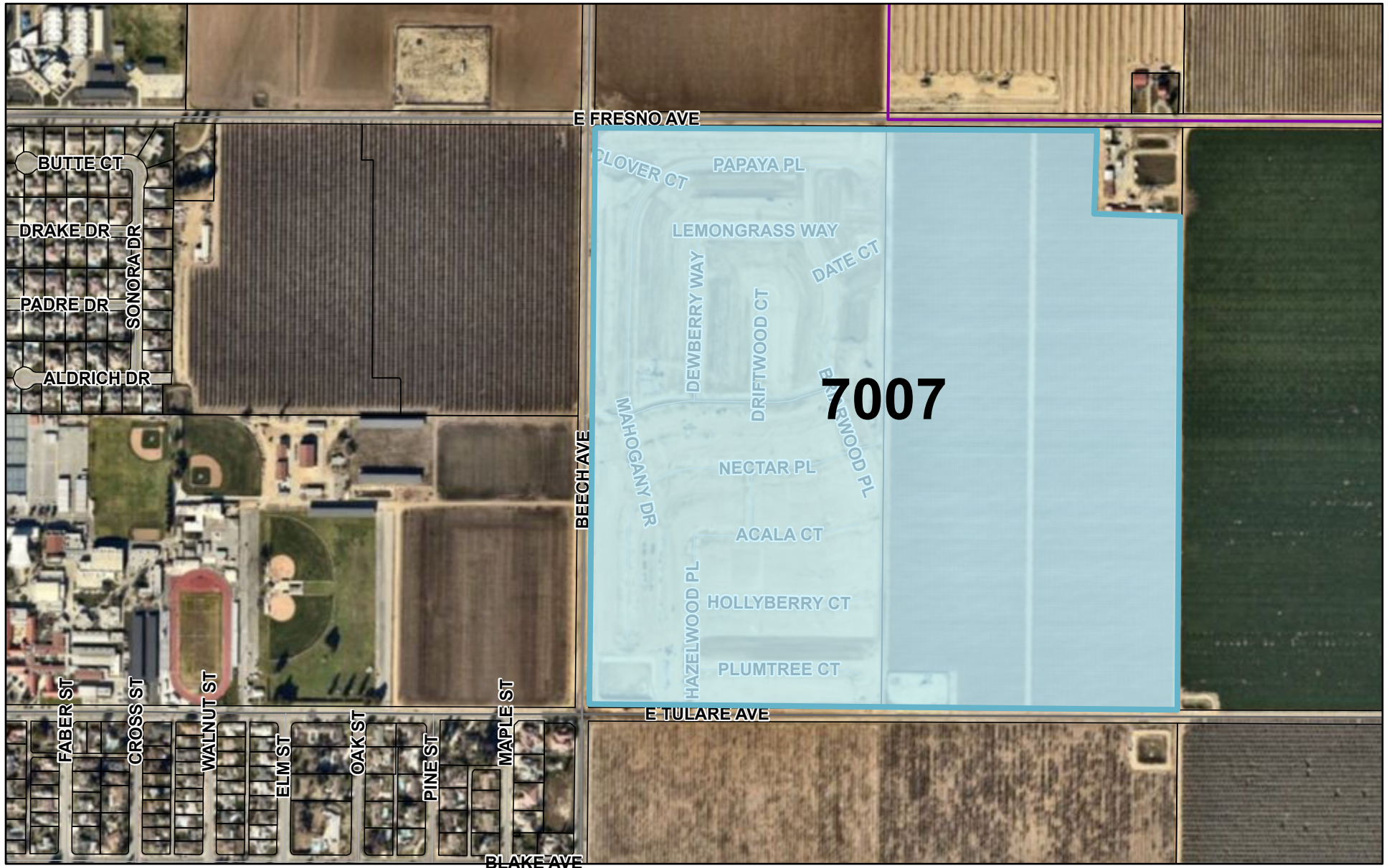
PASSED AND ADOPTED THIS 10th DAY OF JUNE, 2025.

Lovedeep Joshan, Chairman

ATTEST

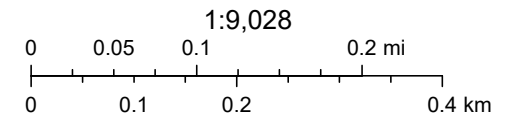
Hermila Aleman, Deputy City Clerk

Exhibit A: Tentative Tract Map No. 7007



5/14/2025, 11:28:13 AM

- Tract 7007
- Parcels 2024 June 29
- Collector
- Road Centerlines
- Local
- Arterial
- Shafter City Limits



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EXHIBIT B

CONDITIONS OF APPROVAL TENTATIVE TRACT NO. 7007

GENERAL

1. The owner(s) or project proponents (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. 7007 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 as a result 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/applicant or the developer/applicant's engineer, shall submit a list of all contractors and/or subcontractors performing work on this project to the City Administrative Services Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City of Shafter.
3. 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/applicant/property owner. Should said property not be so maintained, the City shall notify property owner that the property is to be cleaned within thirty (30) days of receipt of said notice. If property owner does not comply within the required time frame, City may then clear the land and bill the property owner for expenses incurred.
4. 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 in writing, a request for an extension of that approval in accordance with the provisions of City Code.

PLANNING

5. The developer/applicant shall be required to permanently maintain all landscaping, except for landscaping included in the Landscape and Lighting Maintenance District, including the replacement of any trees or shrubs that do not survive.
6. Approved access shall be provided for each lot in accordance with City standards.
7. No obstructions preventing emergency vehicle access shall be located at the north boundary of Parcel "E".
8. The Shafter-Wasco Irrigation District (SWID) has two turnouts (2-1.6S and 2-1.8S) on the subject site. Prior to recordation of Tract 7007, or any phase of Tract 7007 adjacent to said turnout pipes, developer must make a request to the SWID Board to remove the outlets at developer's expense and in coordination with SWID time frames. Prior to commencing any work developer should contact Ron Sutton (Field Superintendent) with SWID to review construction requirements adjacent to and over SWID pipelines.

BUILDING

9. Prior to issuing a certificate of occupancy for any building, building address(es) shall be permanently installed and be clearly visible from the street.
10. 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/applicant and accepted by the City.

ENGINEERING: MAPPING

11. Development within lots created by this tract map shall be subject to further conditions of approval as part of any future tentative tract map process. Conditions shall be governed by the approved Orchard Park Specific Plan, City of Shafter Subdivision Engineering & Design Manual, and existing construction codes.
12. Final tract map shall conform to City of Shafter Title 16, the Subdivision Map Act, and the following additional requirements:
 - A. Northing and easting coordinates with precision of 0.01 foot shall be provided at each of the following:
 - i. Section corners, quarter corners, etc.
 - ii. All major lot corners.
 - iii. All other corners identified by the City Engineer.

13. No development on any lot created by this tract map shall commence without effective and acceptable means of providing sewer, water, paved street access, or utilities such as power, phone, cable, natural gas, etc.
14. To the greatest extent possible, developer shall obtain dedications of right of way for both Fresno Avenue and Golds Avenue for the area labeled "NOT A PART" from the property owner. Specifically, developer shall obtain dedications for:
 - a. all of Golds Avenue
 - b. all portions of Fresno from its centerline intersection with Golds to 263.00 feet west of the centerline intersection with Golds.
 - c. all portions of Fresno from 383.00 feet west of the centerline intersection with Golds to the boundary of Tract 7007.

Dedications or right of way shall be shown on the tract map and shall be labeled as IRREVOCABLE OFFER OF DEDICATION TO THE CITY OF SHAFER FOR STREET AND PUBLIC UTILITIES. Dedications shall be limited to arterials and collectors shown in the Orchard Park Specific Plan. Width and location of ultimate dedications shall be per the Orchard Park Specific Plan, City standards, and acceptable to the City Engineer.

15. Developer shall provide to the City Engineer diagrams showing the ultimate right of way, curb locations, sidewalk, crosswalk locations, medians, lanes, and striping, complete with dimensions, for each roundabout to be constructed with the development of the Orchard Park Specific Plan. Design shall be approved by the City Engineer prior to the recording of the final map.