



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

**AGENDA
REGULAR MEETING
SHAFTER PLANNING COMMISSION
TUESDAY, MARCH 14, 2023**

TELECONFERENCE NOTICE:

As emergency conditions persist in the City, specifically, a state of emergency remains in effect related to COVID-19, community transmission of COVID-19 in Kern County has rapidly increased from Low to High due to the highly contagious variants of COVID-19, which has emerged, Kern County officials are imposing and recommending measures to promote social distancing, requires masking by all, regardless of vaccination status, in an effort to slow the continuously high trends in and level of transmission of COVID-19 throughout the State and Kern County. The City Council determine that the presence of COVID-19 and the increase of cases due to the COVID variants will continue to cause conditions of peril to the safety of persons within the City that are likely to be beyond the control of services, personnel, equipment, and facilities of the City, and has affirmed a local emergency exists and re-ratified the proclamation of state of emergency by the Governor of the State of California. In compliance with AB 361, Brown Act public meetings will be conducted utilizing Zoom Video Communications.

Remote public participation is allowed in the following ways, please see attached supplement for instructions.

CALL TO ORDER:	6:00 PM
PLEDGE OF ALLEGIANCE:	Commissioner Joshan
INVOCATION:	Commissioner Piuser
ROLL CALL:	Chairman Sanchez Vice Chairman Frantz Commissioner Joshan Commissioner Piuser Commissioner Wiebe

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: Regular Meeting of February 14, 2023.

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.

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. **Revised Tentative Tract Map No. 7244 Extension of Time:** Planning Commission conduct a public hearing; and adopt Resolution No. 23-422, a Resolution of the Planning Commission of the City of Shafter recommending the City Council approve a two-year extension of time for Revised Tentative Tract Map No. 7244 located within the City of Shafter on the north side of Seventh Standard Road between the Calloway Canal and the Friant Kern Canal. (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., March 9, 2023. Yazmina Pallares, S/S, City Clerk



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

**AGENDA
SUPPLEMENT
Regular Meeting
Shafter Planning Commission
March 14, 2023**

**THE March 14, 2023 MEETING WILL BE CONDUCTED IN COMPLIANCE
WITH AB 361**

In order to minimize the spread of the COVID 19 virus, please do the following:

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 March 14, 2023** 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.

The City of Shafter thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

**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, FEBRUARY 14, 2023**

Pursuant to AB 361 Issued by Governor Gavin Newsom on September 20, 2021 and, to the extent applicable, Government Code Section 54953(e), this meeting was held as a Virtual Meeting via Zoom and livestreaming to YouTube Live.

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE: Chairman Sanchez

INVOCATION: Vice Chairman Frantz

ROLL CALL:

PRESENT(In-Person): Chairman Sanchez, Vice Chairman Frantz, and Commissioner Joshan.
(Via Zoom): Commissioner Wiebe. Absent with an excused absence: Commissioner Piuser. Also present: Planning Director Esselman and Deputy City Clerk Uribe.

OATH OF OFFICE FOR RE-APPOINTED PLANNING COMMISSIONER BOB WIEBE TO FILL VACANCY FOR THE REMAINDER OF A FOUR-YEAR TERM, EXPIRING DECEMBER 31, 2024: Deputy City Clerk Uribe administered the Oath of Office to re-appointed Commissioner Wiebe on Zoom. The meeting of Shafter Planning Commission continued with Planning Commissioners Frantz, Joshan, Sanchez, and Wiebe.

Commissioner Wiebe left the meeting at 6:03 p.m.

APPROVAL OF AGENDA:

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

*AYES: FRANTZ, JOSHAN, AND SANCHEZ.
NAYS: NONE.
ABSENT: PIUSER AND WIEBE.
ABSTENTIONS: NONE.*

MINUTES OF PREVIOUS MEETING:

1. Approval of Minutes: Joint Special Meeting of October 18, 2022 and Regular Meeting of January 10, 2023.

*MOVED (FRANTZ) AND SECONDED (JOSHAN) COMMISSIONERS APPROVED THE MINUTES OF THE JOINT SPECIAL MEETING OF OCTOBER 18, 2022 AND REGULAR MEETING OF JANUARY 10, 2023 AS PRESENTED.
MOTION CARRIED BY THE FOLLOWING VOTE:*

*AYES: FRANTZ, JOSHAN, AND SANCHEZ.
NAYS: NONE.*

ABSENT: PIUSER AND WIEBE.

ABSTENTIONS: NONE.

PUBLIC COMMENT:

There were no members of the public wishing to speak.

PUBLIC HEARING:

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

- 1. Conditional Use Permit No. 22-129:** Planning Director Esselman made introductory comments. A notice of public hearing was properly advertised.

Chairman Sanchez opened the public hearing.

Bryan Watson, applicant for the project, answered any questions the Commission had.

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

MOVED (FRANTZ) AND SECONDED (JOSHAN) COMMISSIONERS CONDUCTED A PUBLIC HEARING; ADOPTED RESOLUTION NO. 23-419, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER ADOPTING MITIGATED NEGATIVE DECLARATION, AS DESCRIBED IN EXHIBIT "A", FOR CONDITIONAL USE PERMIT NO. 22-129 TO ALLOW THE OPERATION OF A CONCRETE RECYCLING FACILITY LOCATED AT 370 CARSEN WAY, SHAFTER, CALIFORNIA 93263 (ASSESSOR'S PARCEL NUMBER 091-171-32) ON 10.54 ACRES; AND ADOPTED RESOLUTION NO. 23-420, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER APPROVING CONDITIONAL USE PERMIT NO. 22-129 TO ALLOW THE OPERATION OF A CONCRETE RECYCLING FACILITY LOCATED AT 370 CARSEN WAY, SHAFTER, CALIFORNIA 93263 (ASSESSOR'S PARCEL NUMBER 091-171- 32) ON 10.54 ACRES. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, AND SANCHEZ.

NAYS: NONE.

ABSENT: PIUSER AND WIEBE.

ABSTENTIONS: NONE.

- 2. Tentative Tract No. 7421:** Planning Director Esselman made introductory comments. A notice of public hearing was properly advertised.

Chairman Sanchez opened the public hearing.

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

MOVED (JOSHAN) AND SECONDED (FRANTZ) COMMISSIONERS CONDUCTED A PUBLIC HEARING; AND ADOPTED RESOLUTION NO. 23-421, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING APPROVAL OF TENTATIVE TRACT NO. 7421, AS DEPICTED IN EXHIBIT "A" AND CONDITIONED PER EXHIBIT "B", TO THE CITY COUNCIL OF THE CITY OF SHAFTER. MOTION CARRIED BY THE FOLLOWING VOTE:

AYES: FRANTZ, JOSHAN, AND SANCHEZ.

NAYS: NONE.

ABSENT: PIUSER AND WIEBE.

ABSTENTIONS: NONE.

COMMISSIONER REPORTS: There were no Commissioner Reports.

ADJOURNMENT:

*MOVED (FRANTZ) AND SECONDED (JOSHAN) COMMISSIONERS ADJOURNED THE MEETING AT 6:25 P.M.
MOTION CARRIED WITH NO OPPOSITION WITH COMMISSIONER PIUSER ABSENT.*

John Sanchez, Chairman

ATTEST:

Vanessa Uribe, Deputy City Clerk

DATE: March 14, 2023
TO: Planning Commission
FROM: Planning Department
SUBJECT: Revised Tentative Tract Map No. 7244 Extension of Time

RECOMMENDATION:

Planning Commission conduct a public hearing; and adopt Resolution No. 23-422, a Resolution of the Planning Commission of the City of Shafter recommending the City Council approve a two-year extension of time for Revised Tentative Tract Map No. 7244 located within the City of Shafter on the north side of Seventh Standard Road between the Calloway Canal and the Friant Kern Canal.

APPLICANT

McIntosh & Associates
10800 Stockdale Highway, Suite 103
Bakersfield, CA 93311

OWNER

Lennar Homes of California, Inc.
8080 North Palm Avenue, Suite 110
Fresno, CA 93711

Franmar, Inc.
5100 California Avenue, Suite 209
Bakersfield, CA 93309

LOCATION: Located on the north side of Seventh Standard Road between the Calloway Canal and the Friant Kern Canal. See **Exhibit 1**.

PROJECT DATA:

1. General Plan Designation: The current land use designation of the Revised Tentative Tract Map (RTTM) area is Specific Plan (SP) (Industrial). The properties surrounding the site are also designated SP.
2. Zoning: The RTTM area is zoned Specific Plan (SP) aside from the drill island site, which is zoned Drilling Island (DI). The properties surrounding the site are also zoned SP.
3. Acreage: 126.03 acres
4. Subdivision: 395 single-family residential lots (5,508 to 22,223 square feet), one city lot, one landscape lot, one private street lot, one common lot, one school site, two park sites, one sump lot, and one drill site

PROJECT ANALYSIS:

McIntosh & Associates, representing Lennar Homes of California, Inc. (Lennar), is requesting a two-year Extension of Time (EOT) for this subject map to subdivide 126.03 acres into 395 single-family residential lots ranging in size from 5,508 square feet to 22,223 square feet, one city lot, one landscape lot, one private street lot, one common

PUBLIC HEARING

lot, one school site, two park sites, one sump lot, and one drill site. The project site is located on the north side of Seventh Standard Road between the Calloway Canal and the Friant Kern Canal (see Exhibit 2).

Lennar owns all parcels found within the RTTM area aside from the school site and drill island, which are currently owned by Franmar, Inc. (Franmar). Exhibit 3 is a letter from Franmar stating that the company supports Lennar pursuing this EOT for RTTM No. 7244.

On August 15, 2017, the City of Shafter adopted Resolution No. 2543 for RTTM No. 7244 to expire August 15, 2017 (see Exhibit 4). On September 3, 2019, the City adopted Resolution No. 2673 approving a two-year extension of time for RTTM No. 7244 to expire August 15, 2021 (see Exhibit 5). Per Assembly Bill No. 1561, RTTM No. 7244 was granted an automatic 18-month extension of time to expire February 15, 2023 (see Exhibit 6).

The map expired February 15, 2023. However, the applicant timely filed for the extension and therefore, per Government Code Section 66452.6(e), RTTM No. 7244 is automatically extended for 60 days or until the application for extension is approved, conditionally approved, or denied, whichever occurs first. If approved, this current EOT would extend the map to February 15, 2025 (see Exhibit 7).

The applicant has indicated that Lennar requests the two-year extension because time is needed to allow the developer to record final maps. Therefore, Lennar has requested approval of a two-year discretionary extension allowed by the City's Subdivision Ordinance and the Subdivision Map Act. Approval of the requested two-year extension would result in RTTM No. 7244 expiring on February 15, 2025. If the map has still not been recorded by the new expiration date, the applicant would be eligible for one additional two-year discretionary extension before the map permanently expires.

Staff believes the eventual recordation of the approved subdivision would be beneficial to the City and recommends the Planning Commission approve for recommendation to the City Council, the requested two-year EOT to file a final map for RTTM No. 7244, subject to the conditions approved by the City Council on August 15, 2017 (see Exhibit 4).

CEQA:

The residential project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code Section 65457. The project is within the scope of the Program Environmental Impact report (EIR) that was certified for the 2005 City of Shafter General Plan Update and related action (SCH No. 2004101029) and the Addendum to the Certified Final Program Environmental Impact Report per Resolution No. 06-1813. The certified Program EIR adequately describes the activity of the residential development proposed in Revised Tentative Tract No. 7244 as adopted in the Amended Heritage Ranch Specific Plan per Ordinance 699.

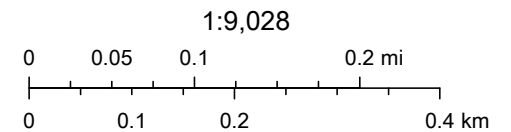
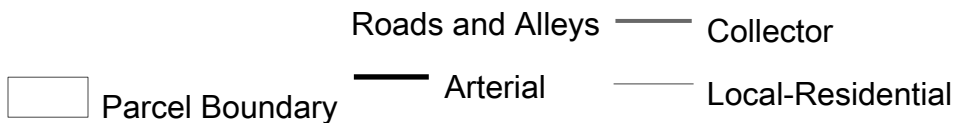
Therefore, no additional CEQA analysis or documentation is required for the extension of time.

ATTACHMENTS	EXHIBIT
Site Map	1
Approved RTTM No. 7244	2
Franmar, Inc. Letter	3
Approved Resolution No. 2453	4
Approved Resolution No. 2673	5
Assembly Bill No. 1561 Extension Letter	6
Resolution No. 23-422	7

REVISED TENTATIVE TRACT 7244 EXTENSION OF TIME



7/22/2019, 9:39:34 AM



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City of Shafter, Planning Department Official

The contents of this map are to be considered unofficial unless granted express consent from the City of Shafter Planning Department. The City of Shafter cannot guarantee the accuracy of this map layout or its contents.

LEGAL DESCRIPTION:

PARCEL A:

ALL LAND LYING BETWEEN THE CALLOWAY CANAL AND THE FRANT-KERN CANAL IN SECTION 36, TOWNSHIP 28 SOUTH RANGE 26 EAST, MOUNT DABLO BASE AND MERIDIAN, IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAN THEREOF, LYING SOUTHERLY OF THE SOUTH LINES OF LOTS 31, 32, 33, 34 AND 35 OF LERDO SUBDIVISION "A", AS PER MAP RECORDED DECEMBER 8, 1912 IN BOOK 2, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING DESCRIBED AS LOTS 38, 39, 40, 41, PORTION OF LOT 42, WEST OF FRANT-KERN CANAL, PORTION OF LOT 43, WEST OF FRANT-KERN CANAL, LOTS 46, 47, 48, 49, 50, 51, 52, 53, 54 AND PORTION OF LOT 55, WEST OF FRANT-KERN CANAL, ALL IN LERDO SUBDIVISION "A", AS PER MAP RECORDED DECEMBER 8, 1912 IN BOOK 2, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LAND DEEDED TO THE COUNTY OF KERN, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SAID SECTION 36, BEING A PARCEL OF LAND DESCRIBED AS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 36, WHICH BEARS SOUTH 89° 37' 00" EAST 1388.60 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 26 EAST, MOUNT DABLO BASE AND MERIDIAN, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE FRANT-KERN CANAL, AS SHOWN ON U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF RECLAMATION, MAP NO. F-4408-A, DATED OCTOBER 26, 1949 AND F-4405-A, DATED NOVEMBER 6, 1949, ON FILE IN THE OFFICE OF THE KERN COUNTY SURVEYOR.

THENCE (1) NORTH 0° 23' 00" EAST, 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEVENTH STANDARD ROAD (COUNTY ROAD NO. 151), THE TRUE POINT OF BEGINNING, THENCE (2) NORTH 89° 37' 00" WEST, ALONG SAID NORTH LINE, 65.00 FEET; THENCE (3) NORTH 42° 12' 44" EAST, 85.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE FRANT-KERN CANAL; THENCE (4) SOUTH 0° 23' 00" WEST, ALONG SAID WEST LINE, 70.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

ALL THAT PORTION OF "ROAD" OR LETTERED LOT "C", 40 FEET WIDE, WHICH LIES WITHIN SAID SECTION 36 ABOVE DESCRIBED, AND WESTERLY OF THE FRANT-KERN CANAL, AS SHOWN UPON SAID MAP.

ALSO EXCEPT FROM ALL OF THE ABOVE-DESCRIBED LAND ALL OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND, NATURE, AND DESCRIPTION IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT OF MINERS AND CROSS FOR THE PURPOSE OF DRILLING AND EXPLORING FOR SAID MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND REMOVING THE SAME THEREFROM, AS EXCEPTED AND RESERVED IN THE DEED FROM LERDO LAND COMPANY, A CORPORATION TO L.J. GORDON AND ALMA L. GORDON, HIS WIFE, DATED JANUARY 15, 1942 AND RECORDED FEBRUARY 16, 1942 IN BOOK 1078, PAGE 321 OF OFFICIAL RECORDS, SAID RESERVATION, HOWEVER, AS SET FORTH IN SAID DEED, BEING SUBJECT TO A COVENANT RUNNING WITH THE LAND THAT GRANTOR WILL endeavor TO LEASE SAID PREMISES FOR THE PRODUCTION OF MINERALS, OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES UPON SUCH TERMS AS IN THE OPINION OF THE GRANTOR ARE ADVANTAGEOUS AND IN THE EVENT THAT GRANTOR RECEIVED RENT, ROYALTIES, OR BONUSES FROM ANY SUCH TRANSACTIONS WITHIN THE NEXT 10 YEARS FROM JANUARY 15, 1942, SITE OF THE SAME SHALL BE RETAINED BY GRANTOR HEREIN, 40% OF THE SAME SHALL BE PAID TO GRANTEE HEREIN, AND THE REMAINING 60% TO W.X. LEE OF 1605 RICHLAND PLACE, BAKERSFIELD, CALIFORNIA, AND IN THE EVENT GRANTOR CONDUCTS ANY SUCH OPERATIONS ON IT ON ACCOUNT AND RECEIVED BENEFITS THEREFROM WITHIN SAID 10 YEAR PERIOD, THEN THE NET BENEFIT SO DERIVED SHALL BE DIVIDED AS FOLLOWS: 51% TO GRANTOR, 43% TO GRANTEEES AND THE REMAINING 6% TO W.X. LEE OF 1605 RICHLAND PLACE, BAKERSFIELD, CALIFORNIA.

A WAIVER OF RIGHTS OF SURFACE ENTRY WAS EXECUTED BY SYDORIDE OIL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY DOCUMENT RECORDED AUGUST 24, 2015 AS INSTRUMENT NO. 021517084 OF OFFICIAL RECORDS.

A WAIVER OF RIGHTS OF SURFACE ENTRY WAS EXECUTED BY LERDO LAND COMPANY, A CALIFORNIA CORPORATION AND TOWER EXPLORATION, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY DOCUMENT RECORDED AUGUST 24, 2015 AS INSTRUMENT NO. 021517359 OF OFFICIAL RECORDS.

PARCEL C:

A PERPETUAL IRREVOCABLE AND NON-EXCLUSIVE EASEMENT FOR MAINTENANCE, REPAIR, REPLACEMENT OF THE WATER LINE AS MORE FULLY DESCRIBED IN CONVEYANCE OF WATER LINE AND GRANT OF EASEMENT, RECORDED AUGUST 28, 2014 AS INSTRUMENT NO. 14-103757 OF OFFICIAL RECORDS.

EASEMENT LEGEND:

A LICENSE AGREEMENT IN FAVOR OF SHELL OIL COMPANY, A CALIFORNIA CORPORATION, FOR THE INSTALLATION, USE, AND MAINTENANCE OF A PIPELINE AND INCIDENTAL PURPOSES AS DISCLOSED IN THE DOCUMENT RECORDED MAY 24, 1967 IN BOOK 4058, PAGE 318, O.R. SAID AGREEMENT HAS BEEN AMENDED BY CORRECTION AGREEMENT RECORDED JULY 8, 1968 IN BOOK 4176, PAGE 475, O.R. AND BY AN AMENDMENT RECORDED JANUARY 6, 1994 IN BOOK 6969, PAGE 215, O.R.

A 20' WIDE SHAFTER SOLAR, LLC ACCESS AND TRANSMISSION LINE EASEMENT PER No. 0214103758 O.R.

AN EASEMENT IN FAVOR OF THE CITY OF SHAFTER FOR PERMANENT, PERPETUAL AND EXCLUSIVE RIGHT-OF-WAY IN GROSS FOR PUBLIC STREETS AND HIGHWAYS, PUBLIC UTILITIES AND OTHER FACILITIES AS DESCRIBED HEREIN AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 2009 AS INSTRUMENT NO. 0209054950, O.R.

AN EASEMENT IN FAVOR OF THE CITY OF SHAFTER FOR PERMANENT, PERPETUAL AND EXCLUSIVE RIGHT-OF-WAY IN GROSS FOR PUBLIC STREETS AND HIGHWAYS, PUBLIC UTILITIES AND OTHER FACILITIES AS DESCRIBED HEREIN AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 2009 AS INSTRUMENT NO. 0209054951, O.R.

A 20' WIDE ACCESS EASEMENT IN FAVOR OF CHRYSTAL INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED FEBRUARY 10, 2011 AS INSTRUMENT No. 0211018891, O.R.

SAID EASEMENT IS SUBJECT TO:

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT" RECORDED DECEMBER 7, 2012 AS INSTRUMENT No. 0212178677, O.R.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF EASEMENTS" RECORDED DECEMBER 20, 2012 AS INSTRUMENT No. 0212185034, O.R.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS" RECORDED JANUARY 30, 2013 AS INSTRUMENT No. 0213013912, O.R.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 28, 2014 AS INSTRUMENT No. 0208140758, O.R.

SAID EASEMENT HAS BEEN REPLACED BY DOCUMENT 021517085, O.R. - REFER TO EASEMENT No. 6 BELOW.

AN EASEMENT IN FAVOR OF LERDO LAND COMPANY, A CALIFORNIA CORPORATION AND TOWER EXPLORATION, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY FOR ACCESS AND PIPELINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 24, 2015 AS INSTRUMENT No. 021517085, O.R. SAID EASEMENT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

UPON THE COMPLETION OF THE DEVELOPMENT OF JEWETTA AVENUE NORTH, SAID EASEMENT IS TO BE TERMINATED AND GRANTEE IS REQUIRED TO EXECUTE A QUITCLAIM DEED IN FAVOR OF THE GRANTOR.

300' WIDE NORTH KERN WATER STORAGE DISTRICT CANAL RIGHT-OF-WAY AS RESERVED PER QUITCLAIM DEED RECORDED DECEMBER 12, 2005 AS DOC. No. 0205342551 O.R.

20' WIDE WATER LINE EASEMENT PER DOC. No. 0214103757 O.R.

10' WIDE SHAFTER SOLAR, LLC UTILITY EASEMENT PER DOC. No. 0214141159 O.R.

RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN SEVENTH STANDARD ROAD, COUNTY ROAD NO. 151

REVISED TENTATIVE TRACT NO. 7244

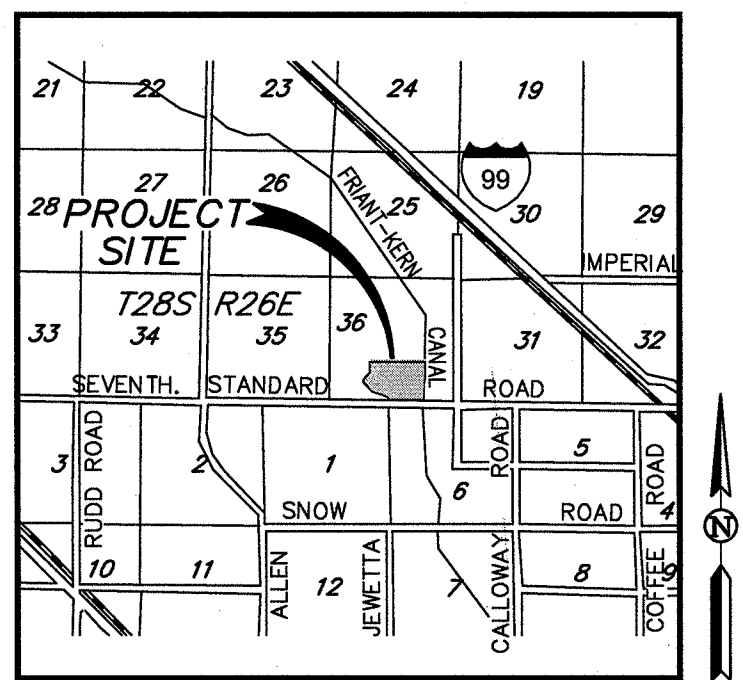
BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 36, T.28S., R.26E., M.D.M.

IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.

126.03 ACRES (GROSS) WITHIN TRACT CONTAINING 395 BUILDABLE SINGLE FAMILY RESIDENTIAL LOTS,
1 CITY LOT, 1 LANDSCAPE LOT, 1 PRIVATE STREET LOT, 1 COMMON LOT, 1 SCHOOL SITE, 2 PARK SITES, 1 SUMP LOT AND 1 DRILL SITE

CONSISTING OF 2 SHEETS

AUGUST, 2017



FRANMAR COMPANY, L.P.

5100 California Ave., Suite 201
Bakersfield, CA 93309

February 27, 2023

City of Shafter
Planning Department
336 Pacific Avenue
Shafter, CA 93263
ATTN: Steve Esselman, Planning Director

Reference: Extension of Time RVT™ 7244
Lennar Homes of California, LLC & FRANMAR COMPANY, LP

Dear Steve,

Please accept this letter on our behalf as authorization for Lennar Homes of California's request for a two (2) year extension of time concerning Revised Vesting Tentative Tract Map No. 7244 pursuant to Subdivision Map Act §66452.6, and City of Shafter Municipal Code per Ord. 704, adopted on March 20, 2018. As partial landowners of the site, we authorize Lennar to process the extension of time request. Thank you.

Sincerely,



Bruce Beretta
Managing Member

cc: Blaine Neptune
Bill Walls

RESOLUTION NO. 2543

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHAFTER APPROVING REVISED TENTATIVE TRACT NO. 7244, AS DEPICTED IN ATTACHMENT "A"

WHEREAS, D.R. Horton CA3, Inc. by McIntosh & Associates, 2001 Wheelan Court, Bakersfield, CA 93709, submitted a tentative tract map application to the City of Shafter to subdivide approximately 126 acres (gross) into 395 single-family residential lots, 1 school site, 2 park sites, 1 common lot, 1 sump site, 2 landscape/utility lots, and a drilling site within the adopted Heritage Ranch Specific Plan; and

WHEREAS, D.R. Horton CA3, Inc. by McIntosh & Associates, 2001 Wheelan Court, Bakersfield, CA 93709, is requesting approval of Revised Tentative Tract No. 7244 on that certain property in the City of Shafter as shown in Attachment "A"; and

WHEREAS, the Planning Commission did, on July 25, 2017, approve Resolution No. 17-301; a resolution of the Planning Commission of the City of Shafter recommending that the City Council approve Revised Tentative Tract No. 7244 with conditions of approval; and

WHEREAS, the City Council, through the City Clerk, did set Tuesday, August 15, 2017, at the hour of 7:00 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 City Council on said proposal, and notice of the public hearing was given in the manner provided in Title Sixteen of the Shafter Municipal Code; and

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

WHEREAS, the project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the 2005 City of Shafter General Plan Update and related actions (SCH No. 2004101029) pursuant to Resolution No. 05-1738 and the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update for the adoption of the Heritage Ranch Specific Plan pursuant to Resolution No. 06-1813; and

WHEREAS, the certified Program EIR adequately describes the activity of the residential development proposed in Revised Tentative Tract No. 7244 as adopted in the Heritage Ranch Specific Plan under Ordinance No. 699; 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 August 15, 2017, the proposed tentative tract map was duly heard and considered and the City Council found as follows:

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

2. The proposed tentative tract map is only proposing residential development consistent with the adopted Heritage Ranch Specific Plan. Therefore, the project is exempt from the California Environmental Quality Act, i.e., exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code, pursuant to California Government Code §65457. The project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the 2005 City of Shafter General Plan Update and related actions (SCH No. 2004101029) pursuant to Resolution No. 05-1738 and the Addendum to the Certified Final Program Environmental Impact Report for the 2005 General Plan Update for the adoption of the Heritage Ranch Specific Plan pursuant to Resolution No. 2542. The certified Program EIR adequately describes the activity of the residential development proposed in Revised Tentative Tract No. 7244 as adopted in the Heritage Ranch Specific Plan per Ordinance No. 699.

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

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

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

6. The proposed subdivision (Tentative Tract No. 7244), together with the provisions for its design and improvement, is consistent with the City of Shafter General Plan. The proposed density and intensity of development are consistent with the adopted Heritage Ranch Specific Plan. Proposed road improvements are consistent with the Circulation Program. The overall design of the project, as conditioned, is consistent with the goals and policies of all elements of the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Shafter, in a regular session assembled on the 15th day of August, 2017, hereby approves Revised Tentative Tract Map No. 7244, as described above and shown in Attachment "A", with conditions of approval as provided in Attachment "B"

PASSED AND ADOPTED THIS 15th DAY OF AUGUST, 2017.


Cathy L. Prout, Mayor

ATTEST


Rachel Zermeño, Deputy City Clerk

CERTIFICATE OF GOVERNING BODY'S ACTION

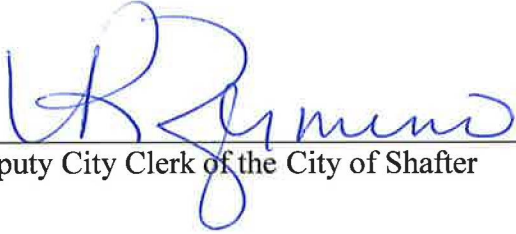
STATE OF CALIFORNIA)
) ss.
COUNTY OF KERN)

I, Rachel Zermeño, Deputy City Clerk of the City of Shafter, California, DO HEREBY CERTIFY that the above Resolution 2543, a Resolution of the City Council of the City of Shafter, was duly passed and adopted at a Regular Meeting held on the 15th day of August, 2017, by the following vote:

AYES: Alvarado, Espericueta, Garcia, Givens, and Prout.
NOES: None.
ABSENT: None.
ABSTAINING: None.

DATED: August 15, 2017

(SEAL)

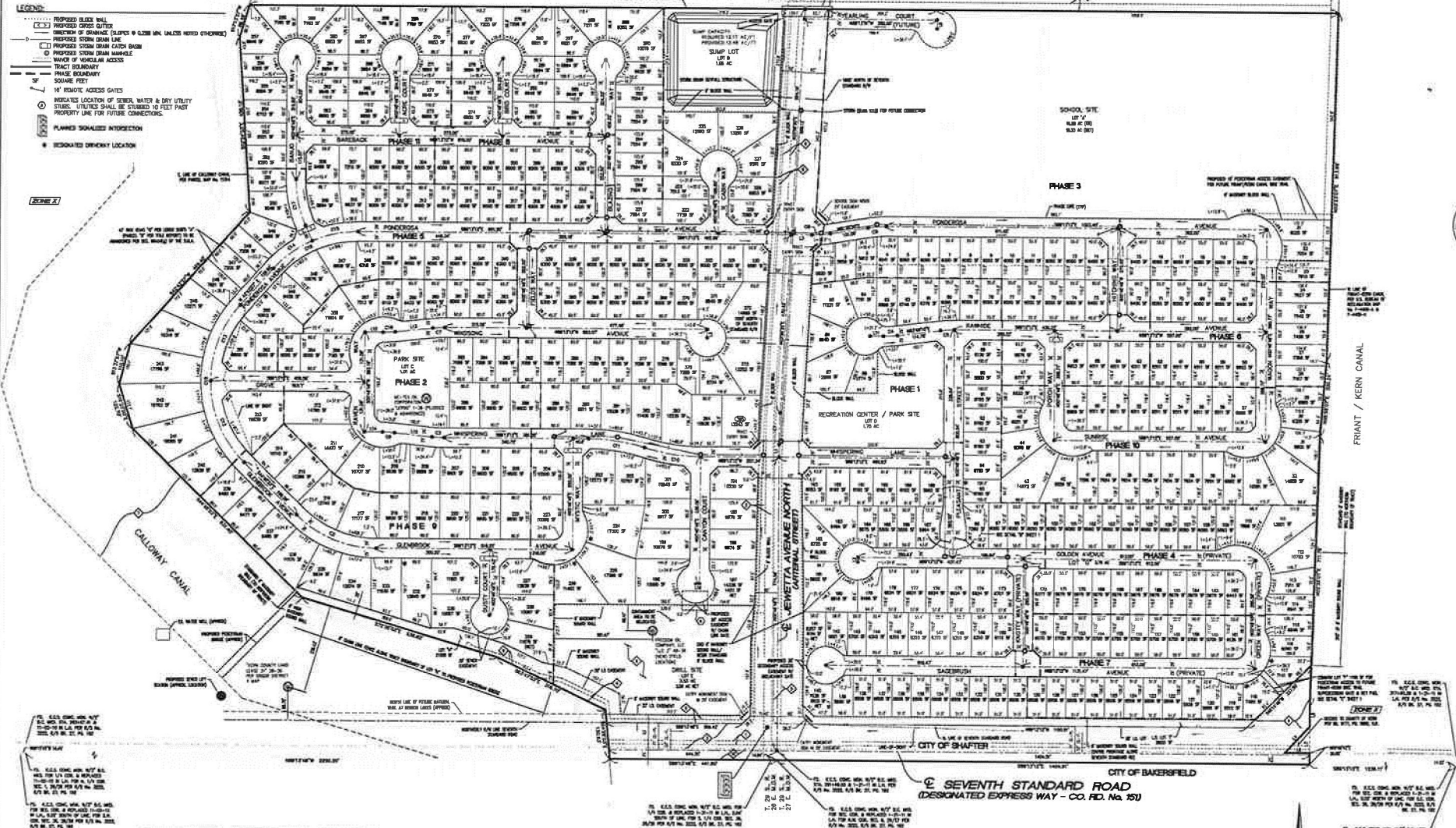


Deputy City Clerk of the City of Shafter

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 36, T.28S., R.26E., M.D.M.
IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
126.03 ACRES (GROSS) WITHIN TRACT CONTAINING 395 BUILDABLE SINGLE FAMILY RESIDENTIAL LOTS,
1 CITY LOT, 1 LANDSCAPE LOT, 1 COMMON LOT, 1 SCHOOL SITE, 2 PARK SITES, 1 SUMP LOT AND 1 DRILL SITE

AUGUST, 2011

192

[illegible]

TIME	ENCLIN	LOWEN	THUNDER
1	200.00	124.50	65.10
2	200.00	157.50	100.00
3	200.00	17.50	15.00

SCALE: 1" = 100'

5

ATTACHMENT “B”

CONDITIONS OF APPROVAL REVISED TENTATIVE TRACT NO. 7244

GENERAL

1. The owner(s) or project proponents (hereinafter referred to as “Developer”), solely at their cost and expense, shall defend, indemnify and hold harmless the City of Shafter (hereinafter referred to as “City”), its agents, legislative bodies, officers and employees regarding any legal or administrative action, claim or proceeding concerning approval of Revised Tentative Tract No. 7244 and/or related actions including, without limitation, actions taken or not taken with respect to the California Environmental Quality Act (hereinafter referred to as “CEQA”); or, at its election and in the alternative, shall relinquish such approval. Developer shall assume the defense of the City in any such legal or administrative action, claim or proceeding with legal counsel paid for in the entirety by Developer, but subject to the City's reasonable approvals. Developer shall also reimburse the City, its agents, legislative bodies, officers and employees for any judgments, amounts paid in settlements, court costs and attorneys' fees which the City, its agents, legislative bodies, officers and employees may be required to pay or otherwise pay as a result of such action, claim, or proceeding. The City may, at its sole discretion, participate at its own expense in the defense of any such action, claim or proceeding, but such participation shall not relieve Developer's obligations under these conditions of approval (hereinafter referred to as “Conditions”).
2. The developer or the developer's engineer shall submit a list of all contractors and/or subcontractors performing work on this project to the City Administrative Services Department and such contractors and subcontractors shall obtain valid business licenses to do business and/or work in the City of Shafter.
3. The following disclosure shall be given as part of transfer of properties: “All your real property is near property used for agricultural operations, you may be subject to inconveniences or discomforts arising from such operations on any 24 hour basis. Said discomforts may include, but not be limited to equipment noises, odors from manure or other chemicals, and dust or smoke. The City has determined that the use of real property for agricultural operations is a high priority and favored use to the City and Kern County and will not be considered a nuisance for those inconveniences or discomforts arising from agricultural operations, provided such operations are consistent with accepted customs, standards, and laws.”
4. Until all portions of the tentative tract have been developed, all vacant and undeveloped land, not being actively farmed, shall be maintained in a weed-free and clean manner by the developer/applicant/property owner. Should said property not be so maintained, the City shall notify property owner that the property is to be cleaned within thirty (30) days of receipt of said notice. If property owner does not comply within the required

time frame, City may then clear the land and bill the property owner for expenses incurred.

5. Unless a final map is recorded, this tentative tract shall expire twenty-four (24) months from the date of approval by the City Council, unless an extension is granted by the City Council. Should an extension be requested, Developer, not less than sixty (60) days prior to the expiration date, shall submit to the City in writing, a request for an extension of that approval in accordance with the provisions of City Code.
6. All construction and development shall be consistent with the City of Shafter Heritage Ranch Specific Plan and Revised Tentative Tract No. 7244.

PLANNING

7. Approved street names are as follows: Seventh Standard Road (existing), Jewetta Avenue North (existing), Bird Court, Canyon Court, Hitching Way, Marble Street, Ponderosa Avenue, Raven Way, Sunrise Avenue, Whispering Lane, Windsong Avenue, Dusty Court, Acre Court, Banjo Way, Fields Way, Green Way, Porch Way, Cabin Way, Yearling Court, Rawhide Avenue, Mystic Way, Blazing Way, Bareback Avenue, Glenbrook Avenue, and Sagebrush Avenue. Approved alternative street names include: Stagecoach, Shadetree, Tumbleweed, Wandering, Bridlewood, Homestead, Longmeadow, Majestic, Pleasant, Rambling, and Sparkling. Street names not approved include Grove Way, Knotty Way, and Golden Avenue.
8. Approved access shall be provided for each lot in accordance with City standards.
9. 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.
10. 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 until Revised Tentative Tract 7244 has been recorded pursuant to the requirements of Title 16 (Subdivision Ordinance) and Title 17 (Zoning Ordinance) of the Shafter Municipal Code.
11. Prior to recordation of the first phase of the final map, an 8-foot-tall solid masonry theme wall shall be constructed along the Seventh Standard Road frontage, from the Friant-Kern Canal to the Calloway Canal along the north side of the 22-foot-wide landscape easement, incorporating the primary entry signs and landscaping at the corners of Jewetta Avenue North and Seventh Standard Road as specified in the Heritage Ranch Specific Plan. The solid masonry wall shall be eight (8) feet in height above the grade of Seventh Standard Road, as measured from the median, from the west side of Lot "E" to the north side of Lot 117.

12. Prior to the recordation of the subject phase of the final map, an 8-foot-high solid masonry wall shall be constructed to separate Lot "E" from the adjacent residential lots, including along the west side of Jewetta Avenue North. Access to the drilling island shall be provided from a residential street by a commercial drive approach and a minimum 16-foot-wide gate. Construction, style and finish are subject to City approval.
13. Prior to recordation of the subject phase of the final map, an eight (8) foot tall solid masonry theme wall shall be constructed along the eastern project boundary adjacent to the Friant-Kern Canal from the north side of Lot 117 to the north side of Lot 112. The solid masonry wall shall be eight (8) feet in height above the grade of Seventh Standard Road as measured from the median.
14. Prior to the recordation of the subject phase of the final map, an eight (8) foot high solid masonry theme wall shall be constructed along the north boundary of Lot "H" from the west side of Lot "E" to the north side of Lot 235. The solid masonry wall shall be eight (8) feet in height above the grade of Seventh Standard Road as measured from the median.
15. Prior to recordation of the subject phase of the final map, an eight (8) foot tall solid masonry theme wall shall be constructed along the west property lines of Lots 140 and 141, transitioning to a 6-foot-tall block wall with pilasters to the south side of Yearling Court, including corner cut-off, and along the eastern boundary of the twenty (20) foot school sign easement north of Ponderosa Avenue.
16. Prior to the recordation of the subject phase of the final map, a six (6) foot tall solid masonry block wall with pilasters shall be constructed from the north boundary of Lot "E" to the north map boundary along the west side of Jewetta Avenue North.
17. Prior to issuance of the first Certificate of Occupancy, a 6-foot-high masonry wall shall be installed along the east and west project boundaries adjacent to the Friant-Kern Canal and the Calloway Canal.
18. A six (6) foot tall solid masonry wall shall be constructed along the common lot lines between Lots 87 and 88 and the Recreation Center/Park Site (Lot "D"), and Lots 385 and 386 and Park Site (Lot "C").
19. A six (6) foot tall solid masonry wall shall be constructed along the common lot line between Lot "A" (School Site) and the adjacent residential lot, consistent with City of Shafter Development standards.
20. The following note shall appear on the final map and all grading and construction plans:
 - a. Prior to commencing construction activities, the developer shall excavate the plugged well on Lot "C" (Park Site) and coordinate with the Division engineer

- from the Department of Conservation/Division of Oil, Gas, and Geothermal Resources (DOGGR) to have the well plugs leak-tested and perform any required remediation.
- b. If during grading or construction, any plugged, abandoned, or unrecorded oil or gas wells are uncovered or damaged, the DOGGR shall be contacted to inspect and approve any remediation required.
 - c. Building setbacks on lots with existing plugged wells shall satisfy the requirements of the DOGGR. 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 DOGGR that the setback provided is acceptable.
 - d. If any abandoned water wells are located within the development or discovered during excavation or grading, the Kern County Environmental Health Services Department must be contacted to obtain information for the proper permitting and destruction procedures.
21. 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.
 22. The developer of Revised Tentative Tract 7244 shall comply with all San Joaquin Valley Air Pollution Control District (SJVAPCD) requirements while grading and developing the site. It is the developer's responsibility to contact the SJVAPCD to determine the applicable District requirements and rules.
 23. Prior to issuance of the first building permit, the developer shall provide written confirmation from the SJVAPCD confirming that the applicable off-site mitigation fees for the subdivision have been paid.
 24. The recommendations of the biological, archaeological, and traffic studies shall be implemented by the developer during construction and development of Revised Tentative Tract 7244.
 25. Prior to recordation of the first phase of Revised Tentative Tract No. 7244, the Developer shall enter into a Development Agreement with the City of Shafter, in a form and substance reasonably approved and required by the City, which shall provide for payment of traffic fees established by the City and development and funding for the recreation center and park site located on the east side of Jewetta Avenue North. In the event that the City has not adopted such fees in a timely manner such that the Developer would have to make payment at the time of obtaining each building permit for the development of the subdivision, then the Developer and the City agree that traffic fees shall be a minimum of \$6,925.00 per lot, and that such fees represent the actual costs pertaining to traffic impacts proportional to and directly related to each lot. Such fees shall be paid regardless of whether the Developer and the City enter into a development agreement. In addition, the Developer shall cooperate with the City

regarding the establishment and formation of a community facilities district for school purposes and the Developer shall require all successors in interest in and to the subdivision, and each portion thereof, to cooperate with the City in the establishment of such a district. For this purpose, the Developer and its successors in interest shall not object or participate in any protest regarding the formation of such a district, and shall affirmatively vote “yes” with respect to all real property within the subdivision for purposes of establishing such a district.

26. Prior to recordation of the first phase of Tract 7244, the Developer shall complete the following:
 - a. Establish a Homeowners Association for maintenance of the streets, entry gates (Pleasant Street and Lot “F”), common landscaping, and infrastructure within the proposed gated community.
 - b. Obtain approval from the City of Shafter and the North of the River Recreation and Parks District for the design of the proposed recreation center/park site located on Lot “D”. The approval shall include recordation of any document specifying the mechanism for maintenance and funding of the park construction as well as long-term maintenance of the park facilities and amenities. For non-agreement on park design between the City of Shafter and North of the River Recreation and Parks District, the City of Shafter shall have final approval authority. See Condition No. 34.
 - c. Obtain and record all required easements and shared use agreements for the pedestrian path and future pedestrian bridge to be constructed along the north side of and across the Calloway Canal.
 - d. Obtain permits and record all easements needed for construction of the pedestrian bridge across the Friant-Kern Canal if they have not already been obtained by the developer of the Gossamer Grove Specific Plan.
 - e. Obtain and record all easements and shared access agreements on behalf of the City of Shafter for access and maintenance of the sewer facilities to be constructed along and across the Calloway Canal property.
 - f. Obtain and record all easements required for construction of and future access to the lift station and associated lines within the Mission Lakes Specific Plan.
27. The developer shall add the subject property to the North of the River Park Maintenance District prior to recordation of the first phased final map.
28. The Developer shall enter into an agreement with North of the River Recreation and Parks District (NOR) to:
 - a. Develop the two park sites to NOR’s standards and be approved by NOR prior to permit and commencement of construction.
 - b. Join the NOR Park Maintenance District (Proposition 218). A secondary assessment above the annual NOR Park Maintenance fee may be assessed to maintain desired high cost recreation items such as pools, splash pads, water features, distinctive plantings, etc.
 - c. Record a Covenant for each phase of the tract with NOR, disclosing proximity of

the development to public parks, potential for increased vehicular traffic during programmed activities and potential of light, glare and noise disturbances associated with park operation.

- d. NOR's acceptance of the two (2) parks is contingent upon Norris School District's agreement to allow use of their open space and playing fields as public park land. Should Norris School District not agree to allow NOR to utilize their open space and playing fields making NOR unwilling to accept the two (2) parks, the City of Shafter shall have full authority over the design and construction of the two parks. See Conditions Nos. 33 and 34.
29. Prior to recordation of the phase of Tract 7244 containing the 200th lot of the map, the developer shall pay to the City of Shafter his or her proportional share, based on an engineer's estimate acceptable to the City Engineer, of the cost to construct a pedestrian bridge across the Calloway Canal. The City will place the funds into an escrow account for use when the bridge is constructed. The developer will be refunded any excess funds upon completion of the bridge construction or, should the bridge construction costs exceed the original engineer's estimate will be responsible for providing any additional funds needed.
 30. Prior to or concurrent with the recordation of the first phase of Tract 7244, the developer shall pay to the City of Shafter his or her proportional share, based on an engineer's estimate acceptable to the City Engineer, of the cost to construct a pedestrian bridge across the Friant-Kern Canal. The City will place the funds into an escrow account for use when the bridge is constructed. The developer will be refunded any excess funds upon completion of the bridge construction or, should the bridge construction costs exceed the original engineer's estimate will be responsible for providing any additional funds needed.
 31. If applicable, the developer shall enter into an agreement with the Norris School District to either join the existing Community Facilities District (CFD) or create a new CFD.
 32. Developer shall ensure all existing electrical conduits, conductors, poles, guy wires, utility boxes, and all related surface and subsurface facilities between the solar field to the north and the PG&E substation to the south are not damaged by development activity except where allowed or approved by the utility owner, PG&E. Developer shall also ensure no portion of the easement for said utility is located within any residential lot boundary.
 33. Prior to recordation of the final map and issuance of a residential occupancy permit for the subject phase, the Lot "C" public park site shall be fully constructed, landscaped, and completed pursuant to City of Shafter approval, consistent with the Heritage Ranch Specific Plan, and dedicated to the City of Shafter.
 34. Prior to recordation of the final map and issuance of a residential occupancy permit for

the subject phase, the Lot "D" public park site shall be fully constructed, landscaped, and completed pursuant to City of Shafter approval, consistent with the Heritage Ranch Specific Plan, and dedicated to the City of Shafter.

35. The map shall be redesigned to replace the knuckle at the intersection of Marble Street and Glenbrook Avenue with a radius curve.
36. Lot "H" shall be dedicated to the City of Shafter with the first recorded phase of Tract 7244. Lot "H" shall fully contain the following:
 - a. The existing electrical easement owned by Shafter Solar LLC.
 - b. Sewer easements required for gravity sewer and force mains from both Tract 7244 and the Gossamer Grove development.
 - c. A thirty (30) foot wide pedestrian easement on and along the north right-of-way line of the Calloway Canal needed to connect the Natural Trail on Seventh Standard Road to the future pedestrian bridge crossing the Calloway Canal.
37. Prior to initiating any grading or earthmoving within Revised Tentative Tract No. 7244, the developers shall provide the City of Shafter with written confirmation from the San Joaquin Valley Air Pollution Control District that the development is in compliance with the District's Rule 9510.

BUILDING

38. Prior to issuing a certificate of occupancy for any building, building address(es) shall be permanently installed and be clearly visible from the street.
39. No final inspection or issuance of a certificate of occupancy shall be approved for any lot, until all required improvements have been completed by the developer/applicant and accepted by the City.
40. Developer shall pay all development fees and impact fees adopted by the City in effect at the time of issuance of any building permits.
41. 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.
42. Prior to issuance of each building permit for houses within Revised Tentative Tract 7244, developer shall submit a site plan to the City Planning Department for review and approval. The site plan shall reference the floor plan layout and building elevations, including exterior building materials and colors, for each of the single-family residences to be constructed within Revised Tentative Tract 7244.

43. 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.
44. A landscaping plan, including design of a permanent irrigation system, shall be submitted to and approved by the Planning Director. 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 be in compliance with current State guidelines for residential landscaping.
45. Fiber Optic Installation for Dwelling Units: Owner agrees to install in each dwelling unit the following fiber optic requirements:
 - a. Install a City fiber box (enclosure type: 14326W-UL or as directed by the City) adjacent to the other utility boxes (power, phone, and cable). The fiber box shall be in addition to the phone and cable boxes. The fiber box shall face the exterior and shall include one 120 volt, 15 amp surge protected convenience receptacle located inside the fiber box. The Owner may alternately install a common communication box (enclosure type: 14326W-UL or as directed by the City IT Department) for the proposed utilities (phone, cable, and fiber). The communication box shall face the exterior and shall include one 120 volt, 15 amp surge protected convenience receptacle located inside the communication box for the fiber installation.
 - b. Install an RF transparent structured media enclosure (enclosure type: Leviton 49605-30W, Primex Verge P3000 or as approved by the City) in the master bedroom closet with a minimum 72" clearance between any other in-wall or freestanding appliances or accessories so as to allow for unobstructed wireless signal propagation throughout the home. The enclosure shall include one 120 volt, 15 amp surge-protected convenience receptacle located inside the enclosure.
 - c. Install a future route from the City fiber or common communication box to the proposed media enclosure with a minimum of a one (1) inch diameter non-metallic tubing (smurf-tube) or better with bright orange Tyvek or plastic tags, labeled "City Fiber Use Only, 661-746-5000", attached at each end of the conduit in plain view.
 - d. Install a continuous conduit without breaks or couplings from the bottom side of the City fiber or common communication box to the existing City fiber infrastructure located in the right-of-way. The conduit shall be a minimum of one (1) direct bury 10/6mm (OD/ID) HDPE microduct with attached trace wire. The proposed conduit shall be installed a minimum of 36 inches below grade and be bright orange or other color approved by the City. The final conduit shall be a different size, color or shade of color from all other utility conduits. If the conduit does not have an attached trace 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 4 feet of slack at both ends.

- i. After backfill, all fiber optic conduits installed underground shall be mandrelled between the City fiber or common communication box and the existing City fiber infrastructure located in the right-of-way. The mandrelling process shall be witnessed by a City of Shafter Public Works Department representative. For conduit without a pull string, mandrel diameter shall be at least 70% of the conduit inside diameter. For conduit with a pull string, the string shall be taped taught to both ends and the mandrel diameter shall be at least 50% of the conduit inside diameter.
- ii. Conduit couplings shall only be used to repair damaged conduit and shall be air-tight, water-tight, push-up compression fitting approved by the City.
- e. Install Category 6 Unshielded Twisted Pair (CAT 6 UTP) cable (or as approved by the City) from the media enclosure to every phone and cable termination point through the home leaving 6 feet of slack in the enclosure and terminating to a CAT 6-rated 8P8C (RJ-45) jack, using the TIA/EIA-568 T568A pinout standard, adjacent to every phone and cable termination. All CAT 6 and other networking cable is to be installed according to industry standards and shall not be pinched, stapled, bent sharply or crossing any sharp, unprotected edges.
- f. Install ceiling Wi-Fi Access Point mounting locations as approved by the City on each floor such that no exterior wall is more than 30 feet from either the media enclosure or another Wi-Fi AP mounting location. Since Wi-Fi AP signals generally do not propagate well vertically between floors, each floor must meet the aforementioned 30-foot standard. Each Wi-Fi AP mounting location will include a single-gang low voltage walk box through which a single CAT 6 UTP cable, terminated with a CAT 6-rated 8P8C (RJ-45) plug and connected to the AP, will be run to the media enclosure and left with 6 feet of slack.

ENGINEERING

- 46. 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.
- 47. Acceptable traffic control, including signs and personnel, shall be utilized whenever construction of required improvements requires the contractor to work within existing vehicular paths of travel. If determined necessary by the City Engineer, the contractor shall include provisions to allow for pedestrian traffic through or past the construction site. The latest edition of Caltrans Traffic Manual shall be the standard for all construction related traffic control.
- 48. Developer shall relocate and/or install all necessary infrastructure to provide utilities to the proposed project.
- 49. A ten (10) foot public utility easement, as shown on the tentative map, shall be provided in the front of all lots and on the street side of all corner lots as requested by

the utility companies and the City Engineer. Easements shall be granted with the final map.

50. Pedestrian easements shall be provided wherever sidewalks and other public walking paths are to be constructed outside the proposed public rights-of-way. The minimum width of the pedestrian easements shall be one (1) foot.
51. Lot "F" (Pedestrian Access) between Lots 117 and 118 shall be lighted and landscaped in a manner approved by the City Engineer. The lot shall be recorded as a Public Access Easement on the final map. Walls on both sides shall be constructed within the easement. Walls shall be reduced to no more than 40 inches in height within the minimum front-yard setback.
52. 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.
53. Any above-ground utility cabinets or facilities to be located within the road right-of-way or public utility easement shall be permitted only upon approval by the City Engineer. Such approval will be made in writing, upon written request of the developer and/or the affected utility company.
54. Any obstructions including utilities, irrigation lines, etc., shall be removed and/or relocated, if necessary, at the expense of the developer.
55. No final inspection shall be approved until all required improvements have been completed by the developer and accepted by the City of Shafter.
56. All new utilities shall be underground service.
57. 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.
58. Prior to the issuance of a Certificate of Occupancy on any lot of Tract 7244, all required improvements shall be completed and accepted by the City of Shafter. Additional improvements outside the affected project boundary may be required for orderly development as determined by the City Engineer.
59. 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. Timing of improvements shall be subject to approval of the City Engineer.
60. 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.

61. Access to and from the existing solar plant through the main gate on the south side of the facility shall not be restricted or prevented by development activities.
62. Prior to recordation of the first phase of the final map, Seventh Standard Road shall be constructed to its ultimate northerly extent within the development of Revised Tentative Tract 7244. Improvements shall include an additional west bound lane, deceleration and acceleration lanes at Jewetta Avenue North, landscaping (minimum 22 feet wide) trail, paseo, and 8' high block wall, consistent with Revised Tentative Tract 7244, Heritage Ranch Specific Plan, and City of Shafter General Plan.
63. Prior to the recordation of the first phase of the final map, Jewetta Avenue North shall be constructed and improved including theme wall, entrance monuments, landscaping, sidewalk, and multi-use walkway, as required by and consistent with Revised Tentative Tract 7244 and the Heritage Ranch Specific Plan.
64. The developer shall install a traffic signal and construct a median break for the intersection of Jewetta Avenue North and Seventh Standard Road prior to recordation of the first phase of Tract 7244. The median break shall not be constructed separately from the traffic signal. The design, construction, and installation of the traffic signal and median break shall be subject to City of Shafter and City of Bakersfield approval.
65. All road, landscaping, trail, sidewalk, block wall, and multi-use walkway improvements, required by and consistent with Revised Tentative Tract 7244 and the Heritage Ranch Specific Plan, shall be constructed by the developer and approved by the City of Shafter prior to recordation of the subject final map phase. Wall plans, materials, and dimensions shall be consistent with the requirements of the Heritage Ranch Specific Plan and Revised Tentative Tract 7244 and shall be approved by the City of Shafter prior to construction. Timing of improvements shall be subject to the approval of the City Engineer.
66. All landscaping, trail, sidewalk, block wall, and multi-use walkway improvement areas within the map boundary shall be dedicated to the City of Shafter with the recorded map. Areas located outside the tract map boundary shall be dedicated by separate instrument prior to, or concurrent with, recordation of the final map phase.
67. Developer shall place the entire subdivision within a new Landscape/Lighting Maintenance District, 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, paseo/trail maintenance, as well as all administrative costs associated with the City of Shafter's management of the district.
 - a. The developer shall be required to cover the cost of street lighting, maintain all landscaping, park maintenance, including the replacement of any trees or shrubs

- that do not survive, within public right-of-way and landscape easements for a period of one (1) year after final inspection of the landscape improvements, or until such time as the maintenance district is formed, whichever shall occur last.
- b. Developer shall be fully responsible for the formation, and formation cost of the Landscape/Lighting 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 street lights until such time as the maintenance district is formed.
68. Engineered plans and building permits are required for all block walls greater than 6-feet in height.
69. Developer shall design and install a system of conduits, terminal boxes, splice boxes, connection points, and hand holes for a fiber optic network to each buildable lot within the development. Plans shall be submitted and approved by the City of Shafter, prior to recordation of the final map, showing the proposed utility trench and all appurtenant hardware. Fiber optic conduits can be joint trenched with other utility company pipes and/or conduits. After backfill, conduits and microducts shall be mandrelled, checked for obstructions, and re-excavated and repaired where necessary. The mandrelling process shall be witnessed by a City of Shafter Public Works Department representative. For conduit without a pull string, mandrel diameter shall be at least 70% of the conduit inside diameter. For conduit with a pull string, the string shall be taped taught to both ends and the mandrel diameter shall be at least 50% of the conduit inside diameter. Conduits 1/2-inch or larger shall require mule tape. Design and material specifications are available from the City of Shafter. Existing City owned fiber optic conduits, boxes, FOC cable, and related facilities within the development shall be modified or relocated by the developer as necessary in a manner approved by the City.
70. Prior to construction, all improvement plans and landscaping plans shall be approved by the City of Shafter.
71. Developer shall install four (4) way stop signs, pursuant to City of Shafter standards, at the intersections of 1.) Jewetta Avenue North and Whispering Lane, and 2.) Jewetta Avenue North and Ponderosa Avenue.
72. The side-yard fences running parallel to local streets shall consist of a masonry block wall topped with a wooden fence. Wall shall be designed to retain earth where necessary. Sufficient area behind the sidewalk shall be provided to accommodate the installation of community mailboxes, where required by the US Postal Service.
73. All phased final subdivision maps proposed for recordation shall be in substantial conformance with the approved tentative map.
74. If the subdivision is to be phased, additional improvements for circulation shall be provided as required by the City Engineer.

ENGINEERING: GRADING & DRAINAGE

75. 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 shall be submitted and approved for Revised Tentative Tract 7244. 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.
76. 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.
77. Developer shall review the existing grading for the solar plant constructed to the north to ensure to the Developer's satisfaction that drainage from the existing solar site will not negatively impact finished lots or improvements within Tract 7244.
78. 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 California Building Code, Chapter 18, latest edition. In addition, all site grading, earthwork and building design shall be performed in accordance with the recommendations of the soils report.
79. A grading permit shall be obtained from the City prior to commencement of any grading activity.
80. 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 stating that the rough grade is in substantial conformance with the approved grading plan and Chapter 33 of the California Building Code. Developer to obtain Rough Grade Certificate form from the City.
81. 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.
82. The location and frequency of soils compaction testing shall be per the City Engineer. Soils compaction testing shall be provided by the developer/owner.
83. 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.

84. 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.
85. 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.
86. Wood retaining structures shall not be approved. Developer shall use masonry, concrete, or other approved material.
87. Engineered off-site drainage plans for Revised Tentative Tract 7244 shall be submitted to and approved by the City of Shafter prior to recordation of the final map. The approved drainage facilities shall be constructed and approved by the City of Shafter prior to issuance of building permits.
88. The area used for the drainage sump shall be fenced and screened in a manner approved by the City Engineer and consistent with the requirements of the Heritage Ranch Specific Plan. The fence is to enclose the entire sump. Masonry wall (or equivalent) conforming to City standards shall be built for all portions of the perimeter fence viewable from the street or adjacent lots. The north side does not need to be provided with a block wall. 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. At the option of the City Engineer, a landscaping plan, including design of a permanent irrigation system, shall be submitted to and approved by the City Engineer. Said approved landscape and irrigation plans shall be implemented prior to issuance of any building permit for the development. At the option of the City Engineer, in lieu of the above, the area between the right-of-way line and the setback line from the lots containing the sump shall be dedicated to the adjacent lots, and the landscaping usually required for the sump lot shall belong to the lots adjacent to the sump.
89. The number and location of cross gutters allowed, if any, will be determined during the grading and drainage review process. Drainage siphons shall not be used. The minimum grade for allowed cross gutters shall be 0.6%.
90. All storm drain pipes and manholes shall be installed with the street paving. Catch basins shall be installed per City standards.
91. Grading onto adjacent property shall not be done without written permission from the adjacent property owner.
92. The Office of the City Engineer shall be notified 24 hours in advance of the placement

of any fill material.

93. Fill and/or import material shall be subject to the approval of the soils engineer.
94. Developer is responsible for the grading of lot pad areas to within 0.1-foot of the design elevations.
95. All areas in the site on which structures are to be placed must be compacted to 90% relative density, or as required by the soils report and with concurrence of the City Engineer, for a minimum distance of 5-feet in all directions from the foundations of the structure.
96. All fill material shall be moisture conditioned to at least 2% above optimum moisture and compacted to 90% relative density, or as required by the soils report and with concurrence of the City Engineer, as determined by test methods referenced in California Building Code, appendix Chapter 33, Section 3305, and so certified by test and report from the soils engineer.
97. The design engineer shall exercise sufficient supervisory control during grading operations to ensure compliance with the plans, specifications, and code within his purview.
98. 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.
99. Compaction in proposed pavement areas should be the same as for the building pads, and should extend to a minimum distance of 2-feet beyond the outside edges of pavement. Compaction shall be as required by the soils report and with concurrence with the City Engineer.
100. All cut and fill slopes shall not be steeper than 2 horizontal to 1 vertical.
101. 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.
102. All slopes in excess of three (3) feet shall be prepared and maintained to control against erosion.
103. Grading work shall be supervised as engineered grading in accordance with Chapter 33 of the California Building Code.
104. 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.

105. The Developer shall coordinate with the North Kern Water Storage District to establish a new common grade along the common property line with the Calloway Canal.
106. Developer's attention is directed to the provisions of the SJVAPCD's Regulation VIII – Fugitive PM10 Prohibitions, which require 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>.
107. It shall be the Developer's responsibility to prevent a dust nuisance from originating from the site of the work as a result of its 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 control of the Contractor shall not relieve the Contractor from his responsibility for dust control as set forth herein.

ENGINEERING: WATER/FIRE

108. The developer shall install two water systems for the project together with such equipment, pipeline, and facilities, including individual water services, as may be necessary to ensure the development has a minimum supply of water for the purposes of the development including fire protection. One water system shall be developed exclusively for drinking or domestic water service. The other shall be for irrigation of lawns, parks, and common landscape area and provided by either existing or new wells. Developer shall submit water improvement plans to the City Engineer and Oildale Mutual Water Company for review and approval. Developer shall construct the public water system in accordance with Subdivision Engineering Design Manual for the subject property. The dual water system shall be constructed by the developer and approved by the City of Shafter and Oildale Mutual Water Company prior to recordation of the final map.
109. To the greatest extent possible, above ground air-vac or air release valves required by Oildale Mutual Water Company shall be located in public landscaping or natural trail areas and not along residential project frontages. This requirement is subject to the approval of Oildale Mutual Water Company.
110. To the greatest extent possible, wet utilities (sewer, water, storm drain) shall be

installed between the flowlines on all streets.

111. 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.
112. Prior to installation, all water improvement plans shall be reviewed and approved by the Kern County Fire Department. The review includes hydrant locations and access into and out of the Tract. A plan review permit, obtained from the Kern County Fire Department, must be applied and paid for prior to the review of any modified or new tract map.
113. Water line size, location, and materials shall be subject to the approval of the City Engineer. Minimum water line size shall be in accordance with the Subdivision and Engineering Design Manual.
114. Tie-ins to existing water mains shall be constructed in a manner approved by the City Engineer.
115. Whenever possible, the water system shall be looped to minimize dead ends. For cul-de-sacs greater than 330 feet in length, the water main shall be looped through the side lot lines of the lots near the end of the cul-de-sac, back to adjacent streets, as directed by the City Engineer. Easements shall be provided to the City in a manner consistent with the Subdivision and Engineering Design Manual.
116. Separate dual water services shall be installed for each residential property.
117. No permanent structures shall be constructed over proposed or existing utility easements.
118. The developer shall provide a minimum 2 access/egress points per CFC Sec D107.1 into the tract for emergencies. Such access shall be provided through Lot "H" or alternative approved by the City Engineer, or as approved by the Kern County Fire Department.
119. The developer shall provide fire hydrants that comply with Kern County Development Standards (Clow 850 or equivalent).
120. 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 the Kern County Fire Department prior to installation.
121. The developer shall install reflective markers to identify hydrant locations pursuant to California Health and Safety Code 13060.

122. The required fire hydrants shall provide a minimum fire flow of 500 gallons per minute for one hour at 20 psi residual pressure.
123. The water system for the required fire hydrants shall be looped.
124. The Kern County Fire Department, Fire Prevention Office shall be contacted for a fire flow test and approval prior to the start of underground construction.
125. The developer shall install the required water, access and street signs prior to issuance of any building permit.
126. A fire flow test of the on-site facilities shall be performed and approved by the Kern County Fire Department prior to issuance of any Certificates of Occupancy. A fire flow test permit, obtained from the Kern County Fire Department, must be applied and paid for before flow test clearance will be granted.
127. Prior to issuance of a building permit, water mains and fire hydrants to be installed by developer shall be completed, tested, and accepted (UFC 10.502, 10.503).

ENGINEERING: SEWER

128. No properties shall be served by a septic system.
129. Developer shall install a sewer system for the development together with such materials, pipeline, 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 public sewer system in accordance with Shafter Subdivision Engineering Design Manual for the subject property.
 - a. Until such time as a permanent City trunk sewer in Seventh Standard Road can be constructed and connected, the development shall construct a gravity sewer system, sewer lift station, and a force main that will collect and pump sewage from Tract 7244 to the existing City sewer system located within the Wonderful Industrial Park near the intersection of Seventh Standard Road and Zachary Avenue.
 - i. Gravity sewer mains shall be provided and installed within rights-of-way and easements granted to the City of Shafter and within Lot "H". All easements, deeds, licenses, and/or permits necessary for sewer facilities located outside the tract boundary shall be secured and recorded prior to the first recorded phase of Tract 7244 or sewer plan approval, whichever is first.
 - ii. Gravity sewer shall collect sewage from all sources within Tract 7244 and deliver them to the proposed lift station. Lift station shall be a premanufactured precast concrete lift station constructed by a manufacturer with at least 10 years of experience in sewage lift station design and

manufacture. Make and manufacturer shall be approved by the City. Lift station shall be delivered to the site and constructed in accordance with the manufacturer's installation requirements and plans approved by the City of Shafter.

- iii. Lift station shall be located off-site, north of Seventh Standard Road and west of the Calloway Canal. Developer shall secure sufficient property (easements, dedications, or deeds) and access rights for the proposed lift station prior to the first recorded phase of Tract 7244 or sewer plan approval, whichever is first.
- iv. Lift station site location, layout, ultimate size, design, and capacity shall be reviewed and approved by the City.
- v. Developer shall secure a sufficient source of electrical power to operate the lift station.
- vi. A single sewer force main pipe shall connect the lift station to the City of Shafter's existing sewer system located near the intersection of Zachary Avenue and Fanucchi Way. Force main shall be sized for the lift station discharge from both Tract 7244 and Gossamer Grove Specific Plan. Developer shall coordinate with Lennar Homes (developer of Gossamer Grove) for the future anticipated flows from Gossamer Grove Specific Plan.
 - (1) As of July 8, 2017, the City of Shafter is in the process of designing a trunk sewer system on and along the north side of Seventh Standard Road. This gravity sewer will eventually provide sewer service to properties located north of Seventh Standard Road, including Tract 7244 (Heritage Ranch) and Gossamer Grove. It is possible that this trunk sewer may be operational prior to the development of Tract 7244 allowing the Developer to connect to the City's sewer system at a location closer to Tract 7244. The City makes no warranty regarding the schedule of the construction of this sewer trunk. The Developer is advised to coordinate with the City regarding connection to the City's sewer system.
- vii. Dual parallel force mains shall be installed along the north side of Seventh Standard Road for the Gossamer Grove development. The force main shall run from the west right-of-way line of the Friant-Kern Canal to the lift station location. The force mains shall bypass the lift station location and connect to the force main installed for Tract 7244.
 - (2) The developer of Gossamer Grove (Lennar Homes) shall be responsible for construction of their force mains up to and over the Friant-Kern Canal right-of-way to the west side of the Calloway Canal right-of-way to connect with the sewer system that is being designed and constructed for Tract 7244.
 - (3) The developer of Tract 7244 shall coordinate the size and location of the force mains with the developer of Gossamer Grove (Lennar Homes).
 - (4) City of Shafter shall be provided with access rights to the force mains for maintenance and repair where they are installed outside public right-of-way. Access easements shall be recorded prior to, or concurrent with,

the first recorded phase of Tract 7244, whichever occurs first.
viii. Other conditions applicable to the design and construction of the lift station
an all force mains shall be developed in consultation with the City Engineer.

130. 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.
131. 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.
132. Tie-ins to existing sewer mains, manholes, or other structures shall be constructed as directed by the City Engineer.
133. Sewer pipelines and manholes shall be installed within the proposed street paving of the development.
134. Separate sewer services shall be installed for each property. At no time shall sewer be joint trenched with water.
135. Sewer lines will not be permitted in easements between the backyards or side-yards of residential lots.
136. No permanent structures shall be constructed over proposed or existing utility easements.

ENGINEERING: STREET & TRAFFIC

137. Developer shall construct and provide right-of-way for all streets, curb, gutter, cross gutter, drainage facilities, sidewalks, walls, landscaping, street lights, drive approaches, intersections, and other related improvements consistent with Revised Tentative Tract 7244 and the Heritage Ranch Specific Plan. Developer shall submit street improvement plans prepared by a registered civil engineer to the City Engineer for review and approval and shall include: Preliminary soils report with R-Value tests taken from proposed road locations, preliminary engineer's estimate of construction costs; and plan check and inspection fees.
138. Pleasant Street shall be considered private south of the easterly extension of the south line of Lot 188.
139. The drawings shall include all proposed public street pavement, curb, gutter, driveways, street lights, 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.

140. All local streets shall be developed as full-width streets in accordance with standards and specifications of the Heritage Ranch Specific Plan and the City, 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.
141. 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.
142. 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.
143. Street signs shall be installed per City standards as required by the City Engineer.
144. All utilities proposed under paving shall be installed prior to paving. Cover over utilities shall be a depth as approved by the City Engineer.
145. During construction, the developer shall maintain the project, including adjacent streets in a dust free condition. This condition applies at all times including weekends, evenings, and night time hours. During construction operations, cleanup of soil from the public roadways shall be required, if deemed necessary, by the City Engineer.
146. 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.
147. Sidewalk, including curb, shall be five (5) feet wide and shall be placed behind the curb, or as specified by the Heritage Ranch Specific Plan. Transitions at intersections and wheelchair ramps shall be provided and installed per the City's Subdivision and Engineering Design Manual.
148. Monument and monument covers shall be set per City Standards.
149. Temporary turnarounds, if required, including right-of-way, shall be granted, designed, and installed per the Subdivision and Engineering Design Standards.
150. 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 of curb with a stamped "S".
151. 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 street lights are established under the LS-2 rate schedule.

152. Secondary access easements shall be provided at the request of the City Engineer. Within any given phase of development, secondary access easements and improvements shall be provided in a manner approved by the City Engineer. Access roads shall be twelve (12) 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.
153. A waiver of direct access to the following shall be dedicated and shown on the final map as follows:
 - a. Lots 263, 264, 273, 274, 283, and 284 to Bareback Avenue.
 - b. Lots 308 and 309 to Banjo Way
 - c. Lots 297 and 320 to Blazing Way
 - d. Lots 321, 322, and 329 to Ponderosa Avenue
 - e. Lots 332, 340, 363, and 364 to Fields Way
 - f. Lot 351 to Marble Street
 - g. Lot 355 to Raven Way
 - h. Lot 212 to Grove Way
 - i. Lots 227 and 231 to Glenbrook Avenue
 - j. Lots 203, 204, and 223 to Mystic Way
 - k. Lots 194 and 201 to Whispering Lane
 - l. Lots 13, 14, 39, and 40 to Hitching Way
 - m. Lots 56, 57, 82 and 83 to Porch Way
 - n. Lots 90, 96, 187 and 188 to Pleasant Street
 - o. Lots 150, 151, 172, 173 to Knotty Way
 - p. Lots 161 and 162 to Green Way
 - q. Lots 117 and 118 to Common Lot "F"
 - r. All lots adjacent to the east and west sides of Jewetta Avenue North
 - s. All lots adjacent to the north line of the Natural Trail easement along Seventh Standard Road
 - t. All rear lot lines adjacent to the Friant-Kern Canal and the Calloway Canal
 - u. All rear lot lines adjacent to the sewer/landscape lot identified as Lot "H"
154. Developer shall design and construct, with the subject phase of the final map, the public path(s) between common Lot "F", the sidewalk along Seventh Standard Road, and the pedestrian bridge across the Friant-Kern Canal meeting the requirements of the American with Disabilities Act (ADA). The path design and construction shall be approved by the City of Shafter.
155. Yearling Court shall be constructed and approved by the City of Shafter, including curb and flowline, with the subject phase.

ENGINEERING: LANDSCAPING

156. Developer shall provide easements for and construct a 30-foot-wide pedestrian easement on and along the north right-of-way line of the Calloway Canal.
 - a. Pedestrian easement shall be contained within Lot "H" for all portions within the boundary of Tract 7244. Any portions of the easement lying outside the tract boundary, including the proposed pedestrian bridge across the Calloway Canal, shall be recorded prior to, or concurrently with, the first recorded phase of Tract 7244. The pedestrian easement shall provide public access from the north side of Seventh Standard Road east of the existing vehicle bridge over the Calloway Canal to a future pedestrian bridge over the Calloway Canal, the exact location to be determined at a later date.
 - b. The minimum width of the pedestrian easement shall be thirty (30) feet.
 - c. Masonry wall shall be constructed between the pedestrian easement and residential lots.
 - d. A thirty (30) foot wide pedestrian easement west of Lot "H" on the northern portion of the Calloway Canal property to a point where the pedestrian bridge will be constructed over the Calloway Canal. The easement shall be recorded prior to, or concurrently with, the first phase of Tract 7244.
 - e. A thirty (30) foot wide easement for a pedestrian bridge over the Calloway Canal shall be recorded prior to, or concurrent with, the first phase of Tract 7244.
 - f. A six (6) foot high chain link fence shall be installed along the common boundary of Lot "H" and the Calloway Canal, north of the Seventh Standard Road right-of-way, to the pedestrian bridge canal crossing.
157. Electrical Source for Landscaping:
 - a. Developer shall provide one or more metered services and pedestals for public landscaping.
 - b. Location of the meter pedestal shall be approved by the City Engineer.
158. Water Source for Landscaping:
 - a. Landscaping water service point of connection shall be approved by the City Engineer. Water source shall be from the non-potable water system installed with the tract.
159. 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. Landscaping enclosure shall be provided with a 110-volt duplex electrical GFCI

plug within the enclosure.

160. The developer shall comply with all requirements for grading and erosion control, including the prevention of sedimentation or potential damage to off-site property.
161. Sleeves shall be placed under the proposed paving for landscape piping or low voltage electrical per the City Engineer.
162. Landscaping within the Natural Trail on Seventh Standard Road shall be approved by the City. Separate plan sets shall be provided for the Natural Trail landscaping and shall show locations of water and electrical services necessary to serve the landscaping and lighting needs of the areas.
163. Bollards or other effective obstructions shall be placed at the pedestrian access easements located at the east end of Ponderosa Avenue.
164. Developer shall deed Lots B, C, D, H, and I to the City of Shafter concurrent with the recordation of the applicable phase of the final map.
165. The landscaping along the north side of 7th Standard Road, between Jewetta Avenue North and the east boundary of the project, shall be dedicated to the City of Shafter as a lot.
166. A thirty (30) foot wide easement for a pedestrian bridge over the Friant-Kern Canal shall be recorded prior to, or concurrent with, the first phase of Tract 7244.

ENGINEERING: SUBDIVISION IMPROVEMENT AGREEMENT

167. The developer shall furnish the City of Shafter with acceptable security to guarantee the construction of off-site street improvements in accordance with all applicable provisions of the City of Shafter Municipal Code and the State Subdivision Map Act. The developer may enter into a subdivision improvement agreement with the City of Shafter for public improvements that are not completed at the time of Final Map approval.

RESOLUTION NO. 2673

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHAFTER APPROVING A TWO (2) YEAR EXTENSION OF TIME FOR REVISED TENTATIVE TRACT MAP NO. 7244 LOCATED ON THE NORTH SIDE OF SEVENTH STANDARD ROAD BETWEEN THE CALLOWAY CANAL AND THE FRIANT-KERN CANAL, WITHIN THE CITY OF SHAFTER

WHEREAS, on June 24, 2019, Franmar Inc., the project developer, requested approval of an extension of time to record a final map on that certain property in the City of Shafter as shown on attached Exhibit "A", indicating that they are still marketing the property and working to find a developer/homebuilder before recording a final map. The extension of time request was submitted prior to the expiration of the map and is being considered within the 60-day time period allowed by the Subdivision Map Act; and

WHEREAS, Revised Tentative Tract Map 7244, proposing to subdivide 126.03 acres into 395 single-family residential lots ranging in size from 5,508 square feet to 22,223 square feet, one sump lot, one city lot, one landscape lot, one private street lot, one common lot, one school site, two park sites, and one drill site, were approved by the City Council on August 15, 2017; and

WHEREAS, Revised Tentative Tract Map No. 7244 was approved with a condition requiring the final map to be recorded within two years; and

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

WHEREAS, the City of Shafter has historically approved subdivision map extensions of time in two-year intervals; and

WHEREAS, the Planning Commission did, on August 13, 2019, unanimously approve Resolution 19-350; a resolution of the Planning Commission of the City of Shafter recommending that the City Council approve a two-year extension of time for Revised Tentative Tract No. 7244, subject to the conditions approved by the City Council on August 15, 2017, to expire on August 15, 2021; and

WHEREAS, the City Council through the City Clerk, did set Tuesday, September 3, 2019, at the hour of 7:00 p.m. in the City Council Chambers of City Hall, 336 Pacific Avenue, Shafter, California, as the time and place for a public hearing before said City Council on said proposal, and notice of the public hearing was given in the manner provided in Title Sixteen of the Shafter Municipal Code; and

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

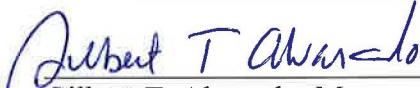
WHEREAS, the project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the 2005 City of Shafter General Plan Update and related actions (SCH No. 2004101029) pursuant to Resolution No. 05-1738 and the Addendum that was certified for the final Heritage Ranch Specific Plan pursuant to Resolution No. 06-1813; and

WHEREAS, the certified program EIR and Addendum adequately describes the activity of the residential development proposed in Revised Tentative Tract No. 7244 as adopted in the amended Heritage Ranch Specific Plan under Ordinance No. 699; and

WHEREAS, at said City Council meeting held on September 3, 2019, the proposed extension of time for Revised Tentative Tract No. 7244 was duly presented and considered and the City Council determined that Revised Tentative Tract Map No. 7244 is eligible to receive a two-year extension of time for recordation of the final map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Shafter, in a regular session assembled on the 3rd day of September, 2019, approves a two-year extension of time for Revised Tentative Tract No. 7244 (Exhibit "A"), subject to the conditions approved by the Council on August 15, 2017, to expire on August 15, 2021.

PASSED AND ADOPTED THIS 3rd DAY OF SEPTEMBER, 2019.



Gilbert T. Alvarado, Mayor

ATTEST



Yazmina Pallares, City Clerk

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 36, T.28S., R.26E., M.D.M.
IN THE CITY OF SHAFTER, COUNTY OF KERN, STATE OF CALIFORNIA.
126.03 ACRES (GROSS) WITHIN TRACT CONTAINING 395 BUILDABLE SINGLE FAMILY RESIDENTIAL LOTS,
1 CITY LOT, 1 LANDSCAPE LOT, 1 PRIVATE STREET LOT, 1 COMMON LOT, 1 SCHOOL SITE, 2 PARK SITES, 1 SUMP LOT AND 1 DRILL SITE
CONSISTING OF 2 SHEETS
AUGUST, 2017

CONSISTING OF 2 SHEETS
AUGUST, 2017



CERTIFICATE OF GOVERNING BODY'S ACTION

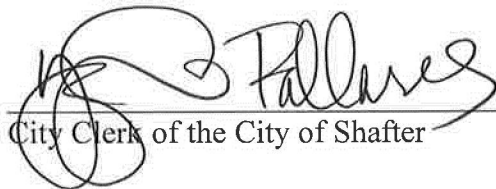
STATE OF CALIFORNIA)
) ss.
COUNTY OF KERN)

I, Yazmina Pallares, City Clerk of the City of Shafter, California, DO HEREBY CERTIFY that the above Resolution 2673, a Resolution of the City Council of the City of Shafter, was duly passed and adopted at a Regular Meeting held on the 3rd day of September 2019, by the following vote:

AYES: Alvarado, Garcia, Givens, Lopez, and Prout.
NOES: None.
ABSENT: None.
ABSTAINING: None.

DATED: September 3, 2019

(SEAL)



City Clerk of the City of Shafter



336 Pacific Avenue • Shafter, California 93263

June 25, 2021

Franmar Co
c/o Premier Management Co
PO Box 9729
Bakersfield, CA 93389-9729

RE: Extension of Time for Tentative Tract Map No. 7244

Dear Mr. Beretta:

On September 28, 2020, Governor Newsom approved Assembly Bill No. 1561, amending Section 65583 of the Government Code granting an 18-month extension of time for housing entitlements that were in effect on March 4, 2020 and due to expire prior to December 31, 2021. The effective date of the legislation was January 1, 2021.

It has been determined that Tentative Tract No. 7244 meets the requirements to qualify for the extension of time provided by Assembly Bill No. 1561. No action is required on your part to take advantage of the extension of time, therefore, the expiration date for Tentative Tract No. 7244 is now February 15, 2023.

Sincerely,

Suzanne Forrest
Senior Planner

cc: Julie Green, McIntosh & Assoc.

RESOLUTION NO. 23-422

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SHAFTER RECOMMENDING THE CITY COUNCIL APPROVE A TWO-YEAR EXTENSION OF TIME FOR REVISED TENTATIVE TRACT MAP NO. 7244 LOCATED WITHIN THE CITY OF SHAFTER ON THE NORTH SIDE OF SEVENTH STANDARD ROAD BETWEEN THE CALLOWAY CANAL AND THE FRIANT KERN CANAL

WHEREAS, McIntosh & Associates representing Lennar Homes of California, Inc., a project owner, timely filed an approval of an extension of time to record a final map on that certain property in the City of Shafter as shown on attached Exhibit “A”, indicating that time is needed to allow the developer to record final maps; and

WHEREAS, Revised Tentative Tract Map (RTTM) No. 7244, proposing to subdivide 126.03 acres into 395 single-family residential lots ranging in size from 5,508 square feet to 22,223 square feet, one sump lot, one city lot, one landscape lot, one private street lot, one common lot, one school site, two park sites, and one drill site, were approved by the City Council on August 15, 2017; and

WHEREAS, Lennar Homes of California, Inc. owns all parcels found within (RTTM) No. 7244 aside from the school site and drill island, which are currently owned by Franmar, Inc.; and

WHEREAS, the other project owner, Franmar, Inc., owns the school site and drill island found within RTTM No. 7244; and

WHEREAS, Franmar, Inc. has stated that the company supports Lennar Homes of California, Inc pursuing this extension of time for RTTM No. 7244 (see Exhibit “B”); and

WHEREAS, on September 3, 2019, the City adopted Resolution No. 2673 approving a two-year extension of time for RTTM No. 7244 to expire August 15, 2021; and

WHEREAS, per Assembly Bill No. 1561, RTTM No. 7244 was granted an automatic 18-month extension of time to expire February 15, 2023; and

WHEREAS, the current extension of time request is being considered within the 60-day time period allowed by the Subdivision Map Act; and

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

WHEREAS, the project is within the scope of the Program Environmental Impact Report (EIR) that was certified for the 2005 City of Shafter General Plan Update and related actions (SCH No. 2004101029) pursuant to Resolution No. 05-1738, Addendum that was certified for the final Heritage Ranch Specific Plan pursuant to Resolution No. 06-1813, and an additional Addendum that was certified for the final Marcona Preserve Specific Plan (formerly Heritage Ranch Specific Plan) pursuant to Resolution No. 2895; and

WHEREAS, the certified program EIR and Addendums adequately describes the activity of the residential development proposed in RTTM No. 7244 as adopted in the amended Marcona Preserve Specific Plan under Ordinance No. 744; and

WHEREAS, RTTM No. 7244 was approved with a condition requiring the final map to be recorded within two years; and

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

WHEREAS, the City of Shafter has historically approved subdivision map extensions of time in two-year intervals; and

WHEREAS, at said Planning Commission meeting held March 14, 2023, the proposed extension of time for RTTM No. 7244 was duly presented and considered and the Planning Commission determined that RTTM No. 7244 is eligible to receive a two-year extension of time for recordation of the final map.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Shafter, in a regular session assembled on the 14th day of March 2023, recommends that the City Council approve a two-year extension of time for RTTM No. 7244 (Exhibit “A”) located on the north side Seventh Standard Road between the Calloway Canal and the Friant Kern Canal, subject to the conditions approved by the City Council on August 15, 2017 (Resolution No. 2543), to expire on February 15, 2025.

PASSED AND ADOPTED THIS 14th DAY OF MARCH 2023.

John Sanchez, Chairman

ATTEST:

Vanessa Uribe, Deputy City Clerk

LEGAL DESCRIPTION:

PARCEL A:

ALL LAND LYING BETWEEN THE CALLOWAY CANAL AND THE FRANT-KERN CANAL IN SECTION 36, TOWNSHIP 28 SOUTH RANGE 26 EAST, MOUNT DIBBLE BASE AND MERIDIAN, IN THE CITY OF SHAFER, COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAN THEREOF, LYING SOUTHERLY OF THE SOUTH LINES OF LOTS 31, 32, 33, 34 AND 35 OF LERDO SUBDIVISION "A", AS PER MAP RECORDED DECEMBER 9, 1912 IN BOOK 2, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING DESCRIBED AS LOTS 38, 39, 40, 41, PORTION OF LOT 42, WEST OF FRANT-KERN CANAL, PORTION OF LOT 43, WEST OF FRANT-KERN CANAL, LOTS 46, 47, 48, 49, 50, 51, 52, 53, 54 AND PORTION OF LOT 55, WEST OF FRANT-KERN CANAL, ALL IN LERDO SUBDIVISION "A", AS PER MAP RECORDED DECEMBER 9, 1912 IN BOOK 2, PAGE 54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF SAID LAND DEEDED TO THE COUNTY OF KERN, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SAID SECTION 36, BEING A PARCEL OF LAND DESCRIBED AS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SECTION 36, WHICH BEARS SOUTH 89° 37' 00" EAST 1388.60 FEET FROM THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 26 EAST, MOUNT DIBBLE BASE AND MERIDIAN, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE FRANT-KERN CANAL, AS SHOWN ON U.S. DEPARTMENT OF THE INTERIOR, BUREAU OF RECLAMATION, MAP NO. F-4408-A, DATED OCTOBER 26, 1949 AND F-4405-A, DATED NOVEMBER 6, 1949, ON FILE IN THE OFFICE OF THE KERN COUNTY SURVEYOR.

THENCE (1) NORTH 0° 23' 00" EAST, 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEVENTH STANDARD ROAD (COUNTY ROAD NO. 151), THE TRUE POINT OF BEGINNING, THENCE (2) NORTH 89° 37' 00" WEST, ALONG SAID NORTH LINE, 65.00 FEET; THENCE (3) NORTH 42° 12' 44" EAST, 85.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE FRANT-KERN CANAL; THENCE (4) SOUTH 0° 23' 00" WEST, ALONG SAID WEST LINE, 70.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

ALL THAT PORTION OF "ROAD" OR LETTERED LOT "C", 40 FEET WIDE, WHICH LIES WITHIN SAID SECTION 36 ABOVE DESCRIBED, AND WESTERLY OF THE FRANT-KERN CANAL, AS SHOWN UPON SAID MAP.

ALSO EXCEPT FROM ALL OF THE ABOVE-DESCRIBED LAND ALL OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND, NATURE, AND DESCRIPTION IN AND UNDER SAID LAND, TOGETHER WITH THE RIGHT OF MINERS AND MINES AND THE RIGHT OF DRILLING AND EXPLORING FOR SAID MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES AND REMOVING THE SAME THEREFROM, AS EXCEPTED AND RESERVED IN THE DEED FROM LERDO LAND COMPANY, A CORPORATION TO L.J. GORDON AND ALMA L. GORDON, HIS WIFE, DATED JANUARY 15, 1942 AND RECORDED FEBRUARY 16, 1942 IN BOOK 1078, PAGE 321 OF OFFICIAL RECORDS, SAID RESERVATION, HOWEVER, AS SET FORTH IN SAID DEED, BEING SUBJECT TO A COVENANT RUNNING WITH THE LAND THAT GRANTOR WILL endeavor TO LEASE SAID PREMISES FOR THE PRODUCTION OF MINERALS, OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES UPON SUCH TERMS AS IN THE OPINION OF THE GRANTOR ARE ADVANTAGEOUS AND IN THE EVENT THAT GRANTOR RECEIVED RENT, ROYALTIES, OR BONUSES FROM ANY SUCH TRANSACTIONS WITHIN THE NEXT 10 YEARS FROM JANUARY 15, 1942, SITE OF THE SAME SHALL BE RETAINED BY GRANTOR HEREIN, 40% OF THE SAME SHALL BE PAID TO GRANTEE HEREIN, AND THE REMAINING 60% TO W.L. LEE OF 1605 RICHLAND PLACE, BAKERSFIELD, CALIFORNIA, AND IN THE EVENT GRANTOR CONDUCTS ANY SUCH OPERATIONS ON IT ON ACCOUNT AND RECEIVED BENEFITS THEREFROM WITHIN SAID 10 YEAR PERIOD, THEN THE NET BENEFIT SO DERIVED SHALL BE DIVIDED AS FOLLOWS: 51% TO GRANTOR, 43% TO GRANTEE AND THE REMAINING 6% TO W.L. LEE OF 1605 RICHLAND PLACE, BAKERSFIELD, CALIFORNIA.

A WAIVER OF RIGHTS OF SURFACE ENTRY WAS EXECUTED BY SYDORIDE OIL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY DOCUMENT RECORDED AUGUST 24, 2015 AS INSTRUMENT NO. 021517084 OF OFFICIAL RECORDS.

A WAIVER OF RIGHTS OF SURFACE ENTRY WAS EXECUTED BY LERDO LAND COMPANY, A CALIFORNIA CORPORATION AND TOWER EXPLORATION, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, BY DOCUMENT RECORDED AUGUST 24, 2015 AS INSTRUMENT NO. 021517359 OF OFFICIAL RECORDS.

PARCEL C:

A PERPETUAL, IRREVOCABLE, AND NON-EXCLUSIVE EASEMENT FOR MAINTENANCE, REPAIR, REPLACEMENT OF THE WATER LINE AS MORE FULLY DESCRIBED IN CONVEYANCE OF WATER LINE AND GRANT OF EASEMENT, RECORDED AUGUST 28, 2014 AS INSTRUMENT NO. 14-103757 OF OFFICIAL RECORDS.

EASEMENT LEGEND:

A LICENSE AGREEMENT IN FAVOR OF SHELL OIL COMPANY, A CALIFORNIA CORPORATION, FOR THE INSTALLATION, USE, AND MAINTENANCE OF A PIPELINE AND INCIDENTAL PURPOSES AS DISCLOSED IN THE DOCUMENT RECORDED MAY 24, 1967 IN BOOK 4058, PAGE 318, O.R. SAID AGREEMENT HAS BEEN AMENDED BY CORRECTION AGREEMENT RECORDED JULY 8, 1968 IN BOOK 4176, PAGE 475, O.R. AND BY AN AMENDMENT RECORDED JANUARY 6, 1994 IN BOOK 6969, PAGE 215, O.R.

A 20' WIDE SHAFER SOLAR, LLC ACCESS AND TRANSMISSION LINE EASEMENT PER NO. 0214103758 O.R.

AN EASEMENT IN FAVOR OF THE CITY OF SHAFER FOR PERMANENT, PERPETUAL, AND EXCLUSIVE RIGHT-OF-WAY IN GROSS FOR PUBLIC STREETS AND HIGHWAYS, PUBLIC UTILITIES AND OTHER FACILITIES AS DESCRIBED THEREIN AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 2009 AS INSTRUMENT NO. 0209054950, O.R.

AN EASEMENT IN FAVOR OF THE CITY OF SHAFER FOR PERMANENT, PERPETUAL, AND EXCLUSIVE RIGHT-OF-WAY IN GROSS FOR PUBLIC STREETS AND HIGHWAYS, PUBLIC UTILITIES AND OTHER FACILITIES AS DESCRIBED THEREIN AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 2009 AS INSTRUMENT NO. 0209054951, O.R.

A 20' WIDE ACCESS EASEMENT IN FAVOR OF CHRYSTAL INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, RECORDED FEBRUARY 10, 2011 AS INSTRUMENT NO. 0211018991, O.R.

SAID EASEMENT IS SUBJECT TO:

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT" RECORDED DECEMBER 7, 2012 AS INSTRUMENT NO. 0212178677, O.R.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF EASEMENTS" RECORDED DECEMBER 20, 2012 AS INSTRUMENT NO. 0212185034, O.R.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS" RECORDED JANUARY 30, 2013 AS INSTRUMENT NO. 0213013912, O.R.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 28, 2014 AS INSTRUMENT NO. 0208140758, O.R.

SAID EASEMENT HAS BEEN REPLACED BY DOCUMENT 021517085, O.R. - REFER TO EASEMENT NO. 6 BELOW.

AN EASEMENT IN FAVOR OF LERDO LAND COMPANY, A CALIFORNIA CORPORATION AND TOWER EXPLORATION, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY FOR ACCESS AND PIPELINE AND INCIDENTAL PURPOSES, RECORDED AUGUST 24, 2015 AS INSTRUMENT NO. 021517085, O.R. SAID EASEMENT IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE ABOVE DOCUMENT.

UPON THE COMPLETION OF THE DEVELOPMENT OF JEWETTA AVENUE NORTH, SAID EASEMENT IS TO BE TERMINATED AND GRANTEE IS REQUIRED TO EXECUTE A QUITCLAIM DEED IN FAVOR OF THE GRANTOR.

300' WIDE NORTH KERN WATER STORAGE DISTRICT CANAL RIGHT-OF-WAY AS RESERVED PER QUITCLAIM DEED RECORDED DECEMBER 12, 2005 AS DOC. NO. 0205342551 O.R.

20' WIDE WATER LINE EASEMENT PER DOC. NO. 0214103757 O.R.

10' WIDE SHAFER SOLAR, LLC UTILITY EASEMENT PER DOC. NO. 0214141159 O.R.

RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF LAND LYING WITHIN SEVENTH STANDARD ROAD, COUNTY ROAD NO. 151

REVISED TENTATIVE TRACT NO. 7244

BEING A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 36, T.28S., R.26E., M.D.M.

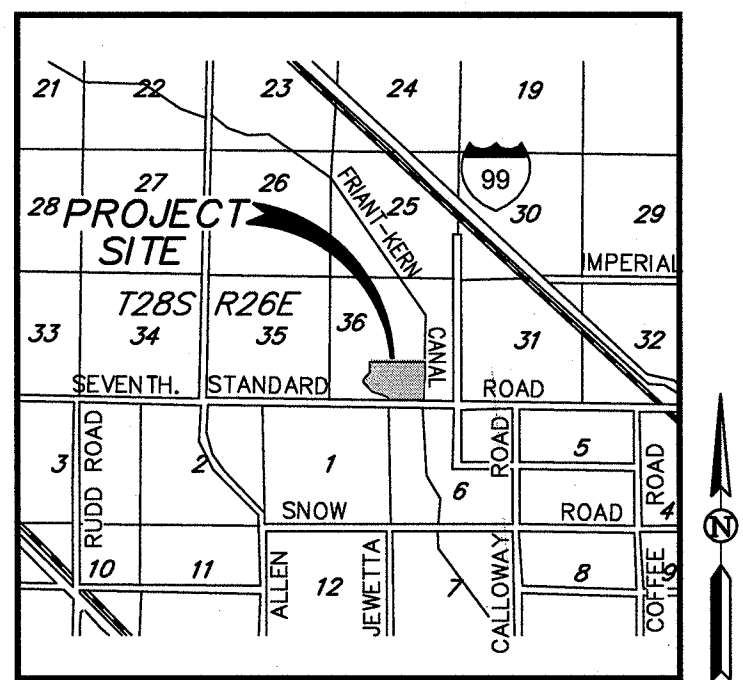
IN THE CITY OF SHAFER, COUNTY OF KERN, STATE OF CALIFORNIA.

126.03 ACRES (GROSS) WITHIN TRACT CONTAINING 395 BUILDABLE SINGLE FAMILY RESIDENTIAL LOTS,

1 CITY LOT, 1 LANDSCAPE LOT, 1 PRIVATE STREET LOT, 1 COMMON LOT, 1 SCHOOL SITE, 2 PARK SITES, 1 SUMP LOT AND 1 DRILL SITE

CONSISTING OF 2 SHEETS

AUGUST, 2017

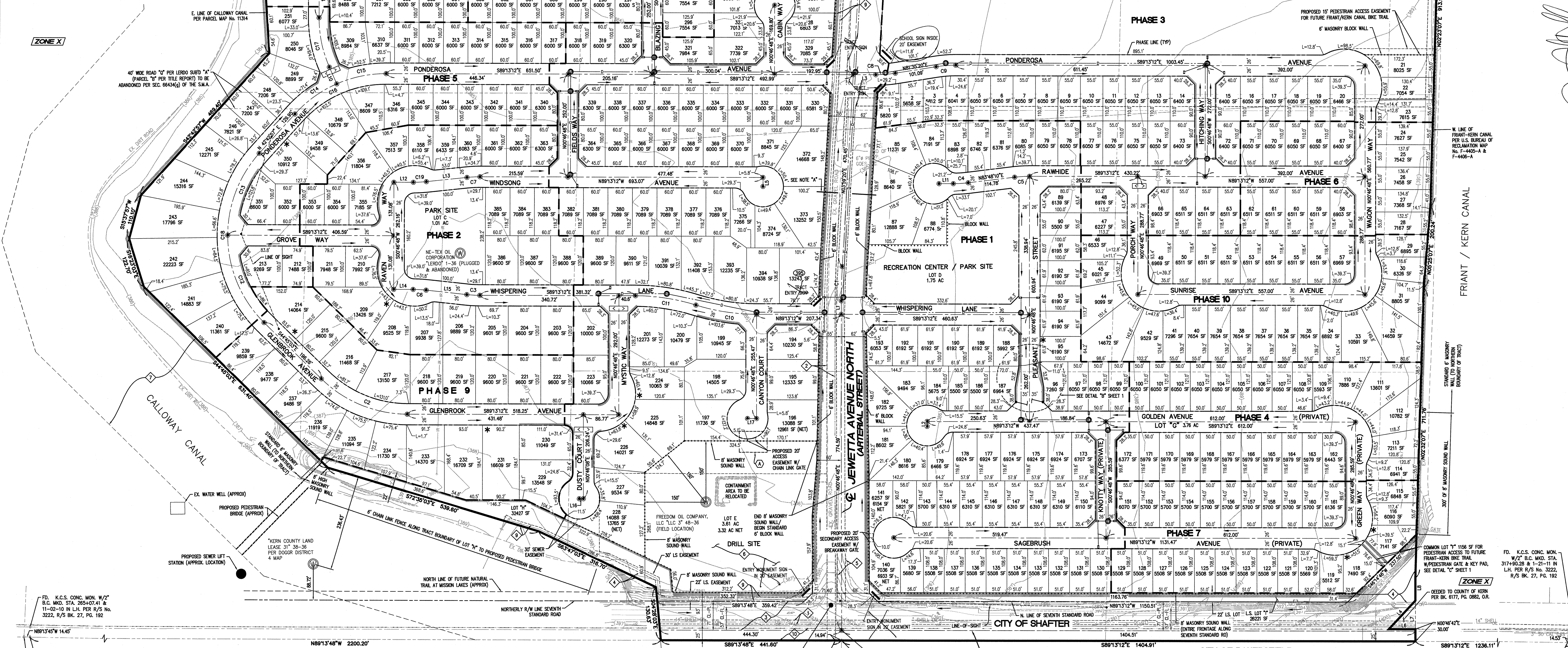


TOPOGRAPHY LEGEND:

ABBREVIATIONS	FOUNDED MONUMENT AS DESCRIBED	SURVEY ELEVATION
EX. EXISTING	EXISTING POWER POLE	EXISTING OIL WELL
FD. FOUND	EXISTING DOWN GUY	EXISTING OIL LINE
FC. CENTERLINE	EXISTING TRAFFIC SIGN	EXISTING GAS LINE
CONC. CONCRETE	EXISTING TRAFFIC NAME SIGN	EXISTING U.G. ELECTRICAL LINE(S)
A.C. ASPHALT CONCRETE	EXISTING IRRIGATION VALVE OR RISER	EXISTING O.H. ELECTRICAL LINE(S)
O.H. OVERHEAD	EXISTING IRRIGATION STANOWPPE	EXISTING C.O.S. FIBER OPTIC LINE
U.G. UNDERGROUND	EXISTING SHELL PIPELINE MARKER	EXISTING EDGE OF PAVEMENT
C.O.S. CITY OF SHAFTER	EXISTING C.O.S. FIBER OPTIC MARKER	EXISTING CHAIN LINK FENCE
B.C. BRASS CAP	EXISTING TRAFFIC SIGNAL PULL BOX	EXISTING GROUND CONTOUR
I.P. IRON PIPE		EXISTING CURB AND GUTTER
P.M. PARCEL MAP		
B.C. BRASS CAP		
P.G. PAGE		
O.R. OFFICIAL RECORDS		
R/W. RIGHT-OF-WAY		
FL. FLOWLINE		

LEGEND:

PROPOSED BLOCK WALL	INDICATES LOCATION OF SEWER, WATER & DRY UTILITY STUBS. UTILITIES SHALL BE STUBBED 10 FEET PAST PROPERTY LINE FOR FUTURE CONNECTIONS.
PROPOSED CROSS GUTTER	
DIRECTION OF DRAINAGE (SLOPES @ 0.25% MIN. UNLESS NOTED OTHERWISE)	
PROPOSED STORM DRAIN LINE	
PROPOSED STORM DRAIN CATCH BASIN	
PROPOSED STORM DRAIN MANHOLE	
WAVES OF VEHICULAR ACCESS	
TRACT BOUNDARY	
PHASE BOUNDARY	
SQUARE FEET	
16' REMOTE ACCESS GATES	
PLANNED SIGNALIZED INTERSECTION	
DESIGNATED DRIVEWAY LOCATION	



NOTES:

1. "A" - INDICATES A POINT 100' NORTH OF THE SEVENTH STANDARD NORTHERLY RIGHT-OF-WAY LINE. BEGIN TRANSITION FROM CITY OF BAKERSFIELD STANDARD ARTERIAL TO CITY OF SHAFTER STANDARD ARTERIAL SITE CONFIGURATION.

2. "B" - INDICATES A POINT 1650' NORTH OF THE SEVENTH STANDARD NORTHERLY RIGHT-OF-WAY LINE. END TRANSITION FROM CITY OF BAKERSFIELD STANDARD ARTERIAL TO CITY OF SHAFTER STANDARD ARTERIAL SITE CONFIGURATION.

3. "C" - INDICATES A POINT 100' NORTH OF THE SEVENTH STANDARD NORTHERLY RIGHT-OF-WAY LINE. BEGIN TRANSITION FROM CITY OF BAKERSFIELD STANDARD ARTERIAL TO CITY OF SHAFTER STANDARD ARTERIAL SITE CONFIGURATION.

4. "D" - INDICATES A POINT 1650' NORTH OF THE SEVENTH STANDARD NORTHERLY RIGHT-OF-WAY LINE. END TRANSITION FROM CITY OF BAKERSFIELD STANDARD ARTERIAL TO CITY OF SHAFTER STANDARD ARTERIAL SITE CONFIGURATION.

LINE TABLE			CURVE TABLE		
LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH
L1	S 0°46'48" W	33.41'	C1	1500.00'	84.01'
L2	S 0°46'48" W	12.00'	C2	300.00'	232.84'
L3	S 89°13'12" E	55.09'	C3	300.00'	31.90'
L4	S 43°39'33" W	95.53'	C4	300.00'	36.53'
L5	N 0°46'48" E	22.00'	C5	300.00'	36.53'
L6	S 89°13'12" E	65.00'	C6	300.00'	31.90'
L7	N 0°47'07" E	70.01'	C7	300.00'	31.90'
L8	N 0°47'07" E	55.53'	C8	300.00'	48.13'
L9	N 0°46'09" E	24.00'			

McINTOSH & ASSOCIATES

2001 WHEELAN COURT
BAKERSFIELD, CALIFORNIA 93309
(805) 834-4814

DATE: 8/17/17
BY: [Signature]
CHECKED BY: [Signature]
DESIGNED BY: [Signature]
PLANNED BY: [Signature]
SURVEYED BY: [Signature]
DRAWN BY: [Signature]
SCALE: 1" = 100'

DR. HORTON CAS, INC. - HERITAGE RANCH

PORTION OF SECTION 36, T. 28 S., R. 26 E., M.D.B. & M.

REVISED TENTATIVE TRACT NO. 7244

2 SHEETS OF 2

FRANMAR COMPANY, L.P.

5100 California Ave., Suite 201
Bakersfield, CA 93309

February 27, 2023

City of Shafter
Planning Department
336 Pacific Avenue
Shafter, CA 93263
ATTN: Steve Esselman, Planning Director

Reference: Extension of Time RVT™ 7244
Lennar Homes of California, LLC & FRANMAR COMPANY, LP

Dear Steve,

Please accept this letter on our behalf as authorization for Lennar Homes of California's request for a two (2) year extension of time concerning Revised Vesting Tentative Tract Map No. 7244 pursuant to Subdivision Map Act §66452.6, and City of Shafter Municipal Code per Ord. 704, adopted on March 20, 2018. As partial landowners of the site, we authorize Lennar to process the extension of time request. Thank you.

Sincerely,



Bruce Beretta
Managing Member

cc: Blaine Neptune
Bill Walls