



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

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, FEBRUARY 10, 2026**

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

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

PLEDGE OF ALLEGIANCE: Chairman Joshan

INVOCATION: 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: January 13, 2026

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. 25-154 Senior Living Facility:** Planning Commission find the project is exempt from the California Environmental Quality Act; conduct a public hearing and adopt Resolution No. 26-475, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 25-154 to allow an assisting living facility (APN 028-010-73). (Planning Director Esselman)

ROLL CALL

- 2. Conditional Use Permit No. 26-156 Retail Wine Sales for Off-Site Consumption at The Wonderful Store:** Planning Commission conduct a public hearing; and adopt Resolution No. 26-156, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 26-156 to permit the retail sale of wine for off-site consumption with occasional wine tastings conducted by a licensed winegrower (ABC Type 02 License Duplicate Filing) at the Wonderful Store located at 4040 7th Standard Road, Suite B, in compliance with California ABC regulations; adopt the above findings; and approve the proposed conditions of approval. (Planning Director Esselman)

ROLL CALL

- 3. Conditional Use Permit No. 26-157: ABC License Type 48 at Foxy Lady:** Planning Commission conduct a public hearing and adopt Resolution No. 26-477, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 26-157 for On-Sale General – Public Premises (ABC Type 48) license at the Foxy Lady at 308 State Avenue, to allow the sale of beer, wine, and distilled spirits; adopt the above findings; and approve the proposed conditions of approval. (Planning Director Esselman)

ROLL CALL

- 4. Commercial Tentative Tract Map No. 7523:** Planning Commission open public hearing; and adopt Resolution No. 26-478, a Resolution of the Planning Commission of the City of Shafter recommending approval of Tentative Tract No. 7523, as depicted in Exhibit "A" with conditions of approval as shown in Exhibit "B", to the City Council of the City of Shafter. (Planning Director Esselman)

ROLL CALL

MANAGEMENT REPORT:

- 1. General Plan Conformity Determination – 1351 E. Ash Avenue:** Planning Commission adopt Resolution No. 26-479, a Resolution of the Planning Commission of the City of Shafter, finding that the purchase of real property located at 1351 E. Ash Avenue (APN 089-140-13) conforms with the City of Shafter General Plan in accordance with Government Code Section 65402 and finding the adoption of the Resolution in Compliance with CEQA Requirements. (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., February 6, 2026. 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 February 10, 2026** 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, JANUARY 13, 2026**

CALL TO ORDER: 6:00 PM

ROLL CALL:

PRESENT (In-Person): Chairman Joshan, Vice Chairman Piuser, and Commissioners Camacho, Sanchez, and Simmons. Also present: Planning Director Esselman, Senior Planner Cazares, IT Specialist Herrera, City Clerk Pallares.

PLEDGE OF ALLEGIANCE: Commissioner Camacho

INVOCATION: Commissioner Sanchez

APPROVAL OF AGENDA:

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

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

NAYS: NONE.

ABSENT: NONE.

ABSTENTIONS: NONE.

PUBLIC COMMENT:

There were no members of the public wishing to speak.

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: Regular Meeting of December 9, 2025

*MOVED (SIMMONS) AND SECONDED (CAMACHO) COMMISSIONERS APPROVED THE MINUTES OF THE
REGULAR MEETING OF DECEMBER 9, 2025, AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:*

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

NAYS: NONE.

ABSENT: NONE.

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. **Zone Code Amendment No. 25-23: 2025 ADU Law Updates:** 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 (SANCHEZ) COMMISSIONERS CONDUCTED A PUBLIC HEARING; ADOPTED RESOLUTION NO. 26-474, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER, RECOMMENDING THAT THE SHAFTER CITY COUNCIL APPROVE ZONE CODE AMENDMENT NO. 25-23 TO ADOPT AN ORDINANCE AMENDING SECTION 11.200 OF THE SHAFTER MUNICIPAL CODE TITLE 17 (ZONING ORDINANCE) RELATING TO ACCESSORY DWELLING UNITS (ADUS) AND JUNIOR ACCESSORY DWELLING UNITS (JADUS), AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY PER PUBLIC RESOURCES CODE SECTION 21080.17. MOTION CARRIED BY THE FOLLOWING VOTE:

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

NAYS: NONE.

ABSENT: NONE.

ABSTENTIONS: NONE.

COMMISSIONER REPORTS: No reports at this time.

ORGANIZATIONAL BUSINESS:

1. Election of Chairman and Vice Chairman.

- a. Planning Director Esselman opened the nominations for Chairman.

THE PLANNING COMMISSION DISCUSSED AND VOTED TO KEEP THE OFFICERS FOR CHAIRMAN AND VICE CHAIRMAN AS STATUS QUO, WITH CHAIRMAN JOSHAN AND VICE CHAIRMAN PIUSER. THIS DIRECTION WAS APPROVED BY COMMISSION CONSENSUS.

ADJOURNMENT:

MOVED (SANCHEZ) AND SECONDED (CAMACHO) COMMISSIONERS ADJOURNED THE MEETING AT 6:09 P.M. MOTION CARRIED WITH NO OPPOSITION.

Lovedeep Joshan, Chairman

ATTEST:

Yazmina Pallares, City Clerk

DATE: February 10, 2026
TO: Planning Commission
FROM: Planning Department
SUBJECT: Conditional Use Permit No. 25-154 Senior Living Facility

RECOMMENDATION:

Planning Commission find the project is exempt from the California Environmental Quality Act; conduct a public hearing and adopt Resolution No. 26-475, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 25-154 to allow an assisting living facility (APN 028-010-73).

APPLICANT

Shafter Shafter LLC
5509 Muirfield Drive
Bakersfield, CA

OWNER

Shafter Shafter LLC
5509 Muirfield Drive
Bakersfield, CA

LOCATION: Southeast corner of North Shafter Avenue and Redwood Drive (APN 028-010-73). See Exhibit 1.

PROJECT DATA:

1. General Plan Designation: The current land use designation of the site is Medium Density Residential (MDR). The properties to the north are Very Low Density Residential (VLDR), the property to the south is Medium Density Residential (MDR), the properties to the east are low density residential (LDR), and the properties to the west are Business Park (BP).
2. Zoning: The current zoning designation of the site is Medium Density Residential (R-2) The properties to the north are Residential Estate (RE), the property to the south is Medium Density Residential (R-2), the properties to the east are Low Density Residential (R-1), and the properties to the west are Business Park (BP).
3. Acreage: 5.42

PROJECT ANALYSIS:

The applicant, Shafter Shafter LLC, is requesting a Conditional Use Permit to allow the development of an assisted living facility (senior living facility) at the southeast corner of North Shafter Avenue and Redwood Drive (APN 028-010-73). The project site is currently vacant. The proposed project includes a 40,900 square-foot Senior Assisted Living Facility with 63 live-in rooms, a 10,000 square-foot Senior Daycare, and 32 apartment units (for independent living). The project would also include 109 parking spaces, storage units for each apartment, a landscaped courtyard area, and an on-site drainage basin area. The project applicant has agreed to construct a 6-foot block wall along the eastern and southern portions of the property.

PUBLIC HEARING

Additionally, there should be no noticeable increase in traffic related to the project, as most clients living at the facility do not drive themselves. Landscaping will be required along North Shafter Avenue, Redwood Drive, and throughout the property.

Within Chapter 4 of the Zoning Ordinance, pertaining to the Residential Zone Districts, a senior congregate care, assisted living facility requires a CUP within the Residential zone, as shown in Table 4.A – Uses Permitted Within Residential Districts. Therefore, a CUP is required for the Senior Living facility and senior daycare proposed by Shafter Shafter LLC (owner/applicant) at this location. However, the proposed apartments do not require a CUP as the usage of apartments is permitted by-right at this location.

CEQA:

This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 – Infill Development). Although the total project site encompasses approximately 5.42 acres, only approximately 1.17 acres of the site is subject to the proposed Conditional Use Permit. This portion of the project is below the five-acre threshold required for the Class 32 exemption. The remainder of the project site is permitted by right and has previously undergone CEQA review. Additionally, the project site is located within the city limits in a fully urbanized area and is substantially surrounded by existing development. The proposed uses are consistent with the applicable General Plan and zoning regulations. Therefore, the project qualifies for the Class 32 categorical exemption.

FINDINGS:

1. The Planning Commission finds that the proposed use is conditionally permitted within the Medium Density Residential (R-2) 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 R-2 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 the 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. 25-154 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

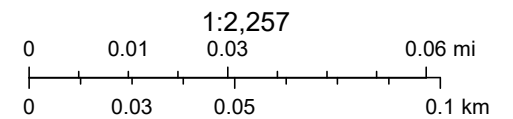
Vicinity Map	1
Resolution 26-475	2
Site Plan	A
Vicinity Map	B
Conditions of Approval	C

Exhibit 1: CUP 25-154 Vicinity Map



1/21/2026, 10:53:40 AM

- Parcels 2025 July 24
- Shafter City Limits
- Local
- Override 1
- Road Centerlines
- Arterial



RESOLUTION NO. 26-475

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING CONDITIONAL USE PERMIT NO. 25-154 TO ALLOW AN ASSISTED LIVING FACILITY (APN: 028-010-73).

WHEREAS, the Planning Commission has, at its regularly scheduled meeting on February 10, 2026, studied and considered the proposed request for a conditional use permit (CUP No. 25-154) to permit an assisted living facility, daycare for seniors, and apartments (for independent living) (Exhibit “A”) at the southeast corner of North Shafter Avenue and Redwood Drive (APN 028-010-73) (“Project”) as shown in Exhibit “B”; and

WHEREAS, the Planning Commission has determined that CUP No. 25-154 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. 25-154 was held by the Planning Commission of the City of Shafter at a regular meeting on February 10, 2026, 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 Medium Density Residential (R-2) 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 R-2 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 10th day of February, 2026, approves Conditional Use Permit No. 25-154 of an assisted living facility, senior daycare, and apartments for independent living, as shown in Exhibit “A”, for property located at the southeast corner of North Shafter Avenue and Redwood Drive (APN 028-010-73) as shown in Exhibit “B”, with conditions of approval as provided in Exhibit “C”.

EXHIBIT 2

PASSED AND ADOPTED THIS 10TH DAY OF FEBRUARY 2026.

Lovedeep Joshan, Chairman

ATTEST

Yazmina Pallares, City Clerk

Site Plan for
 Redwood Drive and North Shafter Ave,
 Shafter, CA
 APN: 028-010-12
 LOT LINE ADJUSTMENT NO. 24-98
 SITE: 5.43 ACRES

PROPOSED USE:
 40,900 SQUARE FOOT SENIOR LIVING FACILITY (63 ROOMS)
 10,000 SQUARE FOOT SENIOR DAYCARE
 32 APARTMENT UNITS 2 BEDROOM 2 BATH (UNIT AREA = 1,240 SF)

OPEN SPACE AREA = 209,000 SF (LOT AREA) - 70,700 SF (BUILDING AREAS) = 138,300 SF
 TOTAL LANDSCAPE AREA = 16,000 SF
 TOTAL PARKING AREA = 55,000 SF
 LOT COVERAGE = 70,700 / 209,000 X 100 = 33.8%

PARKING:
 47 PARKING SPOTS FOR 40,900 SQUARE FOOT SENIOR LIVING FACILITY
 22 PARKING SPOTS FOR 10,000 SENIOR DAYCARE
 40 PARKING SPOTS FOR 32 APARTMENT UNITS 2 BEDROOM 2 BATH

SENIOR LIVING FACILITY
 ROOMS 62 X 0.5 = 31
 GUEST 62 X 0.25 = 16
 TOTAL = 47 (INCLUDES 2 ADA PARKING)

SENIOR DAYCARE
 1 SPACE / 7 ADULTS, PLUS 1 SPACE / EMPLOYEE
 100 ADULTS FOR 10,000 SF = 15 SPACES + 7 EMPLOYEE = 7 SPACES
 TOTAL = 22 (INCLUDES 2 ADA PARKING)

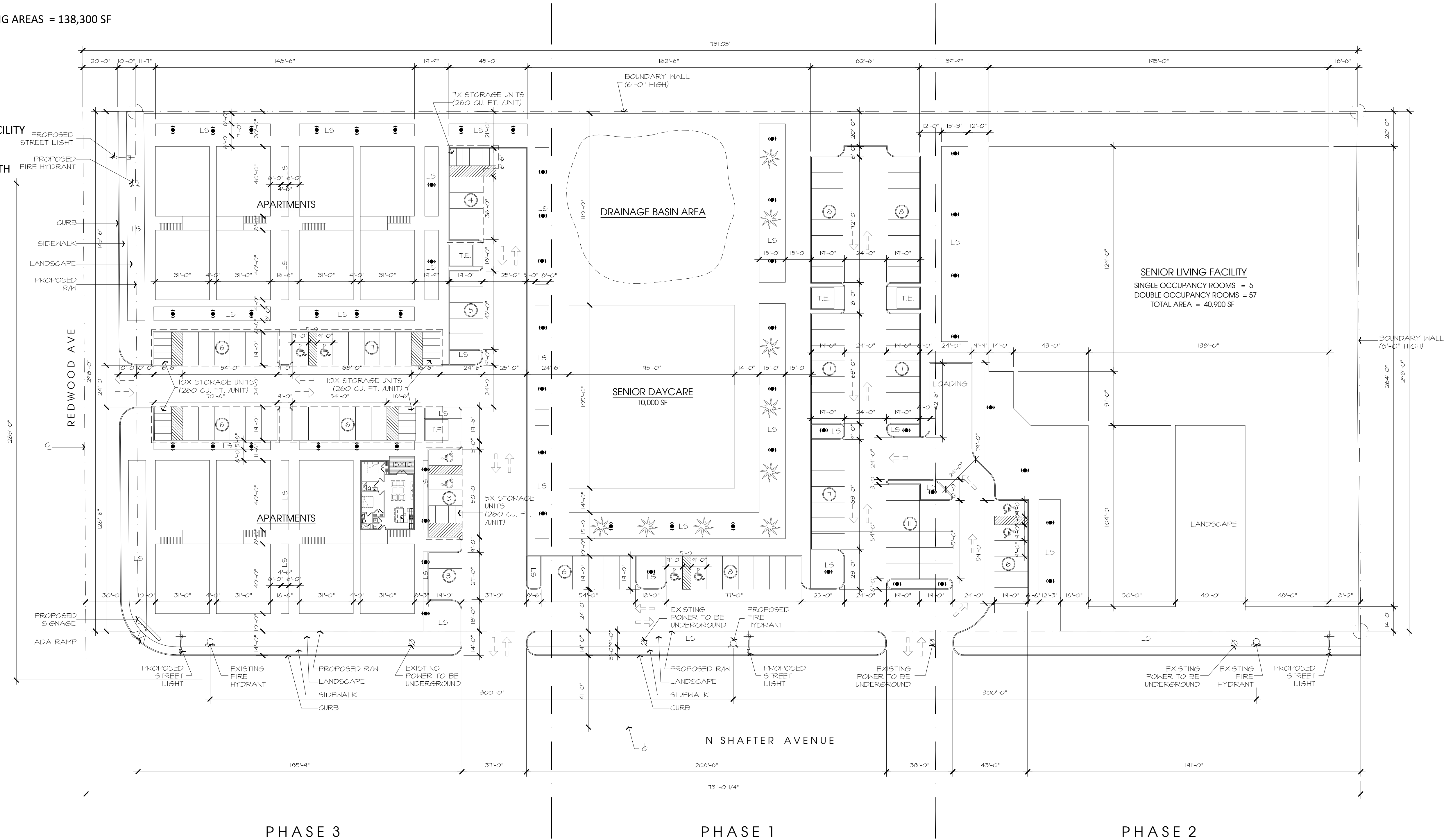
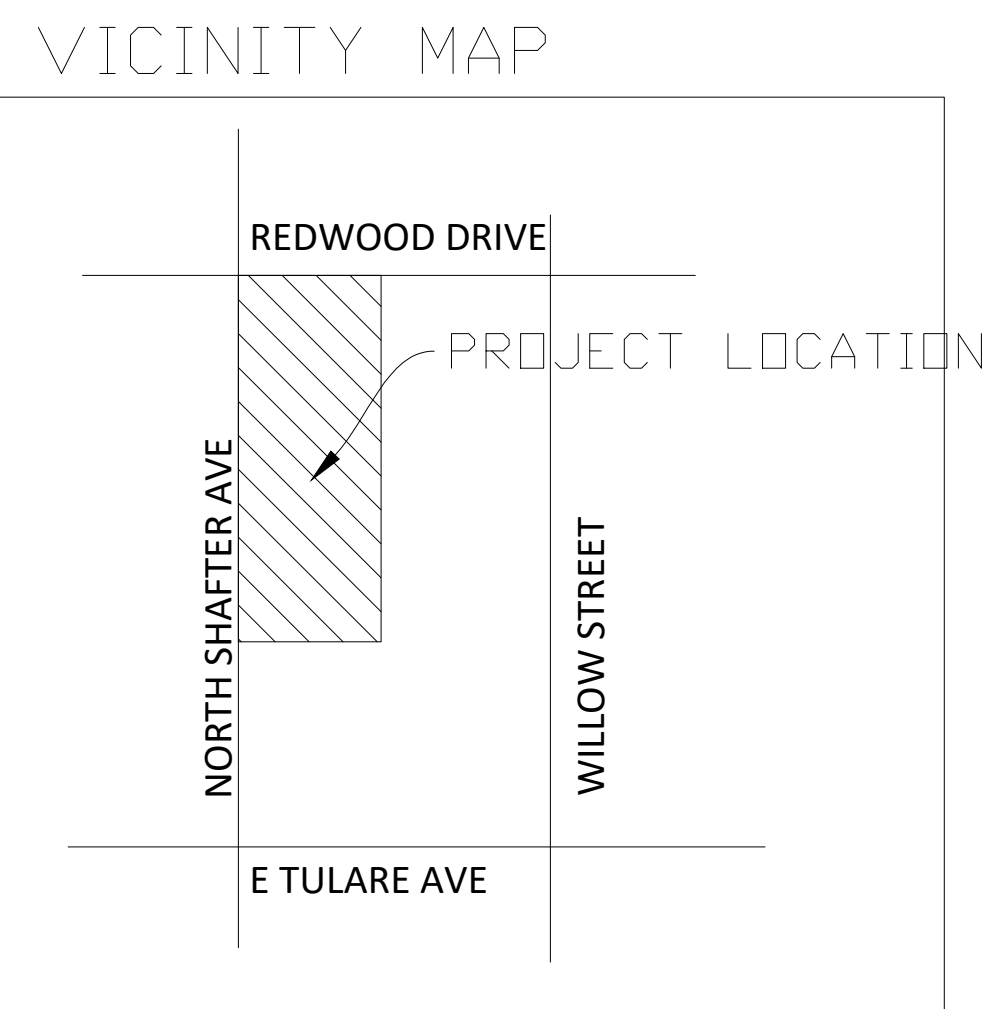
APARTMENTS (COVERED PARKING)
 UNITS 32 X 2 = 32
 GUEST 32 X 0.25 = 8
 TOTAL = 40 (INCLUDES 4 ADA PARKING)

PARKING AREA = 55,000 SF

ABBREVIATIONS
 R/W - RIGHT OF WAY
 C/L - CENTERLINE
 L.S. - LANDSCAPE
 T.E. - TRASH ENCLOSURE

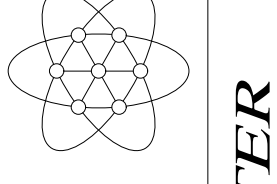
LEGEND

- FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING POWER POLES
- LAMP POST
- APARTMENT STORAGE UNITS (260 CU. FT. / UNIT)



Site Plan
 SCALE: 1/32" = 1'-0"
 NORTH

TOTAL ENGINEERING SOLUTIONS, INC.
 710 VAN NESS AVE., SUITE 208
 SAN FRANCISCO, CA 94133
 TEL: 415.774.8282
 EMAIL: TEAM@TOTALSOLUTIONS.COM



PREPARED FOR:
CITY OF SHAFTER

NO.	DATE	REVISION

S-1
 PRELIMINARY SITE PLAN AND LAYOUT
 REDWOOD DRIVE AND NORTH SHAFTER AVE

Date	12/19/2025
Scale	ON SHEET
Sheet No.	1
File No.	2025_SSL

Exhibit B: CUP 25-154 Vicinity Map



1/21/2026, 10:56:54 AM

- Parcels 2025 July 24
- Shafter City Limits
- Local
- Override 1
- Road Centerlines
- Arterial

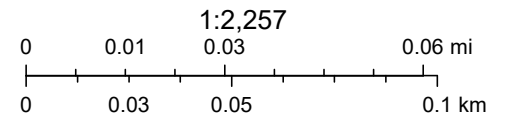


EXHIBIT C
CONDITIONAL USE PERMIT NO. 25-154
CONDITIONS OF APPROVAL

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 No. 25-154 (hereinafter referred to as “CUP 25-154”) 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 25-154 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 25-154 shall be in substantial accordance with all City approved submittals to the City by Developer, including, but not limited to all Conditions of CUP 25-154 and Exhibit "A" (Site Plan) except as otherwise set forth in these conditions of approval.
7. 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.
8. 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.
9. 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.
10. A landscaping and irrigation plan shall be submitted to the Planning and Engineering Departments. 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. The landscape and irrigation plan shall show that at least 10% of the parking areas are covered in landscaping in compliance with City standards. All required front, side and rear yards shall be landscaped with drought resistant trees, shrubs and ground cover.
11. All on-site parking and maneuvering areas shall be constructed in accordance with Chapter 13 (Parking Requirements) of the City's Zoning Ordinance.
12. The project shall comply with the lighting standards for residential development per Section 10.140.2 (Lighting) of the Shafter Zoning Ordinance.
13. The minimum width of interior pedestrian walks and paths shall be four (4) feet. Walkway systems shall utilize materials such as concrete, brick, flagstone or other materials approved by the City.
14. Each dwelling unit shall have a minimum private open space of one hundred fifty (150) square feet with a minimum dimension of ten (10) feet. For units designed above the ground, one or two balconies, with a combined minimum area of one hundred (100) square feet, shall be provided.
15. Laundry facilities for washers and dryers shall be installed by the Developer, within each residential unit, unless common laundry facilities are provided within each building located within the complex. Laundry facilities shall be in place prior to issuance of Certificate of Occupancy.
16. It is the responsibility of the Developer to ensure each door providing ingress and egress to any dwelling unit shall be equipped with the following devices:
 - a. A peephole allowing a person inside the unit to see, at a wide angle, persons outside of the unit at the door, without the person inside being seen.
 - b. A deadbolt lock attached to the construction studding. Attachment to the doorjamb or trim shall not be sufficient to comply with this requirement.

The above requirements shall be completed prior to issuance of Certificate of Occupancy for the dwelling unit(s).

17. Unless otherwise stated, all Conditions shall be completed prior to a final inspection and prior issuance of an occupancy permit.
18. CUP 25-154 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.
19. Only the uses identified within the approved application and site plan are allowed under the approval of CUP No. 25-154. This CUP does not grant approval of any other land use activities or operations not previously applied for as part of this procedure, which may also be subject to other permitting or entitlement processes.
20. Noncompliance with the Conditions set forth in approving CUP No. 25-154, or any other applicable codes or ordinances of the City of Shafter, shall render CUP No. 25-154 subject to withdrawal and cancellation.
21. The site plan as shown in Exhibit "A" of Resolution No. 26-475 is preliminary and used exclusively in the processing of CUP No. 25-154 as it includes basic information, such as building placement, access points, general landscaping, utilities connections, zoning considerations, etc. of sufficient detail to approve the CUP only. Submittal of a final site plan to the Planning, Building, and/or Engineering Department(s) shall be required that is comprehensive and sufficiently detailed to obtain necessary permits and approvals for construction.
22. 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.
23. Any contractor working within the public right-of-way shall obtain an encroachment permit from the City Engineer prior to commencing any such work.
24. Easements to be given to the City or any other public utility agency for sewer, water, storm drain, electrical, or any other utility for 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. 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 extend fiber optic infrastructure to all buildings within the project in compliance with City standards.
31. Developer shall install streetlights and hydrants throughout the project site in compliance with City standards.
32. Developer shall construct a CMU block wall along the entire eastern perimeter of the project site and along the southern perimeter, prior to issuance of a Certificate of Occupancy. The block wall shall be a minimum of 6 feet tall with layout of the wall taking

into consideration the line-of-sight requirements within front yard setbacks along North Shafter Avenue and Redwood Drive. The wall shall be required to incorporate decorative architectural elements. Such elements may include, but are not limited to, patterns or textures, split-face block, integrated columns or pilasters, changes in material, or similar design features in order to discourage graffiti, and prevent undue glare, heat, reflection, or aesthetic inconsistencies. The final wall design and decorative treatment shall be subject to review and approval by the City Engineer.

33. Developer shall provide a drainage study to the City Engineer for review and approval along with the onsite grading plans.
34. 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.
35. 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.
36. A grading permit shall be obtained from the City Building Official prior to commencement of any grading activity.
37. 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.
38. Prior to the issuance of a building permit, the Developer's engineer shall include a properly sized onsite drainage basin (with a 6-foot-high block wall or wrought iron fence with metal screening surrounding it and a 16-ft-wide access gate) capable of capturing all onsite surface stormwater runoff from the project site.
39. Project shall adhere to ADA standards.
40. Developer shall provide a sewer feasibility study, to the City Engineer for review and approval prior to receiving a building permit.
41. 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.
42. 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.
43. No portion of the development shall be served by a septic system.
44. 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.
45. Water line size, location, and materials shall be subject to the approval of the City Engineer.
46. 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.
47. 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).
48. 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.

49. All water services shall utilize the City's standard for Automated Meter Reading.
50. 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.
51. All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be a depth as approved by the City Engineer.
52. Developer shall resurface Redwood Drive from centerline to property line, at the expense of the Developer.
53. Developer shall install a 5-foot concrete sidewalk on the south side of Redwood Drive at the expense of the Developer.
54. Developer shall install a curb ramp at the southeast corner of Redwood Drive and Shafter Avenue at the expense of the Developer.
55. Developer shall install pavement structural section on Shafter Avenue to widen the easterly width of Shafter Avenue to be at 41-feet to the face of curb.
56. Developer shall install curb and gutter, and sidewalk on the east side of Shafter Avenue at the expense of the Developer.
57. Developer shall remove all overhead utilities and replace with underground utilities at owner's expense prior to receiving Certificate of Occupancy. All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be a depth as approved by the City Engineer.
58. 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.
59. 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 so stating shall be submitted to the Building Department.
60. Developer shall coordinate with American Refuse on the location and standards for refuse storage throughout the project. Further, all trash and garbage collection areas, within residential developments, shall comply with the requirements of Section 10.280 (Screening Requirements) of Title 17. Trash enclosures shall be installed and fully operable prior to the issuance of any Occupancy Permit.
61. Along the project frontage, additional right-of-way shall be dedicated on south side of Redwood Drive to residential street cross section width and on the east side of N Shafter Avenue to Arterial street cross section width. The dedications to be accepted by the City and recorded with Kern County Recorder's Office prior to issuance of Certificate of Occupancy.

DATE: February 10, 2026
TO: Planning Commission
FROM: Planning Department
SUBJECT: Conditional Use Permit No. 26-156 Retail Wine Sales for Off-Site Consumption at The Wonderful Store

RECOMMENDATION:

Planning Commission conduct a public hearing; and adopt Resolution No. 26-156, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 26-156 to permit the retail sale of wine for off-site consumption with occasional wine tastings conducted by a licensed winegrower (ABC Type 02 License Duplicate Filing) at the Wonderful Store located at 4040 7th Standard Road, Suite B, in compliance with California ABC regulations; adopt the above findings; and approve the proposed conditions of approval.

APPLICANT

Tracy Burns-Lusich
AVP, Capital Projects
The Wonderful Company
4050 7th Standard Rd
Shafter, CA 93263

OWNER

Wonderful Amenities Center Property LLC
11444 West Olympic Boulevard, 10th Floor
Los Angeles, CA 90064

LOCATION: The project site is located within the Wonderful Logistics Park at 4040 7th Standard Rd, Suite B – a portion of APN 091-261-30. See **Exhibit 1**.

PROJECT DATA:

General Plan Land Use Designation: The current land use designation for the project site as well as the surrounding properties is Industrial (I).

Zoning: The project site as well as the surrounding properties are zoned Industrial (I)

Acreage: Approximately 1,390 Square feet of retail space, with 70 square feet of floor space dedicated to the storage, display, and retail sales of alcoholic beverages.

PROJECT ANALYSIS:

The project applicant, The Wonderful Amenities Center Property LLC, is requesting a Conditional Use Permit (CUP) for the retail sale of Wonderful Company wines for off-site consumption within a retail store, with occasional, limited wine tastings conducted by a licensed winegrower in compliance with California ABC regulations. Said off-site wine sales would be at the future Wonderful Store proposed at 4040 7th Standard Rd, Suite B in the Wonderful Logistics Center.

Per Title 17 (Zoning Ordinance) Section 11.50, no establishment may sell alcoholic beverages for either on-site or off-site consumption unless a conditional use permit has

Conditional Use Permit No. 26-156 Retail Wine Sales for Off-Site Consumption at The Wonderful Store

been approved for such an establishment. The operator currently has an approved Type 02 (Winegrower) license from the California Department of Alcoholic Beverage Control (ABC), but a CUP is still required to use such license at this site. The Wonderful Store will be a 1,390 square-foot retail store within an existing shell building, intended to sell Wonderful Company products. This would include Wonderful's wine products, which is what requires Type 02 Duplicate filing and the CUP application. Roughly 35 square feet of the interior floor space would be dedicated to alcoholic beverage storage, and about 35 square feet would be dedicated to alcoholic beverage sale/display space.

The ABC Licensing webpage offers the following general information on the Type 02 (Winegrower) License:

“Authorizes the production and sale of wine by wineries. The following pertains to new winegrowers’ licenses issued after September 17, 1965. A winegrower must have facilities and equipment for the conversion of fruit into wine and engage in the production of wine (BPC § 23013). Federal Alcohol and Tobacco Tax and Trade Bureau (TTB) regulations permit a winegrower to use the facilities and equipment of another winegrower to produce wine. This is commonly referred to as an “alternating proprietorship.” Separate winegrower licenses are issued to each legal entity manufacturing wine under its own bonded winery permit. Wine must be made from the fermentation of agricultural products to which may be added brandy that is distilled from the same agricultural product from which the wine is made. Thus, neutral grain or other distilled spirits cannot be used to fortify wine – only brandy of a specific type. No more than 15% added flavoring or blending material may be added. (BPC § 23007). This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.”

The Zoning Ordinance Section 11.50 specifies standard conditions of approval for CUPs approved for alcohol-related land uses. The required conditions are included in Exhibit A to the Resolution no. 26-476. These conditions of approval will run with the land and will be binding upon the owner/operator of the site. Any deviation or failure to satisfy the attached conditions may result in cancellation and revocation of the CUP 26-156.

Staff believes the project is compatible with the surrounding area, and with the implementation of the required conditions of approval, allowing the sale of wine at The Wonderful Store, a retail store intended to sell Wonderful Company products, is acceptable.

CEQA:

Staff has determined that the project is categorically exempt from California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines in that the project involves the licensing (ABC Type 02) of an existing private facility, with negligible expansion of use. 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 Industrial (I) land use designation, 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 Industrial land use designation in which the CUP 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 CUP.
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 CUP 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. 26-156 is categorically exempt from CEQA and, therefore, will have no impact on the environment.
7. The Planning Commission finds that public convenience would be served by allowing a Type 02 Duplicate filing (Winegrower) license to sell retail wine for off-site consumption at The Wonderful Store located at 4040 7th Standard Rd, Suite B, Shafter, CA 93263.
8. The attached conditions of approval are deemed necessary for the safety and welfare of the community.

ATTACHMENTS

Vicinity Map
Resolution No. 26-476

EXHIBIT

1
2

Exhibit 1: Vicinity Map



-  City Limits
-  Site Location

0 50 100 200 US Feet

N



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

RESOLUTION NO. 26-476

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING CONDITIONAL USE PERMIT NO. 26-156 TO PERMIT THE RETAIL SALE OF WINE FOR OFF-SITE CONSUMPTION WITH OCCASIONAL WINE TASTINGS CONDUCTED BY A LICENSED WINEGROWER (ABC TYPE 02 DUPLICATE FILING) AT THE WONDERFUL STORE LOCATED AT 4040 7TH STANDARD ROAD, SUITE B.

WHEREAS, the Planning Commission has, at its regularly scheduled meeting on February 10, 2026, studied and considered the proposed request for a Conditional Use Permit (CUP) No. 26-156 to permit the retail sale of Wonderful Company wines for off-site consumption with occasional, limited wine tastings conducted by a licensed winegrower (ABC License Type 02 Duplicate Filing) in compliance with California ABC regulations, at The Wonderful Store located at 4040 7th Standard Rd, Suite B, as shown in Exhibit A; and

WHEREAS, the Planning Commission has determined that the proposed CUP No. 26-156 is exempt from CEQA under Section 15301 (Existing Facilities) in that the project will utilize an existing facility with no expansion of use; and

WHEREAS, a timely and properly noticed public hearing for CUP No. 26-156 was held by the Planning Commission of the City of Shafter at a regular meeting on February 10, 2026, 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 conditionally permitted within the Industrial (I) 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 Industrial Zone District in which the CUP 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 CUP; 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 CUP; and

WHEREAS, the CUP 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 public convenience would be served by allowing a Type 02 (Winegrower) Duplicate Filing to sell retail wine for off-site consumption at The Wonderful Store located at 4040 7th Standard Rd, Suite B; and

WHEREAS, the Planning Commission finds that the certain 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 10th day of February, 2026, approves CUP No. 26-156 to permit the retail sale of wine for off-site consumption with occasional wine tastings conducted by a licensed winegrower (ABC Type 02 Duplicate Filing) at The Wonderful Store as shown in Exhibit A, and subject to the conditions of approval provided in Exhibit B.

PASSED AND ADOPTED THIS 10th DAY OF FEBRUARY, 2026.

Lovedeep Joshan, Chairman

ATTEST

Yazmina Pallares, City Clerk

Exhibit A



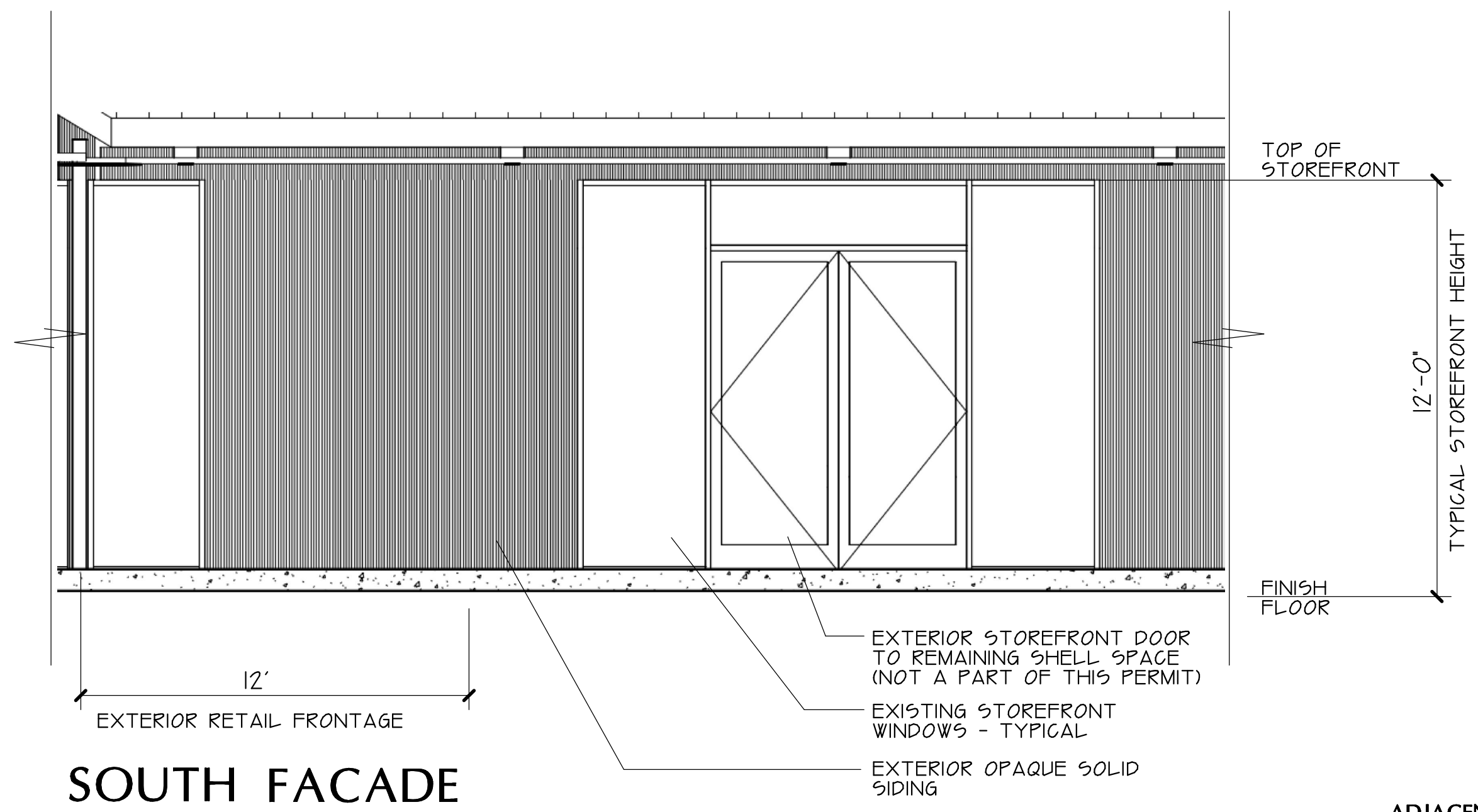
-  City Limits
-  Site Location

0 50 100 200 US Feet

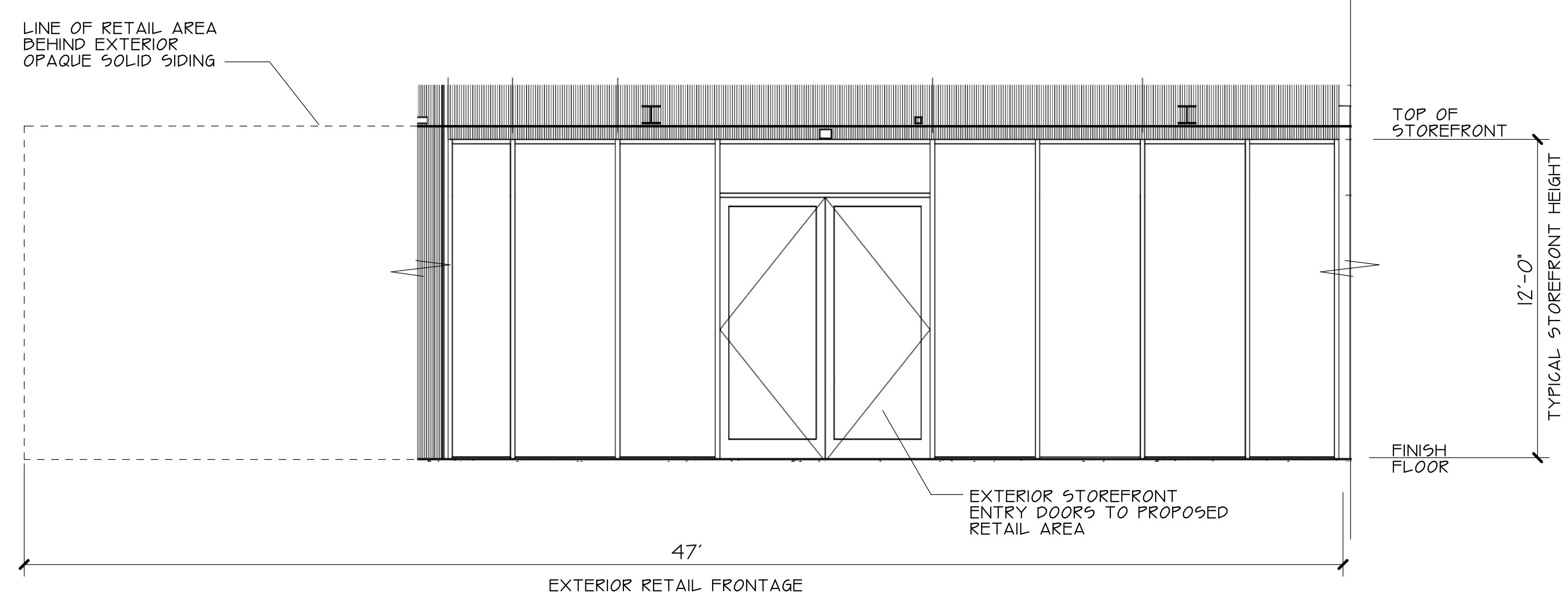
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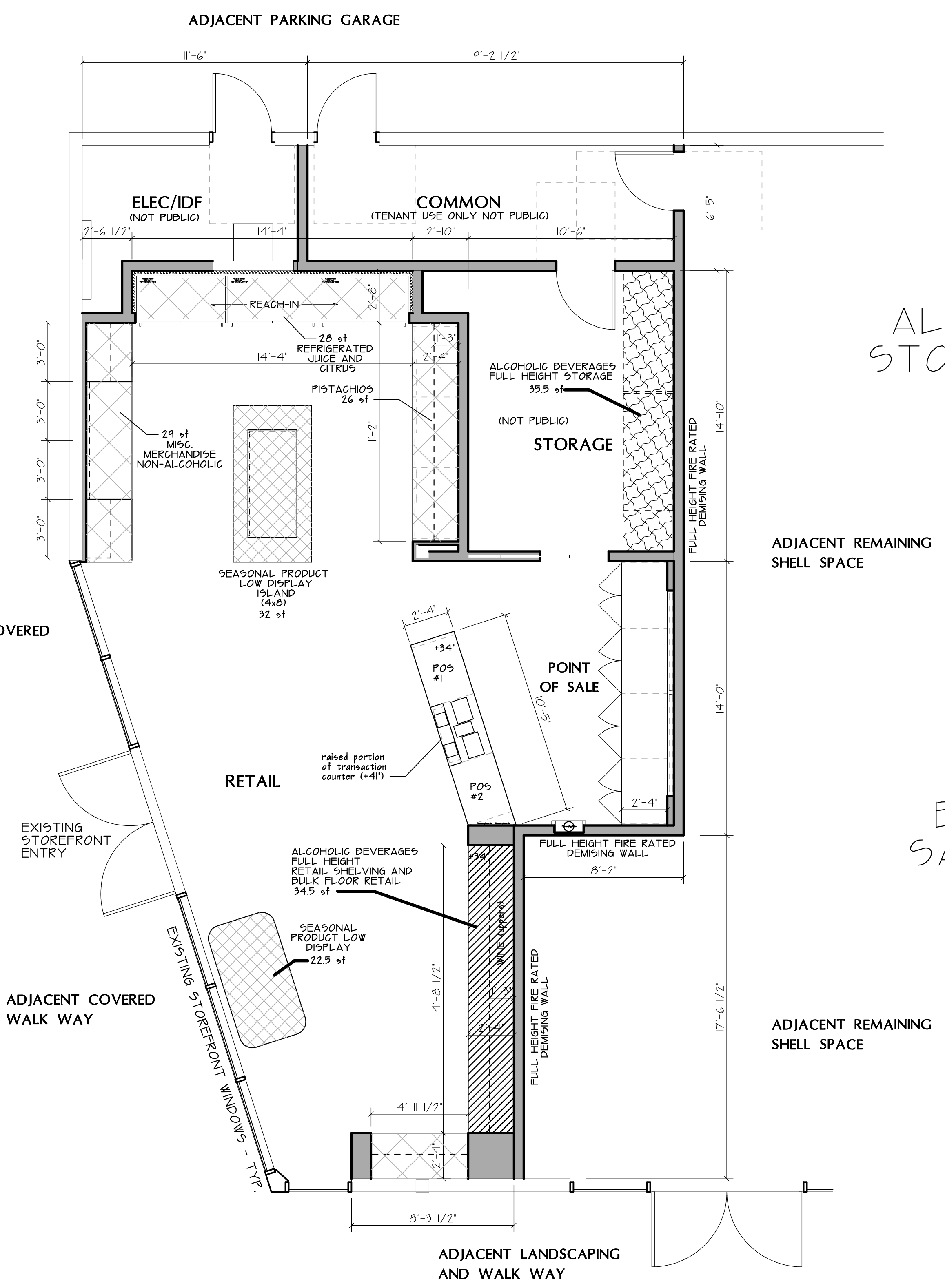


SOUTH FACADE



WEST FACADE

EXTERIOR ELEVATIONS (partial and not to scale)



FLOOR PLAN



NOTE: ALCOHOLIC BEVERAGE SALES AREA AS SHOWN ARE PROPOSED. THE AMOUNT OF FLOOR AREA USED MAY GO UP OR DOWN AND THE LOCATION MAY VARY WITH TIME, BUT WILL REMAIN WITHIN THE RETAIL STORE. THE AREAS MAY GO DOWN OR UP AS MUCH AS 100% DEPENDING ON SALES AND DEMAND FLUCTUATION. SIMILAR VARIATIONS MAY OCCUR WITHIN THE PRIVATE STORAGE AREAS.

THIS FLEXIBILITY IS REQUESTED TO ENABLE MINOR CHANGES IN THE OPERATION OF THE RETAIL STORE WHILE STAYING COMPLIANT WITH THE PERMITTED USE.

TOTAL HATCHED ALCOHOLIC BEVERAGE STORAGE FLOOR AREAS:

35.5 SF

TOTAL HATCHED DEDICATED ALCOHOLIC BEVERAGE RETAIL SALE FLOOR AREAS:

34.5 SF

EXHIBIT "B"

CONDITIONAL USE PERMIT NO. 26-156 CONDITIONS OF APPROVAL

1. The applicant shall furnish the City with a copy of the approved ABC license and a copy of the conditions placed on the license by the Department of Alcoholic Beverage Control prior to the sale of any alcoholic beverage and/or prior to receiving a Certificate of Occupancy.
2. The applicant shall comply with all restrictions placed upon the license issued by the State of California Department of Alcoholic Beverage Control.
3. The CUP shall not become effective for any purpose unless an "Acceptance of Conditions" form has been signed by the applicant in the presence of the Planning Director, or notarized and returned to the Planning Department, and the ten (10) day appeal period has elapsed.
4. A modification of an approved CUP, as provided in Title 17 of the Shafter Municipal Code, shall be obtained when:
 - a. The establishment proposes to change its type of liquor license.
 - b. The establishment proposes to modify any of its current conditions of approval.
 - c. There is a substantial change in the mode, scale, or character of operations of the establishment.
5. Exterior lighting in the parking area shall be designed to provide adequate lighting for patrons, while not unreasonably disturbing surrounding properties. A lighting plan, subject to review and approval by the Planning Director, shall be implemented prior to the sale of any alcoholic beverage.
6. In the event City staff or law enforcement determines that security problems exist on the site, the conditions of this permit may be amended, under the provisions of Title 17 of the Shafter Municipal Code, to require additional security.
7. The establishment shall have a public telephone listing.
8. It shall be the responsibility of the applicant/licensee to provide all employees that sell or serve alcoholic beverages with the knowledge and skill that will enable them to comply with their responsibilities under State law. This includes, but is not limited to the following:
 - a. State laws relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operations, and penalties for violations of these laws.
 - b. The potential legal liabilities of owners and employees of businesses dispensing alcoholic beverages to patrons who may subsequently injure, kill, or harm themselves or innocent victims because of the excessive consumption of alcoholic beverages.
 - c. Alcohol as a drug and its effects on the body and behavior, including the operation of motor vehicles.

- d. Methods for dealing with intoxicated customers and recognizing underage customers.
9. Litter and trash receptacles shall be located at convenient locations inside and outside the establishment, and operators of such establishments shall remove trash and debris in a manner to eliminate a health problem. There shall be no dumping of trash and/or glass bottles outside the establishment between the hours of 10:00 p.m. and 7:00 a.m.
 10. The Planning Commission has the right to hold a public hearing to revoke or modify any CUP pursuant to the provisions of Title 17 of the Shafter Municipal Code if harm or retail-related problems are demonstrated to occur as a result of criminal or anti-social behavior, including but not limited to the congregation of minors, violence, public drunkenness, vandalism, solicitation, and/or litter.
 11. A CUP which has been approved or conditionally approved for alcohol-related land uses shall become null and void unless exercised within one (1) year of the date of final approval, or such extension of time as may be granted by the Planning Commission pursuant to a written request for extension submitted to the Planning Department a minimum of ninety (90) days prior to such expiration date.
 12. The consumption of retail wine on the premises shall be occasionally allowed, subject to compliance with the following:
 - a. The licensee shall maintain compliance with all local zoning codes and state Alcoholic Beverage Control (ABC) regulations, including obtaining any required tasting endorsements or special event permits from the ABC.
 - b. The wine tasting shall be clearly secondary and incidental to the primary retail sales operation of the store. It is not intended to function as a bar or a primary tasting room.
 - c. Tastings shall only occur during the store's normal business hours.
 - d. There shall be no separate charge or donation required for the wine samples themselves.
 - e. All employees involved with conducting in-store product tasting events shall complete any required, state-approved training.
 - f. The retail licensee and its employees shall be responsible for verifying the age of all participants to ensure they are 21 years of age or older, and for refusing service to any person who is visibly intoxicated.
 - g. No open alcoholic beverage containers, other than the immediate samples being provided in the designated tasting area, are allowed on the premises.
 - h. All wine tasting samples provided in conjunction with the licensed establishment must be consumed entirely on the premises prior to closing time.

DATE: February 10, 2026
TO: Planning Commission
FROM: Planning Department
SUBJECT: Conditional Use Permit No. 26-157: ABC License Type 48 at Foxy Lady

RECOMMENDATION:

Planning Commission conduct a public hearing and adopt Resolution No. 26-477, a Resolution of the Planning Commission of the City of Shafter approving Conditional Use Permit No. 26-157 for On-Sale General – Public Premises (ABC Type 48) license at the Foxy Lady at 308 State Avenue, to allow the sale of beer, wine, and distilled spirits; adopt the above findings; and approve the proposed conditions of approval.

APPLICANT
Omar Ruiz
10209 Palm Ave
Bakersfield, CA 93312

OWNER
Omar Ruiz
10209 Palm Ave
Bakersfield, CA 93312

LOCATION: The project site is located at 308 State Avenue – a portion of APN 027-330-05. **See Exhibit 1.**

PROJECT DATA:

General Plan Land Use Designation: The current land use designation for the project site as well as the surrounding properties is Commercial-Professional Office (CPO).
Zoning: The project site as well as the surrounding properties are zoned General Commercial (GC).
Acreage: Approximately 0.34 acres (14,991 square feet).

PROJECT ANALYSIS:

The project applicant, Omar Ruiz, is requesting a Conditional Use Permit (CUP) to sell beer, wine, and distilled spirits for on-site consumption at the Foxy Lady located at 308 State Avenue in the downtown area of Shafter. The Foxy Lady is an existing building, characterized as a bar/nightclub. The Foxy Lady’s previous owner possessed an approved liquor license from the California Department of Alcoholic Beverage Control (ABC). However, the previous owner did not transfer said license to the current owner, Omar Ruiz. Mr. Ruiz does not possess an approved ABC license to sell any alcohol at the premises. The applicant is now in the process of acquiring an On-Sale General – Public Premises license (Type 48) from the ABC.

Per Title 17 (Zoning Ordinance) Section 11.50, no establishment may sell alcoholic beverages for either on-site or off-site consumption unless a conditional use permit has been approved for such an establishment. The Foxy Lady never received an approved Conditional Use Permit in the past. The land use is a non-conforming use, meaning it was legally established at some point in time, but due to adoptions and amendments to

the Shafter Municipal Code, the use is no longer permitted by right in the applicable zone district. Before the use can continue (i.e. before the bar can sell alcohol), it must meet the applicable standards in place today.

The ABC Licensing webpage offers the following general information on the Type 48 License.

“This license is issued to bars and night clubs. It authorizes the sale of beer, wine, and distilled spirits for consumption on the premises where sold. It authorizes the sale of beer and wine for consumption off the premises where sold. Minors are not allowed to enter and remain (see BPC § 25663.5 for exception, musicians). Food service is not required. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.”

The local ABC office in Bakersfield has indicated that the Census Tract in which the subject property is located allows for five (5) on-sale liquor licenses, and there are currently six (6) existing licenses in the area. One of the existing licenses would have been the one under the previous owner. Mr. Ruiz’s ABC license would simply replace the previous one, thus keeping the number of existing licenses in the vicinity the same. The City has the authority to allow more than five licenses in a given Census Tract.

The Zoning Ordinance Section 11.50 specifies standard conditions of approval for CUPs approved for alcohol-related land uses and additional standard conditions of approval for alcohol on-site sales. The required conditions are included in Exhibit A of Resolution No. 26-477. These conditions of approval will run with the land and will be binding upon the owner/operator of the site. Any deviation or failure to satisfy the attached conditions may result in cancellation and revocation of the CUP 26-157.

Staff believes the project is compatible with the surrounding area, and with the implementation of the required conditions of approval, allowing the sale of beer, wine, and distilled spirits for on-site consumption at the Foxy Lady is acceptable.

CEQA:

Staff has determined that the project is categorically exempt from California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines in that the project will allow the on-site sale of beer, wine, and distilled spirits at an existing facility with no expansion of its use. 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) designation, 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 designation in which the CUP 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 CUP.
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 CUP 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. 26-157 is categorically exempt from CEQA and, therefore, will have no impact on the environment.
7. The Planning Commission finds that public convenience would be served by allowing a Type 48, On-Sale General – Public Premises, license to sell wine, beer, and distilled spirits on-site at Foxy Lady located at 308 State Avenue.
8. The attached conditions of approval are deemed necessary for the safety and welfare of the community.

ATTACHMENTS

EXHIBIT

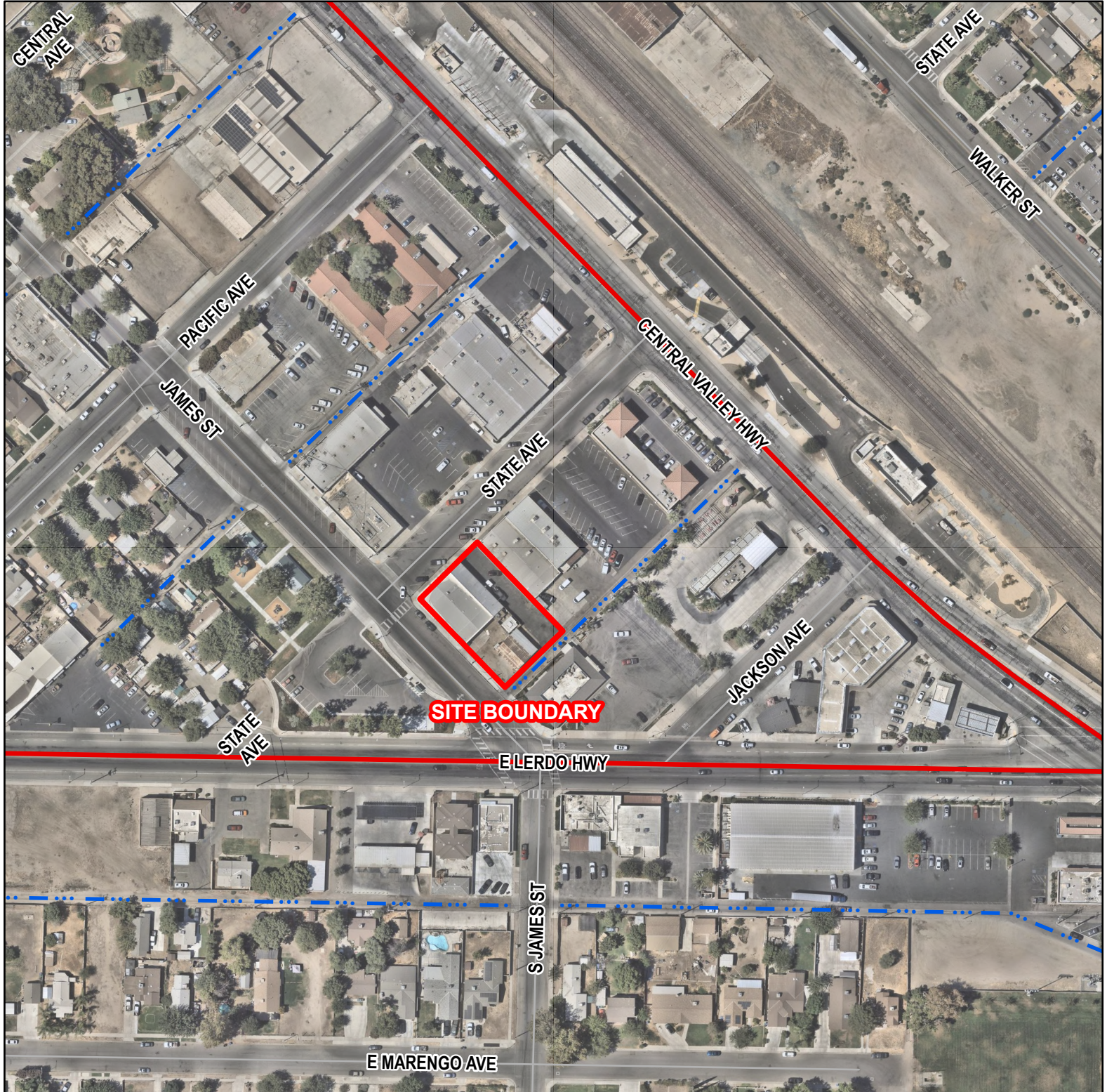
Vicinity Map


1

Resolution No. 26-477


2

Exhibit 1: Vicinity Map



-  City Limits
-  Site Location

0 80 160 320 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. 26-477

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER
APPROVING CONDITIONAL USE PERMIT NO. 26-157 FOR ON-SALE GENERAL –
PUBLIC PREMISES (TYPE 48 LICENSE) AT THE FOXY LADY LOCATED AT
308 STATE AVENUE**

WHEREAS, the Planning Commission has, at its regularly scheduled meeting on February 10, 2026, studied and considered the proposed request for a Conditional Use Permit (CUP) No. 26-157 to permit a Type 48 On-Sale General – Public Premises license to authorize on-site sale and consumption of beer, wine, and distilled spirits, at the Foxy Lady located at 308 State Avenue as shown in Exhibit A; and

WHEREAS, the Planning Commission has determined that the proposed CUP No. 26-157 is exempt from CEQA under Section 15301 (Existing Facilities) in that the project will utilize an existing facility with no expansion of use; and

WHEREAS, a timely and properly noticed public hearing for CUP No. 26-157 was held by the Planning Commission of the City of Shafter at a regular meeting on February 10, 2026, 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 conditionally 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; and

WHEREAS, the Planning Commission finds the proposed use would not impair the integrity and character of the GC Zone District in which the CUP 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 CUP; 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 CUP; and

WHEREAS, the CUP 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 public convenience would be served by allowing a Type 48 on-sale general – public premises license to sell beer, wine, and distilled spirits for on-site consumption at the Foxy Lady located at 308 State Avenue; and

WHEREAS, the Planning Commission finds that the certain 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 10th day of February, 2026, approves CUP No. 26-157 to permit an on-sale beer, wine, and distilled spirits license through the Department of Alcoholic Beverage Control (Type 48 license) at the Foxy Lady as shown in Exhibit A, and subject to the conditions of approval provided in Exhibit B.

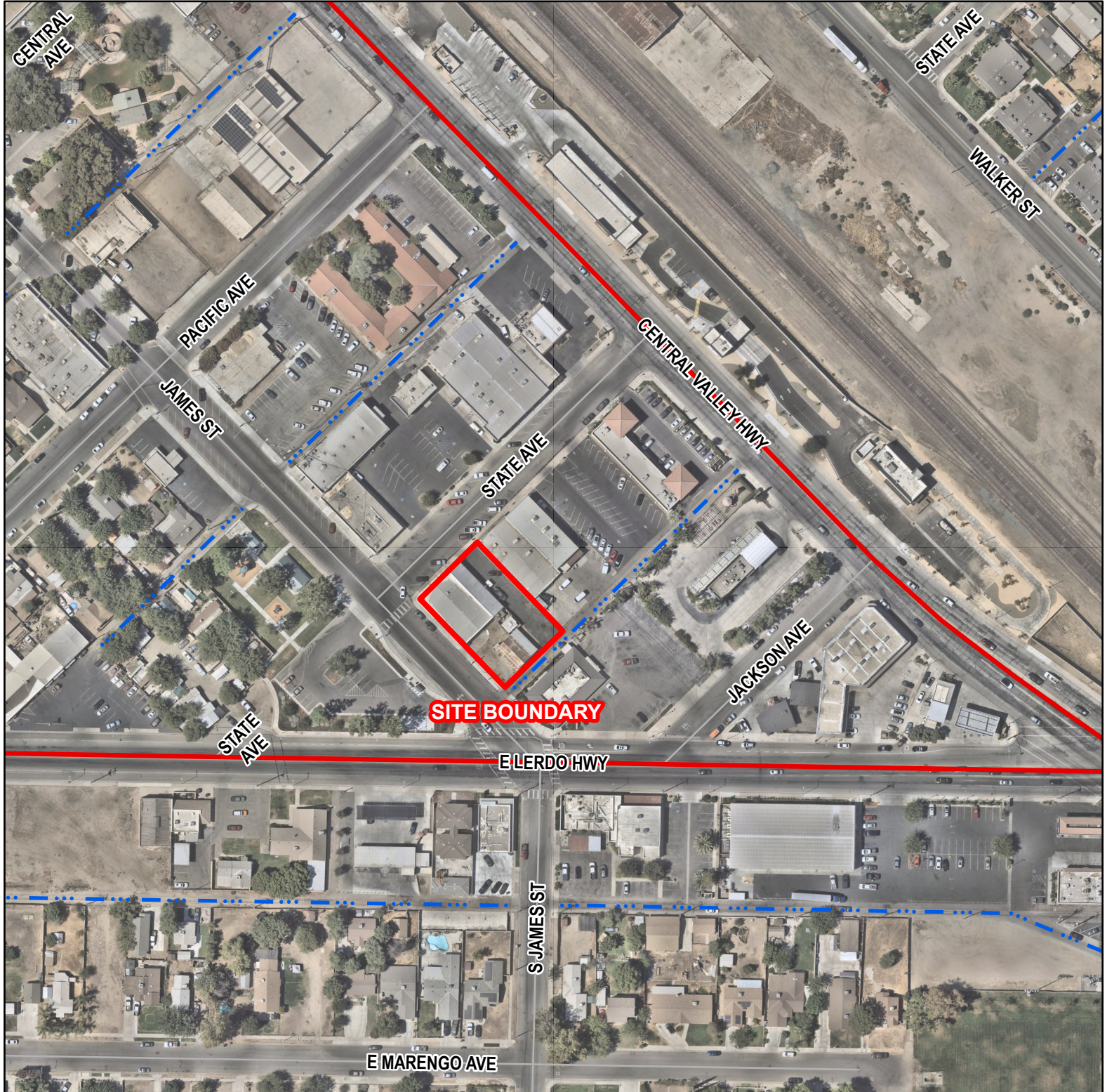
PASSED AND ADOPTED THIS 10th DAY OF FEBRUARY, 2026.

Lovedeep Joshan, Chairman

ATTEST

Yazmina Pallares, City Clerk

Exhibit A



- City Limits
- Site Location

0 80 160 320 US Feet



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EXHIBIT “B”

CONDITIONAL USE PERMIT NO. 26-157 CONDITIONS OF APPROVAL

1. The applicant shall furnish the City with a copy of the approved ABC license and a copy of the conditions placed on the license by the Department of Alcoholic Beverage Control prior to the sale of any alcoholic beverage and/or prior to receiving a Certificate of Occupancy.
2. The applicant shall comply with all restrictions placed upon the license issued by the State of California Department of Alcoholic Beverage Control.
3. The CUP shall not become effective for any purpose unless an “Acceptance of Conditions” form has been signed by the applicant in the presence of the Planning Director, or notarized and returned to the Planning Department, and the ten (10) day appeal period has elapsed.
4. A modification of an approved CUP, as provided in Title 17 of the Shafter Municipal Code, shall be obtained when:
 - a. The establishment proposes to change its type of liquor license.
 - b. The establishment proposes to modify any of its current conditions of approval.
 - c. There is a substantial change in the mode, scale, or character of operations of the establishment.
5. Developer shall ensure that the exterior, adjacent sidewalks, and parking areas are fully illuminated during all hours of darkness to allow law enforcement to identify individuals and to provide adequate lighting for patrons, while not unreasonably disturbing surrounding properties. A lighting plan, subject to review and approval by the Planning Department, shall be implemented prior to the sale of any alcoholic beverage.
6. The licensee shall install and maintain a high-definition digital surveillance system in good working order at all times. This system shall provide 24-hour coverage of all critical areas, including but not limited to, all points of ingress and egress, the immediate exterior of the premises, all points of sale, and any areas where alcohol is served or consumed. Cameras shall be positioned to provide clear, unobstructed views of facial features of all patrons and employees. Recordings shall be digitally time-stamped and maintained for a minimum of 30 calendar days and shall be made available to law enforcement or the Department of Alcoholic Beverage Control immediately upon request during business hours.
7. In the event City staff or law enforcement determines that security problems exist on the site, the conditions of this permit may be amended, under the provisions of Title 17 of the Shafter Municipal Code, to require additional security.
8. The establishment shall have a public telephone listing.

9. It shall be the responsibility of the applicant/licensee to provide all employees that sell or serve alcoholic beverages with the knowledge and skill that will enable them to comply with their responsibilities under State law. This includes, but is not limited to the following:
 - a. State laws relating to alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons, driving under the influence, hours of legal operations, and penalties for violations of these laws.
 - b. The potential legal liabilities of owners and employees of businesses dispensing alcoholic beverages to patrons who may subsequently injure, kill, or harm themselves or innocent victims because of the excessive consumption of alcoholic beverages.
 - c. Alcohol as a drug and its effects on the body and behavior, including the operation of motor vehicles.
 - d. Methods for dealing with intoxicated customers and recognizing underage customers.
10. Litter and trash receptacles shall be located at convenient locations inside and outside the establishment, and operators of such establishments shall remove trash and debris in a manner to eliminate a health problem. There shall be no dumping of trash and/or glass bottles outside the establishment between the hours of 10:00 p.m. and 7:00 a.m. Litter must be removed daily, and any graffiti must be removed from the premises within 72 hours.
11. Strict identification checks must be performed for all patrons. Servers must be at least 21 years of age.
12. The Planning Commission has the right to hold a public hearing to revoke or modify any CUP pursuant to the provisions of Title 17 of the Shafter Municipal Code if harm or retail-related problems are demonstrated to occur as a result of criminal or anti-social behavior, including but not limited to the congregation of minors, violence, public drunkenness, vandalism, solicitation, and/or litter.
13. A CUP which has been approved or conditionally approved for alcohol-related land uses shall become null and void unless exercised within one (1) year of the date of final approval, or such extension of time as may be granted by the Planning Commission pursuant to a written request for extension submitted to the Planning Department a minimum of ninety (90) days prior to such expiration date.
14. All alcoholic beverages sold in conjunction with the licensed establishment must be consumed entirely on the premises prior to closing time, and no alcoholic beverage shall be sold as take-out. Consumption is strictly prohibited outside the edifice of the building, unless otherwise permitted by the City and the ABC.
15. No live entertainment, including but not limited to live bands, solo performers, or DJs, shall be permitted on the premises. No amplified music is allowed, except for low-level "ambient" or "background" music. Background music is defined as music that is not audible outside of the establishment and does not interfere with normal conversation. Notwithstanding the above, the applicant may seek authorization for occasional or permanent music through the following mechanisms:

- a. Special Event Permits: Occasional live or amplified music may be permitted on a case-by-case basis through the submittal and approval of a Special Event Permit (or local equivalent) from the City and, if applicable, the ABC. Such permits shall be subject to specific time, place, and manner restrictions to protect neighboring properties.
- b. Change of Conditions: A permanent change to allow live or amplified music shall require formal application for a Change of Conditions of Approval or an amendment to CUP no. 26-157. This process will require a public hearing and a new environmental review (CEQA) to evaluate potential noise impacts on the surrounding community.

16. The establishment shall comply with the provision of Section 10.170 (Noise Hazards) of this Title.

17. In addition to the knowledge and skills deemed necessary for responsible alcoholic beverage services, as set forth in Zoning Ordinance Chapter 11.50, the following additional topics and skills shall be required:

- a. Methods to appropriately pace customer drinking to reduce the risk that a customer may leave the premises in an intoxicated manner.
- b. Knowledge of mixology, including marketable alternatives to alcoholic beverages.

DATE: February 10, 2026
TO: Planning Commission
FROM: Planning Department
SUBJECT: Commercial Tentative Tract Map No. 7523

RECOMMENDATION:

Planning Commission open public hearing; and adopt Resolution No. 26-478, a Resolution of the Planning Commission of the City of Shafter recommending approval of Tentative Tract No. 7523, as depicted in Exhibit "A" with conditions of approval as shown in Exhibit "B", to the City Council of the City of Shafter.

APPLICANT

The Ranch Marketplace LLC
906 Eckmann Street
Shafter, CA 93263

OWNER

The Ranch Marketplace LLC
906 Eckmann Street
Shafter, CA 93263

LOCATION: The project site is located at APN 028-180-46, west of Central Valley Highway, between E Euclid Ave and E Ashe Ave. The proposal is a subdivision of Parcel "B" of Parcel Map Waiver No. 85-1, recorded June 7, 1985 in the Kern County Official Records.

BACKGROUND

KSI Engineering, on behalf of the property owner, The Marketplace Ranch LLC, is requesting approval of a tentative tract map to subdivide approximately 10.96 gross acres into 11 total lots. This is the first commercial tract application that the city has received in recent years. The project is zoned General Commercial (GC), and the General Plan land use designation is Commercial-Professional Offices (CPO). The proposed subdivision is generally consistent with the minimum development standards of the City of Shafter Zoning Ordinance.

The project site is located along the west side of Central Valley Highway, between E Euclid Avenue and E Ash Avenue. The project site as it exists is vacant flat land with no plants, cultural, historical, or scenic aspects. There are no existing structures located on the site. There is a church located to the north of the property. To the east of the property, there is vacant land and the proposed High Speed Rail alignment. To the south of the property, there are residential homes. To the west of the property, there is a youth center, a head start program, and the skate park.

PROJECT ANALYSIS

Formerly, the Planning Commission, on November 11, 2025, approved Conditional Use Permit No. 24-151 to allow for the development of the Shafter Commercial Shopping Center on this 10.96-acre site. The CUP project consists an anchor grocery store

PUBLIC HEARING

(27,000 square feet); four in-line retail store fronts (total of 32,880 sf); a convenience store (8,030 sf) with a fuel station (3,690 sf); two drive-thru restaurants (total of 7,500 sf); an office building (6,300 sf); and associated parking (346 total spaces), internal roads, ingress/egress, and landscaping to be built in multiple phases. A site plan of the shopping center was presented to the Commission as part of that review and public hearing process. The development of this site will be in accordance with the approved plans associated with CUP 24-151.

The owner informed staff of their intent to subdivide the site for commercial leases. Under this method, Ranch Marketplace LLC would maintain ownership, while providing shared easements and maintenance agreements for all the proposed lots pertaining to shared legal access, drainage, utilities, parking, landscaping, etc. The proposed subdivision will be governed by City-approved CC&Rs to ensure long-term compliance with development standards. This legal instrument will bind the owner and all future tenants to a collective maintenance agreement for common areas and facilities, preventing any future lapse in site-wide code enforcement. The requirement for CC&Rs within the conditions of approval was triggered by Title 16 (Subdivision Ordinance) Section 8.190 which requires approved vehicular access to each lot of a subdivision, which the design of Tract 7523 lacked.

This tentative tract map proposes a commercial subdivision consistent with Condition #20 of the approved Conditional Use Permit No. 24-151. Condition #20 states, "The Developer shall obtain City approval of a proposed Tract Map and associated Covenants, Conditions, & Restrictions (CC&Rs) for the Tract Map and shall record a Final Tract Map and CC&Rs with the Kern County Assessor-Recorder's Office, prior to issuance of any Certificate of Occupancy. Additional rights of way easements or dedications necessary for street and/or public utility improvements shall be granted to the City of Shafter, prior to or concurrently with said Final Map recordation."

As part of the tract development and construction, Central Valley Highway will receive new paving, a 10-ft-wide sidewalk, curb, and gutter along the property frontage. E Ash Avenue will be widened 4 feet north for a full width of 72-feet, and improvements include 12.5-feet of additional paving, a 5-foot sidewalk, and curb & gutter along the southern project limits. The parcel frontage along E Euclid Ave will also receive a 5-foot sidewalk, curb and gutter.

To the best of staff's combined knowledge, the proposed project satisfies the applicable ordinances and regulations at this stage of the development process. Moreover, staff have compiled a list of conditions of approval that reflect additional necessary requirements and rules that the project proponent will have to satisfy and comply with in the ongoing development of this property. Of particular interest is the preparation and recordation of Covenants, Conditions and Restrictions (CC&Rs) to ensure compliance with City standards related to parking, landscaping, lighting, legal access, maintenance, drainage, etc. More thorough analysis and project review will occur at future steps of the permitting and construction phases.

MINERAL RIGHTS

The applicant has identified four mineral rights holders within the area proposed for subdivision. As required by state law, the mineral rights holders are identified on the tentative tract map and were sent a notice for the public hearing. Rights to surface entry have been waived by all parties.

PUBLIC COMMENTS

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

To date, no public comments on the project have been received. The public will again have an opportunity to comment on the proposed project at a future City Council meeting. Any public comments received at the February 10th Planning Commission meeting may be included in the subsequent report presented to the City Council.

UTILITIES

Water service will be provided by the City of Shafter. Sewer service will be provided by the City of Shafter. PG&E will be the provider for gas and electricity.

CEQA

The proposed tentative tract map facilitates a commercial subdivision as required by Condition of Approval #20 of Conditional Use Permit (CUP) No. 24-151. A Mitigated Negative Declaration (MND) (SCH No. 2025100501) was previously adopted for the CUP in compliance with CEQA. Compliance with the mitigation measures in the MND, local ordinances, state laws, and construction to the standards of the California Building Codes and Shafter's Engineering Design Manual would reduce any impacts to a less-than-significant level. Because this tract map falls within the scope of the previously analyzed project, the prior MND is sufficient, and no further environmental review is required.

FINDINGS

No tentative map shall be approved unless the public hearing body makes all the following findings, pursuant to Title 16 (Shafter Subdivision Ordinance) Section 4.70 and applicable State law.

1. The Planning Commission finds that Tentative Tract No. 7523, together with the provisions for its design and improvement, is consistent with the Shafter General Plan and the Shafter Zoning Ordinance, including compatibility with the objectives, policies, general land uses and programs specified in the General Plan.
2. The Planning Commission finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

3. The Planning Commission finds that the site is physically suitable for the proposed type and density of development.
4. The Planning Commission finds that the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat.
5. The Planning Commission finds that the design of the proposed subdivision and the type of improvements proposed are not likely to cause serious public health or safety problems.
6. The Planning Commission finds that the design of the proposed subdivision and the type of proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision or with public access to public resources as defined and regulated by Section 66478.1 et seq. of the Government Code.
7. The Planning Commission finds the proposed subdivision is in substantial conformity with the Subdivision Map Act, and with Title 16 (Subdivision Ordinance) of the Shafter Municipal Code. The proposed lots are in substantial conformance with the provisions of City Ordinances, and all lots will have adequate access to public streets, water lines, fire hydrants, drainage facilities, and utilities, subject to the Conditions of Approval.
8. The Planning Commission finds the attached Conditions of Approval are deemed necessary for the safety and welfare of the community.

ATTACHMENTS

Vicinity Map
Resolution No. 26-478

EXHIBIT

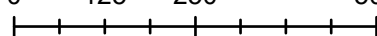
1
2

Exhibit 1: Vicinity Map



-  City Limits
-  Site Location

0 125 250 500 US Feet



N



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

RESOLUTION NO. 26-478

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER
RECOMMENDING APPROVAL OF TENTATIVE TRACT NO. 7523, AS DEPICTED IN
EXHIBIT “A”, WITH CONDITIONS OF APPROVAL AS SHOWN IN EXHIBIT “B”,
TO THE CITY COUNCIL OF THE CITY OF SHAFTER**

WHEREAS, The Ranch Marketplace LLC, 906 Eckmann Street, Shafter, CA 93263, submitted a tentative tract map application to the City of Shafter to subdivide 10.96 acres (gross) into 11 commercial lots; and

WHEREAS, The Ranch Marketplace LLC, 906 Eckmann Street, Shafter, CA 93263, is requesting approval of Tentative Tract No. 7523 on that certain property in the City of Shafter as shown in Exhibit “A”; and

WHEREAS, the Planning Commission, through its Secretary, did set Tuesday, February 10, 2026, at the hour of 6:00 p.m. in the Council Chambers of City Hall, 336 Pacific Avenue, Shafter, California, as the time and place for a public hearing before said Planning Commission on said proposal, and notice of the public hearing was given in the manner provided in Title 16 of the Shafter Municipal Code; and

WHEREAS, the project is within the scope of the Mitigated Negative Declaration (MND) that was prepared and approved for the Conditional Use Permit No. 24-151 in 2025 (SCH No. 2025100501) pursuant to Resolution No. 25-473; and

WHEREAS, the certified MND adequately describes the activity of the commercial development proposed in Tentative Tract No. 7523 and is consistent with the Shafter General Plan, and therefore, no further environmental review is required; and

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

WHEREAS, at said public hearing held on February 10, 2026, the proposed tentative tract map was duly heard and considered, and the Planning Commission found as follows:

1. All required public notices have been given. Hearing notices regarding the proposed project were mailed to property owners within 300 feet of the project area, the mineral rights owner, and published in a local newspaper of general circulation at least 10 days prior to the hearing.
2. The Planning Commission finds that Tentative Tract No. 7523, together with the provisions for its design and improvement, is consistent with the Shafter General Plan and the Shafter Zoning Ordinance, including compatibility with the objectives, policies, general land uses and programs specified in the General Plan.
3. The Planning Commission finds that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

4. The Planning Commission finds that the site is physically suitable for the proposed type and density of development.

5. The Planning Commission finds that the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially injure fish or wildlife or their habitat.

6. The Planning Commission finds that the design of the proposed subdivision and the type of improvements proposed are not likely to cause serious public health or safety problems.

7. The Planning Commission finds that the design of the proposed subdivision and the type of proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision or with public access to public resources as defined and regulated by Section 66478.1 et seq. of the Government Code.

8. The Planning Commission finds the proposed subdivision is in substantial conformity with the Subdivision Map Act, and with Title 16 (Subdivision Ordinance) of the Shafter Municipal Code. The proposed lots are in substantial conformance with the provisions of City Ordinances, and all lots will have adequate access to public streets, water lines, fire hydrants, drainage facilities, and utilities, subject to the Conditions of Approval.

9. The Planning Commission finds 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 meeting on the 10th day of February 2026, resolved to recommend to the City Council approval of Tentative Tract Map No. 7523 (Exhibit "A"), as described in Planning Commission Resolution No. 26-478, with conditions of approval as shown in Exhibit "B".

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

PASSED AND ADOPTED THIS 10th DAY OF FEBRUARY, 2026.

Lovedeep Joshan, Chairman

ATTEST

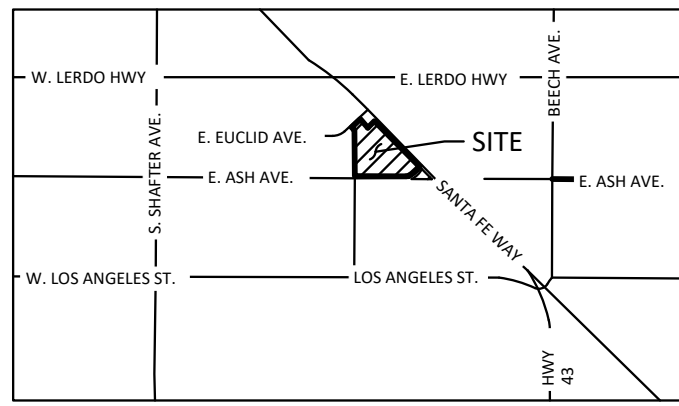
Yazmina Pallares, City Clerk

EXHIBIT A

TENTATIVE TRACT MAP NO. 7523

BEING A SUBDIVISION OF PARCEL "B" OF PARCEL MAP WAIVER NO. 85-1, AS EVIDENCED BY A CERTIFICATE OF COMPLIANCE RECORDED JUNE 7, 1985 IN BOOK 5767, PAGE 708 OF OFFICIAL RECORDS, EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEEDED TO THE SHAFTER COMMUNITY DEVELOPMENT AGENCY BY DOCUMENT RECORDED MARCH 7, 2001 AS DOCUMENT NO. 0201029688 OF OFFICIALS RECORDS; ALSO BEING A PORTION OF LOTS 4 & 5 IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, AS "PER SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY FILED FEBRUARY 11, 1913 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEING A SUBDIVISION OF 10.96 GROSS ACRES INTO ELEVEN (11) LOTS



VICINITY MAP
NTS

PROPERTY OWNER:

THE RANCH MARKETPLACE, LLC
906 ECKMANN STREET
SHAFTER, CA 93263
CARLOS@APPLESUPERMARKETS.COM
(661) 446-4297

MINERAL RIGHTS OWNERS:

- WALTER CLAPP
- SCOTT D. ROSSI AND CHERYL A. ROSSI
- JAIME QUINONEZ AND GUADALUPE QUINONEZ
- RANDALL GENE FIDLER AND ELIZABETH ANN FIDLER AS CO-TRUSTEES OF THE FIDLER FAMILY TRUST DATED JANUARY 24, 2018

RIGHTS TO SURFACE ENTRY HAVE BEEN WAIVED

DEVELOPER:

CARLOS OBAID
906 ECKMANN STREET
SHAFTER, CA 93263
CARLOS@APPLESUPERMARKETS.COM
(661) 446-4297

LEGAL DESCRIPTION:

PARCEL "B" OF PARCEL MAP WAIVER NO. 85-1, AS EVIDENCED BY A CERTIFICATE OF COMPLIANCE RECORDED JUNE 7, 1985 IN BOOK 5767, PAGE 708 OF OFFICIAL RECORDS, BEING A PORTION OF LOTS 4 AND 5 IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, M.D.M., IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, AS PER "SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY FILED FEBRUARY 11, 1913 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY OF THE EXISTING STATE HIGHWAY AS DESCRIBED IN DEED RECORDED APRIL 3, 1936 IN BOOK 636, PAGE 52 OFFICIAL RECORDS, AND SOUTHEASTERLY OF THE SOUTHERLY LINE OF EUCLID AVENUE, AS DEEDED TO THE CITY OF SHAFTER, IN DEED RECORDED MARCH 9, 1949 IN BOOK 1523, PAGE 329, OF OFFICIAL RECORDS, THE LEGAL OF WHICH IS HEREBY INCORPORATED BY REFERENCE HERETO AS THOUGH FULLY SET FORTH HEREIN.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEEDED TO THE SHAFTER COMMUNITY DEVELOPMENT AGENCY BY DOCUMENT RECORDED MARCH 7, 2001 AS DOCUMENT NO. 0201029688 OF OFFICIAL RECORDS.

ALSO, EXCEPTING THEREFROM ALL REMAINING OIL, GAS, MINERALS, AND OTHER HYDROCARBONS SUBSTANCES WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED AND SAVED THEREFROM, PROVIDED, AND ASSIGNS, FROM EXTRACTING OR CAPTURING SAID OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES FROM THE LAND BEING DRILLED ON ADJACENT OR NEIGHBORING LANDS, AND/OR FROM CONDUCTING SUBSURFACE DRILLING OPERA, HOWEVER, THE GRANTORS AND THEIR SUCCESSORS AND ASSIGNS, SHALL NOT CONDUCT ANY DRILLING OR OTHER OPERATIONS UPON THE SURFACE OF SAID LAND, BUT NOTHING CONTAINED IN THIS RESERVATION SHALL IN ANY WAY BE CONSTRUED TO PREVENT, HINDER OR DELAY DRILLING OPERATIONS UNDER SAID LANDS BY HORIZONTAL, DIRECTIONAL OR SLANT DRILLING FROM ADJACENT OR OTHER LANDS BELOW A DEPTH OF FIVE HUNDRED FEET (500') OR MORE BELOW THE SURFACE THEREOF, AS RESERVED BY, WALTER CLAPP, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND SCOTT D. ROSSI AND CHERYL A. ROSSI, HUSBAND AND WIFE AS JOINT TENANTS AND JAIME QUINONEZ AND GUADALUPE QUINONEZ, HUSBAND AND WIFE AS JOINT TENANTS AND RANDALL GENE FIDLER AND ELIZABETH ANN FIDLER, AS CO-TRUSTEES OF THE FIDLER FAMILY TRUST DATED JANUARY 24, 2018, IN GRANT DEED RECORDED DECEMBER 28, 2021 AS DOCUMENT NO. 221241746, OF OFFICIAL RECORDS.

GENERAL INFORMATION:

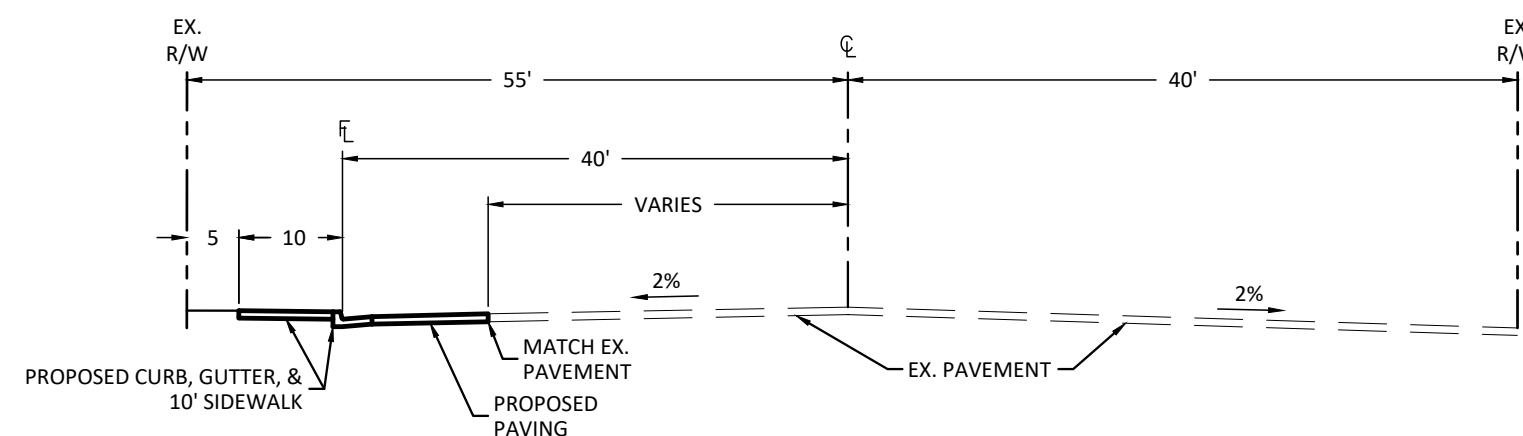
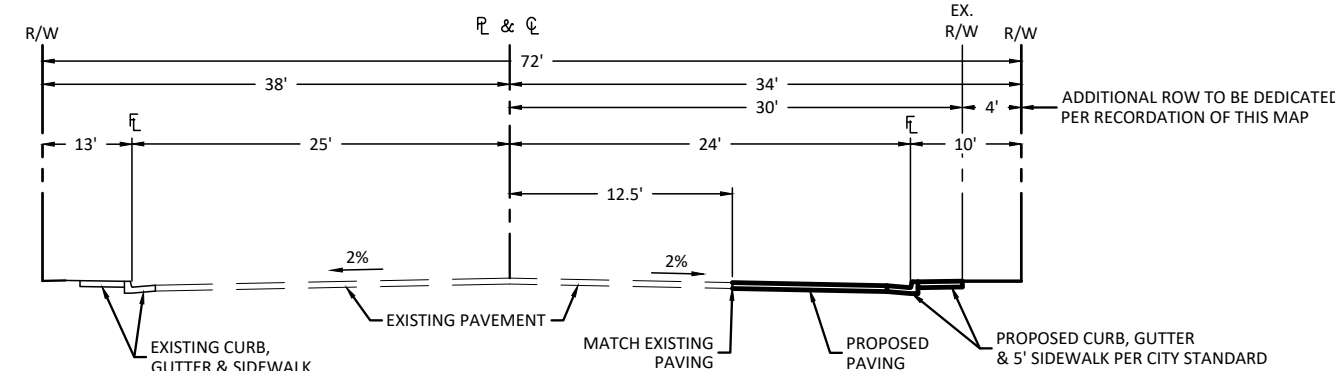
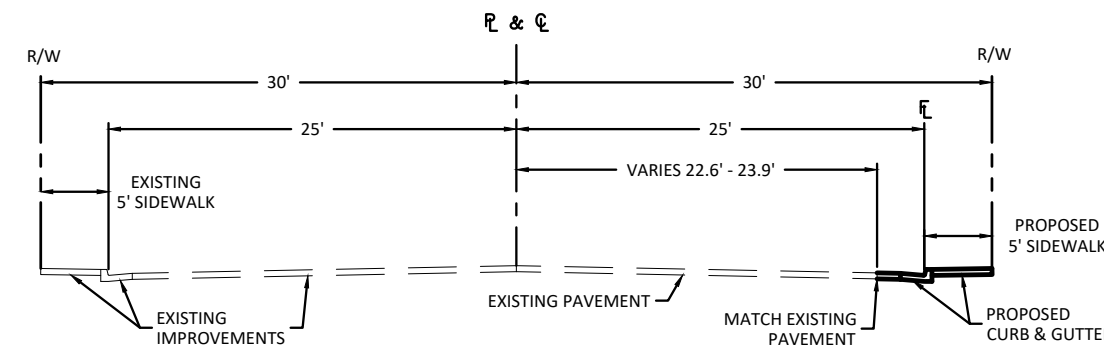
- APN: 028-180-46
- CURRENT LAND USE: VACANT LAND
- PROPOSED LAND USE: SHOPPING CENTER
- CURRENT ZONING: GENERAL COMMERCIAL
- PROPOSED ZONING: GENERAL COMMERCIAL
- CURRENT GENERAL PLAN DESIGNATION: COMMERCIAL/PROFESSIONAL OFFICE
- PROPOSED GENERAL PLAN DESIGNATION: COMMERCIAL/PROFESSIONAL OFFICE
- THIS WILL BE A PHASED SUBDIVISION
- GROSS ACREAGE: 10.96 ACRES
- NET ACREAGE: 9.73 ACRES
- BUILDABLE LOTS: 11
- FIRE PROTECTION: KERN COUNTY FIRE DEPARTMENT

PUBLIC UTILITY INFORMATION:

SEWER: CITY OF SHAFTER
WATER: CITY OF SHAFTER
ELECTRIC: PG&E
GAS: PG&E

FLOODPLAIN DESIGNATION:

ZONE: GENERAL COMMERCIAL
FEMA MAP NUMBER: 06029C1775E
EFFECTIVE DATE: SEPTEMBER 26, 2008



EASEMENTS PER TITLE REPORT FTKE-TO25000081 PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, DATED OCTOBER 8, 2025:

- STREET & PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF SHAFTER PER DOCUMENT RECORDED FEBRUARY 21, 2007 AS DOCUMENT NO. 0207040834 OF OFFICIAL RECORDS
- AN OIL AND GAS LEASE FOR THE TERM THEREIN PROVIDED WITH CERTAIN COVENANTS, CONDITIONS PROVISIONS, TOGETHER WITH EASEMENTS AS SET FORTH IN DOCUMENT RECORDED MAY 26, 2011 AS DOCUMENT NO. 0211068990 AND JUNE 10, 2011 AS DOCUMENT NOS. 0211075599, 0211075600 AND 0211075601, ALL OF OFFICIAL RECORDS (BLANKET IN NATURE; NOTHING TO PLOT)
- PUBLIC UTILITY EASEMENT IN FAVOR OF THE CITY OF SHAFTER PER DOCUMENT RECORDED AUGUST 22, 2014 AS DOCUMENT NO. 02140102511 OF OFFICIAL RECORDS
- A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW:

AMOUNT:	\$1,000,000.00
DATED:	NOVEMBER 11, 2021
TRUSTOR/GRANTOR:	24K BROS LLC, A WYOMING LIMITED LIABILITY COMPANY
TRUSTEE:	TICOR TITLE COMPANY A CALIFORNIA CORPORATION
BENEFICIARY:	WALTER CLAPP, A MARRIED MAN AS HIS SOLE SEPARATE PROPERTY, AS TO AN UNDIVIDED 14% INTEREST AND SCOTT D. ROSSI AND CHERYL A. ROSSI, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED 29% INTEREST AND JAIME QUINONEZ AND GUADALUPE QUINONEZ, HUSBAND AND WIFE AS JOINT TENANTS, AS TO AN UNDIVIDED 36% INTEREST AND RANDALL GENE FIDLER AND ELIZABETH ANN FIDLER, AS CO-TRUSTEES OF THE FIDLER FAMILY TRUST DATED JANUARY 24, 2018, AS TO AN UNDIVIDED 21% INTEREST
LOAN NO.:	NONE SHOWN
RECORDING DATE:	DECEMBER 28, 2021
RECORDING NO.:	221241747, OF OFFICIAL RECORDS

A PARTIAL ASSIGNMENT OF THE BENEFICIAL INTEREST UNDER SAID TRUST DEED

FROM:	JAIME QUINONEZ AND GUADALUPE QUINONEZ, HUSBAND AND WIFE AS JOINT TENANTS
TO:	JAIME QUINONEZ AND GUADALUPE G. QUINONEZ, AS CO-TRUSTEES OF THE JAIME AND LUPE QUINONEZ FAMILY TRUST, U/A DATED JUNE 12, 2025
RECORDING DATE:	JUNE 18, 2025
RECORDING NO.:	225069288, OF OFFICIAL RECORDS
AS TO:	UNDIVIDED 36% INTEREST

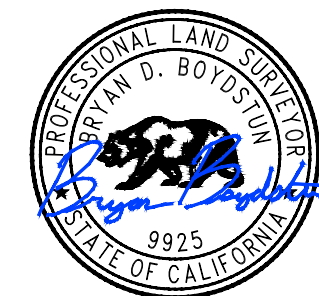
(NOTHING TO PLOT)
- PIPELINE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY PER DOCUMENT RECORDED SEPTEMBER 25, 2025 AS DOCUMENT NO. 225114073 OF OFFICIAL RECORDS (PIPELINE HAS NOT BEEN INSTALLED; NOT PLOTTABLE FROM RECORD INFORMATION)

BASIS OF BEARINGS:

THE BEARING OF SOUTH 01°24'18" WEST FOR THE WEST LINE OF LOT 4 OF "SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY" IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, M.D.B.&M. WAS USED AS THE BASIS OF BEARINGS AS SHOWN HEREON.

SURVEYOR'S NOTES:

- THE DISTINCTIVE BOUNDARY (——) INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.
- DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- CC&RS AND COVENANT OF EASEMENT WILL BE ESTABLISHED TO ADDRESS SHARED ACCESS, PARKING, MAINTENANCE, UTILITIES & DRAINAGE PER SEPARATE DOCUMENT; TO BE RECORDED PRIOR TO RECORDATION OF FINAL MAP.
- THIS MAP WILL BE PHASED. PHASING TO BE DETERMINED. APPROXIMATE PHASING SHOWN HEREON SUBJECT TO CHANGE.



11-25-2025

TENTATIVE TRACT MAP NO. 7523

BEING A SUBDIVISION OF PARCEL "B" OF PARCEL MAP WAIVER NO. 85-1, AS EVIDENCED BY A CERTIFICATE OF COMPLIANCE RECORDED JUNE 7, 1985 IN BOOK 5767, PAGE 708 OF OFFICIAL RECORDS, EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEEDED TO THE SHAFER COMMUNITY DEVELOPMENT AGENCY BY DOCUMENT RECORDED MARCH 7, 2001 AS DOCUMENT NO. 0201029688 OF OFFICIALS RECORDS; ALSO BEING A PORTION OF LOTS 4 & 5 IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, M.D.M., IN THE CITY OF SHAFER, COUNTY OF KERN, STATE OF CALIFORNIA, AS "PER SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY FILED FEBRUARY 11, 1913 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

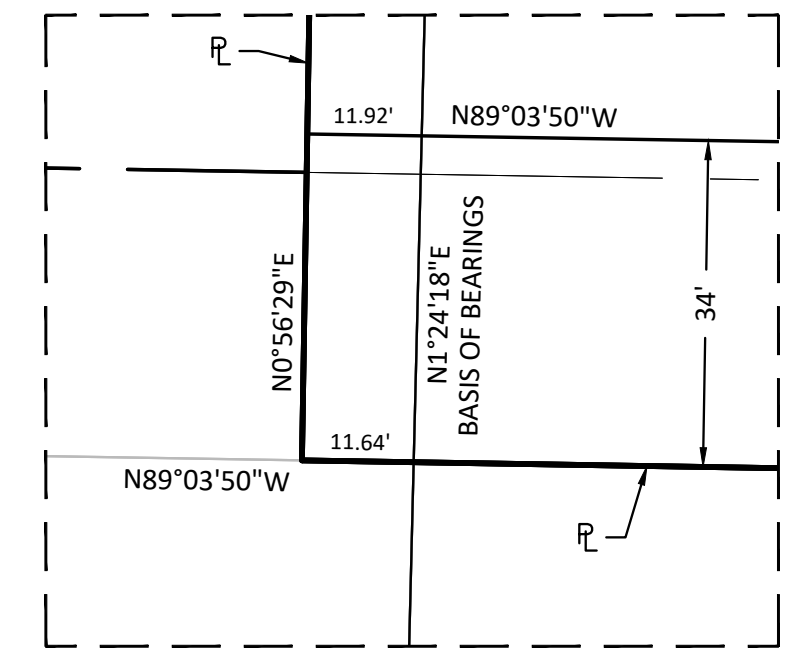
BEING A SUBDIVISION OF 10.96 GROSS ACRES INTO ELEVEN (11) LOTS

LEGEND:

- K.C.S. KERN COUNTY SURVEYOR
- SFNF SEARCHED FOR NOT FOUND
- MONUMENT FOUND AS DESCRIBED HEREON
- CF CALCULATED FROM
- I.P. IRON PIPE
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORDS
- K.C.F.D. KERN COUNTY FIRE DEPARTMENT
- # EASEMENT (SEE SHEET 1 FOR MORE INFORMATION)
- ① ADDITIONAL IRREVOCABLE OFFER OF DEDICATION PER RECORDATION OF THIS MAP
- RIGHT OF WAY
- PROPERTY LINE
- CENTERLINE
- BLOCK WALL

CURVE TABLE			
CURVE #	LENGTH	RADIUS	Δ
C1	102.35'	338.00'	17°21'02"
C2	234.47'	300.00'	44°46'50"

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N45°43'21"E	47.50'
L2	N44°16'39"W	31.50'
L3	N44°16'39"W	91.50'
L4	N45°43'21"E	73.00'
L5	S44°16'39"E	91.50'
L6	S44°16'39"E	90.02'
L7	N44°16'39"W	90.02'
L8	N44°16'39"W	95.00'
L9	N45°43'21"E	73.00'
L10	S44°16'39"E	95.00'
L11	N45°43'21"E	90.00'
L12	N46°09'20"E	53.43'
L13	N46°09'20"E	108.15'
L14	N46°09'20"E	53.14'
L15	N46°09'20"E	55.00'



DETAIL A
1"=20'

SURVEYOR'S NOTES:

- THE DISTINCTIVE BOUNDARY (—) INDICATES THE BOUNDARY OF LAND SUBDIVIDED BY THIS MAP.
- DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- CC&RS AND COVENANT OF EASEMENT WILL BE ESTABLISHED TO ADDRESS SHARED ACCESS, PARKING, MAINTENANCE, UTILITIES & DRAINAGE PER SEPARATE DOCUMENT; TO BE RECORDED PRIOR TO RECORDATION OF FINAL MAP.
- THIS MAP WILL BE PHASED. PHASING TO BE DETERMINED. APPROXIMATE PHASING SHOWN HEREON SUBJECT TO CHANGE.

BASIS OF BEARINGS:

THE BEARING OF SOUTH 01°24'18" WEST FOR THE WEST LINE OF LOT 4 OF "SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY" IN SECTION 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, M.D.B.&M. WAS USED AS THE BASIS OF BEARINGS AS SHOWN HEREON.



11-25-2025

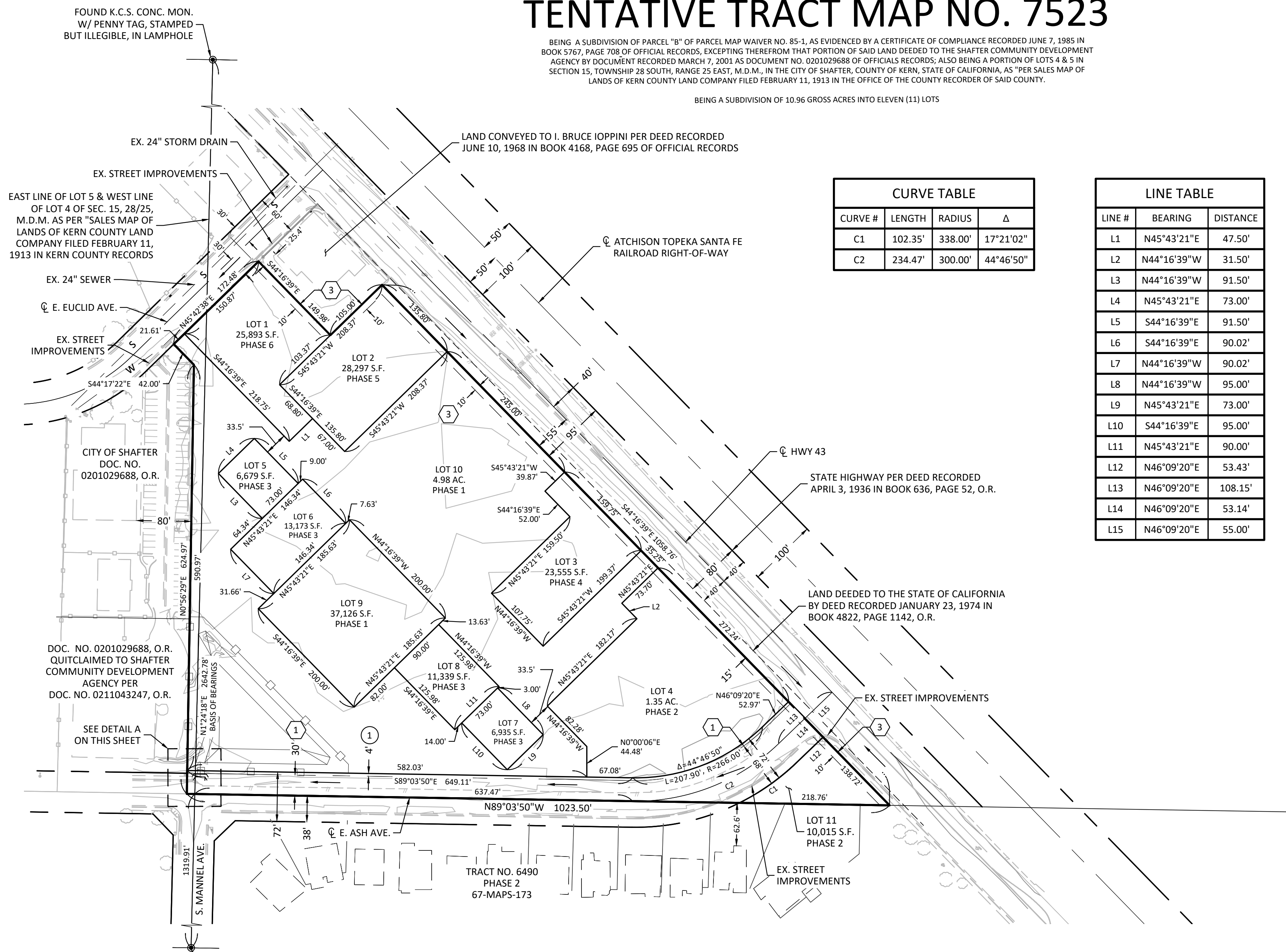
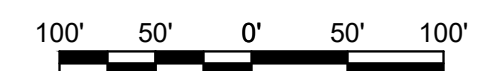


EXHIBIT 'B'

CONDITIONS OF APPROVAL FOR TENTATIVE TRACT NO. 7523

GENERAL

1. The owner(s), project proponent(s), and/or applicant(s) (hereinafter referred to as "Developer"), solely at their cost and expense, shall defend, indemnify and hold harmless the City of Shafter (hereinafter referred to as "City"), its agents, legislative bodies, officers and employees regarding any legal or administrative action, claim or proceeding concerning approval of Tentative Tract No. 7523 and/or related actions including, without limitation, actions taken or not taken with respect to the California Environmental Quality Act (hereinafter referred to as "CEQA"); or, at its election and in the alternative, shall relinquish such approval. Developer shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by Developer, but subject to the City's reasonable approvals. Developer shall also reimburse the City, its agents, legislative bodies, officers and employees for any judgments, amounts paid in settlements, court costs and attorneys' fees which the City, its agents, legislative bodies, officers and employees may be required to pay or otherwise pay because of such action, claim, or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve Developer's obligations under these conditions of approval (hereinafter referred to as "Conditions").
2. The Developer or the Developer's engineer shall submit a list of all contractors and/or subcontractors performing work on this project to the City Finance Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City of Shafter.
3. The following disclosure shall be given as part of transfer of properties: "All your real property is near property used for agricultural operations, you may be subject to inconveniences or discomforts arising from such operations on any 24-hour basis. Said discomforts may include, but not be limited to equipment noises, odors from manure or other chemicals, and dust or smoke. The City has determined that the use of real property for agricultural operations is a high priority and favored use to the City and Kern County and will not be considered a nuisance for those inconveniences or discomforts arising from agricultural operations, provided such operations are consistent with accepted customs, standards, and laws."
4. Until all portions of the tentative tract have been developed, all vacant and undeveloped land, not being actively farmed, shall be maintained in a weed-free and clean manner by the Developer. Should said property not be so maintained, the City shall notify the property owner that the property is to be cleaned within thirty (30) days of receipt of said notice. If the property owner does not comply within the required time frame, City may then clear the land and bill the property owner for expenses incurred.

5. Unless a final map is recorded, this tentative tract shall expire twenty-four (24) months from the date of approval by the City Council, unless an extension is granted by the City Council or by state law. If a discretionary extension is requested, the Developer, not less than sixty (60) days prior to the expiration date, shall submit to the City, the applicable processing fees and a completed application requesting an extension of the map approval in accordance with the provisions of the Municipal Code and the Subdivision Map Act. PLEASE NOTE: This will be the only notice given for the above specific expiration date. The applicant is responsible for initiating an extension request.
6. All construction and development shall be in substantial accordance with all City approved submittals by the Developer, the Conditions of Approval of CUP 24-151, the approved Tentative Tract No. 7523, and any approved alterations thereof.

PLANNING

7. The Developer of Tract 7523 shall comply with all the Conditions of Approval of Conditional Use Permit no. 24-151. For more particular information, refer to Shafter Planning Commission Resolution No. 25-473 Exhibit C.
8. Prior to recordation of the Final Tract Map, the Developer shall prepare, execute, and record Covenants, Conditions, and Restrictions (CC&Rs), subject to the review and approval of the City of Shafter. The CC&Rs shall govern the use, operation, shared access, and maintenance of all shared and commonly owned land, improvements, and facilities within the tract, including but not limited to private streets, access drives, parking areas, fire lanes, utilities, drainage facilities, lighting, landscaping, walls, and refuse areas.

The CC&Rs shall be binding upon the Developer and all successors in interest and shall ensure perpetual legal access, parking availability, and maintenance of all common facilities in a manner consistent with the approved Tentative Tract Map and Conditions of Approval or any approved alterations thereof. Failure to comply with the CC&Rs shall constitute a violation of these Conditions of Approval and shall be subject to enforcement by the City. The CC&Rs shall further include, but not be limited to, the following:

- a. All provisions of the CC&Rs and any associated lease or operating agreements shall be consistent with and subordinate to the approved Tentative Tract Map and conditions of approval herein, the approved Conditional Use Permit No. 24-151, and applicable provisions of the Shafter Municipal Code.
- b. The CC&Rs shall include provisions granting the City the right, but not the obligation, to enforce the terms of the CC&Rs related to access, parking, utilities, drainage, and maintenance where necessary to protect the public health, safety, and welfare. Any amendment to the CC&Rs that affects access, parking, circulation, utilities, drainage, or maintenance responsibilities shall require prior written approval of the City.
- c. The CC&Rs shall ensure that all lots within the tract have legal and unobstructed access to required parking spaces, drive aisles, fire lanes, and loading areas necessary to meet City development standards. Required off-street parking spaces shall not be reduced, reassigned, or restricted through private lease agreements or amendments to the CC&Rs without prior City approval.

- d. The CC&Rs shall clearly assign responsibility and adequate provisions for the ongoing maintenance, repair, and replacement of all common areas and shared facilities. In the event the responsible party fails to maintain said common areas, the City may, after reasonable notice, cause the work to be performed and recover all associated costs pursuant to applicable law.
 - e. The CC&Rs shall include provisions that in the event of destruction, reconstruction on-site shall be in accordance with all local and state codes in effect at the time of such reconstruction.
 - f. The CC&Rs shall include provisions for dedication of land or establishment of easements for street widening or other public purposes.
9. Prior to initiating any grading or earthmoving within Tract No. 7523, the Developer shall provide the City of Shafter Planning Department with written confirmation from the San Joaquin Valley Air Pollution Control District (SJVAPCD) that the proposed development follows the requirements of the District's Rule 9510.
 10. If the Developer proposes to make any changes to the approved tentative map contents, the Developer shall submit a Substantial Conformance application to the Planning Director for review and approval. In such case, the City may request a Change of Conditions to update any affected conditions of approval, as reasonably necessary.
 11. The following note shall appear on the final map and all grading and construction plans:
 - a. If during grading or construction, any plugged, abandoned, or unrecorded oil or gas wells are uncovered or damaged, the California Department of Conservation/Geologic Energy Management Division (CalGEM) shall be contacted to inspect and approve any remediation required.
 - b. If any abandoned water wells are located within the development or discovered during excavation or grading, the Kern County Public Health Department - Environmental Health Services Program must be contacted to obtain information for the proper permitting and destruction procedures.
 - c. Building setbacks on lots with existing plugged wells shall satisfy the requirements of the CalGEM. If the recommended setbacks cannot be satisfied, the Developer shall submit, concurrent with the submittal for a building permit for the impacted lot, written confirmation from the CalGEM that the setback provided is acceptable.
 12. The Developer of Tract No. 7523 shall comply with all SJVAPCD requirements while grading and developing the site. It is the Developer's responsibility to contact the SJVAPCD to determine with which requirements/rules the Developer must comply.
 13. Prior to recordation of any final map for Tract No. 7523, the Developer shall enter into a development agreement with the City of Shafter, in a form and substance reasonably approved and required by the City, which shall provide for payment of park fees, traffic fees, and any other fees deemed necessary by the City.

14. If during development activities, any wells are encountered, the property owner is expected to immediately notify the CalGEM construction site well review engineer in the Inland district office, and file for Division review an amended site plan with well casing diagrams.

BUILDING

15. Prior to issuing a certificate of occupancy for any building, the building address(es) shall be permanently installed and be clearly visible from the street. Addressing scheme shall be requested from and approved by the Shafter Planning Department.
16. The Developer shall obtain a letter from Kern County Fire Department stating Kern County Fire's approval. A copy of this letter shall be provided to the Building Department prior to the recording of a Final Map.
17. Prior to issuance of the first building permit, the Developer shall provide written confirmation to the City from the SJVAPCD confirming that any and all applicable off-site mitigation fees for the subdivision have been paid in full.
18. No final inspection or issuance of a certificate of occupancy shall be approved for any lot/building until all required improvements have been completed by the Developer and accepted by the City.
19. Developer shall pay all development fees and impact fees adopted by the City in effect at the time of issuance of any building permits. The Developer can also elect to pay traffic impact fees at the time of each building permit's issuance.
20. Developer shall comply with the latest California Building Code, California Mechanical Code, California Plumbing Code, California Electrical Code, California Fire Code and all other applicable codes, ordinances, regulations, and development standards in effect at the time of issuance of relative permits.
21. Developer shall comply with all of the City of Shafter Fiber Optic Installation requirements as set forth by the Shafter IT and Telecommunications Department. For compliance with full requirements, contact Deputy IT Director Chris Schultz.

ENGINEERING

22. Developer shall remove and replace any existing public or private improvements that may become damaged during any phase of construction, as required by the City Engineer. The contractor working within the public right-of-way shall obtain an encroachment permit from the City Engineer prior to commencing any such work.
23. Developer shall relocate and/or install all necessary infrastructure to provide utilities to the proposed project.
24. A ten (10) foot-wide public utility easement shall be provided along the street-side property lines as requested by the utility companies and/or the City Engineer. Easements shall be

granted with the final map. Easements must also be shown on site plans during building permit application review.

25. 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.
26. Any above-ground utility cabinets or facilities to be located within the road right-of-way or public utility easement shall be permitted only upon approval by the City Engineer. Such approval will be made in writing, upon written request of the applicant and/or the affected utility company.
27. Any obstructions including utilities, irrigation lines, etc., shall be removed and/or relocated, if necessary, at the expense of the Developer.
28. No final inspection shall be approved until all required improvements have been completed by the applicant and accepted by the City of Shafter.
29. All new utilities shall be underground service.
30. During construction, vehicular access points shall be covered with decomposed granite, road oil, or some other treatment acceptable to the City Engineer, to prevent generation of dust during periods of vehicular activity and/or windy conditions and tracking of mud and dirt on public roadways.
31. Prior to the issuance of any Certificate of Occupancy for Tract No. 7523, all required improvements shall be completed and accepted by the City of Shafter. Required improvements shall be those improvements necessary to provide adequate City Services to the development as determined by the City Engineer.
32. All improvements shall be complete within one (1) year from the date of filing of the final map for the development unless a time extension is granted by the City Engineer. The timing of improvements shall be subject to approval of the City Engineer.
33. Type and location of centralized mail delivery units shall be determined by the postal service. If the postal service requires special easements for the placement of the delivery units, then said easements shall be shown on the final map.
34. Engineered plans and building permits are required for all block walls greater than 6 feet in height.
35. Developer shall design and install a system of conduits, terminal enclosures, distribution enclosures, splice enclosures, connection points, and hand holes for a fiber optic network to each buildable lot within the development. Design and material specifications are available from the City of Shafter. Plans shall be submitted to and approved by the City of Shafter, prior to recordation of the final map, showing the proposed utility trench and all appurtenant hardware. The design shall include the following minimum specifications:

- a. A combination of fiber optic conduits shall minimally include 4" SDR-11 HDPE, 2" SDR-11 HDPE, 1.25" SDR-11 HDPE, and 7-Way bundled HPDE innerduct with attached tracer wire. Fiber optic conduits may be joint-trenched with other utility company pipes and/or conduits.
- b. All underground fiber optic conduits, innerduct bundles, etc. shall be factory-labeled "City of Shafter 661-746-8929". Conduits shall be identified by a permanent marking, with the address number of the residence they serve, within the distribution enclosures.
- c. All underground fiber optic conduit paths shall have tracer wire. If the conduit does not have an integrated tracer wire, a continuous external #12 AWG solid-conductor tracer wire with high-density polyethylene insulation rated for direct burial shall be installed along with the conduit leaving a minimum 15-feet of slack coiled in the endpoint enclosures.
- d. The ends of all fiber optic conduits and innerducts shall be plugged or capped to prevent dirt, debris, or foreign objects from entering.
- e. After backfilling, all conduits shall be checked for obstructions, and re-excavated and repaired or replaced as required. All conduits ½-inch or larger shall require polyester cable pulling tape (Muletape) or equivalent installed. Polyester cable pulling tape (Muletape) shall be slack (no tension) and fastened to the plug or cap. Innerducts shall be mandrel tested and are subject to inspection by a City of Shafter representative.
- f. A combination of underground utility enclosures shall minimally include 36"W x 60"L x 36"D polymer concrete enclosures with dual torsion covers, 36"W x 36"L x 24-36"D and 24"W x 36"L x 24-36"D High Density Polyethylene (HDPE) enclosures.
- g. All underground utility enclosures shall be factory-stamped "City Fiber".

ENGINEERING: GRADING & DRAINAGE

36. Prior to review of any required improvement plans, both a drainage/hydrology study and a grading plan shall be submitted to and approved by the City Engineer. A master grading plan covering Tract No. 7523 shall be submitted and approved. Future development plans shall be based upon the approved master plan. Any deviation from the approved master plan will require the approval of the City Engineer.
37. The drainage/hydrology study and hydraulic analysis for the project shall be performed by a registered civil engineer and submitted to the City Engineer for review and approval. The study shall demonstrate that any potential run-off will not impact surrounding properties. The study shall focus on the project property and any affected adjacent properties.
38. A soils report, prepared by a registered civil engineer shall be submitted along with the grading plan. Soils report shall be performed in compliance with the latest edition of California Building Code, and Chapter 15.28 of the Shafter Municipal Code. In addition, all site grading, earthwork and building design shall be performed in accordance with the recommendations of the soils report.
39. A grading permit shall be obtained from the City prior to commencement of any grading activity.

40. Prior to issuance of a building permit, the Developer shall file a “Rough Grade Certificate” with the City in accordance with the City Engineering Design Standards. Rough Grade Certificate shall be accompanied by certified soil compaction test data from an acceptable materials testing company and a certificate that the rough grade is in substantial conformance with the approved grading plan and Chapter 15.28 of the Shafter Municipal Code. Developer to obtain “Rough Grade Certificate” form from the City.
41. Prior to final approval, acceptance of work, or issuance of Certificate of Occupancy, the Developer’s engineer shall file a “Final Grade Certificate” stating that all required grading has been done in accordance with the approved grading plan. Developer to obtain “Final Grade Certificate” form from the City.
42. The location and frequency of soils compaction testing shall be per the City Engineer. Soils compaction testing shall be provided by the Developer.
43. Minimum slopes across any flat surface shall be 1%. For slopes less than 1%, surface drainage shall be channeled into a concrete v-gutter, curb and gutter, underground storm drain, or similar drainage structure.
44. Run-off from the project shall not drain on to any streets.
45. Street side corner lots shall not have their side yard slope (finish grade to back of sidewalk) exceed 4 horizontal: 1 vertical. If maximum slope is exceeded, side yard shall be retained in an approved manner.
46. Engineered off-site drainage plans for Tentative Tract No. 7523 shall be submitted to and approved by the City of Shafter prior to recordation of a final map. The approved drainage facilities shall be constructed by the Developer and approved by the City of Shafter prior to issuance of building permits.
47. All storm drain pipes and manholes shall be installed with the street paving. Catch basin shall be installed per city standards.
48. Drainage Basin:
 - a. Developer shall construct a drainage basin on the southwest corner of the site as shown on the Tentative Tract Map No. 7523. Developer shall provide calculations showing all drainage areas utilizing the basin and show the percentage of the capacity utilized by Tract No. 7523.
 - b. Developer shall construct permanent masonry walls around the proposed drainage basin. The masonry walls shall be a minimum height of 6-feet, with a minimum 16’-wide access controlled by a wrought-iron gate with metal screening.
49. The number and location of street-based siphons and cross gutters allowed, if any, will be determined during the grading and drainage review process. The minimum grade for allowed cross gutters shall be 0.6%.

50. Grading onto adjacent property shall not be done without written permission from the adjacent property owner.
51. The Office of the City Engineer shall be notified 24 hours in advance of the placement of any fill material.
52. Fill and/or import material shall be subject to the approval of the soils engineer.
53. Developer is responsible for the grading of lot pad areas to within 0.1 foot of the design elevations.
54. All areas in the site on which structures are to be placed must be compacted to 90% relative density, for a minimum distance of 5-feet in all directions from the foundations of the structure.
55. All fill material shall be moisture conditioned to at least 2% above optimum moisture and compacted to 90% relative density, as determined by test methods referenced in Chapter 15.28 of the Shafter Municipal Code, and so certified by test and report from the soils engineer.
56. The placement of fill shall be in 6-inch-maximum lifts, compacted with heavy compaction equipment approved by the City Engineer, unless specifically recommended otherwise in the preliminary soils report.
57. Compaction in proposed pavement areas should be per City standards and should extend to a minimum distance of 2-feet beyond the outside edges of pavement.
58. All cut and fill slopes shall not be steeper than 2 horizontal to 1 vertical.
59. All fill areas to be cleared of all vegetation and other unsuitable materials for a structural fill and the areas shall be scarified to a depth of 6-inches, unless specifically noted otherwise in the preliminary soils report.
60. All slopes in excess of three (3) feet shall be prepared and maintained to control against erosion.
61. Grading work shall be supervised as engineered grading in accordance with Chapter 15.28 of the Shafter Municipal Code.
62. During grading, reasonable searching should be performed for concealed subsurface obstructions. All abandoned subsurface obstructions should be removed. If terminus of any abandoned piping is outside the project limits, the piping should be removed within the project and properly capped at the project boundary.
63. Developer's attention is directed to the provisions of SJVAPCD's Regulation VIII - Fugitive PM 10 Prohibitions, which requires the submission of a Dust Control Plan for certain construction projects. Developer shall comply with all applicable SJVAPCD rules and regulations including the submission of a Dust Control Plan as may be applicable.

Current SJVAPCD rules and regulations are available online at <http://www.valleyair.org/rules/1ruleslist.htm>.

64. It shall be the Developer's responsibility to prevent a dust nuisance from originating from the site of the work as a result of his operations. Preventative measures to be taken by the Contractor shall include but shall not be limited to the following:
 - a. Water shall be applied to all unpaved areas as required to prevent the surface from becoming dry enough to permit dust formation.
 - b. Paved surfaces over which vehicular traffic is permitted to travel shall be kept free of dirt.
 - c. Temporary suspension of the work, either as a result of order by the Engineer or as a result of conditions beyond the control of the Contractor shall not relieve the Contractor from his responsibility for dust control as set forth herein.

ENGINEERING: WATER/FIRE

65. The Developer shall install two water systems for the project together with such equipment, pipeline, and facilities, including individual water services, as may be necessary to ensure the development has a minimum supply of water for the purposes of the development including fire protection. One water system shall be developed exclusively for drinking or domestic water service. The other shall be for fire protection, irrigation of lawns, parks, and common landscape area and be provided by either existing or new wells. Developer shall submit water improvement plans to the City Engineer for review and approval. Developer shall construct the public water system in accordance with Subdivision Engineering Design Manual for the subject property. The dual water system shall be constructed by the Developer and approved by the City of Shafter prior to recordation of the final map.
66. To the greatest extent possible, above ground air-vac or air release valves shall be in public landscaping. This requirement is subject to the approval of the City of Shafter.
67. To the greatest extent possible, wet utilities (sewer, water, storm drain) shall be installed between the flowlines on all streets.
68. Prior to installation, all water improvement plans shall be reviewed and approved by the Kern County Fire Department. The review includes hydrant locations and access into and out of the tract. A plan review permit, obtained from the Kern County Fire Department, must be applied and paid for prior to the review of any modified or new tract map.
69. The water line size, location and materials shall be subject to the approval of the City Engineer. The minimum water line size shall be in accordance with the Subdivision and Engineering Design Manual.
70. Tie-ins to existing water mains shall be constructed in a manner approved by the City Engineer.

71. Whenever possible, the water system shall be looped to minimize dead ends.
72. No permanent structures shall be constructed over proposed or existing utility easements.
73. Prior to issuance of a building permit, water mains and fire hydrants to be installed by applicant shall be completed, tested, and accepted (CFC).
74. The Developer shall provide AWWA approved fire hydrants that comply with Kern County Development Standards (Clow 850 or equivalent).
75. The required fire hydrants shall be placed a maximum of 330 feet apart throughout the tract for firefighting purposes. Final hydrant locations shall be approved by Kern County Fire prior to installation.
76. The Developer shall install reflective markers to identify hydrant locations pursuant to California Health and Safety Code 13060.
77. The required fire hydrants shall provide a minimum fire flow of 1,500 gallons per minute for 2 hours with 20 PSI residual, or as determined by the Kern County Fire Department.
78. The water system for the required fire hydrants shall be looped, if practicable.
79. The Developer shall install the required water, access and street signs prior to issuance of any building permit.
80. A fire flow test shall be performed and approved by the Kern County Fire Department prior to issuance of any building permit and before any Certificates of Occupancy are issued. The Kern County Fire Department shall be contacted for a fire flow test and approval prior to the commencement of construction.
81. All fire access roads to each parcel must meet specifications set forth in Section 503.2 of the California Fire Code and the applicable Appendix and Ordinance sections.

ENGINEERING: SEWER

82. No properties shall be served by a septic system.
83. Developer shall install a sewer system for the development together with such materials, pipelines, manholes, and individual services for the purposes of the development. Developer shall submit sewer improvement plans to the City Engineer for review and approval prior to recordation of the final map. Developer shall construct the public sewer system in accordance with the Shafter Subdivision Engineering Design Manual for the subject property.
84. Sewer line size, location, slope, and materials shall be subject to the approval of the City Engineer. Minimum sewer line size, location, slope, and materials shall also be in accordance with the Subdivision and Engineering Design Manual.

85. Tie-ins to existing sewer mains, manholes, or other structures shall be constructed as directed by the City Engineer.
86. Sewer pipelines and manholes shall be installed within the proposed paving of the development.
87. Separate sewer services shall be installed for each property. At no time shall sewer be joint trenched with water.

ENGINEERING: STREET & TRAFFIC

88. Developer shall construct and provide rights-of-way for all streets, curb, gutter, cross gutter, drainage facilities, sidewalks, walls, landscaping, streetlights, drive approaches, intersections, and other related improvements consistent with Tentative Tract No. 7523. Developer shall submit street improvement plans prepared by a registered civil engineer to the City Engineer for review and approval and shall include: Preliminary soils report, preliminary engineer's estimate of construction costs; and plan check and inspection fees.
89. Additional rights of way easements or dedications necessary for street and/or public utility improvements located outside the tract boundary shall be granted to the City of Shafter prior to a final map recording.
90. The drawings shall include all proposed public street pavement, curb, gutter, driveways, streetlights, cross gutter, catch basins, striping, signage, traffic signals, and sidewalks along the perimeter of all streets adjacent to or within the project site. Said improvements shall be constructed as per the street improvement plans approved by the City Engineer in a manner consistent with the Subdivision and Engineering Design Manual.
91. Street signs shall be installed per City standards as required by the City Engineer.
92. During construction, the Developer shall maintain the project, including all adjacent streets in a dust free condition. This condition applies at all times including weekends, evenings, and nighttime hours. During construction operations, cleanup of soil from the public roadways shall be required, if deemed necessary, by the City Engineer.
93. All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be at a depth as approved by the City Engineer.
94. Driveway approaches shall be constructed in a manner consistent with the requirements for commercial approaches as set forth in the City's Subdivision and Engineering Design Manual or as permitted by the City Engineer.
95. Sidewalk, including curb, shall be five (5) feet wide and shall be placed behind the curb, or as specified by the Engineering Design Manual. Transitions at intersections and wheelchair ramps shall be provided and installed per the City's Subdivision and Engineering Design Manual.

96. Monument and monument covers shall be set per City Standards.
97. Property line locations shall be marked with a chiseled line on the top of curb for all property lines. The location of all sewer laterals shall be indicated on the top or face of curb with a stamped "S".
98. Street lighting shall be installed in accordance with the City Engineering and Subdivision Design Manual as directed by the City Engineer. Developer shall coordinate with Pacific Gas & Electric to ensure that the streetlights are established under the LS-2A rate schedule.
99. Secondary access easements shall be provided at the request of the City Engineer. Within any given phase of development, secondary access easements and improvements shall be provided in a manner approved by the City Engineer. Access roads shall be twenty (20) feet in width and shall consist of three (3) inches of Class II aggregate base over six (6) inches of native material compacted to 90% relative maximum density.
100. Developer shall dedicate to the City of Shafter an additional four (4) feet along the north side of E Ash Avenue, as shown on the approved Tract Map. Said dedication shall be shown on, and recorded with, the Final Map.
101. Prior to recordation of the Final Map, the Developer of Tract 7523 shall demonstrate to the satisfaction of the City that an Intersection Safety and Operational Assessment Process (ISOAP) has been initiated with the California Department of Transportation (Caltrans), District 6, to address operational and safety considerations at the Ash Avenue/State Route 43 intersection. The completed ISOAP shall be submitted to Caltrans District 6 for review and concurrence prior to issuance of any Caltrans encroachment permit affecting State Route 43.
102. The Developer shall complete the following street improvements, in accordance with all City standards:
 - a. Extend the existing paving, and install new curb, gutter, and 5-ft-wide sidewalk on the south-side of E Euclid Ave.
 - b. Extend the existing street paving, and install new curb, gutter, and 5-ft-wide sidewalk on the north side of E Ash Ave.
 - c. Extend the existing street paving, and install new curb, gutter, and 10-ft-wide sidewalk on the west side of Central Valley Highway (State-Route 43).

ENGINEERING: LANDSCAPING

103. Electrical Source for Landscaping:
 - a. Developer shall supply and install landscaping electrical services to power any and all required timers, solenoids, pumps, motorized equipment. Cabinets and meter pedestals shall be approved by the City of Shafter. Developer shall contract with Pacific, Gas & Electric the location of each pedestal and make all arrangements for them to deliver power at each location.

104. Water Source for Landscaping:
- a. Landscaping water service point of connection shall be approved by the City Engineer. The water source shall be from the non-potable water system installed with the tract.
105. Landscaping Enclosure:
- a. Landscaping timers, electrical service fuses, breakers, etc., shall be installed within a commercial grade landscaping enclosure.
 - b. Commercial grade landscaping enclosure shall be installed within the dedicated landscaping area adjacent to the water source and/or electrical source.
 - c. Commercial grade landscaping enclosure shall be installed on a concrete foundation poured onto a minimum of six (6) inches of native subgrade compacted to 90% (or in accordance with manufacturer's recommendations, whichever is more stringent).
 - d. The City of Shafter Subdivision and Design Manual requires a 110-volt duplex electrical service within the enclosure.
106. The Developer shall comply with all requirements for grading and erosion control, including the prevention of sedimentation or potential damage to off-site property.
107. Sleeves shall be placed under the proposed paving for landscape piping or low voltage electrical per the City Engineer.

ENGINEERING: SUBDIVISION IMPROVEMENT AGREEMENT

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

DATE: February 10, 2026
TO: Planning Commission
FROM: Planning Department
SUBJECT: General Plan Conformity Determination – 1351 E. Ash Avenue

RECOMMENDATION:

Planning Commission adopt Resolution No. 26-479, a Resolution of the Planning Commission of the City of Shafter, finding that the purchase of real property located at 1351 E. Ash Avenue (APN 089-140-13) conforms with the City of Shafter General Plan in accordance with Government Code Section 65402 and finding the adoption of the Resolution in Compliance with CEQA Requirements.

APPLICANT
City of Shafter
336 Pacific Avenue
Shafter, CA 93263

OWNER
Quantum Land
10305 Salisbury Drive
Bakersfield, CA 93311

LOCATION: The property to be purchased is located at 1351 E. Ash Avenue (APN 089-140-13).

PROJECT DATA:

1. General Plan Designation: The current land use designation for the subject property is I (Industrial).
2. Zoning: The current zoning classification for the subject property is I (Industrial).
3. Existing Use: The existing use of the property is an idle concrete manufacturing facility for cementitious board production. The sale of the property would change this existing use.
4. Future Use: The future use of the property would be professional office use by the City.
5. Acreage: 4.74 acres

PROJECT ANALYSIS:

Government Code Section 65402 requires a finding that the purchase of property by a city conforms to the city’s general plan. The existing use of the property located at 1351 E. Ash Avenue is an idle concrete manufacturing facility for cementitious board production, which is a by-right use allowed in the I zone because, according to Chapter 6 of Title 17 of Shafter Municipal Code (Zoning Ordinance), “cement products manufacturing” is a permitted use in the I zone. Therefore, the use at the site is currently in conformance with the Shafter General Plan. If the property was sold to the City, the City would use the property for professional office use. Chapter 6 of the Zoning Ordinance allows “[a]ll uses either permitted or conditionally permitted in the

commercial districts” to also be permitted or conditionally permitted in the I zone. Chapter 5 of the Zoning Ordinance allows “clerical and professional offices” as a permitted by-right use in all commercial districts. Therefore, the sale of the property is in conformance with the Shafter General Plan.

CEQA:

The action is not defined as a “project” per Section 15378(b)(5) of the CEQA Guidelines because the action is a determination of general plan conformity regarding the purchase of property by the City located at 1351 E. Ash Avenue for a use that is permitted by right and therefore, it is organizational and administrative activity that will not result in direct or indirect physical changes to the environment and not subject to CEQA.

ATTACHMENTS

Resolution No. 26-479

EXHIBIT

1

RESOLUTION NO. 26-479

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER, CALIFORNIA, FINDING THAT THE PURCHASE OF REAL PROPERTY LOCATED AT 1351 E. ASH AVENUE (APN 089-140-13) CONFORMS WITH THE CITY OF SHAFTER GENERAL PLAN IN ACCORDANCE WITH GOVERNMENT CODE 65402 AND FINDING THE ADOPTION OF THE RESOLUTION IN COMPLIANCE WITH CEQA REQUIREMENTS

WHEREAS, the City of Shafter (“City”), proposes to purchase real property located at 1351 E. Ash Avenue, in the City of Shafter, County of Kern, State of California 93263, commonly referred to as Assessor's Parcel Numbers 089-140-13 (“Property”), all as more fully described in Exhibits “A” and “B”; and

WHEREAS, California Government Code Section 65402 requires a finding that the acquisition of the Property conforms to the City of Shafter General Plan; and

WHEREAS, the Property in question is designated as “Industrial” by the City of Shafter General Plan; and

WHEREAS, the basis for making the conformity finding is determining whether the proposed purchase of the Property is consistent with the adopted City of Shafter General Plan; and

WHEREAS, existing use of the Property is an idle concrete manufacturing facility for cementitious board production, which is a by-right use allowed in the Industrial (“I”) zone because, according to Chapter 6 of the Title 17 of Shafter Municipal Code (“Zoning Ordinance”), “cement products manufacturing” is a permitted use in the I zone; and

WHEREAS, the City would use the property for professional office use and Chapter 6 of the Zoning Ordinance allows “[a]ll uses either permitted or conditionally permitted in the commercial districts” to also be permitted or conditionally permitted in the I zone; and

WHEREAS, Chapter 5 of the Zoning Ordinance allows “clerical and professional offices” as a permitted by-right use in all commercial districts; and

WHEREAS, the Planning Commission has determined that the sale of the Property is in the public interest and convenience.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SHAFTER HEREBY RESOLVES AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct.

SECTION 2. CEQA. The Planning Commission finds and determines that the general plan conformity determination required herein is not a “project” as defined under Section 15378(b)(5) of the California Environmental Quality Act (“CEQA”) Guidelines in that the purchase of the Property is for a use that that is permitted by right and has already been environmentally cleared and therefore, this determination is organizational and administrative

EXHIBIT 1

activity that will not result in direct or indirect physical changes to the environment and not subject to CEQA.

SECTION 3. Findings. Based on the findings set forth in the recitals above and all reports and evidence received, the Planning Commission hereby determines that the sale of the Property conforms with the City of Shafter General Plan.

SECTION 4. Severability. If any provision, section, paragraph, sentence, or word of this resolution be rendered or declared invalid by any court of competent jurisdiction, or by reason of preemptive legislation, the remaining provisions, sections, paragraphs, sentences, and words of this resolution shall remain in full force and effect.

SECTION 5. The City Clerk shall certify the adoption of this Resolution.

PASSED AND ADOPTED THIS 10th DAY OF FEBRUARY, 2026.

Lovedeep Joshan, Chairman

ATTEST

Yazmina Pallares, City Clerk

EXHIBIT "A"

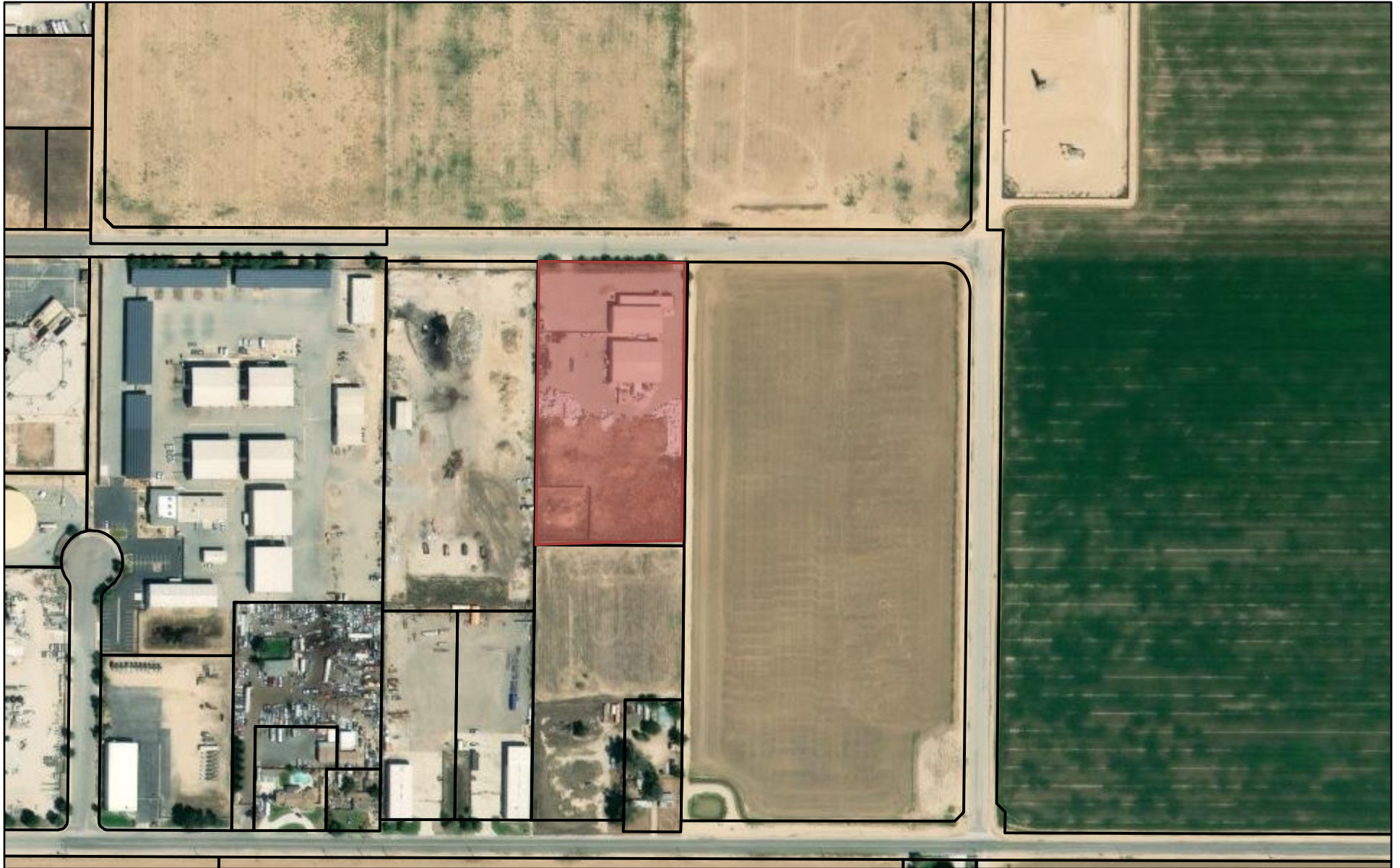
Legal Description

THAT PORTION OF THE EAST 1/2 OF LOT 11, IN SECTION 14, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF SHAFER, COUNTY OF KERN, STATE OF CALIFORNIA, AS DESIGNATED AND DELINEATED UPON THE MAP ENTITLED "SALES MAP OF THE LANDS OF KERN COUNTY LAND COMPANY, IN SECTION 14, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN," FILED FEBRUARY 11, 1913, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF LOT 11, DISTANT 670 FEET NORTH OF THE CENTER LINE OF THE COUNTY ROAD BOUNDING SAID LOT ON THE SOUTH; THENCE NORTH ALONG SAID WEST LINE, 650 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, 650 FEET, MORE OR LESS TO A POINT WHICH IS DISTANT NORTH 670 FEET FROM THE CENTER LINE OF THE COUNTY ROAD BOUNDING SAID LOT ON THE SOUTH, THENCE WEST AND PARALLEL TO THE NORTH LINE THEREOF, TO A POINT OF BEGINNING.

EXCEPTING AND RESERVING UNTO THE GRANTOR AND HEIRS HEREIN ALL OIL, GAS PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHIN OR UNDERLYING SAID LAND OR THAT MAY BE PRODUCED AND SAVED THEREFROM, PROVIDING THAT THE GRANTOR, HIS SUCCESSORS AND ASSIGNS, SHALL NOT CONDUCT DRILLING OR OTHER OPERATIONS UPON THE SURFACE OF SAID LAND, BUT NOTHING HEREIN CONTAINED SHALL BE DEEMED TO PREVENT THE GRANTOR, HIS SUCCESSORS AND ASSIGNS, FROM EXTRACTING TO CAPTURING SAID MINERALS BY DRILLING ON ADJACENT OR NEIGHBORING LANDS AND/OR FROM CONDUCTING SUB-SURFACE DRILLING OPERATIONS UNDER SAID LANDS AT A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, SO AS NOT TO DISTURB THE SURFACE OF SAID LAND OR ANY IMPROVEMENTS THEREON.

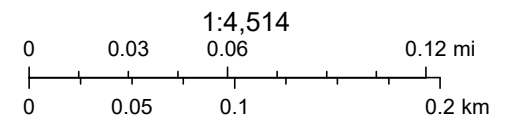
Exhibit "B" - General Plan Conformity - 1351 E. Ash Avenue



1/30/2026, 9:54:48 AM

 Parcels 2025 July 24

 1351 E. Ash Avenue



Vantor, Esri, HERE, Garmin, iPC