



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

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, JULY 14, 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 Sanchez

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: Regular Meeting of May 12, 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. **Tentative Tract Map No. 7498:** Planning Commission conduct a public hearing; and adopt Resolution No. 26-486, a Resolution of the Planning Commission of the City of Shafter recommending the City Council find that no further environmental review is required pursuant to CEQA Guidelines Section 15162 because the project is within the scope of the previously adopted Mitigated Negative Declaration (SCH No. 2026020740), and none of the conditions requiring a subsequent or supplemental environmental document have occurred, and approving Tentative Tract No. 7498, as depicted in Exhibit "A" with Conditions of Approval as shown in Exhibit "B", to allow the residential subdivision of an approximate 40-acre site into 177 lots located to the southeast and southwest of the intersection of E Los Angeles Avenue and S Mannel Avenue (APNs 028-290-03 and 028-290-04). (Planning Director Esselman)

ROLL CALL

2. **Temporary Land Use Permit No. 23-136 Extension of Time:** Conduct public hearing; adopt a Notice of Exemption pursuant to the California Environmental Quality Act; and adopt Resolution No. 26-487, a Resolution of the Planning Commission of the City of Shafter, approving a one-year extension of time for Temporary Land Use Permit No. 23-136 at 111 N. Central Valley Highway, City of Shafter, California (APN 026-101-29). (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., July 9, 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 July 14, 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, MAY 12, 2026**

CALL TO ORDER: 6:00 PM

ROLL CALL:

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

PLEDGE OF ALLEGIANCE: Vice Chairman Piuser

INVOCATION: Commissioner Sanchez

APPROVAL OF AGENDA:

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

AYES: PIUSER, SANCHEZ, AND SIMMONS.

NAYS: NONE.

ABSENT: JOSHAN AND CAMACHO.

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 April 14, 2026.

*MOVED (SIMMONS) AND SECONDED (SANCHEZ) COMMISSIONERS APPROVED THE MINUTES OF THE
REGULAR MEETING OF APRIL 14, 2026, AS PRESENTED. MOTION CARRIED BY THE FOLLOWING VOTE:*

AYES: PIUSER, SANCHEZ, AND SIMMONS.

NAYS: NONE.

ABSENT: JOSHAN AND CAMACHO.

ABSTENTIONS: NONE.

PUBLIC HEARING:

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

1. Conditional Use Permit No. 26-160 (Telecommunications Facility Expansion - 4451 Fanucchi Way): Planning Director Esselman made introductory comments.

Vice Chairman Piuser 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 PUBLIC HEARING; ADOPTED A NOTICE OF EXEMPTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND ADOPTED RESOLUTION NO. 26-484, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER, APPROVING CONDITIONAL USE PERMIT NO. 26-160 TO EXPAND AN EXISTING WIRELESS COMMUNICATIONS FACILITY LOCATED AT 4451 FANUCCHI WAY, SHAFTER, CALIFORNIA 93263 (ASSESSOR'S PARCEL NUMBER 091-261-16). MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PIUSER, SANCHEZ, AND SIMMONS.

NAYS: NONE.

ABSENT: JOSHAN AND CAMACHO.

ABSTENTIONS: NONE.

2. Tentative Tract Map No. 7461 Amendment of Conditions: Senior Planner Cazares made introductory comments.

Vice Chairman Piuser opened the public hearing. Being no members of the public wishing to speak, the public hearing was closed.

MOVED (SANCHEZ) AND SECONDED (SIMMONS) COMMISSIONERS CONDUCTED A PUBLIC HEARING; AND ADOPTED RESOLUTION NO. 26-485, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER, RECOMMENDING THE CITY COUNCIL FIND THE ACTION HAS ALREADY COMPLIED WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND APPROVE AN AMENDMENT OF CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP NO. 7461, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF 7TH STANDARD ROAD AND THE FUTURE LAKE ROAD WITHIN THE MISSION LAKES SPECIFIC PLAN AREA. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: PIUSER, SANCHEZ, AND SIMMONS.

NAYS: NONE.

ABSENT: JOSHAN AND CAMACHO.

ABSTENTIONS: NONE.

COMMISSIONER REPORTS: No reports at this time.

ADJOURNMENT:

MOVED (SIMMONS) AND SECONDED (SANCHEZ) COMMISSIONERS ADJOURNED THE MEETING AT 6:14 P.M. MOTION CARRIED WITH NO OPPOSITION WITH CHAIRMAN JOSHAN AND COMMISSIONER CAMACHO ABSENT.

David Piuser, Vice Chairman

ATTEST:

Yazmina Pallares, City Clerk

DATE: July 14, 2026
TO: Planning Commission
FROM: Planning Department
SUBJECT: Tentative Tract Map No. 7498

RECOMMENDATION:

Planning Commission conduct a public hearing; and adopt Resolution No. 26-486, a Resolution of the Planning Commission of the City of Shafter recommending the City Council find that no further environmental review is required pursuant to CEQA Guidelines Section 15162 because the project is within the scope of the previously adopted Mitigated Negative Declaration (SCH No. 2026020740), and none of the conditions requiring a subsequent or supplemental environmental document have occurred, and approving Tentative Tract No. 7498, as depicted in Exhibit "A" with Conditions of Approval as shown in Exhibit "B", to allow the residential subdivision of an approximate 40-acre site into 177 lots located to the southeast and southwest of the intersection of E Los Angeles Avenue and S Mannel Avenue (APNs 028-290-03 and 028-290-04).

APPLICANT

Cornerstone Engineering
5509 Young Street
Bakersfield, CA 93311

OWNER

V Lions Holdings, LLC.
PO Box 1200
Wasco, CA 93280

LOCATION: The project is located southeast and southwest of the intersection of E Los Angeles Avenue and S Mannel Ave, also being Lots 20 and 21 in Section 15, Township 28 South, Range 25 East. The Assessor Parcel Numbers (APN) are 028-290-03 and 028-290-04.

PROJECT DATA:

1. General Plan Designation: The current land use designation on the project site is Low Density Residential (LDR).
2. Zoning: The current zoning on the project site is Low Density Residential (R-1).
3. Acreage: Approximately 40 gross acres; approximately 29.03 net acres
4. Proposed Number of Lots: 177 total lots (176 single-family residential lots)
5. Elementary School District: Richland Union School District
6. Jr. High School District: Richland Union School District
7. High School: Kern County High School District

PUBLIC HEARING

PROJECT ANALYSIS:

The property owner, V Lions Holdings, LLC. is requesting approval of a tentative tract map to subdivide approximately 40 gross acres into 176 single-family residential lots and 1 sump lot. The proposed subdivision includes residential lots ranging in size from 6,800 square feet to 11,000 square feet. The tract is proposed in 4 phases. Phase 1 will include 46 single-family residences and the sump. Phase 2 will have 41 SFR lots, Phase 3 will have 50 SFR lots and Phase 4 will have the final 39 SFR lots.

Both S Mannel Avenue and Tasso Street will be developed as local streets providing entry to the tract off of E Los Angeles Ave. A temporary barricade will be set up at the south end of the tract at the end of Rue Avenue until future development is proposed south of this site. The drainage basin will be located at the southwest corner of the tract and will be dedicated to the City of Shafter at final map. The Developer proposes to build a 6-foot-high decorative CMU block wall around the tract perimeter.

The proposed tentative tract map has been designed to be consistent with both the lot sizes and the design elements required by the Shafter Zoning Ordinance. 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.

GENERAL PLAN CONSISTENCY

The proposed residential project is consistent with the adopted Shafter Zoning Ordinance, and the lot size, configuration, and density meet the requirements for the R-1 zone. The internal circulation plan, street configuration, and proposed improvements are all consistent with the City's requirements.

AGENCY & PUBLIC COMMENTS

Affected public agencies and service providers were given an opportunity to review the map and provide comment prior to the Planning Commission hearing. As required by law, public noticing was also provided to any parties within 300 feet of the project boundaries, and a public hearing notice was published on the local 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 July 14th Planning Commission meeting may be included in the subsequent report presented to the City Council.

CEQA

The project's environmental impacts were previously evaluated under a Mitigated Negative Declaration (MND) that was adopted for General Plan Amendment No. 25-41 and Zone Change No. 25-74 (SCH No. 2026020740). Staff have determined that the tract map is within the scope of the original MND, and the MND adequately describes the activity of the residential development proposed in Tentative Tract No. 7498. Therefore, no further CEQA action is required.

FINDINGS

The Shafter Subdivision Ordinance (Title 16) and the California Subdivision Map Act authorize the Shafter Planning Commission to approve (or deny) a map only upon making certain findings supported by the evidence in the record of proceedings. These findings include whether:

1. The proposed map is consistent with the General Plan and any applicable specific plan approved by the City Council;
2. The design and/or improvements of the proposed subdivision are consistent with the General Plan and any applicable specific plan;
3. The site is physically suitable for the proposed type and density of development;
4. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat;
5. The design of the subdivision or the type of improvements is likely to cause serious public health problems;
6. The design of the subdivision or the type of improvements proposed will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
7. The proposed subdivision is consistent with California Government Code Section 66412.3 in that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.
8. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
9. The discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.

In addition, since this a residential subdivision project, the California Housing Accountability Act applies, and the project cannot be denied unless the Planning Commission determines, by preponderance of the evidence, that the project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density.

A "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

Pursuant to Government Code section 65589.5 (a)(3) it is the intent of the Legislature that the conditions that would have a specific, adverse impact upon the public health and safety arise infrequently. For the reasons set forth in this report, we note that the findings for approval of this subdivision can be made. Moreover, the City has no applicable objective, identified written public health or safety standards that can be applied to deny approval of the proposed subdivision.

The responsibility for determining satisfaction with the above requirements is assigned to the Decision-Making Body pursuant to Section 66474.7 of the Subdivision Map Act. These findings are presented to the Planning Commission for information only.

ALTERNATIVES

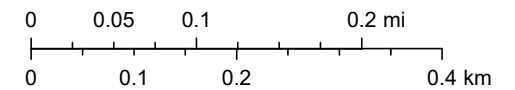
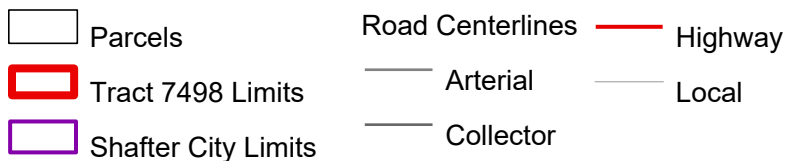
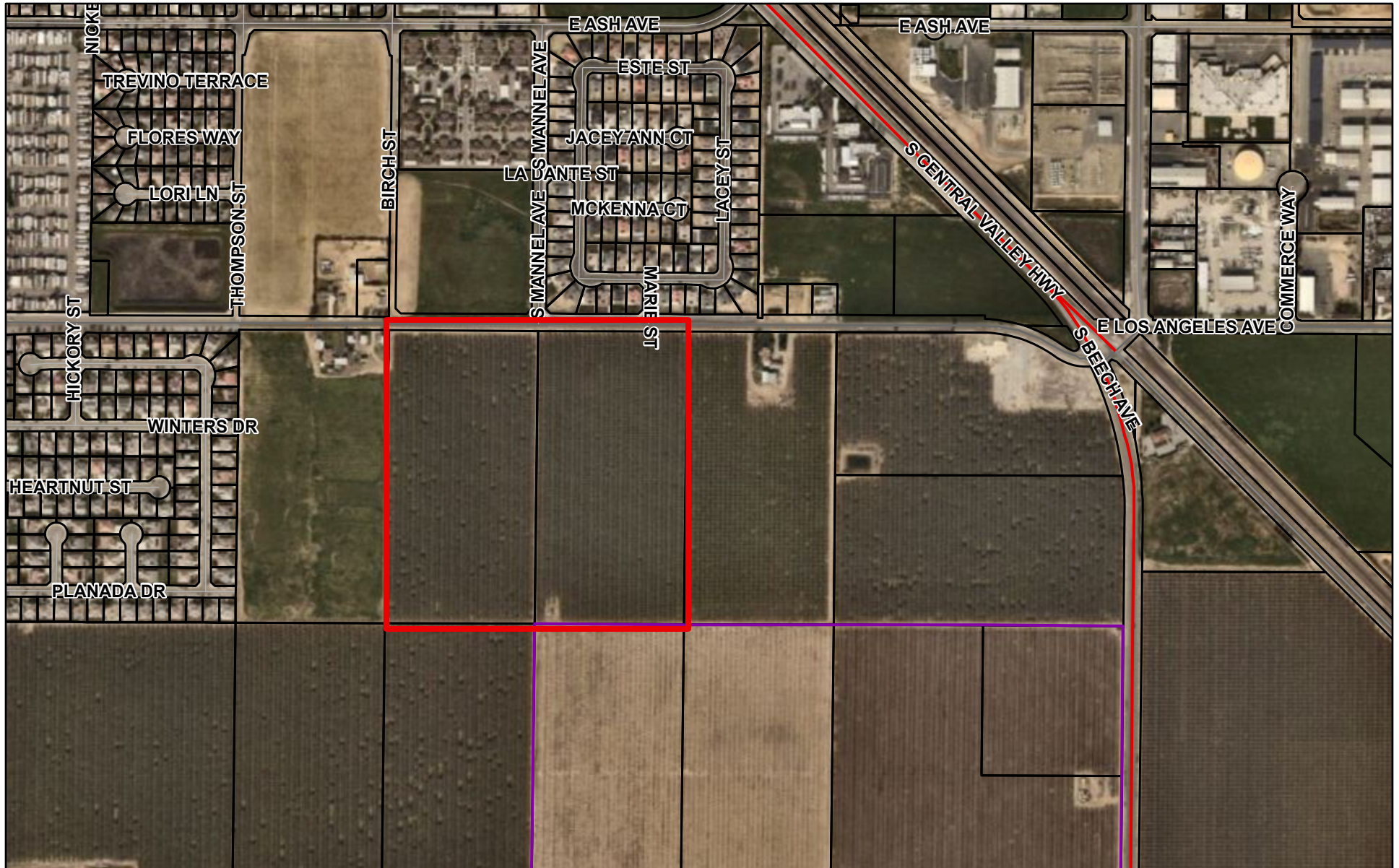
The Planning Commission could recommend denial to the City Council. However, a City can only deny a tract map if the project is not in compliance with applicable City codes and ordinances or the Subdivision Map Act. Conceptually, this project is in compliance with all applicable development standards and policies of the City of Shafter. City staff, in partnership with other advising agencies and affected parties, have prepared conditions of approval and alterations to the proposed project that are deemed reasonable and necessary. Staff do not recommend the alternative option.

ATTACHMENTS

EXHIBIT

Vicinity Map	1
Resolution No. 26-486	2

Exhibit 1 - Tract 7498 Vicinity Map



RESOLUTION NO. 26-486

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING THE CITY COUNCIL FIND THAT NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED PURSUANT TO CEQA GUIDELINES SECTION 15162 BECAUSE THE PROJECT IS WITHIN THE SCOPE OF THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION (SCH NO. 2026020740), AND APPROVE TENTATIVE TRACT NO. 7498, AS DEPICTED IN EXHIBIT “A” WITH THE CONDITIONS OF APPROVAL AS SHOWN IN EXHIBIT “B” TO ALLOW THE RESIDENTIAL SUBDIVISION OF AN APPROXIMATE 40-ACRE SITE INTO 177 LOTS LOCATED TO THE SOUTHEAST AND SOUTHWEST OF THE INTERSECTION OF E. LOS ANGELES AVENUE AND S. MANNEL AVENUE (APNs 028-290-03 AND 028-290-04)

WHEREAS, Cornerstone Engineering, 5509 Young Street, Bakersfield, CA 93311, on behalf of V Lions Holdings, LLC., PO Box 1200, Wasco, CA 93280, submitted a tentative tract map application to the City of Shafter to subdivide approximately 40 acres (gross) into 177 lots (consisting of 176 single-family residential lots and 1 sump lot) located generally southeast and southwest of the intersection of E Los Angeles Avenue and S Mannel Avenue (Assessor Parcel Numbers 028-290-03 and 028-290-04); and

WHEREAS, V Lions Holdings, LLC., PO Box 1200, Wasco, CA 93280, is requesting approval of Tentative Tract No. 7498 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, July 14, 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 environmental impacts of the residential development proposed in Tentative Tract No. 7498 were previously analyzed under a Mitigated Negative Declaration (MND) adopted for General Plan Amendment No. 25-41 and Zone Change No. 25-74 (SCH No. 2026020740); and

WHEREAS, the Planning Commission has evaluated the current 177-lot configuration against the original MND and determined the subdivision map is entirely within the geographic and operational scope of that prior analysis; and

WHEREAS, there have been no substantial changes to the project, no substantial changes in surrounding circumstances, and no new information has emerged that would create new or more severe significant environmental impacts; and

WHEREAS, pursuant to State CEQA Guidelines Section 15162, no subsequent or supplemental environmental impact report or negative declaration is required for this action; 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 July 14, 2026, the proposed tentative tract map was duly heard and considered and the Planning Commission found as follows:

1. Pursuant to State CEQA Guidelines Section 15162, the environmental impacts of the residential development proposed in Tentative Tract No. 7498 were previously analyzed under a Mitigated Negative Declaration (MND) adopted for General Plan Amendment No. 25-41 and Zone Change No. 25-74 (SCH No. 2026020740). Tentative Tract No. 7498 is entirely within the scope of that prior environmental analysis, no substantial changes or new information have occurred, and therefore, no further environmental review is required.
2. Tentative Tract No. 7498, together with the provisions for its design and improvement, is consistent with the Shafter General Plan.
3. The site is physically suitable for the proposed type and density of development.
4. 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 design of the proposed subdivision and the type of improvements proposed are not likely to cause serious public health or safety problems.
6. 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.
7. The proposed subdivision, consistent with California Government Code Section 66412.3, balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.
8. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.
9. The discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.
10. The proposed subdivision is in substantial conformity with the Subdivision Map Act, and with Title 16 (Subdivision Ordinance) of the Shafter Municipal Code. The proposed lots are in substantial conformance with the provisions of the Shafter Zoning Ordinance and all lots have, or will have, adequate and proper access to public streets, sanitary sewer, water lines, fire hydrants, drainage structures and utilities.
11. 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 14th day of July 2026, resolved to recommend to the Shafter City Council the approval of Tentative Tract Map No. 7498 (Exhibit “A”), with the above findings and the conditions of approval as shown in Exhibit “B”.

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

PASSED AND ADOPTED THIS 14th DAY OF JULY, 2026.

Lovedeep Joshan, Chairman

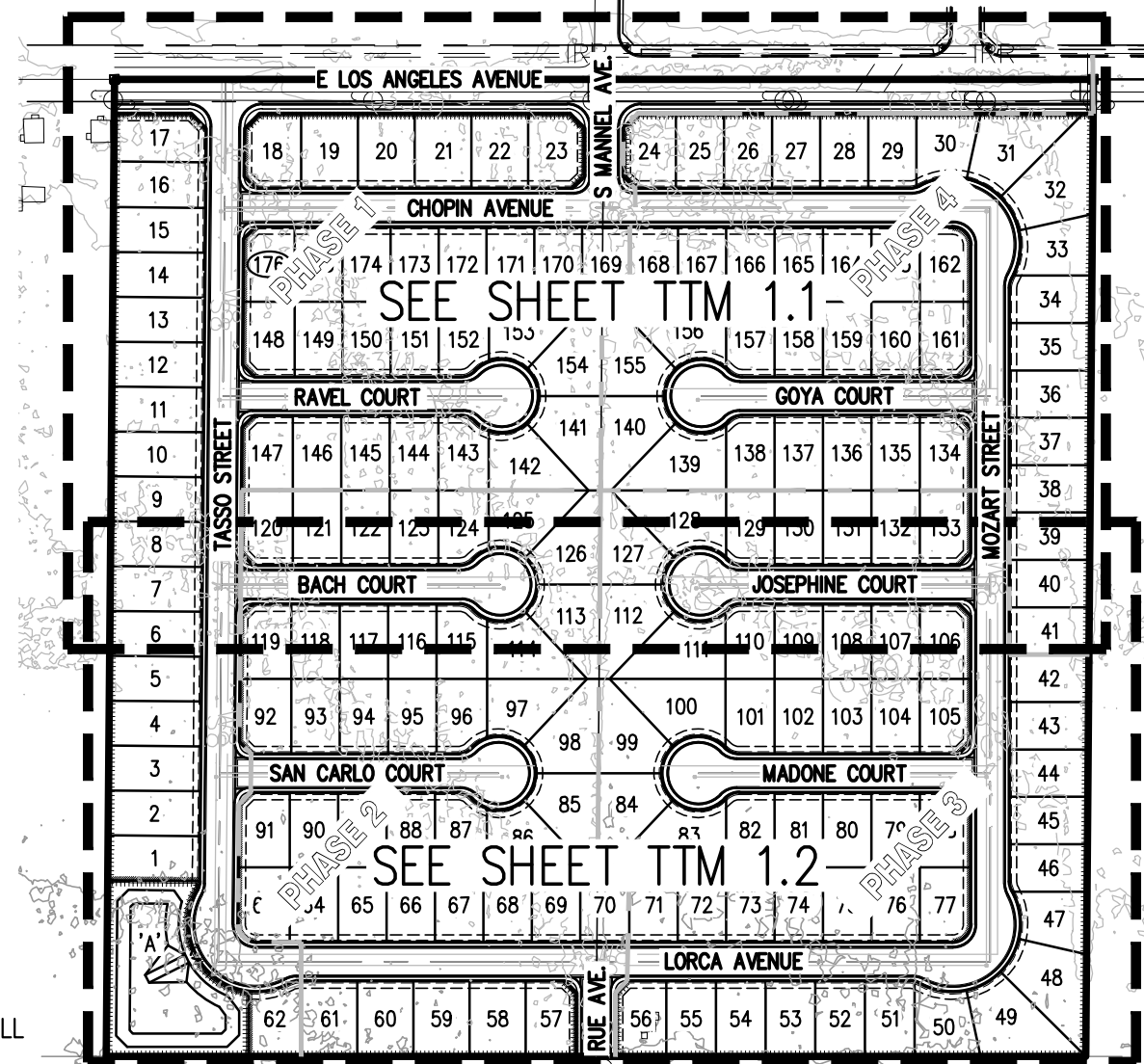
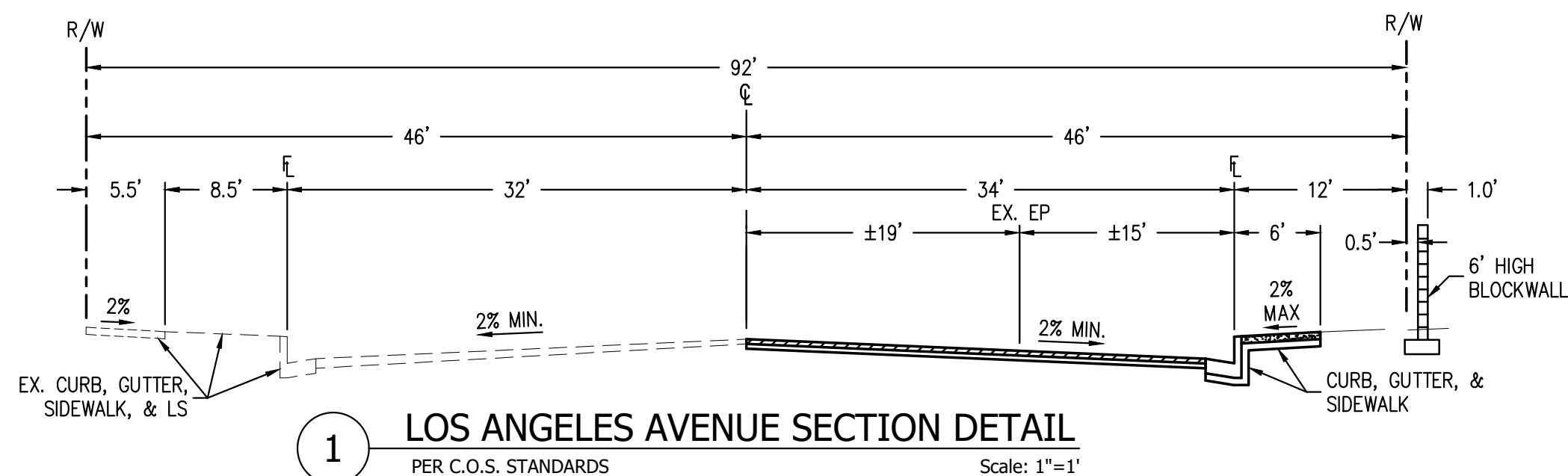
ATTEST

Yazmina Pallares, City Clerk

TENTATIVE TRACT 7498

LOT 20 AND LOT 21 IN SECTION 15, IN TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY, IN SECTIONS 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ON FEBRUARY 11, 1913.

APN: 028-290-03 & 028-290-04



KEY MAP

SCALE: 1" = 250'

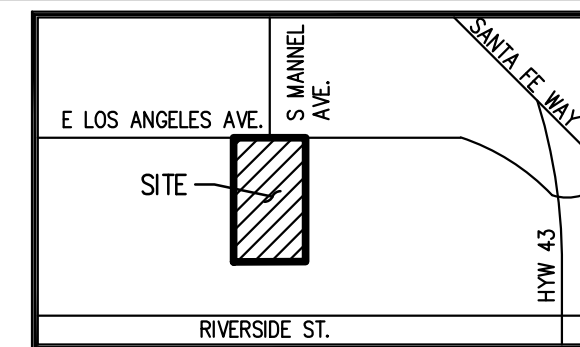
- 1 30' WIDE PUBLIC ACCESS EASEMENT PER SALES MAP OF LAND OF KERN COUNTY LAND COMPANY FILED FEBRUARY 11, 1913 IN THE OFFICE OF THE KERN COUNTY RECORDER.
- 2 45' WIDE WATERLINE EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA PER BOOK 2576 AT PAGE 64 O.R.
- 3 A GRANT OF EASEMENT FOR THE PURPOSES OF WATER PIPELINES PER DOCUMENT RECORDED FEBRUARY 14, 1956 IN BOOK 2559, PAGE 408, O.R.

THE NORTH LINE OF LOTS 21-24 OF SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY IN SECTION 15, T28S, R25E, MDB&M, ALSO BEING THE CENTERLINE OF LOS ANGELES AVENUE BETWEEN SHAFTER AVENUE AND S. MANNEL AVENUE, WHICH BEARS N89°03'47"W AS SHOWN ON PARCEL MAP NO. 10605, FILED JULY 16, 1999 IN BOOK 50 AT PAGE 157 IN THE OFFICE OF THE KERN COUNTY RECORDER IS THE BASIS OF BEARINGS FOR SURVEY SHOWN HERE.

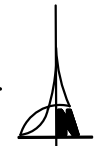
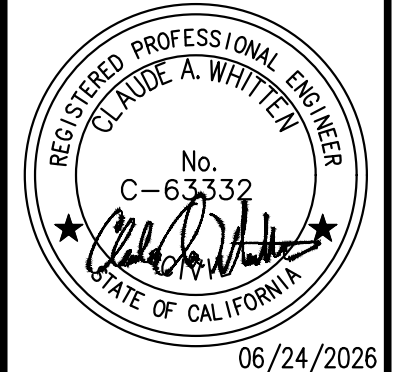
1. APN: 028-290-03 & 04
2. APPROXIMATE ACREAGE: ±40 GROSS ACRES
3. NUMBER OF LOTS: 176 RESIDENTIAL LOTS, 1 SUMP LOT.
4. MINIMUM RESIDENTIAL LOT AREA: 6,480 SF
5. EXISTING LAND USE: AGRICULTURE
6. PROPOSED LAND USE: SINGLE-FAMILY, RESIDENTIAL.
7. EXISTING GENERAL PLAN DESIGNATION: VERY LOW DENSITY RESIDENTIAL (VLDR) AND LOW DENSITY RESIDENTIAL.
8. PROPOSED GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL.
9. EXISTING ZONING: ESTATE (E) AND A (AGRICULTURE)
10. PROPOSED ZONING: R-1.
11. WATER: CITY OF SHAFTER
12. SEWER: CITY OF SHAFTER
13. DRAINAGE: IN CONFORMANCE WITH CITY OF SHAFTER STANDARDS
14. GAS: SO CAL GAS
15. ELECTRIC: PG & E
16. TELEPHONE: SBC
17. FIRE PROTECTION: IN CONFORMANCE WITH KERN COUNTY FIRE DEPARTMENT STANDARDS.
18. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
19. NO GAS OR WATER WELLS ARE LOCATED ON THE PROPERTY.
20. ALL ROAD IMPROVEMENTS AND DRAINAGE IN THIS TTM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS ESTABLISHED BY THE CITY OF SHAFTER.
21. MINIMUM SLOPE ON ALL PROPOSED STREETS: 0.2% WITH CURB AND GUTTER
22. MAXIMUM SLOPE ON ALL PROPOSED STREETS: 3.0%
23. THIS PROJECT WILL BE PHASED.
24. ELEMENTARY: REDWOOD
MIDDLE SCHOOL: RICHLAND JUNIOR H.S.
HIGH SCHOOL: SHAFTER H.S.
25. SCHOOL DISTRICTS: RICHLAND S.D. + KERN H.S. DISTRICT
26. PAYMENT TO BE A.C. / 95% A.B. / NATIVE SOIL COMPACTED TO 90% M.D.D.

PHASE	NO. LOTS	LETTER LOT
1	46	1
2	41	0
3	50	0
4	39	0
TOTAL	176	1

ZONE X (AREA OF MINIMAL FLOOD HAZARD)
FEMA MAP NUMBER: 06029C1775E



VICINITY MAP
N.T.S.

[illegible]

DEVELOPMENT BY:

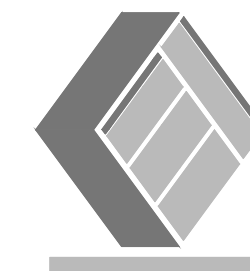
WILSON HOLDINGS, LLC

P.O. BOX 1200
WASCO, CA 93280

TENTATIVE
TRACT 7498
SHAFTER, CA
COVER SHEET

DESIGNER:	JEM
CHECKED BY:	CAW
DATE:	06/24/2026
DRAFTER:	TREY/RAC
SCALE:	AS SHOWN
COMP. NO:	888-01-01_TTM
JOB NO.:	888-01-01

TTM-1.0	SHEET 1 OF 3
---------	--------------------



CORNERSTONE
ENGINEERS ♦ ADVISORS
Bringing Solutions and Light

5509 YOUNG STREET, BAKERSFIELD CA 93311
TEL: (661) 325-9474 FAX: (661) 322-0129
www.cornerstoneeng.com

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

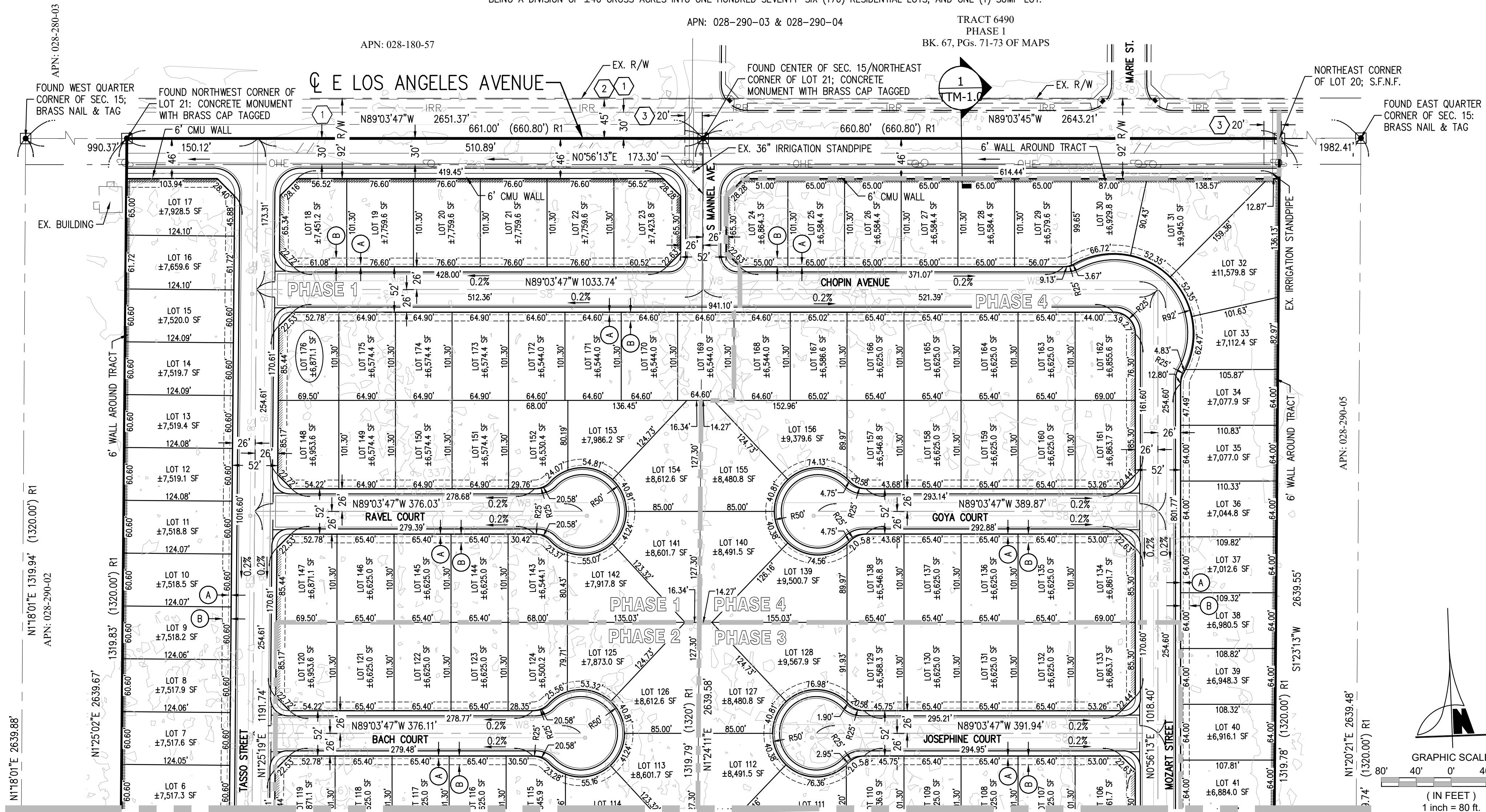
LOT 20 AND LOT 21 IN SECTION 15, IN TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE SALES MAP OF LANDS OF KERN COUNTY LAND COMPANY, IN SECTIONS 15, TOWNSHIP 28 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KERN, STATE OF CALIFORNIA, ON FEBRUARY 11, 1913.

BEING A DIVISION OF ±40 GROSS ACRES INTO ONE HUNDRED SEVENTY-SIX (176) RESIDENTIAL LOTS, AND ONE (1) SUMP LOT.

APN: 028-290-03 & 028-290-04

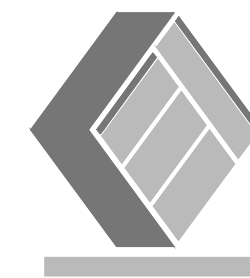
TRACT 6490
PHASE 1
BK. 67, PGs. 71-73 OF MAPS

APN: 028-180-57



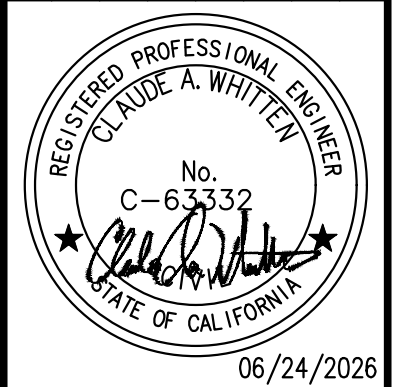
LEGEND

- | | | | | | |
|-------------------|---|--------------|------------------------------|-------|--|
| ----- | EXISTING INTERIOR PROPERTY LINE | -----W8----- | PROPOSED WATER LINE & SIZE | ----- | 6' TALL DECORATIVE CONCRETE MASONRY UNIT
(SHOWN WIDER HEREIN FOR CLARITY) |
| ----- | EASEMENTS | -----S8----- | PROPOSED SEWER LINE & SIZE | ----- | |
| ----- (350) ----- | EXISTING ELEVATION CONTOURS | ===== | PROPOSED RIGHT OF WAY | ----- | PHASE LINES |
| ⑤ | EASEMENT PER LIST SHOWN | ===== | PROPOSED LOT LINES | ----- | |
| ⊙ | EXISTING SANITARY SEWER MANHOLE | ----- | PROPOSED CENTERLINE | ----- | FOUND MONUMENT AS DESCRIBED HEREIN |
| ⊕ | SIGN POST | ===== | DISTINCTIVE BORDER | ----- | |
| ----- | EXISTING CENTERLINE | ===== | WAIVER OF DIRECT ACCESS | ----- | PROPOSED CROSS GUTTER |
| | | ===== | DIRECTION OF STREET DRAINAGE | ----- | |
| () R1 | RECORD PER SALES MAP OF LANDS OF KERN COUNTY
LAND COMPANY FIELD ON FEBRUARY 11, 1913, K.C.R. | ----- | EXISTING EDGE OF PAVEMENT | ----- | |



CORNERSTONE
ENGINEERS ♦ ADVISORS
Bringing Solutions and Light

5509 YOUNG STREET, BAKERSFIELD CA 93311
TEL: (661) 325-9474 FAX: (661) 322-0129
www.cornerstoneeng.com

[illegible]

DEVELOPMENT BY: **W LIONS HOLDINGS, LLC**
P.O. BOX 1200
WASCO, CA 93280

TENTATIVE
TRACT 7498
SHAFTER, CA

DESIGNER:	JEM
CHECKED BY:	CAW
DATE:	06/24/2026
DRAFTER:	TREY/RAC
SCALE:	AS SHOWN
COMP. NO:	888-01-01_TTM
JOB NO.:	888-01-01

TTM-1.1	SHEET 2 OF 3
---------	--------------------

EXHIBIT ‘B’

CONDITIONS OF APPROVAL TENTATIVE TRACT NO. 7498

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. 7498 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 discomfort 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 map 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 approved Tentative Tract No. 7498 and Conditions of Approval included herein, and any approved alterations thereof.

PLANNING

7. Prior to initiating any grading or earthmoving within Tract No. 7498, the Developer shall provide the City of Shafter Planning Department with written confirmation from the San Joaquin Valley Air Pollution Control District (SJVAPCD) that the proposed development follows the requirements of the District's Rule 9510.
8. The Developer shall be required to permanently maintain all landscaping, except for landscaping included in a Community Facilities District, including the replacement of any trees or shrubs that do not survive.
9. Only the street names or alternate street names that have been approved on the Tentative Tract Map shall be used within Tract No. 7498. If the Developer wishes to change the street names at any point in time, a street name change request will need to be submitted to the Shafter Planning Department and approved prior to using any street names which were not approved with the tentative map.
10. If the Developer proposes to make any substantial 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. Approved access shall be provided for each lot in accordance with City standards.
12. All roof-mounted air conditioning equipment shall be located on the rear portion of the roof ridge line in such a manner as to be screened as much as practical from view from public streets.
13. With the exception of model houses, as provided in Section 3.080, Chapter 3, Title 16 (Subdivision Ordinance) of the Shafter Municipal Code, no building permit shall be issued by the City of Shafter until Tract No. 7498 has been recorded pursuant to the requirements of the California Subdivision Map Act and Title 16 (Subdivision Ordinance), of the Shafter Municipal Code.

14. If Condition No. 144 (Subdivision Improvement Agreement) is initiated by the Developer and executed by the City of Shafter, no building permit shall be issued until wet utilities have been installed, an all-weather surface roadway is completed on the subject property, and survey stakes or other form of temporary documentation will be provided for, and approved by the Building and Safety Inspector, to verify building location. Missing stakes or other temporary documentation will result in delays in inspection schedule.
15. The following note shall appear on the final map and all grading and construction plans:
 - a. If during grading or construction, any plugged, abandoned, or unrecorded oil or gas wells are uncovered or damaged, the California Department of Conservation/Geologic Energy Management Division (CalGEM) shall be contacted to inspect and approve any remediation required.
 - b. If any abandoned water wells are located within the development or discovered during excavation or grading, the Kern County Public Health Department - Environmental Health Services Program must be contacted to obtain information for the proper permitting and destruction procedures.
 - c. Building setbacks on lots with existing plugged wells shall satisfy the requirements of the CalGEM. If the recommended setbacks cannot be satisfied, the Developer shall submit, concurrent with the submittal for a building permit for the impacted lot, written confirmation from the CalGEM that the setback provided is acceptable.
16. During grading operations, all activity shall be restricted to periods of low wind to reduce dust emissions. Verification of compliance will be the responsibility of the City of Shafter Building Inspection Division.
17. The Developer of Tract No. 7498 shall comply with all requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD), prior to, and 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.
18. Prior to recordation of any final map for Tract No. 7498, the Developer shall enter into a development agreement with the City of Shafter, in a form and substance reasonably approved and required by the City, which shall provide for a minimum square footage of residential units within the subdivision, and which shall provide for payment of park fees, traffic fees, and any other fees deemed necessary by the City.
19. All utilities shall be designed and constructed in such a way as to allow them to be extended into any future residential development areas.
20. 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.
21. On all corner lots and/or reverse corner lots within the tract, fences/walls shall not be located within the first 5 feet of the Public Utility Easement behind the street side yard and front-

yard property lines. A note stating this must be included on all site plans during building permit review. The City will not permit walls nor fences to be built within the first five (5) feet of the PUE dedication on the side-yard of corner/reverse corner lots.

BUILDING

22. 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.
23. 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.
24. 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.
25. Developer shall pay all development fees and impact fees adopted by the City in effect at the time of issuance of any building permit or Certificate of Occupancy.
26. 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.
27. Prior to issuance of each building permit for houses within Tract No. 7498, Developer shall submit a site plan to the City of Shafter Planning Department for review and approval. The information shown on the site plan shall include but not be limited to: reference to the floor plan layout and building elevation (including exterior building materials and colors), easement locations and widths, patios, porches, driveways, fences, walls, etc. for each of the single-family residences to be constructed within Tract No. 7498. The siting of each structure on the plans must comply with the applicable lot development standards of the latest Shafter Zoning Ordinance related to the R-1 zone.
28. Private drives constructed of Portland cement concrete shall be constructed at a minimum width of 16 feet from the edge of public roadway pavement to the garage of each home.
29. A landscaping plan, including design of a permanent irrigation system, shall be submitted to and approved by the Planning Director and City Engineer. Said approved landscape and irrigation plan shall be implemented prior to receiving a final inspection for any house constructed within the subdivision. All landscaping is subject to the requirements for landscaping contained herein these conditions and with City Standards. Landscaping shall include an irrigation system for both the front-yard and the street side-yard (where applicable) provided the street side-yard is not obscured from sight from an adjacent street by fencing, for each lot within the subdivision. Landscaping shall comply with current State guidelines for residential landscaping.

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

tight, water-tight, twist on or compression connector approved by the City. Coupling integrity shall be inspected by a City of Shafter representative.

- e. Category 6 Unshielded Twisted Pair (CAT 6 UTP) cable (or as approved by the City) shall be installed according to industry standards and the requirements below, and shall not be pinched, stapled, bent sharply, or crossing any sharp, unprotected edges:
 - i. Install a minimum of two (2) cables from the Utility Enclosure to the Media Enclosure.
31. Developer shall be responsible for complying with all Pacific Gas and Electric requirements, for any development activity adjacent to/or within PG&E owned property, facilities and easements. Access to PG&E facilities must be maintained for PG&E. Vegetation planted near PG&E overhead electric facilities must follow any PG&E requirements.

ENGINEERING

32. 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.
33. Developer shall relocate and/or install all necessary infrastructure to provide utilities to the proposed project.
34. A ten (10) foot-wide public utility easement, as shown on the tentative map, shall be provided in the front of all lots and on the street side of all corner lots/reverse corner lots as requested by the utility companies and/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.
35. 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.
36. 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.
37. Any obstructions including utilities, irrigation lines, etc., shall be removed and/or relocated, if necessary, at the expense of the Developer.
38. No final inspection shall be approved until all required improvements have been completed by the applicant and accepted by the City of Shafter.
39. All new utilities shall be underground service.

40. Developer shall underground the existing overhead utility poles along E Los Angeles Avenue prior to Notice of Completion.
41. 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.
42. Prior to the issuance of any Certificate of Occupancy within Tract No. 7498, 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.
43. 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.
44. 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.
45. All road, landscaping, trail, sidewalk, block wall, and paseo improvements, required by and consistent with Tract No. 7498, shall be constructed by the Developer and approved by the City of Shafter prior to recordation of the subject phase final map or shall be included as a public improvement in the subdivision improvement agreement. Wall plans, materials, and dimensions shall be consistent with the City of Shafter requirements and the approved Tentative Tract No. 7498, and they shall be approved by the City of Shafter prior to construction. The timing of improvements shall be subject to the approval of the City Engineer. Construction of all improvements included in the subdivision improvement agreement shall be completed by the Developer prior to the issuance of the Notice of Completion for the subject phase, unless stated otherwise in these Conditions of Approval.
46. All public streets, landscaping, sidewalks, block wall, and other applicable improvement areas within the map boundary shall be dedicated to the City of Shafter with the recorded map for its respective phase. Areas located outside the tract map boundary shall be dedicated by separate instrument prior to, or concurrent with, recording of the final map phase.
47. Developer shall place the entire subdivision within a new or add to an existing Community Facilities District (CFD) prior to the recordation of any final map and prior to acceptance of improvements by the City of Shafter. The maintenance district shall be set-up to cover the cost of street lighting, drainage basin maintenance, landscaping maintenance, trail maintenance, park maintenance, road sealing, street sweeping, as well as all administrative costs associated with the City of Shafter's management of the District.
 - a. The Developer shall be required to cover the cost of street lighting, maintain all landscaping, park maintenance, including the replacement of any trees or shrubs that do not survive, within public right-of-way and landscape easements for a period of one

- (1) year after final inspection of the landscape improvements, or until such time as the maintenance district is formed, whichever shall occur last.
- b. Developer shall be fully responsible for the formation, and formation cost of the Community Facilities District, as directed by the City Engineer.
 - c. Developer shall be fully responsible for paying the cost of water for all landscaping and electricity for the streetlights for a period of one (1) year after issuance of Notice of Completion.
48. Engineered plans and building permits are required for all block walls greater than 6 feet in height. Block walls shall be built by the Developer at those locations shown upon the approved Tract No. 7498.
49. All block walls shall have architectural features and shall be subject to City Engineer approval.
50. Developer shall dedicate wall footing easements to the City on the residential lot side, where deemed necessary, at a width that meets the requirements of the City Engineer. Such easements shall be shown on, and dedicated with, the final map.
51. 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".
- 52. Prior to construction, all improvement plans and landscaping plans shall be approved by the City of Shafter.
 - 53. The side-yard fences constructed along local streets shall consist of a masonry block retaining wall topped with a wooden fence, or other material as approved by the City Engineer. Sufficient area behind the sidewalk shall be provided to accommodate the installation of community mailboxes, where required by the US Postal Service.

ENGINEERING: GRADING & DRAINAGE

- 54. 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. 7498 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.
- 55. 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.
- 56. 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.
- 57. A grading permit shall be obtained from the City prior to commencement of any grading activity.
- 58. 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.
- 59. 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.

60. The location and frequency of soils compaction testing shall be per the City Engineer. Soils compaction testing shall be provided by the Developer.
61. 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.
62. All building pads shall provide a minimum of 2% slope away from each house to an earth swale, and a minimum of 1% from the highest point in the swale to the street. A four-inch landscape drain may be used to replace the earth swale. The minimum pad height shall be twelve (12) inches above the adjacent curb.
63. 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.
64. Wood retaining structures shall not be approved. Developer shall use masonry, keystone, concrete, or other approved material.
65. Engineered off-site drainage plans for Tentative Tract No. 7498 shall be submitted to and approved by the City of Shafter prior to recordation of a final map. The approved drainage facilities shall be constructed and approved by the City of Shafter prior to issuance of building permits.
66. All storm drain pipes and manholes shall be installed with the street paving. Catch basin shall be installed per city standards.
67. Drainage Basin:
 - a. Developer shall construct a drainage basin on Lot A as shown on the Tentative Tract Map No. 7498.
 - b. Developer shall provide calculations showing all drainage areas utilizing the basin and show the percentage of the capacity utilized by Tract No. 7498. Basin size calculations shall be submitted by the Developer to the City Engineer for review and approval prior to final map recording.
 - c. Developer shall construct permanent masonry walls around the entire perimeter of the proposed drainage basin on Lot A. The masonry walls shall be a minimum height of 6-feet, shall enclose the entire sump, and shall include a minimum 16'-wide access controlled by a wrought-iron gate with metal screening. A lockable privacy gate, concrete driveway, access easements, and drainage easements shall be provided for access and storm drain lines to the drainage sump as required by the City Engineer.
68. The number and location of 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%.
69. Grading onto adjacent property shall not be done without written permission from the adjacent property owner.

70. The Office of the City Engineer shall be notified 24 hours in advance of the placement of any fill material.
71. Fill and/or import material shall be subject to the approval of the soils engineer.
72. Developer is responsible for the grading of lot pad areas to within 0.1 foot of the design elevations.
73. 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.
74. 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.
75. The design engineer shall exercise sufficient supervisory control during grading operations to ensure compliance with the plans, specifications, and code within his purview.
76. 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.
77. 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.
78. All cut and fill slopes shall not be steeper than 2 horizontal to 1 vertical.
79. 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.
80. All slopes in excess of three (3) feet shall be prepared and maintained to control against erosion.
81. Grading work shall be supervised as engineered grading in accordance with Chapter 15.28 of the Shafter Municipal Code.
82. 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.
83. 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>.

84. 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.
85. Any temporary drainage basin serving the subdivision shall be surrounded by a chain link fence with privacy slats.

ENGINEERING: WATER/FIRE

86. The Developer shall install a water system 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. 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.
87. The Developer shall provide a Will Serve Letter from City of Shafter Public Works Department prior to any final map recording.
88. To the greatest extent possible, wet utilities (sewer, water, storm drain) shall be installed between the flowlines on all streets.
89. Fire protection shall be provided per Kern County Fire Department Standards for the type of development. A Certificate of Approval shall be obtained by the Developer from the Kern County Fire Department. Evidence of this Certificate of Approval shall be provided to the City prior to acceptance of the water system by the City.
90. 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 for and paid for prior to the review of any modified or new tract map.

91. 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.
92. Tie-ins to existing water mains shall be constructed in a manner approved by the City Engineer.
93. Whenever possible, the water system shall be looped to minimize dead ends.
94. Water services shall be installed for each residential property.
95. No permanent structures shall be constructed over proposed or existing utility easements.
96. Prior to issuance of a building permit, water mains and fire hydrants to be installed by applicant shall be completed, tested, and accepted (CFC).
97. The Developer shall provide AWWA approved fire hydrants that comply with Kern County Development Standards (Clow 850 or equivalent).
98. The required fire hydrants shall be placed a maximum of 660 feet apart throughout the tract for firefighting purposes. Final hydrant locations shall be approved by Kern County Fire prior to installation.
99. The Developer shall install reflective markers to identify hydrant locations pursuant to California Health and Safety Code 13060.
100. 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 required by the Kern County Fire Department.
101. The water system for the required fire hydrants shall be looped, if practicable.
102. The Developer shall install the required water, access and street signs prior to issuance of any building permit.
103. 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.
104. 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.
105. All new residential construction will require automatic fire sprinklers and shall meet all other fire requirements of the California Fire Code.
106. Water stub outs shall be provided at development boundaries for future connections.

ENGINEERING: SEWER

107. No properties shall be served by a septic system.
108. 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.
109. All fees and costs necessary to connect to the sanitary sewer collection and treatment system shall be those in effect at the time the service connection is made.
110. Sewer line size, location, slope, and materials shall be subject to the approval of the City Engineer. Minimum sewer line size, location, slope, and materials shall also be in accordance with the Subdivision and Engineering Design Manual.
111. Tie-ins to existing sewer mains, manholes, or other structures shall be constructed as directed by the City Engineer.
112. Sewer pipelines and manholes shall be installed within the proposed street paving of the development.
113. Separate sewer services shall be installed for each property. At no time shall sewer be joint trenched with water.
114. Sewer lines shall not be permitted in easements between the backyards or side-yards of residential lots.
115. No permanent structures shall be constructed over proposed or existing utility easements.
116. Sewer stub outs shall be provided at development boundaries for future connections.

ENGINEERING: STREET & TRAFFIC

117. 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. 7498 and the Shafter Municipal Code. 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.
118. 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, unless stated otherwise herein.

119. 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.
120. All local streets shall be developed as full-width streets in accordance with standards and specifications of the City of Shafter, as approved by the City Engineer. All local streets shall be fifty-two (52) feet full right-of-way with forty (40) feet flowline to flowline.
121. Should a street transition to another street with a ninety (90) degree turn occur, that transition shall be a street knuckle and shall be shown on the final tract map and in the street improvement plans.
122. Cul-de-sac and street knuckle dimensions and radii to conform to the Subdivision and Engineering Design Manual and/or as approved by the City Engineer. The use of off-set cul-de-sacs is approved provided they meet the requirements of the City of Shafter.
123. Street signs shall be installed per City standards as required by the City Engineer.
124. During construction, the Developer shall maintain the project, including all adjacent streets in a dust free condition. This condition applies at all times including weekends, evenings, and nighttime hours. During construction operations, cleanup of soil from the public roadways shall be required, if deemed necessary, by the City Engineer.
125. All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be at a depth as approved by the City Engineer.
126. Driveway approaches shall be constructed in a manner consistent with the requirements for residential approaches as set forth in the City's Subdivision and Engineering Design Manual or as permitted by the City Engineer.
127. Sidewalk, including curb, shall be six (6) feet wide and shall be placed behind the curb, or as specified by the City Engineer. Transitions at intersections and wheelchair ramps shall be provided and installed per the City's Subdivision and Engineering Design Manual.
128. Monument and monument covers shall be set per City Standards.
129. Temporary turnarounds, if required, including right-of-way, shall be granted, designed, and installed per the Subdivision and Engineering Design Standards.
130. Developer shall install a temporary barricade in conformance with City standards at the south end of Rue Avenue.
131. 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".

132. 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.
133. Secondary access easements shall be provided at the request of the City Engineer. Within any given phase of development, secondary access easements and additional improvements for circulation shall be provided by the Developer 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.
134. Waivers of direct access shall be dedicated and shown on the final map(s) for Tract No. 7498 as approved on the tentative map, subject to change by the request of the City Engineer. Said waivers of direct access shall also be shown on the individual plot plans during building permit application.
135. **TRA-1:** Prior to the issuance of any building permit, the Developer shall either pay or bond for 8.7% of the cost, as determined by the City Engineer, for a future traffic signal at the intersection of Shafter Avenue and E Los Angeles Avenue. Evidence of compliance shall be provided to the Planning Department for the record.
136. The full length of the proposed block wall along E Los Angeles Ave shall be built by the Developer with the first phase of development, prior to Notice of Completion.
137. E Los Angeles Ave shall be improved from the southern R/W limit to the centerline by the Developer along the length of the tract boundary. The Developer shall complete the required improvements with Phase 1, including curb, gutter, sidewalk, landscaping, street lighting, wall improvements, and any other improvements deemed necessary by the City Engineer. Existing pavement south of the centerline shall be re-paved by Developer.

ENGINEERING: LANDSCAPING

138. 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.
139. 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.
140. 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.
141. The Developer shall comply with all requirements for grading and erosion control, including the prevention of sedimentation or potential damage to off-site property.
142. Sleeves shall be placed under the proposed paving for landscape piping or low voltage electrical per the City Engineer.
143. Public landscaping throughout Tract 7498 shall be reviewed and approved by the City of Shafter prior to installation. Plans shall show the locations of water and electrical services necessary to serve the landscaping and lighting needs of the areas.

ENGINEERING: SUBDIVISION IMPROVEMENT AGREEMENT

144. 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 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.

MITIGATION MONITORING AND REPORTING PROGRAM

145. **AIR-1** Prior to grading plan approval, the applicant/developer shall submit documentation to the Planning Department that they will/have met all air quality control measures, design features, and rules required by the San Joaquin Valley Air Pollution Control District, including but not limited to the following:
- a. To minimize Fugitive Dust during construction, the applicant will comply with the following:
 - i. Apply water to unpaved surfaces and areas.
 - ii. Use non-toxic chemical or organic dust suppressants on unpaved roads and traffic areas.
 - iii. Limit or reduce vehicle speed on unpaved roads and traffic areas.
 - iv. Maintain areas in a stabilized condition by restricting vehicle access.
 - v. Install wind barriers.
 - vi. During high winds, cease outdoor activities that disturb the soil.

- vii. Keep bulk materials sufficiently wet when handling.
 - viii. Store and handle materials in a three-sided structure.
 - ix. When storing bulk materials, apply water to the surface or cover the storage pile with a tarp.
 - x. Don't overload haul trucks. Overloaded trucks are likely to spill bulk materials.
 - xi. Cover haul trucks with a tarp or other suitable cover. Or, wet the top of the load enough to limit visible dust emissions.
 - xii. Clean the interior of cargo compartments on emptied haul trucks prior to leaving a site.
 - xiii. Prevent trackout by installing trackout control devices at all project access points.
 - xiv. Clean up trackout at least once a day. If along a busy road or highway, clean up trackout immediately.
 - xv. Monitor dust-generating activities and implement appropriate measures for maximum dust control.
- b. Diesel Particulate Matter: during construction, the applicant will comply with the following design features:
- i. Construction equipment should be maintained in proper tune.
 - ii. All construction vehicles should be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.
 - iii. Minimize the simultaneous operation of multiple construction equipment units, to the maximum extent feasible.
 - iv. Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.
 - v. Establish staging areas for the construction equipment that are as far from adjacent residential homes, as feasible.
 - vi. Use haul trucks with on-road engines instead of off-road engines for on-site hauling.
146. **AIR-2** Prior to grading plan approval, the applicant/developer shall submit proof to the Planning Department that the project has complied with the San Joaquin Valley Air Pollution Control Indirect Source Rule (Rule 9510).
147. **BIO-1** San Joaquin Kit Fox (*Vulpes macrotis mutica*): Prior to ground disturbance, a pre-construction survey must be conducted 14 - 30 days within the Project Area and a 500-foot buffer to identify active or potential San Joaquin kit fox dens.
- a. If potential kit fox dens are observed within the Project Area, a 50-foot avoidance buffer should be implemented. If construction activities require the destruction of a potential den, then den monitoring shall be conducted by a qualified biologist for a minimum of 4 consecutive nights following the protocols set forth in the U.S. Fish and Wildlife Service Standardized Recommendations for the Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground Disturbance (USFWS 2011). Known dens shall require an avoidance buffer of at least 100 feet. If a known den cannot be avoided, it shall be left undisturbed, and the monitoring biologist shall be contacted immediately. Natal dens found within the Project Area or within a 500-foot-buffer

surrounding the Project Area should be avoided and the USFWS and CDFW shall be contacted.

- b. To prevent the entrapment of a San Joaquin kit fox or other wildlife, all steep walled, open trenches greater than 2 feet in depth should be covered at the end of each day. If covering an open excavation is not feasible, escape ramps made of earthen material or wooden planks at a 1:1- slope (45-degree angle) should be implemented. Trenches should be inspected in the morning prior to commencing work activities and prior to backfilling. If a San Joaquin kit fox or any other special-status species is found within the excavation, the monitoring biologist shall be contacted immediately. At no time should any personnel attempt to handle, corral, remove, or otherwise interact with the animal.

148. **BIO-2** Swainson's Hawk (*Buteo swainsoni*)

- a. If construction activities are to take place during the nesting season (February - August), a preconstruction survey will be conducted 14 - 30 days prior to ground disturbing activities within the Project Area and a 500-foot buffer to identify individual and active nests. This survey can be conducted concurrently with the San Joaquin kit fox preconstruction survey described above, depending on the timing of the pre-construction survey.
- b. If any active Swainson's hawk nest is found during the pre-construction survey, a qualified biologist will prescribe an appropriate buffer zone surrounding the nest and a plan to be implemented to prevent disruption of nesting activities. If nest disruption is not possible, CDFW should be contacted for guidance.

149. **BIO-3** Tricolored blackbird (*Agelaius tricolor*)

- a. If construction activities are to take place during the nesting season for tricolored blackbird (February - May), a preconstruction survey will be conducted 14 - 30 days prior to ground disturbing activities within the Project Area and a 500-foot buffer to identify individual tricolored blackbirds and active nests. This survey can be conducted concurrently with the San Joaquin kit fox pre-construction survey described above, depending on the timing of the preconstruction survey.
- b. If any active tricolored blackbird nest sites are found during the pre-construction survey, a qualified biologist will prescribe an appropriate buffer zone surrounding the nest site and a plan to be implemented to prevent disruption of nesting activities.

150. **BIO-4** Other Migratory Birds: Other migratory birds may use the proposed project site or surrounding lands for feeding, nesting, and roosting. In compliance with Sections 3503 and 3503.5 of the California Fish and Game Code and the Migratory Bird Treaty Act, if construction activities are to occur during the nesting and breeding season (February 1 through August 31), a qualified biologist shall determine the presence of any native bird and raptor nests prior to construction activities. If any nests are identified, appropriate buffer zones will be established around any identified nests to prevent disruption of nesting. If an adequate buffer zone cannot be established around any active nest, CDFW and USFWS will be contacted for guidance.

151. **BIO-5** General Wildlife Avoidance Measures: To further ensure no special-status species are impacted by the project, the project will comply with the following general wildlife avoidance measures during the construction period.
- a. All vehicles should implement a maximum 10mph speed limit within the Project Area or adhere to the posted speed limit.
 - b. To avoid the entrapment of any animal, all excavations greater than 2 feet should be backfilled by the end of day. If backfilling by the end of day is not possible, excavations should be covered in a way to prevent wildlife species from entering the excavation. If excavations cannot be covered, an earthen escape ramp or a ramp constructed of wooden planks should be implemented inside the excavation at a 1:1 slope (45 degrees). If any wildlife is found entrapped inside an open excavation, the biologist should be contacted immediately. All pipes, culverts, or similar structures staged onsite should be capped in a way to prevent the entry of wildlife. Such structures should be checked prior to moving to ensure no wildlife is entrapped inside.
 - c. All food-related trash items including wrappers, cans, bottles, and scraps should be disposed of in a securely closed container and removed from the site at the end of each day.
 - d. No firearms or pets should be allowed onsite.
 - e. Any protected wildlife species that may venture onsite should be allowed to leave the site of their own accord. No attempt to handle or otherwise engage with the animal should be made. If after a reasonable amount of time the animal does not leave the project site, the biologist should be contacted.
152. **CUL-1** If prehistoric or historic-era cultural materials are encountered during construction activities, all work in the immediate vicinity of the find shall halt until a qualified archaeologist can evaluate the find and make recommendations. Cultural resource materials may include prehistoric resources such as flaked and ground stone tools and debris, shell, bone, ceramics, and fire-affected rock as well as historic resources such as glass, metal, wood, brick, or structural remnants. If the qualified archaeologist determines that the discovery represents a potentially significant cultural resource, additional investigations may be required to mitigate adverse impacts from project implementation. These additional studies may include avoidance, testing, and evaluation or data recovery excavation.
153. **CUL-2** If human remains are discovered during construction or operational activities, further excavation or disturbance shall be prohibited pursuant to Section 7050.5 of the California Health and Safety Code. The specific protocol, guidelines, and channels of communication outlined by the Native American Heritage Commission, in accordance with Section 7050.5 of the Health and Safety Code, Section 5097.98 of the Public Resources Code (Chapter 1492, Statutes of 1982, Senate Bill 297), and Senate Bill 447 (Chapter 44, Statutes of 1987), shall be followed. Section 7050.5(c) shall guide the potential Native American involvement, in the event of discovery of human remains, at the direction of the county coroner.
154. **CUL-3** If any paleontological resources are encountered during ground disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment

and Mitigation of Adverse Impacts to Paleontological Resources, can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County or other appropriate facility regarding any discoveries of paleontological resources.

155. **GEO-1** If any paleontological resources are encountered during ground disturbance activities, all work within 25 feet of the find shall halt until a qualified paleontologist as defined by the Society of Vertebrate Paleontology Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources, can evaluate the find and make recommendations regarding treatment. Paleontological resource materials may include resources such as fossils, plant impressions, or animal tracks preserved in rock. The qualified paleontologist shall contact the Natural History Museum of Los Angeles County.
156. **GHG-1** Prior to the issuance of building permits, the project will provide proof to the Planning Department that the project scores a minimum of 29 points using the San Joaquin Valley Air Pollution Control District (SJVAPCD) GHG Emission Reduction Best Performance Standard (BPS) Measures for Development Projects.
157. **TRA-1** Prior to the issuance of any building permit, the Developer shall either pay or bond for 8.7% of the cost, as determined by the City Engineer, for a future traffic signal at the intersection of Shafter Avenue and E Los Angeles Avenue. Evidence of compliance shall be provided to the Planning Department for the record.

DATE: July 14, 2026
TO: Planning Commission
FROM: Planning Department
SUBJECT: Temporary Land Use Permit No. 23-136 Extension of Time

RECOMMENDATION:

Conduct public hearing; adopt a Notice of Exemption pursuant to the California Environmental Quality Act; and adopt Resolution No. 26-487, a Resolution of the Planning Commission of the City of Shafter, approving a one-year extension of time for Temporary Land Use Permit No. 23-136 at 111 N. Central Valley Highway, City of Shafter, California (APN 026-101-29).

APPLICANT

Arturo Arredondo

OWNER

Fisel Obaid

LOCATION: 111 N Central Valley Highway, Shafter, California 93263

PROJECT DATA:

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

PROJECT ANALYSIS:

On July 11, 2023, the City of Shafter Planning Commission approved Temporary Land Use Permit No. 23-136 (TLUP No. 23-136), allowing the sale of baked potatoes and roasted corn in the Apple Market parking lot at 111 N. Central Valley Highway, pursuant to Resolution No. 23-428 and subject to conditions of approval. The applicant, Arturo Arredondo, operates the business under the name "Vamos al Papalote," which requires a Temporary Land Use Permit.

Temporary Land Use Permits are valid for one year and may receive up to four one-year extensions. The Planning Commission had previously approved one-year

PUBLIC HEARING

extensions for TLUP No. 23-136 on June 11, 2024, and June 10, 2025. The current temporary land use permit expires on July 11, 2026, and the applicant has two remaining extensions available. In June 2026, the applicant requested a third one-year extension. If approved, this would be the third one-year extension for TLUP No. 23-136 at the current location, leaving one remaining extension available.

TLUP No. 23-136 consists of a mobile cooker, and the cooking and retail activity occurs from 1:00 p.m. to 9:00 p.m., Wednesday through Sunday. The property owner of Apple Market, Fisel Obaid, has given written consent for the use of the property. No issues or complaints have been submitted to the City during the active period of TLUP No. 23-136. Additionally, the applicant currently possesses an active business license from the City of Shafter and Kern County Environmental health permit.

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

Staff finds the project is compatible with the surrounding area and is operated in a manner consistent with the provisions of the Shafter Zoning Ordinance, the conditions of approval of Resolution No. 23-428, and all applicable City standards. Staff further finds that the conditions of approval contained in Exhibit B of Exhibit 2 (Resolution No. 26-487) are sufficient to allow the continued sale of baked potatoes and roasted corn at the Apple Market parking lot.

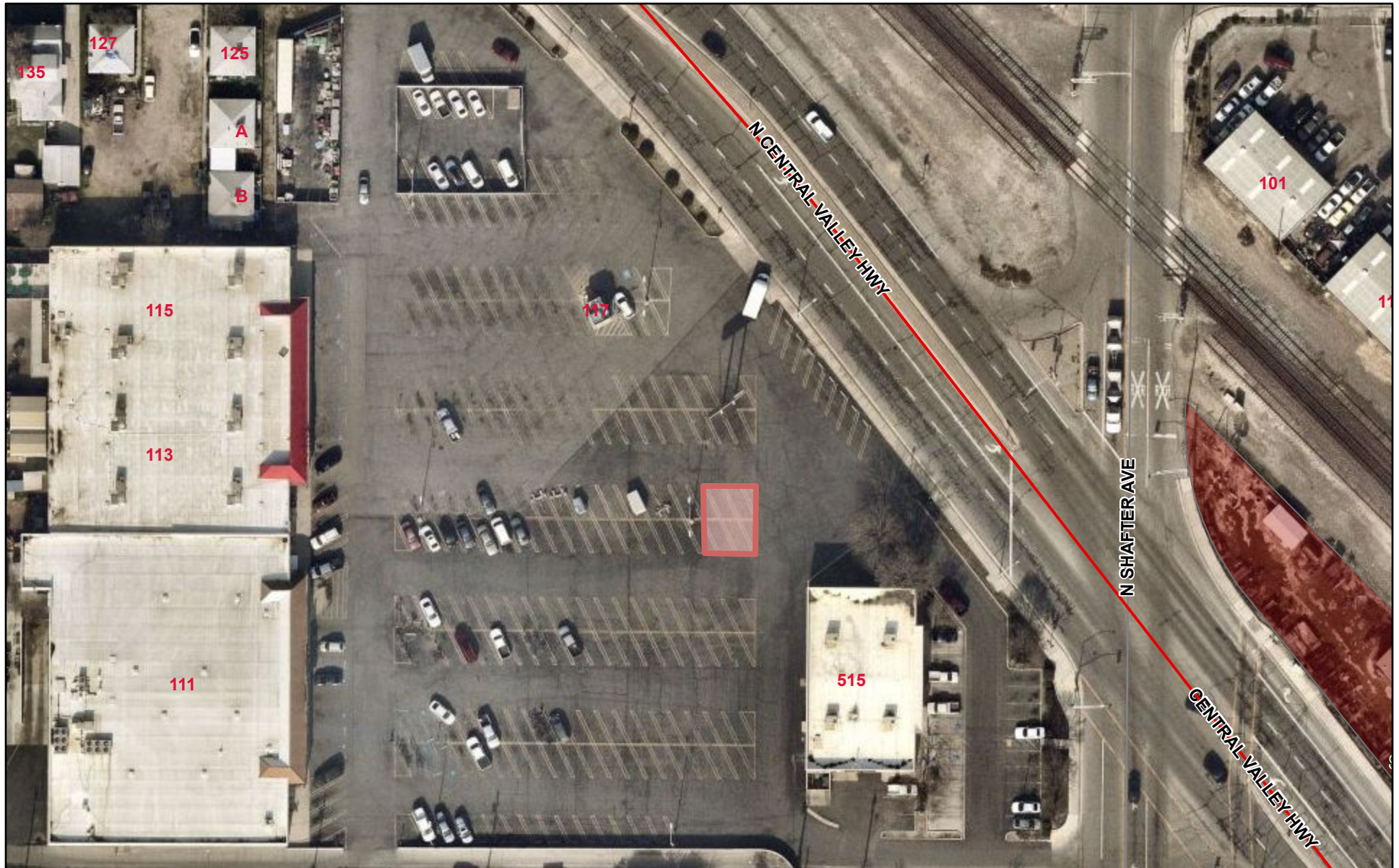
ATTACHMENTS

EXHIBIT

Site Plan
Resolution 26-487

1
2

Exhibit 1: TLUP 23-136 Extension of Time



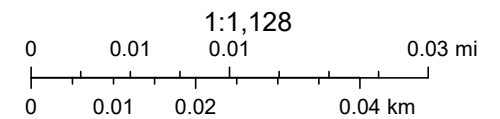
6/11/2026, 8:30:21 AM

 Vamos Al Papalote

Road Centerlines

— Arterial

— Highway



RESOLUTION NO. 26-487

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER
APPROVING A ONE-YEAR EXTENSION OF TIME FOR TEMPORARY LAND USE
PERMIT NO. 23-136 AT 111 N CENTRAL VALLEY HIGHWAY, CITY OF SHAFTER,
CALIFORNIA (APN 026-101-29)**

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

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

WHEREAS, the subject property is zoned General Commercial; and

WHEREAS, the Planning Commission has, at its regularly scheduled meeting on July 14, 2026, studied and considered the proposed request for Temporary Land Use Permit (TLUP) Extension of Time to continue the sell of baked potatoes and roasted corn in the Apple Market parking lot located at 111 N. Central Valley Highway, Shafter, CA 93263 (APN 026-101-29), as shown in Exhibit “A”; and

WHEREAS, the Planning Commission has determined that the TLUP No. 23-136 Extension of Time is categorically exempt from CEQA under Section 15301 of the CEQA Guidelines in that the project will utilize the existing facility with no expansion; and

WHEREAS, a timely and properly noticed public hearing for the TLUP No. 23-136 Extension of Time was held by the Planning Commission of the City of Shafter at a regular meeting on July 14, 2026, at which hearing evidence, oral and documentary, was admitted on behalf of said project; and

WHEREAS, the Planning Commission finds the attached Conditions of Approval are necessary for the safety and welfare of the community; and

WHEREAS, the Extension of Time for Temporary Land Use Permit No. 23-136 would be valid until July 11, 2027, by which date the applicant would need to re-apply for another extension of time request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Shafter, in a regular session assembled on the 14th day of July, 2026, approves a One Year Time Extension for Temporary Land Use Permit No. 23-136 for the sale of baked potatoes and roasted corn in the Apple Market parking lot at 111 N. Central Valley Highway, as shown in Exhibit “A” and subject to conditions of approval as provided in Exhibit “B”.

[SIGNATURES ON THE FOLLOWING PAGE]

EXHIBIT 2

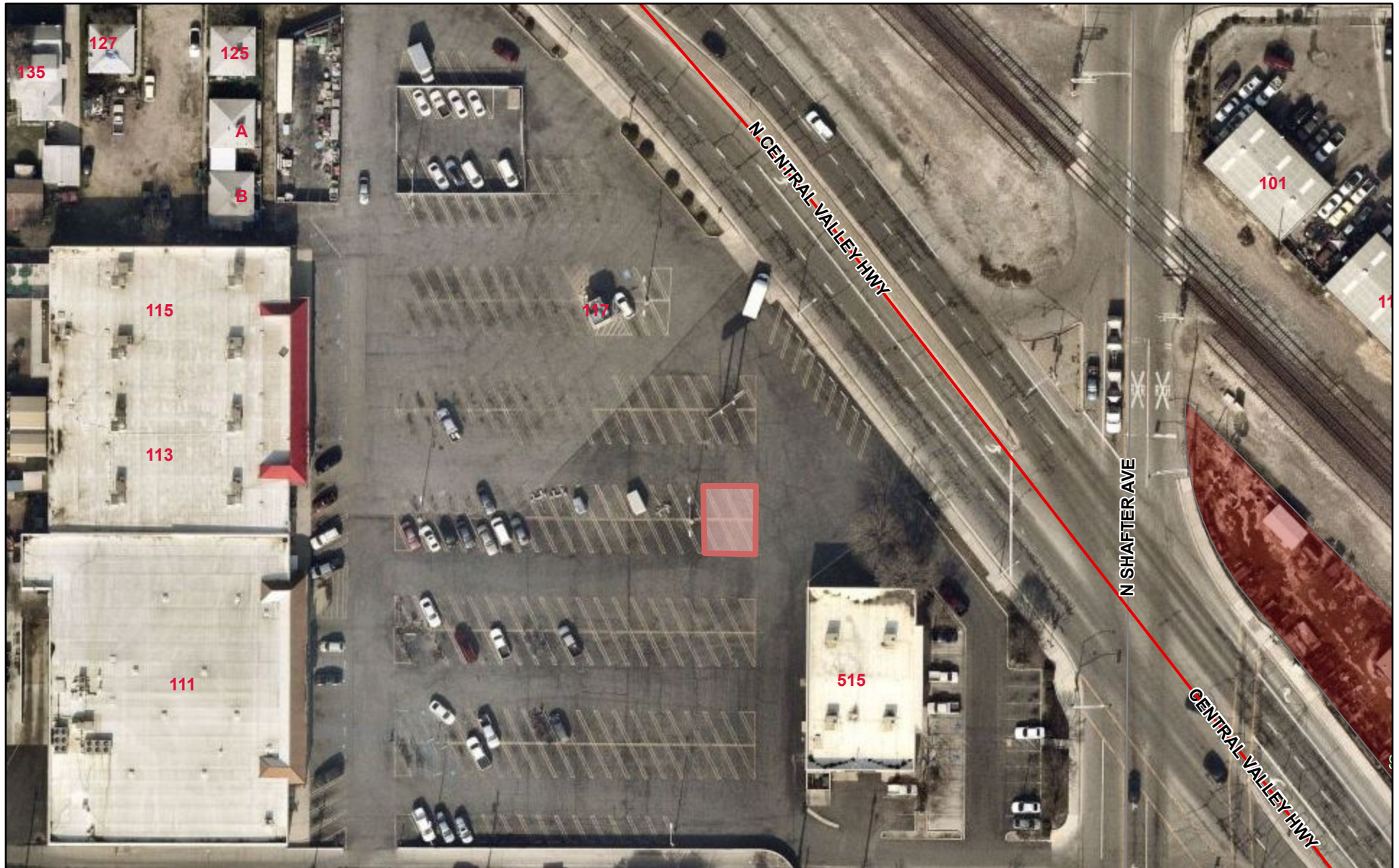
PASSED AND ADOPTED THIS 14th DAY OF JULY 2026.

Lovedeep Joshan, Chairman

ATTEST

Yazmina Pallares, City Clerk

Exhibit A: TLUP 23-136 Extension of Time



6/11/2026, 8:30:21 AM

 Vamos Al Papalote

Road Centerlines

— Arterial

— Highway

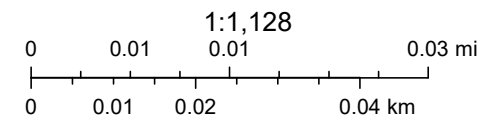


EXHIBIT B

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

1. The owner(s) or project proponents (hereinafter referred to as “Developer”), solely at their cost and expense, shall defend, indemnify and hold harmless the City of Shafter (hereinafter referred to as “City”), its agents, legislative bodies, officers and employees regarding any legal or administrative action, claim or proceeding concerning approval of Temporary Land Use Permit No. 23-136 (hereinafter referred to as “TLUP 23-136”) and/or related actions including, without limitation, actions taken or not taken with respect to the California Environmental Quality Act (hereinafter referred to as “CEQA”); or, at its election and in the alternative, shall relinquish such approval. Developer shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by Developer, but subject to the City’s reasonable approvals. Developer shall also reimburse the City, its agents, legislative bodies, officers, and employees for any judgments, amounts paid in settlements, court costs and attorneys’ fees which the City, its agents, legislative bodies, officers and employees may be required to pay or otherwise pay as a result of such action, claim, or proceeding. The City may, at its sole discretion, participate at its own expense in defense of any such action, claim or proceeding, but such participation shall not relieve Developer’s obligations under these conditions of approval (hereinafter referred to as “Conditions”).
2. The applicant shall obtain and maintain all required permits from the Kern County Environmental Health Department for the temporary food operation. A copy of the issued permits shall be submitted to the City of Shafter prior to cooking and selling any food on the project site.
3. The applicant shall obtain and maintain a business license from the City of Shafter.
4. The cooking and retail activity are restricted to baked potatoes and roasted corn and shall only be allowed from 1:00 p.m. and 9:00 p.m., Wednesday through Sunday.
5. Tables and chairs for customer use shall not be permitted on the project site.
6. Temporary Land Use Permit No. 23-136 Extension of Time No. 3 is valid for one year and expires on July 11, 2027.
7. Temporary Land Use Permit No. 23-136 Extension of Time No. 3 shall not become effective for any purpose unless an “Acceptance of Conditions” form has been signed by the applicant and returned to the City of Shafter Planning Department.