



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

**AGENDA  
REGULAR MEETING  
SHAFTER PLANNING COMMISSION  
TUESDAY, OCTOBER 14, 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](http://www.shafter.com).*

- CALL TO ORDER:** 6:00 PM
- PLEDGE OF ALLEGIANCE:** Commissioner Sanchez
- 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: August 12, 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. **Conditional Use Permit No. 25-153:** Planning Commission find the project is exempt from the California Environmental Quality Act; conduct a public hearing and adopt Resolution No. 25-470, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 25-153 to allow a drive-in/through business (APN: 027-170-02 and 027-170-03). (Planning Director Esselman)

**ROLL CALL**

2. **Conditional Use Permit No. 24-143:** Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution No. 25-471, a Resolution of the Planning Commission of the City of Shafter, approving Conditional Use Permit No. 24-143 to allow commercial fleet storage and accessory CNG fueling at 107 S. Beech Ave as shown in Exhibit "A", and subject to the Conditions of Approval in Exhibit "B". (Planning Director Esselman)

**ROLL CALL**

## **COMMISSIONER REPORTS:**

## **ADJOURNMENT:**

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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., October 9, 2025. Yazmina Pallares, S/S, City Clerk

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

1. You are strongly encouraged to observe the Planning Commission meetings live via YouTube <https://www.youtube.com/user/CityofShafter/>
2. If you wish to make a comment on a specific agenda item or public comment, please submit your comment via email by **6:00 PM on October 14, 2025** to the City Clerk at [CityClerk@shafter.com](mailto: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, AUGUST 12, 2025**

**CALL TO ORDER:** 6:00 PM

**PLEDGE OF ALLEGIANCE:** Vice Chairman Piuser

**INVOCATION:** Commissioner Simmons

**ROLL CALL:**

PRESENT (In-Person): Chairman Joshan, Vice Chairman Piuser, and Commissioners Sanchez and Simmons. ABSENT: Planning Commissioner Camacho with an excused absence. Also present: Planning Director Esselman, Assistant City Attorney Castillo (via Zoom), IT Specialist Herrera, Associate Planner Olaguez, and City Clerk Pallares.

**APPROVAL OF AGENDA:**

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

*AYES: JOSHAN, PIUSER, SANCHEZ, AND SIMMONS.*

*NAYS: NONE.*

*ABSENT: CAMACHO.*

*ABSTENTIONS: NONE.*

**PUBLIC COMMENT:**

There were no members of the public wishing to speak.

**MINUTES OF PREVIOUS MEETING:**

1. Approval of Minutes: July 8, 2025

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

*AYES: JOSHAN, PIUSER, SANCHEZ, AND SIMMONS.*

*NAYS: NONE.*

*ABSENT: CAMACHO.*

*ABSTENTIONS: NONE.*

**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. 7207 Extension of Time:** Associate Planner Olaguez made introductory comments. A notice of public hearing was properly advertised.

Chairman Joshan opened the public hearing.

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

*MOVED (SIMMONS) AND SECONDED (SANCHEZ) COMMISSIONERS CONDUCTED A PUBLIC HEARING; AND ADOPTED RESOLUTION NO. 25-468, 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. 7207 LOCATED BETWEEN ELIZABETH AVENUE AND WEST RIVERSIDE STREET, APPROXIMATELY 1/3 WEST OF SOUTH SHAFTER AVENUE, IN 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. 6398 Extension of Time:** Associate Planner Olaguez made introductory comments. A notice of public hearing was properly advertised.

Chairman Joshan opened the public hearing.

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

*MOVED (PIUSER) AND SECONDED (SIMMONS) COMMISSIONERS CONDUCTED A PUBLIC HEARING AND ADOPTED RESOLUTION NO. 25-469, 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. 6398 LOCATED ON THE SOUTHWEST CORNER OF EAST TULARE AVENUE AND NORTH BEECH AVENUE, IN THE CITY OF SHAFTER. MOTION CARRIED BY THE FOLLOWING VOTE:*

*AYES: JOSHAN, PIUSER, SANCHEZ, AND SIMMONS.*

*NAYS: NONE.*

*ABSENT: CAMACHO.*

*ABSTENTIONS: NONE.*

3. **General Plan Amendment No. 23-39 and Zone Change No. 23-72 (Cesar Chavez Multi-Family):** Planning Director Esselman made introductory comments. A notice of public hearing was properly advertised.

Chairman Joshan opened the public hearing.

Steven Hernandez, Business Development Director for the Cesar Chavez Foundation, spoke in favor of the project, and provided information and answered questions from the Commission.

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

*MOVED (PIUSER) AND SECONDED (SIMMONS) COMMISSIONERS CONDUCTED A PUBLIC HEARING AND*

*ADOPTED RESOLUTION NO. 25-465, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER, RECOMMENDING THAT THE SHAFTER CITY COUNCIL:*

- (1) ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE PROJECT; AND*
- (2) APPROVE GENERAL PLAN AMENDMENT (GPA) NO. 23-39 AND ZONE CHANGE (ZC) NO. 23-72.*

*THE GPA AMENDS THE CITY OF SHAFTER GENERAL PLAN LAND USE DESIGNATION FOR THE PROPERTY FROM LDR (LOW DENSITY RESIDENTIAL) TO MHDR (MEDIUM HIGH DENSITY RESIDENTIAL). THE ZC CHANGES THE ZONE DISTRICT UNDER TITLE 17 OF THE SHAFTER MUNICIPAL CODE FROM R-1 (LOW DENSITY RESIDENTIAL) TO R-3 (MEDIUM HIGH DENSITY RESIDENTIAL) OF AN APPROXIMATELY 8.72-ACRE PARCEL (ASSESSOR'S PARCEL NUMBER 028- 180-57) LOCATED AT THE NORTHEAST CORNER OF BIRCH STREET AND EAST LOS ANGELES AVENUE. MOTION CARRIED BY THE FOLLOWING VOTE:*

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

**COMMISSIONER REPORTS:** There were no Commissioner reports.

**ADJOURNMENT:**

*MOVED (SANCHEZ) AND SECONDED (PIUSER) COMMISSIONERS ADJOURNED THE MEETING AT 6:49 P.M. MOTION CARRIED WITH NO OPPOSITION.*

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Lovedeep Joshan, Chairman

**ATTEST:**

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Yazmina Pallares, City Clerk

**DATE:** October 14, 2025  
**TO:** Planning Commission  
**FROM:** Planning Department  
**SUBJECT:** Conditional Use Permit No. 25-153

**RECOMMENDATION:**

Planning Commission find the project is exempt from the California Environmental Quality Act; conduct a public hearing and adopt Resolution No. 25-470, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 25-153 to allow a drive-in/through business (APN: 027-170-02 and 027-170-03).

**APPLICANT**

Lerdo LLC  
6501 Fruitvale Avenue  
Bakersfield, CA 93308

**OWNER**

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 northwest corner of Central Valley Highway (State Route 43) and Central Avenue. See Exhibit 1 for a vicinity map.

**PROJECT DATA:**

- 1. General Plan Designation: The project site and surrounding properties land use designation is Commercial-Professional Offices (CPO).
- 2. Zoning: The site is zoned General Commercial (GC). The surrounding properties are Downtown Commercial (DC).
- 3. Project Size: 0.51 acres (22,500 square feet)

**PROJECT ANALYSIS:**

The property owner and applicant, Lerdo LLC., applied for a Conditional Use Permit (CUP) to allow a drive-in/through business at 341 & 357 Central Avenue, at the northwest corner of Central Valley Highway and Central Avenue. The project site is currently used for parking and there is an existing ATM structure belonging to Valley Strong Credit Union, which is proposed to be demolished as part of this CUP. The proposal for the site is a new branch location for Valley Strong Credit Union, with drive-up tellers and ATMs.

Within Chapter 5 of the Zoning Ordinance, pertaining to the Commercial Zone Districts, a drive-through/drive-in business requires a CUP within the General Commercial zone, as shown in Table 5.A – Uses Permitted Within Commercial Districts. Therefore, a CUP is required for the financial institution with drive-in/through proposed by Valley Strong (tenant) and Lerdo LLC (owner/applicant) at this location.

**PUBLIC HEARING**

The applicant also applied for a Lot Merger to merge the two parcels into one parcel prior to development of the drive-in/through business. The parcel merger is expected to be complete prior to the issuance of building permits.

**CEQA:**

The proposed project is exempt from CEQA under Section 15332 (Infill Development), which is commonly referred to as a Class 32 categorical exemption. This exemption applies when the project is characterized as in-fill development meeting the conditions described below:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

The proposed project satisfies all the conditions for Class 32 exemption. Therefore, a Notice of Exemption has been prepared for the project.

**FINDINGS:**

1. The Planning Commission finds that the proposed use is permitted within the General Commercial (GC) zone district, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City.
2. The Planning Commission finds the proposed use would not impair the integrity and character of the GC zone district in which the conditional use permit is to be established.
3. The Planning Commission finds that the project is suitable for the type and intensity of the use proposed for the conditional use permit.
4. The Planning Commission finds that there is adequate provision for water, sanitation, public utilities and services to ensure public health and safety.
5. The proposed conditional use permit will not be detrimental to public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.
6. The Planning Commission finds that the proposed CUP No. 25-153 is categorically exempt from CEQA and, therefore, will have no impact on the environment.

7. The attached Conditions of Approval are deemed necessary for the safety and welfare of the community.

**ATTACHMENTS**

**EXHIBIT**

Vicinity Map

1

Resolution No. 25-470

2

# Exhibit 1: Conditional Use Permit 25-153

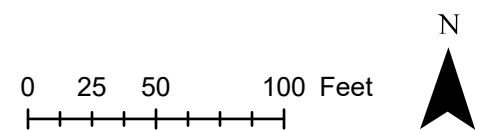


## Legend

 Site Location

 Parcel Boundary

Assessor Parcel Number (APN) labeled in white/black.  
City street addresses are labeled in blue/white.



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. 25-470**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER  
APPROVING CONDITIONAL USE PERMIT NO. 25-153 TO ALLOW A DRIVE-  
IN/THROUGH BUSINESS (APN: 027-170-02 AND 027-170-03).**

**WHEREAS**, the Planning Commission has, at its regularly scheduled meeting on October 14, 2025, studied and considered the proposed request for a conditional use permit (CUP No. 25-153) to permit a drive-in/through business (Exhibit “A”) at the northwest corner of Central Valley Highway and Central Avenue (APN 027-170-02 and 027-170-03) (“Project”) as shown in Exhibit “B”; and

**WHEREAS**, the Planning Commission has determined that CUP No. 25-153 is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, Infill Development; and

**WHEREAS**, a timely and properly noticed public hearing for CUP No. 25-153 was held by the Planning Commission of the City of Shafter at a regular meeting on October 14, 2025, at which hearing evidence, oral and documentary, was admitted on behalf of said Project; and

**WHEREAS**, the Planning Commission finds that the proposed use is permitted within the General Commercial (GC) District; is consistent with the goals, policies, and objectives of the General Plan; and is consistent with the applicable development policies and standards of the City; and

**WHEREAS**, the Planning Commission finds the proposed use would not impair the integrity and character of the GC District in which the conditional use permit is to be established; and

**WHEREAS**, the Planning Commission finds that the project site is suitable for the type and intensity of use proposed under the conditional use permit; and

**WHEREAS**, the Planning Commission finds that there is adequate provision for water, sanitation, public utilities, and services to ensure public health and safety for the conditional use permit; and

**WHEREAS**, the conditional use permit will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity of the Project site; and

**WHEREAS**, the Planning Commission finds that the attached Conditions of Approval are deemed necessary for the safety and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Shafter, in a regular session assembled on the 14<sup>th</sup> day of October, 2025, approves Conditional Use Permit No. 25-153 of a drive-in/through business, as shown in Exhibit “A”, for property located at the northwest corner of Central Valley Highway and Central Avenue (APN 027-170-02 and 027-170-03) as shown in Exhibit “B”, with conditions of approval as provided in Exhibit “C”.

**PASSED AND ADOPTED THIS 14<sup>TH</sup> DAY OF OCTOBER, 2025.**

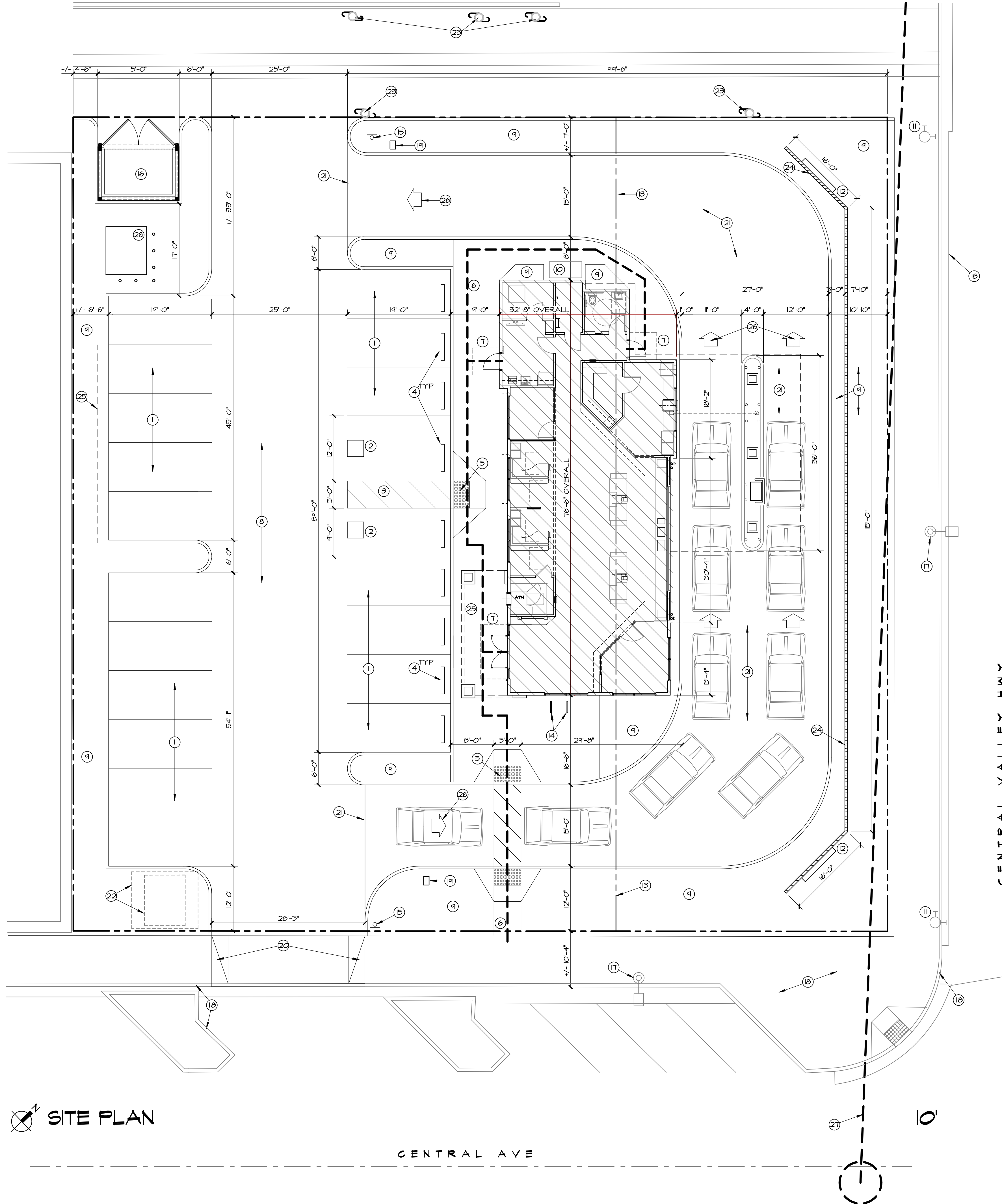
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Lovedeep Joshen, Chairman

ATTEST

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Yazmina Pallares, City Clerk



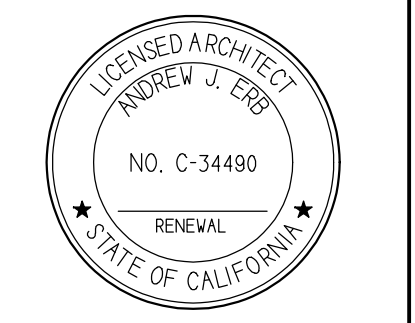
**KEYNOTES**

- ① 9'-0" WIDE x 19'-0" DEEP PARKING SPACE PER CITY OF SHAFTER STANDARDS
- ② 12'-0" x 19'-0" OR 9'-0" x 19'-0" ACCESSIBLE PARKING STALL WITH 3'-0" x 3'-0" PAINTED STALL SIGN AND TO 5'0" IN POLE MOUNTED PARKING SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY INCLUDE AS PART OF THE SIGN OR AN ADDITIONAL SIGN/ LANGUAGE STATING "MINIMUM FINE \$250.00" INCLUDE SIGN MOUNTED BELOW STATING "AN ACCESSIBLE" WHERE APPROPRIATE SLOPE NOT TO EXCEED 2% IN ANY DIRECTION PER CBC 801 MINIMUM HEIGHT TO THE BOTTOM OF ALL POLE SIGNS
- ③ 5'-0" WIDE ACCESS AISLE WITH THE WORDS "NO PARKING" IN 12" HIGH CONTRASTING LETTERS. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION
- ④ CONCRETE WHEEL STOP TO PREVENT VEHICLE OVERHANG AT ACCESSIBLE PUBLIC ROUTE
- ⑤ 5'-0" WIDE MINIMUM ACCESSIBLE CURB RAMP- SLOPE SHALL NOT EXCEED 8.33% WITH 4'-0" MINIMUM CLEAR LEVEL LANDING AT TOP. FLARED SIDES (WHERE OCCUR) SHALL NOT EXCEED 10% SLOPE. INSTALL 3'-0" BORDER OF TRUNCATED DOME TILES AT FLUSH CONDITION BETWEEN CONCRETE WALKWAY AND VEHICULAR AREA FOR ACCESSIBLE PARKING STALLS AND AISLES. TRUNCATED DOMES SHALL HAVE A BASE DIAMETER OF 0.41 INCHES MINIMUM AND 0.42 INCHES MAXIMUM, A TOP DIAMETER OF 0.45 INCHES MINIMUM AND 0.47 INCHES MAXIMUM, AND A HEIGHT OF 0.2 INCHES. DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 23 INCHES MINIMUM AND 24 INCHES MAXIMUM, AND BASE-TO-BASE SPACING OF 0.65 INCHES MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID. THE TRUNCATED DOME TILES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES. DETAIL 12/A-B1
- ⑥ DASHED LINE DENOTES 4'-0" WIDE MINIMUM ACCESSIBLE ROUTE TO AND FROM THE PUBLIC WAY AND ACCESSIBLE PARKING SPACES- SLOPES WITHIN THE PATH OF TRAVEL SHALL NOT EXCEED 2% CROSS-SLOPE OR 5% IN THE DIRECTION OF TRAVEL EXCEPT FOR AT ACCESSIBLE RAMPS COMPLYING WITH CBC
- ⑦ 5'-0" x 5'-0" MINIMUM LEVEL CONCRETE LANDING AT DOORS AND GATES WITH 2% MAXIMUM SLOPE- PROVIDE 2'-0" CLEAR ON STRIKE SIDE
- ⑧ AC PAVING PER SOILS ENGINEERING RECOMMENDATIONS - SEE ALSO CIVIL PLANS
- ⑨ LANDSCAPE AREA - SEE LANDSCAPE PLANS
- ⑩ APPROXIMATE LOCATION OF MAIN SWITCHGEAR - SEE ELECTRICAL PLANS
- ⑪ APPROXIMATE LOCATION OF EXISTING FIRE HYDRANT
- ⑫ APPROXIMATE LOCATION OF PROPOSED 4'-0" TALL MONUMENT SIGN ATTACHED TO CMU SCREEN WALL PER CITY OF SHAFTER CODE - VERIFY WITH OWNER
- ⑬ EXISTING PROPERTY LINE TO BE REMOVED BY PARCEL MERGER- SEE CIVIL ENGINEER'S DOCUMENTS
- ⑭ (2) SHORT TERM U-STYLE LOOP BICYCLE PARKING RACKS WITH LOCATIONS FOR (4) BIKES MINIMUM PER CITY OF SHAFTER TO BE PARKED AT ONE TIME ON 3 1/2" THICK CONCRETE PAD- SEE SITE PLAN FOR DIMENSIONS (PER C6B5C DIVISION 5106.411)
- ⑮ PROVIDE 17"x22" POLE MOUNTED SIGN WITH 1" HIGH LETTERS STATING THE FOLLOWING (BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN): "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT \_\_\_\_\_ OR BY TELEPHONING \_\_\_\_\_" BOTTOM OF SIGN AT 80" MIN (CONTRACTOR SHALL VERIFY AND COMPLETE THE MISSING FIELDS BEFORE POSTING THE SIGN)
- ⑯ TRASH ENCLOSURE PER CITY OF SHAFTER AND DEVELOPMENT STANDARDS TO INCLUDE ONE BIN DEDICATED FOR RECYCLING - INSTALLED WITH HEAVY DUTY GATE HINGES - SEE DETAIL 20 SHEET A-B1
- ⑰ APPROXIMATE LOCATION OF EXISTING STREET LIGHT TO REMAIN
- ⑱ EXISTING CONCRETE CURB, GUTTER AND SIDEWALK (WHERE SHOWN) TO REMAIN
- ⑲ APPROXIMATE LOCATION OF LIT DIRECTIONAL SIGN PER VALLEY STRONG STANDARDS BY SEPARATE PERMIT - CONTRACTOR SHALL PROVIDE AND COORDINATE ALL REQUIRED CONDUIT
- ⑳ NEW DRIVE APPROACH AND CROSS GUTTER PER CITY OF SHAFTER STANDARDS - SEE ALSO CIVIL PLANS
- ㉑ CONCRETE AT DRIVE UP TELLER/ATM- SEE CIVIL FOR PAVING SECTION AND LANDSCAPE PLAN FOR SPECIFICATIONS
- ㉒ EXISTING VALLEY STRONG ATM STRUCTURE - TO BE REMOVED BY SEPARATE DEMOLITION PERMIT
- ㉓ APPROXIMATE LOCATION OF EXISTING POWER POLES TO REMAIN - SEE CIVIL PLANS
- ㉔ NEW 4' TALL CMU WALL TO SCREEN ADJACENT ROADWAYS FROM DRIVE-THRU HEADLIGHTS - TREAT WITH WITH ANTI-GRAFFITI SEALANT
- ㉕ (4) EV CAPABLE SPACES WITH CONDUIT STUBBED - PER CAL GREEN REQUIREMENTS
- ㉖ PAINTED ARROWS ON PAVEMENT IN CONTRASTING COLOR
- ㉗ LINE-OF-SITE DIAGRAM PER CITY OF SHAFTER
- ㉘ PROPOSED ELECTRICAL TRANSFORMER WITH BOLLARDS - SEE ELECTRICAL

CENTRAL VALLEY HWY

CENTRAL AVE

⊗ SITE PLAN



1330 22nd STREET, SUITE 100  
BAKERSFIELD, CALIFORNIA 93301  
TELEPHONE: (805) 324-8932

CONTRACTOR  
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NOTICE TO CONTRACTORS  
When revisions on these drawings shall be provided over 30 days, Contractor and surety shall be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

**NEW BRANCH IN SHAFTER  
LOCATED IN SHAFTER**  
387 CENTRAL AVE.  
SHAFTER, CA



DATE	ISSUED FOR
8-14-25	OWNER REVIEW
9-15-25	

NO.	REVISIONS
△	
△	
△	
△	

SITE PLAN

FILE NAME: 4400A1-0  
SHEET

A-1.0

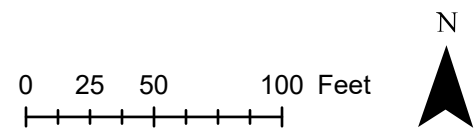
# Exhibit B: Conditional Use Permit 25-153



## Legend

- Site Location
- Parcel Boundary

Assessor Parcel Number (APN) labeled in white/black.  
City street addresses are labeled in blue/white.



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.

## EXHIBIT C

### CONDITIONAL USE PERMIT NO. 25-153 CONDITIONS OF APPROVAL

#### General

1. The owner(s) or project proponent(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 Conditional Use Permit No. 25-153 (hereinafter referred to as “CUP 25-153”) 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. Developer, or general contractor, shall submit a list of all contractors and/or subcontractors performing work on this project to the City’s Planning Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City prior to the commencement of work.
3. Developer shall comply with all provisions of the City’s Zoning Ordinance, Subdivision and Engineering Design Manual, the latest adopted 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. Identification of specific sections of any of the City documents does not negate the Developer’s responsibility to conform to unmentioned sections of the City’s Zoning Ordinance, Subdivision and Engineering Design Manual, California Building Code, and all other applicable ordinances, resolutions, standards, and requirements of the City.
4. Until all portions of the project have been completed, all vacant and undeveloped land within the boundaries of the project area shall be maintained in a weed-free, clean, and orderly manner by Developer. Should said property not be so maintained, City shall notify Developer that the property is to be cleaned within fourteen (14) days of receipt of said notice. If Developer does not comply within the required time frame, City may then clear

the land and bill Developer for expenses incurred and Developer shall promptly pay the City for such expenses.

5. Approval of CUP 25-153 shall not vest until all Conditions are met. If within one year after the approval by the City, the development has not been initiated, the procedures and actions which have taken place up to that time shall be null and void and the development project shall be subject to the processing of new permits if it is the Developer's intent to proceed with construction unless Developer applies for and receives approval of an extension of time from the City Planning Commission. One extension of time, not to exceed one additional year, may be granted by the Planning Department not less than 30 days prior to the date of expiration. ***PLEASE NOTE:*** This will be the only notice given for the above specific expiration date. The Developer is responsible for initiating an extension request.
6. Construction of the development identified as CUP 25-153 shall be in substantial accordance with all City approved submittals to the City by Developer, including, but not limited to all Conditions of CUP 25-153 and Exhibit "A" (Site Plan) except as otherwise set forth in these conditions of approval.

## **Planning**

7. The drive-through lanes shall accommodate one-way traffic only and provide stacking space for a minimum of 6 vehicles waiting for service.
8. The drive-through area shall be kept free of trash and debris.
9. On-site outdoor trash receptacles shall be provided at a rate of one (1) trash receptacle for every ten (10) required parking spaces. One outdoor trash receptacle shall be provided on-site adjacent to each driveway exit or as otherwise approved by the Planning Director.
10. Prior to establishing any signs associated with the project, the Developer shall obtain a Sign Permit from the Planning Department. The application shall include a site plan depicting type, size, colors, and location of all proposed signs. Sign placement shall meet all required setbacks from the public right of way. Any sign established without approval by the Planning Department shall be in violation of Chapter 14 (Sign Regulations) of the City's Zoning Ordinance.
11. No new construction, or improvements to the property, shall be permitted without first obtaining the proper permits from Planning, Building, and Engineering Departments of the City.
12. The property and any proposed building, as well as any architectural features, shall be kept free of graffiti and shall be maintained in a clean and orderly manner.
13. A landscaping and irrigation plan shall be submitted to the Planning Department. Said approved landscape and irrigation plan shall be implemented prior to receiving a Certificate of Occupancy for any portion of the project site and such landscaping shall be continually maintained in a healthy, neat, and orderly manner.

14. All on-site parking and maneuvering areas shall be constructed in accordance with Chapter 13 (Parking Requirements) of the City's Zoning Ordinance.
15. The project shall comply with the lighting standards for non-residential development per Section 10.140 of the Shafter Zoning Ordinance.
16. Unless otherwise stated, all Conditions shall be completed prior to a final inspection and prior issuance of an occupancy permit.
17. CUP 25-153 shall not become effective for any purpose unless an "Acceptance of Conditions" form has been signed by the Developer and returned to the Planning Department.
18. The Developer shall obtain City approval of a Parcel Merger for the site and shall record said merger with the Kern County Assessor-Recorder's Office, prior to issuance of the Certificate of Occupancy. The Developer shall concurrently record a waiver of vehicular access rights along the parcel frontage of Central Valley Highway.

**Engineering: General**

19. All construction within State Route 43 (Central Valley Highway) Right of Way shall be subject to California Department of Transportation (Caltrans) standards, requirements, and permitting.
20. Developer shall remove and replace any existing public or private improvement that may become damaged during any phase of construction, as required by the City Engineer or Caltrans.
21. The Developer shall stripe the drive-through in accordance with requirements of the City Engineer to ensure safe vehicular movements.
22. Any contractor working within the public right-of-way shall obtain an encroachment permit from the City Engineer or Caltrans prior to commencing any such work.
23. Developer shall relocate and/or install all necessary infrastructure to provide utilities for the proposed project.
24. 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.
25. 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 or Caltrans. Such approval will be made in writing, upon written request of the Developer and/or the affected utility company.

26. Any obstructions, including utilities, irrigation lines, etc., shall be removed and/or relocated, if necessary, at the expense of the Developer.
27. No final inspection shall be approved until all required improvements have been completed by the Developer and accepted by the City.
28. All new utilities shall be underground service.
29. Prior to the issuance of any Occupancy Permit for the proposed development, all public improvements (street, sewer, water) shall be constructed and approved by the City Engineer and ready for final acceptance.
30. Developer shall construct a 40"-tall block wall or a structure (permanent earthen berm or equivalent) along the drive-through that reduces the glare of car headlights from both southbound and northbound Central Valley Highway.

#### **Engineering: Grading and Drainage**

31. Prior to review of any required improvement plans, a grading plan shall be submitted to and approved by the City Engineer. Rainfall collected on the site shall be directed to onsite drainage inlets, basins, and infrastructure. Rainfall shall not be allowed to cross property lines to adjacent properties. Rainfall shall not be directed to Central Valley Highway without the written approval of Caltrans.
32. The grading plan for the project shall be prepared by a registered civil engineer and submitted to the City Engineer for review and approval. All grading shall conform to the California Uniform Building Code, latest edition, approved by the City and City adopted standards and specifications. Storm drain protection and disposal of water into and from the affected property shall be by method approved by the City Engineer.
33. A grading permit shall be obtained from the City Building Official prior to commencement of any grading activity.
34. Prior to issuance of a building permit, the Developer's engineer shall state by letter that all required grading has been done in accordance with the approved grading plan.
35. Project shall adhere to ADA standards.

#### **Engineering: Water and Sewer**

36. Developer shall submit water and sewer improvement plans to the City Engineer for review and approval. Tie-ins to existing water mains or sewer mains or manholes shall be constructed as directed by the City Engineer.

37. Developer shall construct public sewer and water systems in accordance with City Standards and Specifications for the subject property. All on-site water and sewer systems shall be considered private.
38. No portion of the development shall be served by a septic system.
39. Developer shall submit detailed drawings for all existing and proposed utility connections to the City Engineer for review and approval prior to issuance of a building permit. No permanent structures shall be constructed over proposed or existing utility easements.
40. Water line size, location, and materials shall be subject to the approval of the City Engineer.
41. If on-site hydrants are proposed or required, Developer shall seek approval in writing from the County Fire Marshal for hydrant locations prior to City approval of water plans.
42. Prior to the issuance of an occupancy permit, water mains and fire hydrants to be installed by Developer shall be completed, tested, and accepted (UFC 10.502, 10.503).
43. Depending on the type of facility to be built, the City may require backflow prevention devices at the meter prior to any private plumbing connections. Developer to ensure any required backflow prevention devices are approved, supplied, installed, and tested in accordance with the City.
44. All water services shall utilize the City's standard for Automated Meter Reading.

**Engineering: Street and Traffic**

45. During construction, the Developer shall maintain the project, including the 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 public roadways shall be required, if deemed necessary, by City Engineer.
46. All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be a depth as approved by the City Engineer.
47. Drive approaches to be used by the proposed development shall be cut, removed, and replaced with curb, gutter and sidewalk. New improvements shall match existing improvements and/or otherwise meet the requirements of the City or Caltrans. The number and location of the drive approaches connecting to Central Avenue shall be as approved by the City, including the alley drive approach.
48. If necessary, the Developer shall install "NO PARKING" signs at the back of sidewalk along all portions of Central Valley Highway as directed by Caltrans. Signs shall be shown on the site grading or paving plan.

## **Building**

49. All conditions of the Kern County Fire Department shall be met prior to the issuance of any Occupancy Permit. If no conditions are required, a letter stating this shall be submitted to the Building Department.
50. Prior to demolition of the existing ATM structure, demolition permits shall be obtained from the Building Department, including approval from the San Joaquin Valley Air District.

**DATE:** October 14, 2025  
**TO:** Planning Commission  
**FROM:** Planning Department  
**SUBJECT:** Conditional Use Permit No. 24-143

**RECOMMENDATION:**

Staff recommends that the Planning Commission conduct a public hearing and adopt Resolution No. 25-471, a Resolution of the Planning Commission of the City of Shafter, approving Conditional Use Permit No. 24-143 to allow commercial fleet storage and accessory CNG fueling at 107 S. Beech Ave as shown in Exhibit "A", and subject to the Conditions of Approval in Exhibit "B".

**APPLICANT**  
Swanson Engineering  
2000 Oak Street Suite 150  
Bakersfield, CA 93301  
661-831-4919

**OWNER**  
Jeff Martin, CEO  
American Refuse  
1316 J Street,  
Wasco, CA 93280

**LOCATION:** The project is located on APN 028-180-36 and 028-180-12. See **Exhibit 1** for aerial map of the project vicinity.

**PROJECT DATA**

- 1. General Plan Designation: The current land use designation of the project site is Business Park (BP). The properties surrounding the site are designated Business Park or Industrial.
- 2. Zoning: The site is zoned Business Park (BP). The properties surrounding the site are also zoned BP or Industrial (I).
- 3. Project Size: 4.94 acres, more or less.

**PROJECT ANALYSIS**

Mr. Jeff Martin, representing American Refuse, applied for a conditional use permit (CUP) to allow for the commercial parking and fueling of American Refuse garbage trucks at 107 S. Beech Ave. The project site has an existing warehouse and existing office, both of which will remain unchanged. There is no change of use or change of occupancy for either building included in this CUP application.

The applicant will be paving and striping the northern portion of the site to provide ten (10) parking stalls for the American Refuse fleet. All permanent parking spaces, as well as loading and maneuvering areas, shall be paved and permanently maintained with asphalt or concrete, or an alternative all-weather surfacing material approved by the City Engineer. A CNG compressor area and four CNG fuel dispensers, with emergency shut-off devices, will be installed subject to approval of building permits. Compressed

Natural Gas (CNG) is a gasoline and diesel fuel alternative consisting primarily of methane. The outdoor storage of the garbage trucks will be screened from public view pursuant to the Screening Requirements of Zoning Ordinance Section 10.290.

Within Chapter 6 of the Zoning Ordinance, pertaining to the Employment Zone Districts, commercial truck parking and fueling is not explicitly listed in Table 6.A – Uses Permitted Within Employment Districts. When a proposed use of property is not expressly authorized as a permitted use or as a conditional use by the regulations of the applicable zone district, a determination of similar may be made by the Planning Department if the proposed use resembles or is of the same basic nature as a use that is expressly authorized in the zone district. “Automotive fleet storage” which is expressly listed in Table 6.A is the most similar in nature to the proposed garbage truck parking and fueling, and the use requires a Conditional Use Permit in the Business Park zone. Therefore, a CUP is required for the commercial truck parking proposed by American Refuse at this location. Accessory structures and uses (e.g. the proposed CNG fueling) on the same site as a conditionally permitted use also require a CUP.

### **CEQA**

Staff have determined that the proposed project is categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities), as it involves minor alterations to and continued use of an existing industrial site with no expansion of use. The proposed project consists of truck parking and small-scale accessory fueling operations that do not require changes to the existing building occupancy nor intensify site activity beyond what is typical for the Business Park zone. Additionally, Section 15311 (Accessory Structures) provides another exemption from CEQA since small parking lots are explicitly listed as a minor structure accessory to existing commercial/industrial facilities. Therefore, a Notice of Exemption has been prepared for the project.

### **FINDINGS**

1. The Planning Commission finds that the proposed use is permitted within the Business Park (BP) zone district, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City.
2. The Planning Commission finds the proposed use would not impair the integrity and character of the A zone district in which the conditional use permit is to be established.
3. The Planning Commission finds that the project is suitable for the type and intensity of the use proposed for the conditional use permit.
4. The Planning Commission finds that there is adequate provision for water, sanitation, public utilities and services to ensure public health and safety.
5. The proposed conditional use permit will not be detrimental to public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity.
6. The Planning Commission finds that the proposed conditional use permit (CUP No. 24-143) is categorically exempt from CEQA and, therefore, will have no impact on the environment.

7. The attached Conditions of Approval are deemed necessary for the safety and welfare of the community.

**ATTACHMENTS**

**EXHIBIT**

Vicinity Map

1

Resolution No. 25-471

2

# Exhibit 1: Vicinity Map



 Site Location

0 125 250 500 US Feet



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. 25-471**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING CONDITIONAL USE PERMIT NO. 24-143 TO ALLOW COMMERCIAL FLEET STORAGE AND ACCESSORY CNG FUELING AT 107 S. BEECH AVENUE, AS SHOWN IN EXHIBIT “A”, AND SUBJECT TO THE CONDITIONS OF APPROVAL IN EXHIBIT “B.”**

**WHEREAS**, the Planning Commission has, at its regularly scheduled meeting on October 14, 2025, studied and considered the proposed request for a conditional use permit (CUP No. 24-143) to allow commercial fleet storage and accessory CNG fueling at 107 S Beech Ave (APN 028-180-36 and APN 028-180-12) (the “Project”) as shown in Exhibit “A”; and

**WHEREAS**, the Planning Commission has determined that the proposed CUP No. 24-143 is exempt from CEQA pursuant to Section 15301 in that the project involves minor alterations and continued use of an existing industrial site with no expansion of use, and is also exempt pursuant to Section 15311 in that the project consists of the construction of minor structures accessory to existing operations; and

**WHEREAS**, a timely and properly noticed public hearing for CUP No. 24-143 was held by the Planning Commission of the City of Shafter at a regular meeting on October 14, 2025, at which hearing evidence, oral and documentary, was admitted on behalf of said Project; and

**WHEREAS**, the Planning Commission finds that the proposed use is permitted within the Business Park (BP) zone district, is consistent with the goals, policies, and objectives of the General Plan, and is consistent with the applicable development policies and standards of the City; and

**WHEREAS**, the Planning Commission finds the proposed use would not impair the integrity and character of the Business Park (BP) zone district in which the conditional use permit is to be established; and

**WHEREAS**, the Planning Commission finds that the Project site is suitable for the type and intensity of use proposed under the conditional use permit; and

**WHEREAS**, the Planning Commission finds that there is adequate provision for water, sanitation, public utilities, and services to ensure public health and safety for the conditional use permit; and

**WHEREAS**, the conditional use permit will not be detrimental to the public health, safety, or welfare, or materially injurious to properties and improvements in the vicinity of the project site; and

**WHEREAS**, the Planning Commission finds that the attached Conditions of Approval (Exhibit “B”) are deemed necessary for the safety and welfare of the community.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Shafter, in a regular session assembled on the 14<sup>th</sup> day of October, 2025, approves Conditional Use Permit No. 24-143 to allow for commercial fleet storage and accessory CNG fueling at 107 S Beech Ave (APN 028-180-36 and APN 028-180-12) as shown in Exhibit “A”, and with the conditions of approval as provided in Exhibit “B”.

**PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF OCTOBER 2025.**

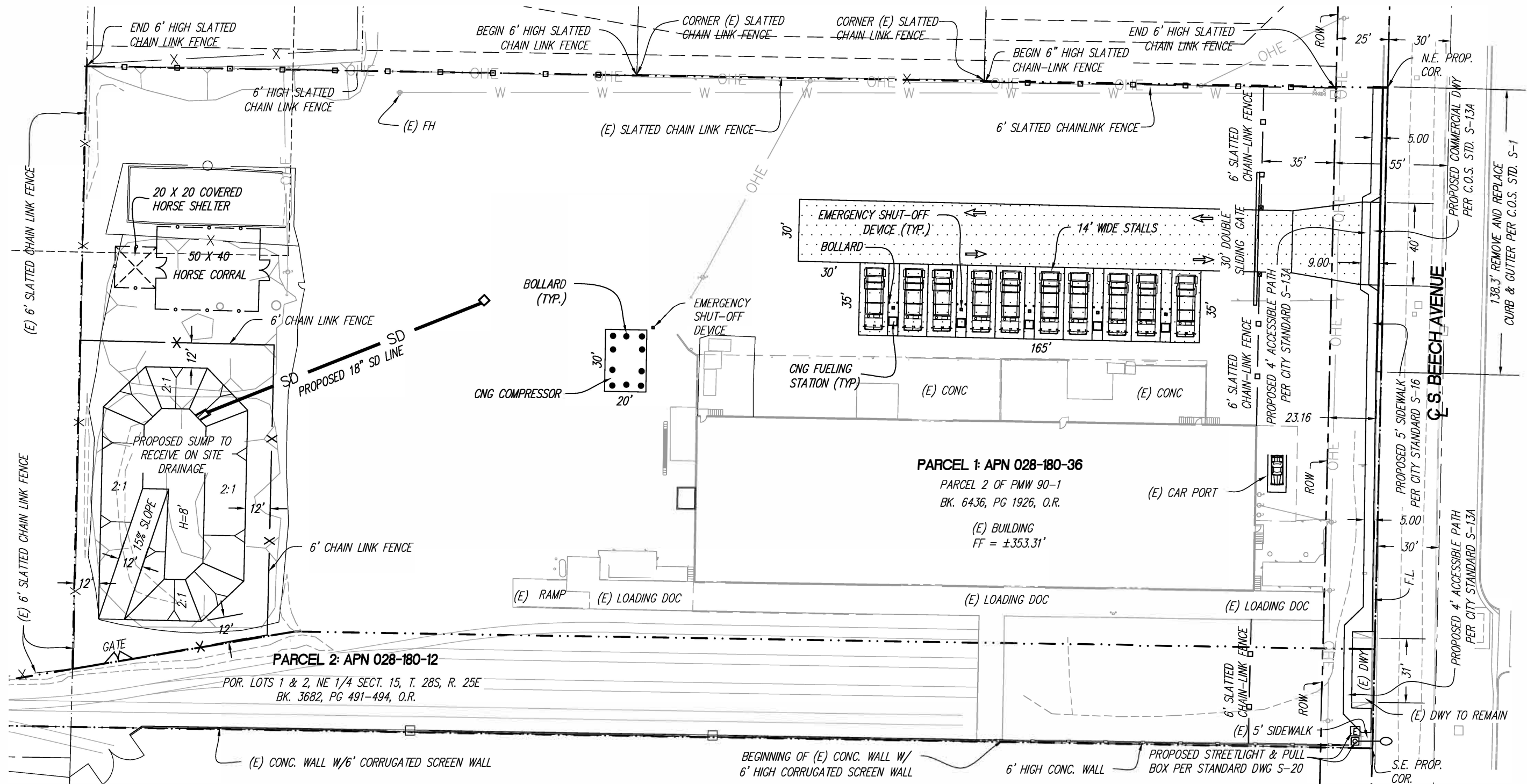
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Lovedeep Joshan, Chairman

**ATTEST**

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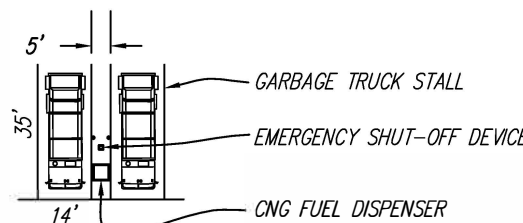
Yazmina Pallares, City Clerk



**LEGEND:**

- PROPOSED 6' CHAIN-LINK FENCE
- PROPOSED POST FENCE FOR CORRAL
- PROPOSED 6' SLATTED CHAIN-LINK SLIDING GATE
- EXIST. DWY WITH PROPOSED 4' ACCESSIBLE PATH
- PROPOSED DIRECTION OF VEHICLE TRAVEL
- PROPOSED 6' SLATTED CHAIN-LINK FENCE

**GARBAGE TRUCK STALL LAY-OUT**



**DRAINAGE SUMP CALCULATION:**

VOLUME REQUIRED: DRAINAGE AREA = 174,258 SF

VOLUME =  $\frac{0.15 \times 0.90 \times 174,258}{43560}$

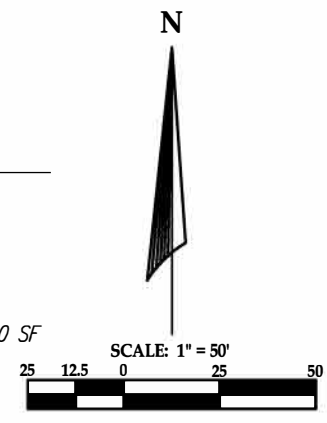
VOLUME REQUIRED = 0.54 AC-FT

VOLUME PROVIDED: =  $\frac{((A1 + 4 \times A2 + A3) \times 8)}{6} / 43,560 \text{ SF}$

=  $\frac{((6,532 + 4 \times 3,966 + 1,853) \times 8)}{6} / 43,560 \text{ SF}$

VOLUME PROVIDED = 0.74 AC-FT

1. CLEAN AREA WITH AIR BROOM.
2. APPLY HOT CRACK FILLER IN CRACKS LARGER THAN 3/8", NUVO ELITE D, CRACKMASTER 1190, OR APPROVED EQUAL.
3. APPLY 2 COATS OF PAVEMENT SEALER, NOVA SEAL HD, SEALMASTER LIQUID ROAD, OR APPROVED EQUAL.
4. INSTALL PER MANUFACTURE'S RECOMMENDATIONS.



SHEET #  
**CUP2**

JOB NO.: 23-066  
DATE: 8/27/25  
BY: JTS  
DWG NAME: 23-066 CUP

AMERICAN REFUSE  
107 S. BEECH AVENUE, SHAFTER, CA  
CONDITIONAL USE PERMIT No. 24-143

SWANSON  
ENGINEERING, INC.  
2000 Oak Street, Suite 150 ~ Bakersfield, CA 93301  
P-(661) 837-4919; F-(661) 873-4777

## **EXHIBIT “B”**

### **CONDITIONAL USE PERMIT NO. 24-143 CONDITIONS OF APPROVAL**

1. The owner(s) or project proponent(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 Conditional Use Permit (“CUP”) No. 24-143 (hereinafter referred to as “CUP No. 24-143”) 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 following disclosure shall be given as part of and at any time of or prior to transfer of properties: “If the project, referred to as CUP No. 24-143, is near property used for agricultural operations, tenants may be subject to inconveniences or discomforts rising from such operations on any 24-hour basis. Said discomforts may include, but not be limited to, equipment noise, odors from manure or other chemicals, and dust and smoke. The City of Shafter has determined that the use of real property for agricultural operations is a high priority and favored use to the City and County of Kern and will not be considered a nuisance for those inconveniences or discomforts arising from agricultural operations, provided such operations are consistent with accepted norms, standards, and laws.”
  
3. Developer, or general contractor, shall submit a list of all contractors and/or subcontractors performing work on this project to the City’s Building Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City prior to the commencement of work.
  
4. Until all portions of the project have been completed, all vacant and undeveloped land within the boundaries of the project area shall be maintained in a weed-free, clean, and orderly manner by Developer. Should said property not be so maintained, City shall notify Developer that the property is to be cleaned within fourteen (14) days of receipt of said

notice. If Developer does not comply within the required time frame, City may then clear the land and bill Developer for expenses incurred and Developer shall promptly pay the City for such expenses.

5. Developer shall comply with all provisions of the City's Zoning Ordinance, Subdivision and Engineering Design Manual, the latest adopted 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. Identification of specific sections of any of the City documents does not negate the Developer's responsibility to conform to unmentioned sections of the City's Zoning Ordinance, Subdivision and Engineering Design Manual, California Building Code, and all other applicable ordinances, resolutions, standards, and requirements of the City.
6. Approval of CUP No. 24-143 shall not vest until all Conditions are met. If within one year after the approval by the City, the development has not been initiated, the procedures and actions which have taken place up to that time shall be null and void and the development project shall be subject to the processing of new permits if it is the Developer's intent to proceed with construction unless Developer applies for and receives approval of an extension of time from the City Planning Commission. One extension of time, not to exceed one additional year, may be granted by the Planning Department not less than 30 days prior to the date of expiration. PLEASE NOTE: This will be the only notice given for the above specific expiration date. The Developer is responsible for initiating an extension request.
7. Construction of the development identified as CUP No. 24-143 shall be in substantial accordance with all City approved submittals to the City by Developer, including, but not limited to all Conditions of Approval of CUP No. 24-143 and Exhibit "A" (Site Plan) except as otherwise set forth in these conditions of approval.
8. The Developer is responsible for maintaining the facility in an appropriate manner consistent with the original approval of this CUP. Should the use be replaced or discontinued for a period of six months, the approval will lapse, and the Developer shall remove the facility from the project site and shall repair any damage to the premises or other land caused by such removal. Upon removal of the facility, the Developer shall restore the premises or other land affected by such removal to its original condition.
9. No new construction, or improvements to the property or any structures within the property shall be permitted without first obtaining the proper permits from the Planning, Building, and Engineering Departments of the City.

10. The property and any proposed building(s), as well as any architectural features, shall be kept free of graffiti and shall be maintained in a clean and orderly manner.
11. Unless otherwise stated, all Conditions shall be completed prior to a final inspection and prior to issuance of an occupancy permit.
12. CUP No. 24-143 shall not become effective for any purpose unless an "Acceptance of Conditions" form has been signed by the Developer and returned to the Planning Department.
13. 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.
14. Any contractor working within the public right-of-way shall obtain an encroachment permit from the City Engineer prior to commencing any such work.
15. Developer shall relocate and/or install all necessary infrastructure to provide utilities to the proposed project.
16. 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.
17. 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 Developer and/or the affected utility company.
18. Any obstructions including utilities, irrigation lines, etc., shall be removed and/or relocated, if necessary, at the expense of the Developer.
19. Prior to review of any required improvement plans, a grading plan shall be submitted to and approved by the City Engineer.
20. Developer shall submit detailed drawings for all existing and proposed utility connections to the City Engineer for review and approval prior to issuance of a building permit. No permanent structures shall be constructed over proposed or existing utility easements.
21. During any construction, the Developer shall maintain the project, including the adjacent streets in a dust-free condition. This condition always applies including weekends,

evenings, and nighttime hours. During construction operations, cleanup of soil from public roadways shall be required, if deemed necessary, by the City Engineer.

22. Proper dust control and dust abatement procedures shall be followed so that no dust problem shall be created.
23. All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be a depth as approved by the City Engineer.
24. Prior to issuance of a building permit, the Developer shall provide proof of approval of the project by the San Joaquin Valley Air Pollution Control District (SJVAPCD). The Developer shall be responsible for complying with any and all requirements of the SJVAPCD, including but not limited to its Indirect Source Rule (Rule 9510). If no approval by SJVAPCD is needed for this project, a letter stating so shall be provided to the Planning and Building Departments.
25. Prior to issuing a certificate of occupancy for the use of the site, and/or any building, the owner / developer shall obtain a letter from Kern County Fire Department with their approval. A copy of such letter shall be provided to the Shafter Building Department.
26. Prior to issuing a certificate of occupancy for any existing building that undergoes a change of occupancy classification or use of any building will require approval of the Building Official. No change shall be made in the character of occupancy or use of any building within the subject property unless such a building is made to comply with all current code requirements. The basis for the requirement is to provide for a higher level of safety for the general public due to the anticipated intensification of use caused by the change in occupancy.
27. No final inspection or issuance of a certificate of occupancy shall be approved for the site or any building until all required improvements have been completed by the Developer and accepted by the City. All public improvements shall be approved by the City Engineer. The required improvements shall include the following:
  - a. The two existing driveways along Beech Avenue, at the north end of the property, shall be demolished by the Developer.
  - b. The Developer shall install a 4-foot-wide accessible path along the existing and proposed driveways, in accordance with City Standard S-13A.
  - c. Since the two driveways will be removed, the curb and gutter will need to be removed and replaced in accordance with City Standard S-1. The length of the new curb and gutter that will need to be installed is 138.3 feet, as shown on the site plan.
  - d. The existing sidewalk shall be removed and replaced by the Developer with a 5-foot-wide sidewalk in accordance with City Standard S-16.

- e. The new commercial driveway shall be a maximum 40-feet-wide at the throat and shall be constructed in accordance with City Standard S-13A.
28. All proposed exterior improvements, including CNG fuel storage and dispensing, must obtain necessary permits from all appropriate agencies, prior to installation.
  29. Prior to construction, a building permit shall be applied for and approved for the covered horse shelter shown on the approved preliminary site plan.
  30. The property owner/applicant shall be responsible for complying with all of the provisions for the Keeping of Animals per Zoning Ordinance Section 11.40, in relation to the conditional permitting of a horse on the property. The property owner/applicant shall maintain the property in such a manner that ensures that the keeping of a horse on-site does not create adverse impacts to adjacent properties such as dust, noise, odor, fumes, bright light, visual blight, or insect infestation. The City of Shafter shall retain the authority and ability to revoke the conditional approval of the keeping of horses for any of the following: public nuisance, noncompliance with the conditions listed herein, or upon receipt of a recommendation for revocation from the Kern County Public Health Department or Shafter Animal Control Department.
  31. Prior to the issuance of a Certificate of Occupancy, the Developer/Property owner shall install a streetlight and pull box at the southerly property line on the westside of Beech Ave, as shown on the approved preliminary site plan. Street lighting shall be installed in accordance with the City Engineering and Subdivision Design Manual as directed by the City Engineer. The Developer shall coordinate with Pacific Gas & Electric to ensure that the streetlights are established under the LS-2 rate schedule.
  32. The project shall comply with the screening requirements for non-residential development per Section 10.290 of the Shafter Zoning Ordinance.
  33. All permanent parking spaces, as well as loading and maneuvering areas, shall be paved and permanently maintained as shown on the approved site plan or as approved by the City Engineer, prior to occupancy of the site.
  34. Developer shall install bollards of sufficient size around the CNG compressor area prior to Certificate of Occupancy.
  35. Only the uses identified within the approved application and site plan are allowed under the approval of CUP 24-143. This CUP 24-143 does not include nor grant approval of any other land use activities or operations not previously applied for as a part of this procedure, which may also be subject to other permitting or entitlement procedures.
  36. Noncompliance with the conditions set forth in approving CUP No. 24-143, or any other applicable codes or ordinances of the City of Shafter, shall render Conditional Use Permit

No. 24-143 subject to withdrawal and cancellation. Should the City determine that the CUP is subject to cancellation, the owner shall cease the relevant operations and remove any associated equipment from the property.